

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
June 19, 2018
Grover W. Taylor Council Chambers**

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 19, 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 Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Dawn Rowe; Senior Planner Paul Gonzales; Associate Planner Brett Hamilton; Associate Planner Rina Leung; 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 Commissioner Vasquez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Matt Slowik spoke on the City of Fontana being named the "Most Prosperous City in California" and the "Fourth Most Prosperous City in the United States" out of cities with a population of more than 100,000; and congratulated the Mayor, City Council, and Planning Commission.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of June 5, 2018.

ACTION: A motion was made by Commissioner Vasquez and seconded by Secretary Fort to approve the Minutes of the June 5, 2018, Planning Commission Meeting. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

PUBLIC HEARINGS:

A. Master Case No. 15-003 - General Plan Draft Environmental Impact Report (DEIR) State Clearinghouse No. 2016021099.

Senior Planner Dawn Rowe provided the staff report.

Discussion was held on the Draft Environmental Impact Report (EIR).

Discussion was held on the reference to rapid transit being removed.

Discussion was held cultural resources section; a copy of the final EIR will be provided to the tribes for review.

Discussion was held on having two water companies in Fontana and language referencing them.

Discussion was held on the land use staying the same with some changes.

The Public Hearing was opened.

Andrea Vidaurre, Center for Community Action and Environmental Justice, spoke on insufficient data and analysis on the health and safety impacts on residential homes and schools next to or in Industrial projects and zoning; air quality concerns being adequately addressed; potential displacement; and the rights of residents in the community.

Jolene Devine spoke on the impact of having warehouses in residential areas, near schools and business areas that were built to benefit the community; the promises of a park and sports field not being kept by warehouse developers; the need for parks, nature centers, and things that benefit the citizens; diesel truck pollution and traffic safety; and the contribution of residents south of the 10 freeway to the City of Fontana.

Luz Johanna Perez Borbon spoke on concerns over further industrial development in the area; major improvements of business and facilities that serve the community including hospital, schools, hotel, and gas station. Ms. Perez Borbon spoke on the draft of the 20 year vision for Fontana that demonstrates a change in the opposite direction and concerns with the health and quality of life repercussions that these changes will bring to residents especially the most vulnerable of society (children, the elderly and the working class).

Veronica Perez spoke on being a Fontana resident all of her life and now her family is at risk of losing their home to industrial development that also affects the elderly, children and the working class – the most vulnerable of the community. Ms. Perez asked the

Planning Commissioners to consider the displacement of people as she doesn't know where she will go; asked for the consideration of the safety of children in the area and the environmental hazard to those with asthma. Ms. Perez has not seen any type of community outreach programs south of the 10 Freeway and feels it is very unfortunate to not include District 4 in those type of community service outlets. Ms. Perez asked the Planning Commission to consider the people affected by the General Plan and the residents of Fontana that love it and want to stay here; Fontana Forward is based on the community's vision and the General Plan needs serve District 4, not just north Fontana.

Kareem Gongora addressed the current review process and the difficulty of being prepared for a Public Hearing in four days with a 1,028 page document and spoke on the hoping for additional measures to engage with the public to better serve them. Mr. Gongora would like to see comprehensive outreach plan that includes the public and opportunity to provide comments. Mr. Gongora spoke on SB535, and wanting to see more detail and more clarity and not seeing SB1000 referred to in the document.

Allen Hernandez spoke on needing more time to look at the document and not enough emphasis on SB1000. Mr. Hernandez has seen lots of resources on the north side of Fontana, but is worried about his niece's asthma and his sister that live south of the 10 freeway. Mr. Hernandez spoke on the General Plan not incorporating environmental justice elements.

The Public Hearing was closed.

Discussion was held on the project being 1,000 feet from sensitive uses (residential) and referring to conforming residential.

ACTION: There was no reportable action on this item.

B. Master Case No. 15-018R2; Variance No. 17-009; Design Review Sign No. 17-108 - The variance is a request to increase a freeway sign face area from 150 square feet to approximately 223 square feet; the Design Review is a request to review and approve a 60-foot tall freeway sign for the Highland Village Shopping Center. Additionally, review and approve a modified version of the previously approved corner identification/monument sign for the center.

Associate Planner Brett Hamilton provided the staff report and outlined changes made to the Planning Commission resolution. The changes were made so that the resolution was consistent with staff's recommendation.

Discussion was held on the change to corner identification sign.

Discussion was held on the change in height and width.

Discussion was held on adding "Fontana" to the side of the freeway sign.

Discussion was held on tile versus stone design.

The Public Hearing was opened.

Speaking for the applicant, Rick Gable, spoke on the focus being on the pylon sign, not on the corner sign. Mr. Gable spoke on making the shopping center different from what was built 10 years ago and using stone versus tile.

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

Discussion was held on setting a trend for other signs along the freeways.

The applicant spoke on having the corner sign with veneer and the other signs looking more contemporary.

Commissioner Meyer commented that he is fine with tile on the other signs in the center, but stone should stay on the corner sign.

Discussion was held on going through the Auto Overlay District for a larger sign. Staff and the applicant are in agreement with this option.

Discussion was held on the location and design of the City of Fontana logo and sign and wanting travelers to know the shopping center is in Fontana.

Speaking for the applicant, Milton Solomon, spoke on the research done for the design and location of names on the sign and offered his expert advice on placement of the sign.

Discussion was held on what other areas have the tiles; the applicant will provide that information to staff for sharing with the Planning Commissioners.

The applicant spoke on making the sign look different and not like all the others out there.

Director AbuBakar suggested the applicant return at a workshop for the Planning Commission to discuss the design. The applicant spoke on the need to start construction in September and relooking at the design.

A Workshop will be held with the applicant on July 17, 2018.

The applicant will provide alternate sketches within two weeks.

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 Commissioner Meyer to adopt Resolution No. PC 2018-042, and: 1) Determine that the project is exempt from the California Environmental Quality Act (CEQA) under Section No. 15311 (Accessory Structures) and direct staff to file a Notice of Exemption; 2) Deny Variance No. 17-009 based on the findings in Attachment No. 5 (due to the denial of the Variance, the Conditions of Approval are not part of the project); and 3) Continue Design Review Sign No. 17-108 to a date uncertain; and 4) Direct staff to begin the process to amend the

zoning code to establish specific sign criteria for Planning Area 2 of the Auto Center Overlay. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

C. Master Case No. 17-027; Conditional Use Permit No. 17-012; Administrative Site Plan No. 17-017 - A request to review and approve an Administrative Site Plan and a Conditional Use Permit for site and architectural review for the operation of a 3,587 square foot truck repair facility with four (4) bays.

Associate Planner Rina Leung provided the staff report.

Discussion was held on the location of the nearest sewer.

Staff shared changes in the Conditions of Approval as follows: the deletion of Condition No. 18 as it is a duplicate; and deletion of Condition No. 53 as it is not applicable to the project.

Discussion was held on the block wall on back and sides of the property. The applicant is proposing to stucco and paint the interior of the block wall.

The Public Hearing was opened.

Speaking for the applicant, Reza James is aware that they may have to connect to the sewer in the future.

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

Discussion was held on the services to be provided.

Secretary Fort spoke commended the applicant for the rendering and design.

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 adopt Resolution No. PC 2018-043 and; 1) Determine that the project is Categorically Exempt pursuant to Sections 15303 (Class No. 3 New Construction) and 15332 (Class No. 32 Infill) of the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 17-012 and approve Administrative Site Plan No. 17-017. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

D. Master Case No. 18-033; Tentative Parcel Map No. 19972 (TPM No. 18-002); Design Review No. 18-009 - A request to combine nine (9) parcels totaling approximately 7.6 adjusted gross acres into two (2) parcels. Design Review (DRP No.18-009) application for site and architectural review of a proposed 28,668 square foot Mazda dealership and sales office with display area, and carwash. Additionally, a request for site layout for a second future

dealership.

Senior Planner Paul Gonzales provided the staff report.

Discussion was held on the landscaping for the second proposed building coming back for review.

Commissioner Vasquez requested a change to the type of palms being used.

The Public Hearing was opened.

Ryan Aguilar spoke about the project on behalf of the applicant.

Discussion was held on what could be done on the west side wall; the applicant provided copies of the design to be done.

The applicant agreed to add the "Mazda" sign along the north side.

The applicant agreed to change the palm trees. Director AbuBakar requested the same palm trees should be maintained along South Highland to ensure consistent theme on street trees, but the applicant can change the palms on site.

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 Meyer and seconded by Vice Chairperson Quiroga to adopt Resolution No. PC 2018-044, and: 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and direct staff to file a Notice of Determination; and, 2) Approve Tentative Parcel Map 19972 (TPM No. 18-002); and, 3) Approve Design Review No. 18-009 with direction to staff to work with the applicant on the landscaping and changes to the west side of the building. 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. Verbal Update on the Proposed Stratham Home Project (Location: North of the Pacific Electric Trail, South of Victoria Avenue and East of the County Flood Control Channel).

Director AbuBakar provided a verbal update on the proposed Stratham Home Project as discussed at the City Council workshop on June 12th where the developer would be

allowed to process their entitlement application.

B. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for June 26, 2018, July 10, 2018, July 24, 2018 and August 14, 2018, meetings for the Planning Commission's information; and an update of future Planning Commission items for the July 3, 2018, July 17, 2018, August 7, 2018, and August 21, 2018, regular meetings for the Planning Commission's information.

C. Cancelled Planning Commission Meeting of July 3, 2018

Director AbuBakar announced that the Planning Commission meeting of July 3, 2018, has been cancelled.

Director AbuBakar announced a City Council and Planning Joint Workshop on July 10, 2018.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Secretary Fort is grateful for the opportunity to serve on the Planning Commission.

Secretary Fort wished everyone a happy and safe 4th of July.

Vice Chairperson Quiroga is grateful for the opportunity to serve on the Planning Commission.

Vice Chairperson Quiroga wished everyone a happy 4th of July and reminded them to be careful and have fun.

Commissioner Vasquez invited the community to Love Fontana at Jack Bulik Park on July 14, 2018, from 6:00 to 8:00 p.m.

Commissioner Meyer wished everyone a happy and safe 4th of July.

Commissioner Meyer spoke on proper flag etiquette.

Commissioner Meyer spoke on City of Fontana's recognition as the "Most Prosperous City in California" and the "Fourth Most Prosperous City in the United States"

Commissioner Meyer spoke on City of Fontana's celebration on 4th of July at Fontana High School.

Commissioner Meyer wished City Clerk Lewis a belated happy birthday.

Commissioner Meyer spoke on the Sacred Heart Feast and thanked City Council Member Sandoval and Fontana Unified School District Board Member Sandoval for the recognition presented to Sacred Heart on the mortgage payoff.

Commissioner Meyer congratulated Building Official, Gil Estrada, on being named president of local chapter of International Code Council.

Commissioner Meyer congratulated graduates.

Commissioner Meyer announced that he will not be here on July 17, 2018.

Chairperson Sanchez wished everyone a happy and safe 4th of July.

Chairperson Sanchez wished City Clerk Lewis a belated happy birthday.

Chairperson Sanchez announced the Fontana Chamber of Commerce, Installation event on Friday at Thompson Building Supplies at 5:30 p.m.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 8:05 p.m. to the Regular Planning Commission Meeting on Tuesday, July 17, 2018 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:

Ysela Aguirre

6215FB89E9C04DA

Ysela Aguirre

Commission Secretary

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

DocuSigned by:

Idilio Sanchez

9B0B2194CA3F4CD...

Idilio Sanchez

Chairperson

Certificate Of Completion

Envelope Id: CC98F5C963AA4F909DB0FC44F4A6942A

Status: Completed

Subject: Please DocuSign: 6-19-2018 PC Minutes.pdf

Source Envelope:

Document Pages: 8

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

City Clerk

AutoNav: Enabled

8353 Sierra Avenue

Envelopeld Stamping: Enabled

Fontana, CA 92335

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

clerks@fontana.org

IP Address: 192.146.186.96

Record Tracking

Status: Original

Holder: City Clerk

Location: DocuSign

7/18/2018 4:13:57 PM

clerks@fontana.org

Signer Events

Ysela Aguire

yselac13@aol.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
Ysela Aguire
6215EB89E9C04DA...

Signature Adoption: Pre-selected Style
Using IP Address: 172.116.47.93

Timestamp

Sent: 7/18/2018 4:14:02 PM

Viewed: 7/18/2018 9:20:17 PM

Signed: 7/18/2018 9:20:46 PM

Electronic Record and Signature Disclosure:

Accepted: 7/18/2018 9:20:17 PM

ID: 1df5953f-55de-4677-84b6-a1c7d7e709eb

Idilio Sanchez

idilio.ms@abscollision.co

PRESIDENT

Security Level: Email, Account Authentication
(None)

DocuSigned by:
Idilio Sanchez
9B0B2194CA3F4CD...

Signature Adoption: Drawn on Device
Using IP Address: 162.233.247.103

Sent: 7/18/2018 9:20:47 PM

Viewed: 7/19/2018 10:08:05 AM

Signed: 7/19/2018 10:32:21 AM

Electronic Record and Signature Disclosure:

Accepted: 8/8/2017 3:02:52 PM

ID: c08a4011-f4e8-46b0-a1cb-9233fcd1d37

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Evelyn Ssenkoloto

essenkol@fontana.org

Security Level: Email, Account Authentication
(None)

COPIED

Sent: 7/19/2018 10:32:21 AM

Viewed: 7/19/2018 11:55:30 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Carbon Copy Events	Status	Timestamp
Kathy Kasinger kkasinger@fontana.org Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 7/19/2018 10:32:22 AM

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/19/2018 10:32:22 AM
Certified Delivered	Security Checked	7/19/2018 10:32:22 AM
Signing Complete	Security Checked	7/19/2018 10:32:22 AM
Completed	Security Checked	7/19/2018 10:32:22 AM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, City of Fontana (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of Fontana:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: cteveda@fontana.org

To advise City of Fontana of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at cteveda@fontana.org and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

To request paper copies from City of Fontana

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to cteveda@fontana.org and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with City of Fontana

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to cteveda@fontana.org and in the body of such request you must state your e-mail, full name, US Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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:	•Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify City of Fontana as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by City of Fontana during the course of my relationship with you.