

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
September 18, 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, September 18, 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, Commissioner Meyer, and Secretary Fort (arrived at 6:45 p.m.)

Absent: Commissioner Vasquez

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Planning Intern Alexia De La Torre; Assistant Planner Ivan Galeazzi; Assistant Planner Alejandro Rico; Senior Planner Paul Gonzales; Senior Planner Dawn Rowe; City Clerk Tonia Lewis; and Boards and Commissions 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:

Rodney Jefferson spoke on the water pipe work on Kempster Avenue, Blanchard Avenue and Kaiser Avenue with no written notification to residents. Staff was directed to speak with Mr. Jefferson.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of September 4, 2018.

ACTION: A motion was made by Commissioner Meyer and seconded by Vice Chairperson Quiroga to approve the Minutes of the September 4, 2018, Planning Commission Meeting. Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, and Meyer; NOES: None; ABSTAIN: None)

PUBLIC HEARINGS:

A. Master Case No. 16-026; Variance No. 18-004 - Variance No. 18-004 for review of one (1) monument sign (approximately 32 square feet) located near the entry driveway to the site. The request is to deviate from a twenty (20) foot distance requirement in the Fontana Municipal Code.

Planning Intern Alexia De La Torre provided the staff report.

Discussion was held on conditions regarding bike racks and pay phones.

The Public Hearing was opened.

Speaking for the applicant, Jason Gopperton.

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 PC No. 2018-054** and; 1) Determine that the project is categorically exempt pursuant to Section 15311 (Accessory Structures) of the California Environmental Quality Act, and Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and, 2) Approve Variance No. 18-004. Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, and Meyer; NOES: None; ABSTAIN: None)

B. Master Case No. 15-033R1; Tentative Tract Map No. 18135 (TTM No. 06-017EX2); Design Review No. 18-016 - Tentative Tract Map is a request for a three (3) year time extension for a previously approved Tentative Tract Map; The Design Review is a request to develop a 28-unit condominium project within the Single-Family Residential (R-1) zoning district and within the Boulevard Overlay district.

Associate Planner Jon S. Dille provided the staff report.

Correction to staff report provided by staff.

Discussion was held on the barbeque design.

Discussion was held on what happens to the three-year extension when the boulevard overlay goes away.

The Public Hearing was opened.

Speaking for the applicant, James Hu, shared information on the design of the barbeques.

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

Discussion was held on this being the final extension that will be approved.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on adding a condition regarding the design of the barbeque.

ACTION: Motion was made by Commissioner Meyer and seconded by Chairperson Sanchez to adopt **Resolution PC No. 2018-055** and; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the CEQA and Section No. 3-18 (Certain Infill Projects) the Local Guidelines for Implementing the California Environmental Quality Act, 2018, and direct staff to file a Notice of Exemption; and, 2) Approve a three (3) year time extension for Tentative Tract Map No. 18135 (TTM No. 06-017EX2); and, 3) Approve Design Review Project No. 18-016 with correction provided by staff and the addition of Condition No. 49 regarding the barbeques. Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, and Meyer; NOES: None; ABSTAIN: None)

C. Master Case No. 16-021; Conditional Use Permit No. 16-010; Conditional Use Permit No. 17-040; Administrative Site Plan No. 16-018; Tentative Parcel Map No. 19982 (TPM No. 16-008) - Conditional Use Permit No. 16-010 is a request to operate a convenience store in conjunction with a new California Department of Alcoholic Beverage Control (ABC) Type 21 (Off-Sale Beer, Wine and Distilled Spirits) License; Conditional Use Permit No. 17-040 is a request for an automated carwash within the General Commercial (C-2) Zoning District; Administrative Site Plan is a request for site and architectural review of a 18,800 square foot commercial center; and Tentative Parcel Map No. 19982 is a request to reconfigure three (3) existing parcels into three (3) new parcels for the development of the project.

Senior Planner Dawn Rowe provided the staff report.

Condition No. 56 will be removed as it is not relevant to this project.

The Public Hearing was opened.

Speaking for the applicant, Richard Finkel, spoke on the good experience working with staff and the plans for the development.

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

Discussion was held on not phasing in of buildings, but building all at once.

Discussion was held on the number and types of tenants.

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 PC No. 2018-056** and; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA and Section No. 3.21 of the 2018 Local Guidelines For Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 16-010; and, 3) Approve Conditional Use Permit No. 17-040; and, 4) Approve Administrative Site Plan No. 16-018; and, 5) Approve Tentative Parcel Map No. 19982 (TPM No.16-008) with deletion of Condition NO. 56. Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, and Meyer; NOES: None; ABSTAIN: None)

D. Master Case No. 17-057; Design Review Project No. 90-074R1 - A request for architectural review for a proposed exterior façade improvement to an existing building located at 16833 Valley Boulevard within the General Commercial C-2 zoning district.

Assistant Planner Ivan Galeazzi provided the staff report.

Discussion was held on the grey backing with orange piping on the roof.

Discussion was held on circumstances where the Certificate of Occupancy can be revoked.

Discussion was held on fines for construction without benefit of permit.

Discussion was held on the landscaping.

Discussion was held on how often this happens.

Quiroga appreciate the investment, but spoke on the standards in Fontana and the consequences for building without a permit.

The Public Hearing was opened.

The applicant was not in attendance.

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 move this item to the end of the agenda to allow time for the applicant to arrive. Motion passed by a vote of 3-0-1. (AYES: Sanchez, Quiroga, and Meyer; NOES: None; ABSTAIN: Fort)

ACTION: Motion was made by Commissioner Meyer and seconded by Vice Chairperson Quiroga to continue this item to the October 2, 2018, Planning Commission Meeting to allow the applicant to attend the meeting. Motion passed by a vote of 3-0-1. (AYES: Sanchez, Quiroga, and Meyer; NOES: None; ABSTAIN: Fort)

E. Master Case No. 18-056; Design Review No. 18-011 - A request to construct 15 single-family homes within a previously approved Tentative Tract Map.

Assistant Planner Alejandro Rico provided the staff report.

Staff received written communication expressing concerns regarding an increase in traffic.

Discussion was held on the continuations/extensions limit for the Design Review.

Discussion was held on no additional significant traffic anticipated as part of the project.

The Public Hearing was opened.

Speaking for the applicant, Peter Hu, spoke on working on the site and getting the project going.

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

Discussion was held on enhancing the elevations.

Chairperson Sanchez recommended developing as soon as possible.

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 PC No. 2018-057** and; 1) Find that the project site is less than five (5) gross acres, streets, schools, water, and fire protection have already been developed and are provided and the proposal is consistent with the General Plan. Therefore, the project is exempt pursuant to Section 15332 Class 32, (Infill Development) of the California Environmental Quality Act (CEQA) and Section 3.21, Class 32, of the City of Fontana Local Guidelines for implementing the California Environmental Quality Act; and, 2) Approve Design Review No. 18-011, for site and architectural review of 15 single-family homes. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Meyer; NOES: None; ABSTAIN: None)

F. Master Case No. 14-047R1; Design Review Project No. 14-016R1 - Applicant is requesting to amend the previously approved mixed-use project. The amendment includes modifying the site plan and relocating condo units and live work units onsite on one of the tract maps. The total previously approved unit number of 58 is proposed to be reduced to 56 units.

Senior Planner Paul Gonzales provided the staff report.

Staff provided a memo at the dais regarding Design Review Amendment No. 14-047R1 Exhibit Correction.

Discussion was held on the gating of the project.

The Public Hearing was opened.

Speaking for the applicant, Mohammad Monshizadeh, spoke on the gating of the project, starting construction, and modifications made to each unit.

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

Discussion was held on the extensions.

Discussion was held on adding a condition regarding noise mitigations; the applicant agreed to the additional condition.

Discussion was held on possible tenants.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Fort and seconded by Commissioner Meyer to adopt **Resolution PC No. 2018-058** and 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of CEQA and Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and, 2) Approve Design Review Amendment No. 14-016R1 with Condition that the applicant work with staff on the noise mitigation. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Meyer; 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 September 25, 2018, October 9, 2018, and October 23, 2018, meetings for the Planning Commission's information; and an update of future Planning Commission items for the October 2, 2018, October 16, 2018, and November 6, 2018, regular meetings for the Planning Commission's information.

Director AbuBakar spoke on two City Council Agenda items being continued.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Meyer wished Attorney Ponto well on his future endeavors as he leaves the City of Fontana.

Commissioner Meyer congratulated Chairperson Sanchez on his upcoming recognition.

Secretary Fort wished everyone a pleasant evening and happy fall.

Secretary Fort apologized for arriving late.

Vice Chairperson Quiroga thanked Attorney Ponto for his guidance and assistance and wished him the best.

Chairperson Sanchez thanked Attorney Ponto for his help and support.

Chairperson Sanchez is excited about the projects approved.

Chairperson Sanchez cautioned those that do not want to follow the rules.

WORKSHOP:

None.

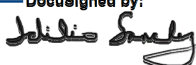
ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:29 p.m. to the next Regular Planning Commission Meeting on October 2, 2018, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:

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Ysela Aguirre
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 2ND DAY OF OCTOBER, 2018.**

DocuSigned by:

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Idilio Sanchez
Chairperson

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Evelyn Ssenkoloto

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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	10/5/2018 10:42:50 AM
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Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
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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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