

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
May 15, 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, May 15, 2018, 2018, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Sanchez called the meeting to order at 6:01 p.m.

Present: Chairperson Sanchez, Vice Chairperson Quiroga, Secretary Fort, Commissioner Meyer, and Commissioner Vasquez

Absent: None

Also Present: Attorney David Perucci; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Paul Gonzales; Associate Planner Jon S. Dille; Associate Planner Rina Leung; Resource Budget Officer Lynn Rogers; 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 Meyer, the Pledge of Allegiance was led by Vice Chairperson Quiroga.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of May 1, 2018.

**ACTION:** A motion was made by Secretary Fort and seconded by Vice Chairperson

Quiroga to approve the Minutes of the May 1, 2018, Planning Commission Meeting. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort and Vasquez; NOES: None; ABSTAIN: None)

## **PUBLIC HEARINGS:**

### **A. 2018/2019-2024/2025 Preliminary Capital Improvement Program (CIP)**

Resource Budget Officer Lynn Rogers provided the staff report.

Discussion was held on the funding allocated for technology being static and being reviewed and relocated as necessary.

Chairperson Sanchez attended the Miller Park Amphitheater grand opening.

The Public Hearing was opened.

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 2018-030**, a resolution forwarding a recommendation to the City Council to: 1) Find that there will be no significant environmental impacts caused by this project, adopt a Negative Declaration pursuant to Section 15070 of the California Environmental Quality Act, and direct staff to file a Notice of Determination; 2) Find that the information and proposed projects identified in the 2018/2019-2024/2025 CIP are in conformance with the goals and policies of the 2003 General Plan; and, 3) Recommend that the City Council adopt the Preliminary 2018/2019-2024/2025 CIP. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

### **B. Planning Project No. 11-003; Design Review No. 11-003R1; Tentative Parcel Map No. 19294 (TPM No. 17-011) - A request for review and approval for a site and architectural review for the construction of Central City Park.**

Associate Planner Rina Leung provided the staff report.

Staff provided changes to the resolution with corrections, deletions and addition to the conditions of approval.

Senior Engineer Kathy Raasch spoke on undergrounding not being required.

Park Development Coordinator Luis Villalobos shared that the placement of fields and parking is designed to maximize the use of the property available.

Discussion was held on possible plans for improvement to the Cypress Neighborhood Center; there are no current proposals to modify the buildings.

Discussion was held on the timeline for construction.

Commissioner Vasquez requested more lighting along the wall near the Pacific Electric Trail; Coordinator Villalobos shared that the Pacific Electric Trail is owned by the San Bernardino Transportation Authority and the City is limited on what can be done to the property, but he will look into adding lighting on City property that would help light the trail.

Consultant Dean Brown provided information on the detailed study completed on the historical significance of the rabbit station.

Discussion was held on the number of parking stalls required versus those considered adequate for this project. Staff shared that street parking is allowed on Oleander, Cypress and surrounding streets. Engineer Raasch spoke on a traffic survey being done after the parking lots are constructed to determine if red curbing needs to be done.

Discussion was held on surveillance cameras; conduits will be in place for future installation of video cameras.

The Public Hearing was opened.

Harold Rigby spoke in favor of this project and possible changes to an easement on his property.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Chairperson Sanchez to adopt **Resolution No. PC 2018-031** to: 1) Adopt the Addendum to the Central City Park Improvement Project Final Environmental Impact Report (EIR) (SCH No. 2011051039) and direct staff to file a Notice of Determination; and, 2) Approve Design Review No. 11-003R1 and approve Tentative Parcel Map No. 19294 (TPM No. 17-011) subject to the attached Findings and Conditions of Approval with changes to Finding No. 5 on section 5; remove Condition No. 12; revise Condition No. 16; change to 2013 Resolution HM1, and remove Condition No. 19. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

**C. Master Case Number 12-013; Design Review No. 92-017R2; Conditional Use Permit No. 17-042 - A request for review and approval for site and architectural review for a 7,692 square foot expansion to an existing building.**

Director AbuBakar requested that the Planning Commission conduct a Public Hearing on this project on June 5, 2018, due to an error on the Public Hearing date. In order to comply with legal requirements for public noticing, the Public Hearing notice for the project will need to be republished.

The Public Hearing was opened.

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 Secretary Fort to move this item to the June 5, 2018, Regular Planning Commission Meeting. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

**D. Master Case No. 18-029; Administrative Site Plan No. 18-016; Conditional Use Permit No. 18-008; Variance No. 18-002 - The Administrative Site Plan is a request for approval of a new convenience store totaling approximately 3,356 square feet, a new gas station canopy and new fuel pumps; the Conditional Use Permit is a request for approval to sell alcohol in conjunction with a Type 20 (Off Sale Beer and Wine) Alcohol Beverage Control (ABC) License for off-site consumption; and the Variance is a request for reduced landscape setbacks.**

Senior Planner Paul Gonzales provided the staff report.

Staff provided changes to the conditions of approval via a memo at the dais.

Commissioner Vasquez requested a rendering for the water feature. Staff shared that approval of the water feature is done at the Administrative level.

Chairperson Sanchez reminded staff that the Planning Commission has asked for staff to provide three-dimensional renderings for projects.

Director AbuBakar reassured the Planning Commission that their requests are being heard, but staff would require applicants to provide the renderings for all new projects. Some of the existing projects have been in the works for more than a year and it is difficult to get them in now.

Commissioner Fort thanked staff for outlining the changes in the document.

The Public Hearing was opened.

Speaking for the applicant, Ben Steckler spoke on the water feature proposed for the property.

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.

Chairperson Sanchez spoke on not being able to make a valid decision on projects with water features because they are approved at the Administrative level.

Planner Gonzales spoke on City Code not requiring water features, but when applicants are asked to provide one, they do.

Discussion was held on adding a condition requiring a water feature.

The applicant agreed to add a water feature that is consistent with documents previously submitted along with the condition for the water feature.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Secretary Fort to adopt **Resolution No. PC 2018-032:** and; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, Class 32, (In-Fill Development) of the California Environmental Quality Act, direct staff to file a Notice of Exemption; and, 2) Approve Administrative Site Plan No. 18-016, Approve Conditional Use Permit No. 18-008, and Approve Variance No. 18-002 with the changes provided by staff in the memo and adding a condition regarding a water feature. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

**E. Master Case No. 13-017; Design Review No. 14-019 - A request for review and approval for the site and architecture review to construct seven (7) single-family homes ranging in size from approximately 2,110 square feet to approximately 2,464 square feet.**

Associate Planner Jon S. Dille provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Sabel Awad.

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

Discussion was held on the proposed cost of the homes.

Vice Chairperson Quiroga thanked the applicant for his business in Fontana.

Chairperson Sanchez thanked the applicant for investing in the City.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Chairperson Sanchez and seconded by Vice Chairperson Quiroga to adopt **Resolution No. PC 2018-033;** and, 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Design Review Project No. 14-019. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

**F. Master Case No. 17-076; Administrative Site Plan No. 17-048; Minor Use Permit No. 17-004 - The Administrative Site Plan is a request for site and architectural review to establish a new express car wash facility of approximately 3,563 square feet on one (1) parcel of approximately 1.6 adjusted gross acres; and, the Minor Use Permit is a request to operate the new express car wash facility (3,563 Square feet) that will include a wash tunnel of approximately 2,515 square feet and 21 vacuum/detail stalls.**

Associate Planner Jon S. Dille provided the staff report.

Staff received two written communication in opposition to this project.

The applicant requested a change to the hours of operation.

Staff provided changes to the conditions of approval.

Discussion was held on requiring bike racks.

Discussion was held on a project of this type typically being approved by the Community Development Director, but once it was opposed, it had to be heard by the Planning Commission.

Commissioner Meyer spoke on the letter of opposition and economic issues not being reasons to be considered for making a decision.

Chairperson Sanchez commended the applicant on the rendering.

The Public Hearing was opened.

Speaking for the applicant, Jeff Liederman, spoke on the rendering being accurate.

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

Chairperson Sanchez commended the applicant on the project.

The applicant spoke on typically providing a bike rack for two.

The applicant spoke on the reason for extending the hours of operation during the summer months.

Planning Manager Hernandez spoke on staff researching similar projects and the request from the applicant for extended hours of operation are consistent with other approved projects.

Discussion was held on the lighting meeting the minimum requirement.

Discussion was held on up-lighting; the applicant will work with staff to up-light as requested.

Director AbuBakar spoke on the Police Department being aware of the applicant's request for a change in hours of operation.

Brian Hobin spoke in opposition to this project and asked if their hours are extended, that his business hours also be extended.

Martha Jimenez spoke in opposition to this project due to the proximity to another similar business.

The Public Hearing was closed.

Discussion was held on language for a condition for a bike rack.

Discussion was held on the process for the competing car wash to extend their hours of operation.

**ACTION:** Motion was made by Chairperson Sanchez and seconded by Vice Chairperson Quiroga to adopt **Resolution No. PC 2018-034**; and, 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the CEQA, and direct staff to file a Notice of Exemption, 2) Approve Administrative Site Plan No. 17-048; and, 3) Approve Minor Use Permit No. 17-004 with an added condition to add a bike rack, amending the hours of operation and adding up-lighting of the palm trees. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

## **NEW BUSINESS:**

### **A. 2018 Local Guidelines for Implementing the California Environmental Quality Act (CEQA)**

Community Development Director Zai AbuBakar provided the staff report.

Discussion was held on who is considered the City's Environmental Officer; Director AbuBakar serves in that capacity.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Secretary Fort to adopt **Resolution No. PC 2018-035**, a resolution forwarding a recommendation to the City Council to: 1) Repeal Resolution No. 2006-217 which was adopted for the previous CEQA Guidelines; and, 2) Adopt a Resolution No. 2018-\_\_\_\_ adopting the 2018 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

### **B. Planning Commission Rules and Regulations**

Community Development Director Zai AbuBakar provided the staff report.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Vice Chairperson Quiroga to adopt **Resolution No. PC 2018-036**; 1) Repealing the 1998 Planning Commission Rules and Regulations; and, 2) Adopting the new Rules and Regulations as indicated in Attachment "A" for the conduct of the Planning Commission's business with corrections/changes provided by Director AbuBakar. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

## **DIRECTOR COMMUNICATIONS:**

### **A. Director Communications:**

Planning Commission reviewed an update of future City Council Agenda items for 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 June 5, 2018, June 19, 2018, and July 3, 2018, regular meetings for the Planning Commission's information.

## **B. Planning Commission Meeting of July 3, 2018 Cancellation Announcement**

### **COMMISSION COMMENTS:**

#### **A. Planning Commission Remarks:**

Commissioner Vasquez spoke on the projects heard tonight and being thankful for the business in Fontana.

Commissioner Vasquez spoke on Relay for Life this weekend and greeted her friend, Patricia, who recently lost her husband.

Commissioner Vasquez extended prayers to those affected by cancer.

Commissioner Meyer commended the Parks and Public Works departments for their work on the Miller Amphitheater.

Commissioner Meyer congratulated the teenagers that recently celebrated their confirmation at Sacred Heart.

Commissioner Meyer spoke on Memorial Day and honoring those that gave their life for their country.

Commissioner Meyer spoke on an Anaheim Police Officer that organizes the plotting of flags on graves for Memorial Day and Veteran's Day.

Commissioner Meyer requested tonight's meeting be adjourned in memory of deceased veterans and victims of cancer.

Secretary Fort spoke on the pleasure of serving the City as a Planning Commissioner; she was pleased with the projects brought forward today.

Vice Chairperson Quiroga spoke on the projects being completed and brought forward in the City.

Commissioner Meyer spoke on having the opportunity to see Mr. Quiroga interacting with his students on Law Day.

Chairperson Sanchez spoke on exciting times in Fontana with exciting developers.

Chairperson Sanchez congratulated the new Police Chief, Billy Green.

Chairperson Sanchez thanked God for the opportunity to work here.

### **WORKSHOP:**



None.

## ADJOURNMENT:

By consensus, the Planning Commission adjourned at 8:00 p.m. in memory of deceased veterans and victims of cancer to the Regular Planning Commission Meeting to be held on Tuesday, June 5, 2018 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:

*Ysela Aguirre*

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Ysela Aguirre

Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 5TH DAY OF JUNE, 2018.**

DocuSigned by:

*Idilio Sanchez*

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Idilio Sanchez

Chairperson

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**Required hardware and software**

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"><li>•Allow per session cookies</li><li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li></ul>

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