

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
July 17, 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, July 17, 2018, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Sanchez called the meeting to order at 6:01p.m.

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

Absent: Commissioner Meyer

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Associate Planner Jon S. Dille; Assistant Planner Alejandro Rico; Senior Planner DiTanyon Johnson; and Planning Secretary Jenny Espinoza.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Commissioner Vasquez, 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 June 19, 2018.

Approve the Regular Planning Commission Meeting Minutes of June 19, 2018, meeting with revisions provided by Director AbuBakar.

ACTION: A motion was made by Commissioner Vasquez and seconded by Commissioner Fort to approve the Minutes of the June 19, 2018, Planning Commission Meeting. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort and Vasquez; NOES: None; ABSTAIN: None)

PUBLIC HEARINGS:

A. Master Case No. 17-067; General Plan Amendment No. 17-006; Zoning Code Amendment No. 17-005; Tentative Parcel Map No. 17-012; Conditional Use Permit No. 17-033; Design Review No. 17-030 - A request to receive comments on the Draft Environmental Impact Report (DEIR) [State Clearinghouse No. 2018041008] for a 376,910 square foot warehouse logistics building and the rezoning of the three (3) adjacent parcels.

Assistant Planner Alejandro Rico provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Scott Irwin, spoke on another project he worked with staff on in Fontana and commended staff for all their work.

The Public Hearing was closed.

ACTION: No action required on this item.

B. Master Case No. 18-051; Conditional Use Permit No. 18-013 - A request for review and approval of a Conditional Use Permit (CUP) to establish a day care facility for a maximum of 14 children.

Assistant Planner Alejandro Rico provided the staff report.

Discussion was held on the swimming pool area being gated.

Discussion was held on Building and Safety, the Fire Department and State Social Services reviewing and inspecting the site.

Discussion was held on neighbors' concerns.

Discussion was held on the "u" shaped driveway.

Discussion was held on the traffic congestion on Juniper Avenue and having the applicant work with the corner business to allow parents to park there to avoid congestion. Planning Manager Hernandez shared that the applicant cannot be conditioned to require customers to park on property they do not control.

Director AbuBakar stated that not all parents are picking up their children at the same time.

Discussion was held on how long the day care service has been in business and any calls for service.

The Public Hearing was opened.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on the impact on traffic with the addition of more children. Planning Manager Hernandez spoke on the Engineering Department monitoring for any traffic issues.

ACTION: Motion was made by Commissioner Vasquez and seconded by Commissioner Fort to adopt **Resolution No. PC 2018-045**; and 1) Determine that the project is statutorily and categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section No. 15274 (Family Day Care Homes), and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 18-013 subject to the attached Findings and Conditions of Approval. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Vasquez; NOES: None; ABSTAIN: None)

C. Master Case No. 17-046; Tentative Tract Map No. 20077 (TTM No. 17-008) - A proposal to subdivide two (2) parcels totaling approximately 4.7 adjusted gross acres into 19 lots for the purpose single family homes.

Associate Planner Jon S. Dille provided the staff report.

Discussion was held on the size of the lots.

Discussion was held on the zoning for the property and the lot size.

The Public Hearing was opened.

Speaking for the applicant, Brett Blazicek.

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

Dennis Turnbull requested information on the alley behind the project.

The Public Hearing was closed.

Discussion was held on the naming of Hibiscus Street.

ACTION: Motion was made by Chairperson Sanchez and seconded by Vice Chairperson Quiroga to adopt **Resolution No. PC 2018-046**, 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 Tentative Tract Map No. 20077. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Vasquez; NOES: None; ABSTAIN: None)

D. Master Case No. 18-004; Tentative Tract Map No. 20153 - A request to subdivide approximately 135 acres into 11 lots for future subdivision and development as part of the Summit at Rosena Specific Plan.

Senior Planner DiTanyon Johnson provided the staff report.

Discussion was held on minimum lot size requirement.

Discussion was held on the intent of the project and establishing the planning areas.

Discussion was held on the number of anticipated parks in the area.

Discussion was held on the call received by staff regarding the type of development.

Discussion was held on the development being a gated community; and the project is not required to be gated.

The Public Hearing was opened.

Speaking for the applicant, Derek Barber, spoke on working with staff on the project and confirmed that purpose of the project.

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 Vasquez and seconded by Commissioner Fort to adopt **Resolution No. PC 2018-047**, and 1) Find that the project has been reviewed under the previous Environmental Impact Report for the associated Summit at Rosena Specific Plan and has 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 Tentative Tract Map No. 20153. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, 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 July 24, 2018, August 14, 2018, and August 28, 2018, meetings for the Planning Commission's information; and an update of future Planning Commission items for the August 7, 2018, and August 21, 2018, regular meetings for the Planning Commission's information.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Secretary Fort shared information on a Job Fair being held on Saturday, July 21, 2018.

Commissioner Vasquez spoke on the Love Fontana event held on July 14, 2018.

Vice Chairperson Quiroga spoke on his recent family vacation in Hawaii.

Vice Chairperson Quiroga wished his mom a happy birthday.

Chairperson Sanchez spoke on all that happened in tonight's meeting and is looking forward to the future of Fontana.

WORKSHOP:

Highland Village Freeway Sign

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 6:46 p.m. to a Workshop in the Executive Conference Room, then to the Regular Planning Commission Meeting on August 7, 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 7TH DAY OF AUGUST, 2018.**

DocuSigned by:

Idilio Sanchez

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Idilio Sanchez

Chairperson

Carbon Copy Events	Status	Timestamp
Kathy Kasinger kkasinger@fontana.org Security Level: Email, Account Authentication (None)	COPIED	Sent: 8/17/2018 8:32:07 AM
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/17/2018 8:32:07 AM
Certified Delivered	Security Checked	8/17/2018 8:32:07 AM
Signing Complete	Security Checked	8/17/2018 8:32:07 AM
Completed	Security Checked	8/17/2018 8:32:07 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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

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