

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
August 7, 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, August 7, 2018, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Sanchez called the meeting to order at 6:03 p.m.

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

Absent: Chairperson Sanchez

Also Present: Attorney Henry Castillo; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Associate Planner Brett Hamilton; 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:**

Judith Cherry spoke on vehicles parking in front of her house blocking her mailbox. Ms. Cherry was referred to staff to discuss her concern.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of July 17, 2018.

**ACTION:** A motion was made by Secretary Fort and seconded by Commissioner Vasquez to approve the Minutes of the July 17, 2018, Planning Commission Meeting with a correction provided by staff. Motion passed by a vote of 3-0-1. (AYES: Quiroga, Fort and Vasquez; NOES: None; ABSTAIN: Meyer)

## **PUBLIC HEARINGS:**

- A. Zoning and Development Code Amendment No. 18-005; Design Review Sign No. 17-108 - A request for the Planning Commission to adopt Resolution No. 2018-\_\_\_ recommending that the City Council approve an ordinance amending Sections 30-301.18 of Chapter 30 of the Zoning and Development Code pertaining to the regulation of signs and site advertising in Planning Area 2 of the Fontana Auto Center Overlay District and approve a design review sign for a 63 foot tall freeway sign with a sign area of 234 square feet. (Continued from June 19, 2018)**

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on the recommendation being made to City Council for approval of this project.

Discussion was held on the location of the sign; it will be behind the sound wall.

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 adopt **Resolution PC No. 2018-048**, a resolution forwarding a recommendation to the City Council to: 1) Find that the project qualifies for an exemption pursuant to Section 15061 (b) (2) of the California Environmental Quality Act in that the activity is covered by categorical exemption 15311 for accessory structures, including on premise signs and direct staff to file the Notice of Exemption; 2) Adopt an Ordinance approving Zoning and Development Code Amendment (ZCA) No. 18-005, an amendment to Chapter 30 (Zoning and Development Code), as it pertains to signs and site advertising regulations for Planning Area 2 of the Auto Center Overlay District; and 3) Approve Design Review Sign (DRS) No. 17-108 for a 63-foot tall freeway pylon sign. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

- B. Master Case No. 17-011; Conditional Use Permit No. 17-007; Administrative Site Plan No. 17-008 - The Conditional Use Permit is a request to establish a 24-hour automobile fuel service station with an automatic car wash; The Administrative Site Plan is a request for site and architectural review of a fuel service station with an approximately 2,497 square foot convenience store, an approximately 3,567 square foot fuel canopy and an approximately 835 square foot car wash tunnel.**

Associate Planner Brett Hamilton provided the staff report.

Staff provided changes to the Conditions of Approval by adding Condition No. 32 regarding the bus stop, modifying Condition No. 27 regarding hours of construction and removing Condition #79 regarding septic systems.

Discussion was held on the removal of the wooden fence and home on the property.

Discussion was held on the hours of operation and the Police Departments recommendations for the Conditions of Approval.

Discussion was held on the design of the sign.

Discussion was held on the plants being used.

Discussion was held on the location of the bus pad.

Discussion was held on the signage being used.

The Public Hearing was opened.

Speaking for the applicant, Doug Andreasen requested discussion with staff to waive Condition No. 36.

The applicant, Shareef Awad spoke on bringing projects to Fontana. The applicant will install a concrete pad for the bus stop per Omnitrans specifications and will install no parking signs as needed.

Discussion was held on the gas company to occupy the site not being determined yet.

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

Judith Cherry spoke in opposition to the project and is concerned with the traffic and safety in the area.

Discussion was held on the lighting for the project.

Discussion was held on the lights from vehicles disturbing residents in the area.

The applicant offered to work with the residents to mitigate the light disturbance.

The Public Hearing was closed.

Discussion was held on the process for providing a red curb zone. Planning staff will follow up with Engineering staff and provide an update at the next meeting.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Secretary Fort to adopt **Resolution No. PC 2018-049** 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 direct staff to file a Notice of Exemption; 2) Approve Conditional Use Permit

No. 17-007; and, 3) Approve Administrative Site Plan No. 17-008 with changes to the Conditions of Approval provided by staff, a change to the hours of operation, and the applicant agreeing to work with residents to alleviate any issues that may arise from the vehicles exiting the project property. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; 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) - The Conditional Use Permits are a request to operate a convenience store in conjunction with an existing California Department of Alcoholic Beverage Control (ABC) Type 20 License; and, is also a request for an automated carwash. The Administrative Site Plan is a request for site and architectural review of a 18,800 square foot commercial center. The Tentative Parcel Map is a request to consolidate three (3) existing parcels into one (1) parcel with an area of approximately 3.21 adjusted gross acres.**

Staff requests this project be moved to the September 4, 2018, to allow the applicant additional time to work with staff to resolve issues related to the Alcoholic Beverage Control (ABC) license as well as the proposed Tentative Parcel Map.

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 Secretary Fort and seconded by Commissioner Vasquez to move this item to the September 4, 2018, Regular Planning Commission Meeting. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

## **NEW BUSINESS:**

**A. None.**

## **DIRECTOR COMMUNICATIONS:**

**A. Modification to Previously Approved Design Review Project No. 17-021**

Director AbuBakar reported on a modification made to a previously approved Design Review for Pulte Homes.

**B. Director Communications:**

Planning Commission reviewed an update of future City Council Agenda items for August 14, 2018, August 28, 2018, September 11, 2018, and September 25, 2018, meetings

for the Planning Commission's information; and an update of future Planning Commission items for the August 21, 2018, September 4, 2018, and September 18, 2018, regular meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

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

Commissioner Vasquez spoke on her vacation.

Commissioner Meyer spoke on the Concerts in the Park at Miller Park and encouraged everyone to come out and enjoy it.

Commissioner Meyer congratulated Director AbuBakar for her victory in running competition.

Commissioner Meyer spoke on visiting Fort McHenry.

Commissioner Meyer requested tonight's meeting be adjourned in memory of those that have served our country and all those fighting the fires.

Commissioner Meyer spoke on the mail box concerns brought up during Public Communication.

Commissioner Meyer spoke on the loss of Fran Givens and requested tonight's meeting be adjourned in her memory.

Secretary Fort spoke on the privilege to serve the City.

Secretary Fort welcomed back to school and encouraged everyone to be safe.

Secretary Fort spoke on the parking issue that was raised tonight during Public Communication.

Secretary Fort spoke on those affected by the fires in nearby communities.

Vice Chairperson Quiroga spoke on the privilege to serve the City.

Vice Chairperson Quiroga spoke on taking into consideration the concerns raised by residents.

## **WORKSHOP:**

Summit at Rosena Specific Plan

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 7:16 p.m. in memory of those that fought for our country and lost their lives, those affected by the fire and Fran Givens to a Planning Commission Workshop on August 7, 2018, in the City Hall Executive

Conference Room, then to the next Regular Planning Commission Meeting to be held on Tuesday, August 21, 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 21ST DAY OF AUGUST, 2018.**

DocuSigned by:

*Daniel Quiroga*

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Daniel Quiroga

Vice Chairperson

## Certificate Of Completion

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yselac13@aol.com

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Daniel Quiroga

elpacol@hotmail.com

Security Level: Email, Account Authentication  
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*Daniel Quiroga*  
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Evelyn Ssenkoloto

essenkol@fontana.org

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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"><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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