

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
May 1, 2018  
Grover W. Taylor Council Chambers**

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**CALL TO ORDER/ROLL CALL:**

**A. Call To Order/Roll Call:**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, January 16, 2018, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Sanchez called the meeting to order at 6:02 p.m.

Present: Chairperson Sanchez, Vice Chairperson Quiroga, Secretary Fort, Commissioner Meyer, and Commissioner Vasquez (arrived at 6:10 p.m.)

Absent: None

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Paul Gonzales; Associate Planner Brett Hamilton; Assistant Planner Cecily Session-Goins; Associate Planner Jon S. Dille; City Clerk Tonia Lewis; and Planning Commission Secretary Ysela Aguirre.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

Following the Invocation given by Commissioner Fort, the Pledge of Allegiance was led by Commissioner Sanchez.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of April 17, 2018.

**ACTION:** A motion was made by Commissioner Fort and seconded by Commissioner

Meyer to approve the Minutes of the April 17, 2018, Planning Commission Meeting. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort and Meyer; NOES: None; ABSTAIN: None)

## **PUBLIC HEARINGS:**

### **A. Master Case No. 11-079; Minor Use Permit No. 12-009 - Consideration of the revocation of Minor Use Permit to operate a California Massage Therapy Council (CAMTC) licensed massage salon.**

Attorney Ponto shared his role, staff's role, and the role of the Planning Commission on this item.

Associate Planner Brett Hamilton introduced Attorney Brandon Sanchez to provide the staff report.

Attorney Brandon Sanchez provided the staff report.

Discussion was held on the Minor Use Permit (MUP) staying with the property and revocation not prohibiting future approvals of MUP or CUP from a reputable applicant.

The Public Hearing was opened.

The applicant was not present.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Attorney Ponto noted for the record that the applicant will receive notice of action taken and has the right to appeal.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Commissioner Fort to adopt **Resolution No. PC 2018-026** and; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15321 (Enforcement Actions by Regulatory Agencies) of the CEQA, and direct staff to file a Notice of Exemption; and, 2) Revoke Minor Use Permit No. 12-009. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

### **B. Master Case No. 16-012; General Plan Amendment No. 16-001; Zone Change Amendment No. 16-001; Tentative Tract Map No. 20010 (TPM No. 16-003); Tentative Tract Map No. 20069 (TPM No. 16-025); Tentative Tract Map No. 20070 (TPM No. 16-026); Conditional Use Permit No. 18-0011; Design Review No. 16-0025; Design Review No. 16-0026; Development Agreement No. 16-001 - Draft Environmental Impact Report (DEIR) for Monarch Hills Development.**

Senior Planner Paul Gonzales provided the staff report.

The Public Hearing was opened.

Ruth Brissenden spoke in opposition to this item based on the density without enough open space; the project not being compatible with the area; the proposed saving of eucalyptus trees; the effect on air quality and potential health risks. Ms. Brissenden spoke on the proposed mitigation to install filters in homes not being an adequate mitigation; the proposed fees not are not sufficient for the specific properties for plants and animals. Ms. Brissenden spoke on this project not going through the California Environmental Quality Act (CEQA) process. Ms. Brissenden proposed making housing affordable for workers of the warehouse proposed just north of this project.

Speaking for the applicant, Craig Cristina, spoke on the density being consistent with the area with small, medium, large, super extra-large options available. The applicant is sensitive to Fontana and the neighborhood they are coming into. The applicant spoke on the Eucalyptus trees being impacted and not a protected species, but understands they are culturally significant.

Chairperson Sanchez, Secretary Fort, Vice Chairperson Quiroga, and Commissioner Vazquez disclosed that they had personally met with the applicant or their representative.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on the waters to the US.

Speaking for the applicant, Carl Winter, spoke on mitigation measures 1-19.

Discussion was held on the donations that may or may not be required to be donated to the Historical Society.

Discussion was held on the posting of signs for contacts to be reached during construction in case of dust or noise.

Discussion was held on the timing of the signal at Coyote Canyon or Duncan Canyon.

The applicant spoke on the standard conditions for construction.

Discussion was held on addressing construction issues immediately.

Chairperson Sanchez spoke on a plastic block wall being used at the site construction at Day Creek Boulevard and Baseline Avenue and requesting a taller wall during construction.

Chairperson Sanchez spoke on concerns regarding Friday traffic and the use of Lytle Creek Road.

Discussion was held on the traffic report and assumptions of what traffic impacts would be.

**ACTION:** There was no reportable action on this item.

**C. Master Case No. 17-077; Administrative Site Plan No. 17-049 - Review and approve an Administrative Site Plan application for the installation of light emitting diode (LED) lights to illuminate the canopy of an ARCO service station with a logo and a laserline and modifications to the gas dispensers.**

Senior Planner Paul Gonzales provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Thomas Cerna.

Applicant has read, understood and agreed to the conditions of approval.

Discussion was held on the lighting being consistent with other ARCO stations.

Discussion was held on why the LED lighting is not on all four sides; they are only the visible sides.

Discussion was held on banding and other improvements.

Discussion was held on the monument signs not being a part of this application.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Chairperson Sanchez to adopt **Resolution No. PC 2018-027** and; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301, Class No. 1 (Existing Facilities), of the California Environmental Quality Act and direct staff to file the Notice of Exemption; and, 2) Approve Administrative Site Plan No. 17-049. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

**D. Master Case No. 17-081; Administrative Site Plan No. 17-052 - An Administrative Site Plan request for site and architectural review of a 3,233 square foot restaurant with a drive-through and outdoor dining on a 24,385 square foot parcel (8,723 square foot tenant lease area) within a multi-tenant commercial center.**

Assistant Planner Cecily Session-Goins provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Arin Resnicke.

Discussion was held on the elevation and the stone veneer matching other elevations.

Discussion was held on the varying roof lines.

Discussion was held on the mural that will go on one of the walls.

Discussion was held on requiring 3D renderings; they will be requested for future projects.

Discussion was held on signage not being approved as part of this project.

Planning Manager Hernandez spoke on staff understanding what the Planning Commissioners want, and requested staff be directed to work with the applicant on the elevation.

Discussion was held on the design and approval of the mural.

Chairperson Sanchez recommended to do more to north elevation and do more to the roof line at the south elevation.

The applicant spoke on changes needing to be approved by the Raising Cane design group.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Vice Chairperson Quiroga to adopt **Resolution No. PC 2018-028** and; 1) Find that the project has been reviewed under the previous Mitigated Negative Declaration for the Highland Village commercial center and has adequately identified the impacts associated with the project, and no previously reviewed impact areas have substantially changed and direct staff to file the Notice of Determination; and, 2) Approve Administrative Site Plan No. 17-052 with direction to staff to work with the applicant on the north elevation and drive through. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

**E. Master Case No. 17-035; Design Review No. 17-014 - A request for site and architectural review to construct a 103,333 square foot warehouse building on one (1) parcel of approximately 4.3 adjusted gross acres.**

Associate Planner Jon S. Dille provided the staff report.

Discussion was held on south elevation needing an additional set of windows.

The Public Hearing was opened.

Speaking for the applicant, Larry Cochran.

Discussion was held on changes to the elevations; the applicant agreed to make changes.

Applicant has read, understood and agreed to the conditions of approval.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Vazquez and seconded by Secretary Fort to adopt **Resolution No. PC 2018-029** and; 1) Adopt the Mitigated Negative Declaration and direct staff to file a Notice of Determination; and 2) Approve Design Review No. 17-014 with changes to the elevations as discussed. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

## **NEW BUSINESS:**

**A. None.**

## **DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

The Planning Commission reviewed an update of future City Council Agenda items for May 8, 2018, May 22, 2018, June 12, 2018, and June 26, 2018, meetings for the Planning Commission's information; and an update of future Planning Commission items for the May 8, 2018 and May 15, 2018, regular meetings for the Planning Commission's information.

Director AbuBakar spoke on the first meeting in July falling on July 3, 2018, and staff would like to check with Commissioners regarding possibly cancelling this meeting due to the July 4, 2018, holiday.

## **COMMISSION COMMENTS:**

**A. Planning Commission Remarks:**

Secretary Fort spoke on having a great meeting and is happy to serve.

Vice Chairperson Quiroga spoke on having a great meeting.

Vice Chairperson Quiroga reminded students in Fontana to continue to be focused in school.

Commissioner Meyer congratulated Chief Ramsey on his retirement and congratulated Chief Green on his appointment.

Commissioner Meyer will not be at the Joint Workshop next week.

Commissioner Meyer spoke on the confirmations at Sacred Heart Church.

Commissioner Meyer requested staff provide an update on the connection of the shopping centers at Baseline and East Avenues.

Commissioner Vasquez spoke on Relay for Life being held in May and how many people have been lost to cancer and suffering with the “c” word; she thinks she has lost five people to cancer in the past three months; but the Planning Commission is approving buildings and life goes on but the hurting is a very real reality. Commissioner Vasquez spoke on not trying to be somber or depressing but there are a lot of our friends and family looking at this disease that takes life and it is a reminder to live life to its fullest, to study hard through that fourth quarter and to those we love, to just remember to enjoy every moment cause life is a gift, it is precious and we all do our part to partake in the different facets that God has placed us in.

Commissioner Vasquez spoke on the pleasure of serving with the Planning Commission.

Commissioner Vasquez thanked Planning staff for their hard work.

Commissioner Vasquez thanked Attorney Ponto for keeping the Commission straight and narrow.

Commissioner Vasquez loves her children and husband; and asked her Lord and Savior Jesus Christ to continue to fill us with His spirit and the power to do what is before us in the right way every time.

City Clerk Tonia Lewis addressed the historical value the eucalyptus trees have in the City of Fontana as they were planted 90 years ago and they cannot be moved; Ms. Lewis spoke on losing so much of our history.

City Clerk Tonia Lewis invited everyone to the National Day of Prayer on Thursday, May 3, 2018, at Fontana Community Church at 9:00 a.m.

Chairperson Sanchez spoke on living in a great nation.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 7:57 p.m. in memory of victims of cancer to a Regular Planning Commission Meeting to be held on Tuesday, May 15, 2018 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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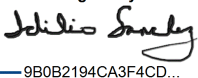
*Ysela Aguirre*

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Ysela Aguirre

Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 15TH DAY OF MAY, 2018.**

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Idilio Sanchez  
Chairperson



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