

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
June 5, 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, June 5, 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

Absent: None

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Associate Planner Rina Leung; Associate Planner Jon S. Dille; Associate Planner Brett Hamilton; Assistant Planner Ivan Galeazzi; Planning Intern Alexia De La Torre; 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 Vasquez.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of May 15, 2018.

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

Fort to approve the Minutes of the May 15, 2018, Planning Commission Meeting. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

Before the start of the public hearing, Chairman Sanchez asked the Commission to vote on conducting the public hearing on Item #C first, since the Gas Company representatives have to attend another hearing. Motion by Commissioner Meyer and seconded by Commissioner Quiroga to hold the public hearing on Item #C first followed by the rest of the public hearing items. Motion passed by a vote of 5-0). Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

## **PUBLIC HEARINGS:**

**A. 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 (Continued from May 15, 2018).**

Associate Planner Rina Leung provided the staff report.

Discussion was held on the design of the wall.

Discussion was held on the property between curb and the fence that is owned by the City and the applicant.

The Public Hearing was opened.

Speaking for the applicant, Doug Andresen, spoke on the exciting project.

Speaking for the applicant, Larry Liao .

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

Discussion was held on directing staff to work with the applicant on the landscaping design in front of the wall.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Vice Chairperson Quiroga and seconded by Secretary Fort to adopt **Resolution No. PC 2018-038**; and, 1) Determine that the project is Categorically Exempt pursuant to Sections No. 15301 (Class No. 1 Existing Facilities), 15303 (Class No. 3 New Construction), and 15311 (Class No. 11 Accessory Structures) of the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Design Review No. 92-017R2 and approve Conditional Use Permit No. 17-042. Motion passed by a vote of 5-0. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

**B. Master Case No. 18-032; Conditional Use Permit No. 18-010 - Review and**

**approval of a Conditional Use Permit (CUP) to establish a large day care facility for a maximum of 14 children located within an existing residence of approximately 1,652 square feet on an 8,000 square foot lot.**

Planning Intern Alexia De La Torre provided the staff report.

Discussion was held on the location of the noticing sign.

Discussion was held on the call received by staff.

Discussion was held on signage for the daycare.

Discussion was held on the number children and the square footage requirement; City Code only has staff and parking spaces requirements.

The Public Hearing was opened.

Speaking for the applicant, Chloe Wu.

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

Discussion was held on the applicant's child care experience.

Vice Chairperson Quiroga questioned the applicant on the advertisement to be used and the qualification of the child care providers. Attorney Ponto cautioned Commissioner Quiroga on the scope of questioning.

Discussion was held on the area where the children will be cared for and the designated fenced yard area that are state inspected and meet the State's standard.

Discussion was held on the type of garage door and the concern of the garage not being used for parking.

Discussion was held on posting of advertisement signs and adding a condition regarding the posting of signs. Director AbuBakar shared that there is already an ordinance prohibiting the posting of signs.

By consensus, the Planning Commission requested a condition be added regarding the posting of signs.

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 1) adopt **Resolution PC No. 2018-039**; and, 1) Determine that the project is statutorily and categorically exempt, respectively from the California Environmental Quality Act (CEQA) pursuant to Section No. 15274 (Family Day Care Homes), and Section No. 15301 (Class No. 1, Existing Facilities), and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 18-010 subject to the attached Findings and

Conditions of Approval with an additional condition that the applicant will not post additional signs without City approval. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

**C. Master Case No. 18-005; Administrative Site Plan No. 15-057R1 - Review and approve the revision to a previously approved Administrative Site Plan application for the installation of light emitting diode (LED) to illuminate an existing Southern California Natural Gas service station canopy.**

Assistant Planner Ivan Galeazzi provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Peter Le and Kristine Scott.

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

Discussion was held on the completion date; the applicant expects to hold an opening at the end of July.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Meyer and seconded by Quiroga to adopt **Resolution No. PC 2018-037**; 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. 15-057R1. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

**D. Master Case No. 17-042; Tentative Parcel Map No. 16868 (TPM No. 17-008); Design Review No. 17-019 - Tentative Parcel Map is a request to combine four (4) lots into one (1) totaling approximately 9.0 adjusted gross acres; the Design Review is a request for site and architectural review to construct a 204,760 square foot warehouse/distribution facility; and a fifth parcel has been added for review, as a future option to include additional parking.**

Associate Planner Jon S. Dille provided the staff report.

Staff provided a correction to the addendum.

Discussion was held on the location of the loading docks; there are none facing the street.

Discussion was held on the offices in the building.

Discussion was held on the tubular steel fence detail.

The Public Hearing was opened.

Speaking for the applicant, Rachel Hickenbottom.

Speaking for the applicant, Joe Williams.

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

Commissioner Vasquez commended the applicant on the landscaping.

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 2018-040**; and, 1) Adopt the Addendum to the Southwest Industrial Park Specific Plan Program Environmental Impact Report (SWIP FEIR) (SCH No. 2009091089) and direct staff to file a Notice of Determination; 2) Approve Tentative Parcel Map No. 19868 (TPM No. 17-008); and, 3) Approve Design Review No. 17-019. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

**E. Master Case No. 15-065R1; Design Review No. 18-008 - A request to construct 585 single-family homes ranging in size from approximately 1,705 square feet to approximately 3,688 square feet.**

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on sidewalks on both sides of the street; staff clarified that the tract maps were previously approved and that this design review application is for the plotting of the homes on the lots and the architecture.

Discussion was held the community being part of the Arboretum Specific Plan but not a gated community.

The Public Hearing was opened.

Speaking for the applicant, Ryan Combe.

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

Commissioner Meyer commended the applicant on having one of the best looking renderings of a housing project.

Discussion was held on adding more enhancements to the sides of one of the Spanish colonial designs. The applicant agreed to add more.

Discussion was held on designed the loft to avoid it being converted into a bedroom.

Discussion was held on the percentage of homes with additional side ornamentation.

Speaking for the master developer of the Arboretum Specific Plan, Stacey Sassaman,

spoke on the improvements on Citrus Avenue and Casa Grande.

Vice Chairperson Quiroga commended the applicant on the renderings.

Planning Manager Hernandez spoke on hearing the Commissioners loud and clear and thanked the applicant and the architect for working on getting a product the Planning Commission would be happy with.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Secretary Fort and seconded by Chairperson Sanchez to adopt **Resolution No. PC 2018-041**; and, 1) Find that the previously certified Arboretum Specific Plan Environmental Impact Report (SCH No. 2006071109) and Addendum to the EIR for Tentative Tract Map No's 19960, 19961 and 19962 have adequately identified the impacts associated with the project, pursuant to Section 15162 of the CEQA Guidelines and direct staff to file a Notice of Determination; and, 2) Approve Design Review No. 18-008, for site and architectural review of 585 single-family homes as presented in the attachments under separate cover with direction to staff to work with the application on the Spanish colonial enhancements. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

## **NEW BUSINESS:**

**A. None.**

## **DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

Planning Commission reviewed an update of future City Council Agenda items for June 12, 2018, June 26, 2018, July 10, 2018, and July 24, 2018, meetings for the Planning Commission's information; and an update of future Planning Commission items for the June 19, 2018, July 3, 2018, and July 17, 2018, regular meetings for the Planning Commission's information.

Director AbuBakar reminded the Planning Commissioners about the Housing Policy Conference that the Planning Commissioners are registered to attend on June 15, 2018.

Director AbuBakar spoke on the timeline for the General Plan.

Commissioner Meyer requested information on the item on the City Council agenda regarding the Hunter's Ridge Habitat Consultant and Director AbuBakar provided the information.

## **COMMISSION COMMENTS:**

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

Secretary Fort requested clarification on the Director's Communication regarding the Planning meeting scheduled on July 3, 2018; the meeting will be cancelled.

Secretary Fort spoke on the preparation and materials received in advance of the meeting.

Secretary Fort spoke on the importance of Election Day.

Vice Chairperson Quiroga spoke on the great meeting.

Vice Chairperson Quiroga spoke on voting.

Commissioner Vasquez spoke on Relay for Life and the crowning of Mr. Lewis' as prince.

Commissioner Vasquez spoke on the ease of tonight's meeting.

Commissioner Vasquez spoke on voting.

Commissioner Meyer spoke on voting.

Commissioner Meyer spoke on the Sacred Heart mortgage burning.

Commissioner Meyer spoke on the Sacred Heart Feast Day Celebration on June 9 and 10, 2018.

Commissioner Meyer spoke on congratulated the teens from Mt. Carmel Parish on their confirmation.

Commissioner Meyer wished everyone a good evening.

Chairperson Sanchez thanked staff for listening to them.

Chairperson Sanchez spoke on Memorial Day and thanked all veterans.

Chairperson Sanchez spoke on voting.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 7:19 p.m. to BIA Housing Policy Conference on Friday, June 15, 2018 in San Bernardino, CA, then to the Regular Planning Commission Meeting on Tuesday, June 19, 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**  
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 19TH DAY OF JUNE, 2018.**

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**Idilio Sanchez**  
Chairperson

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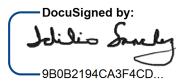
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