

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
October 16, 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, October 16, 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 Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Paul Gonzales; Assistant Planner Alejandro Rico; Associate Planner Rina Leung; Associate Engineer Esmeralda Gomez; Assistant Engineer Keith Tolliver; 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 Secretary Fort, the Pledge of Allegiance was led by Commissioner Vasquez.

**SPECIAL PRESENTATIONS:**

**A. National Community Planning Month - Planning Academy Student Recognitions**

Planning Manager Orlando Hernandez recognized the students of the Planning Academy. Planning Academy students were present to accept.

## **PUBLIC COMMUNICATIONS:**

### **A. Public Communications:**

None.

## **CONSENT CALENDAR:**

### **A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of October 2, 2018.

**ACTION:** A motion was made by Commissioner Meyer and seconded by Vice Chairperson Quiroga to approve the Minutes of the October 2, 2018, Planning Commission Meeting. Motion passed by a vote of 4-0-1. (AYES: Sanchez, Quiroga, Meyer and Vasquez; NOES: None; ABSTAIN: Fort).

## **PUBLIC HEARINGS:**

### **A. Master Case No. 17-016; Minor Use Permit No. 17-001; Design Review No. 17-011 - Review and approve Minor Use Permit to allow wholesale warehousing and Design Review for site and architectural review of a proposed 53,096 square foot warehouse building on a site of approximately 2.9 acres.**

Assistant Planner Alejandro Rico provided the staff report.

Staff provided a memo at the dais to add Condition No. 9a, 9b, 9c, and 7a, 7b and 7c.

Discussion was held on the connection to sewer; Associate Engineer Esmeralda Gomez provided the plans for the sewer.

Discussion was held on the requirements of sidewalks; and that it will only be in front of the project property.

The Public Hearing was opened.

Speaking for the applicant, Behrouz Bozorgnia, spoke on putting the project in as soon as they are approved; the project being designed for one occupant; installing more than the required landscaping, and providing electric vehicle car chargers.

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

Secretary Fort commended the applicant on the design of the project.

Manager Hernandez commended the applicant on their work with staff on this project.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on adding a condition requiring the applicant to connect to sewer if it is available.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Vice Chairperson Quiroga to adopt **Resolution PC No. 2018-064** and; 1) Determine that this project is exempt pursuant to Section 15332 Class 32, (Infill Development) of the California Environmental Quality Act (CEQA) and Section 3.21 of the City of Fontana Local Guidelines for implementing the California Environmental Quality Act; and direct staff to file a Notice of Exemption; 2) Approve Minor Use Permit No. 17-001; and, 3) Approve Design Review No. 17-011 with the addition of Conditions provided by memo at the dais and Condition No. 7d and No. 9d regarding connecting to the sewer. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None).

**B. Master Case No. 16-062; Design Review No. 16-028 - A request for site and architectural review of a 21-unit apartment complex.**

Associate Planner Rina Leung provided the staff report.

Staff provided a memo at the dais to revise condition No. 62.

Discussion was held on the parking program.

Discussion was held on the up-lighting of trees.

Discussion was held on Marygold being an exit only.

The Public Hearing was opened.

Speaking for the applicant, Hae Park.

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

The applicant agreed to add up-lighting to the trees at the entrance.

Jesse Sandoval requested information on the addition of a traffic signal.

Keith Tolliver spoke on this intersection being on the priority list for a traffic signal with a date to be determined.

Jesse Sandoval requested information on red curbing on Marygold and Alder. Engineer Keith Toliver spoke on no current restrictions, but a condition can be added.

Gordon Orr asked if this will be hooked up to sewer.

Discussion was held on a portion of the project being connected to septic (seven units) and the remainder will be connected to sewer.

The Public Hearing was closed.

Discussion was held on directing staff to research red curbing on Marygold and Alder.

Discussion was held on the entrance along Alder.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Chairperson Sanchez to adopt **Resolution PC No. 2018-065**; 1) Determine that this project qualifies for a Categorical Exemption pursuant to Section No 15332. (Class No. 32, In-Fill Development Projects) of the California Environmental Quality Act (CEQA) and Section No. 3.21 of the 2018 Local Guidelines for implementing CEQA and direct staff to file a notice of exemption; and, 2) Approve Design Review No. 16-028 with the addition of language regarding parking, development of guest parking program, direction to staff to research red curbing, upgrading of landscaping of entrances and the revision of Condition No. 62. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None).

**C. Master Case No. 15-010; Conditional Use Permit No. 15-002; Administrative Site Plan No. 15-003; Variance No. 17-004 - A request for a conditional use permit to operate a batting cages facility that includes a retail building; an administrative site plan application for site and architectural review for the construction of a batting cages facility and retail building; and a variance application for a decrease in side yard setbacks.**

Senior Planner Paul Gonzales provided the staff report.

Discussion was held on the color scheme of the project.

Staff requested a deletion of Condition No. 9 as it does not pertain to this project.

Discussion was held on the use of the buildings.

Discussion was held on deleting Condition No. 18.

Discussion was held on the noise study and mitigations to lower the decibel level.

Discussion was held on adding a Condition on graffiti removal and adding wall landscaping.

The Public Hearing was opened.

Speaking for the applicant, Doug Andreassen, spoke on this project being a smaller version of a Field of Dreams; and agreed to working with staff to add lighting and landscaping.

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

Speaking for the applicant, Howard Lin spoke on the timing of construction.

Discussion was held on the retail building design being part of tonight's proposal and not needing to come back in the future for approval.

The applicant spoke on the design of the retail building and restaurant.

Discussion was held on the elevations of the project.

Discussion was held on not being able to make a decision with the renderings provided.

The applicant requested working with staff on the design of the project.

Discussion was held on the lack of color and detail in the renderings.

Discussion was held on the lighting on the hedges and trees; the applicant stated the lighting meets Police Department requirements, but agreed to add up-lighting.

Discussion was held on the landscape plan and the groundcover species that has nothing to do with the building.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Direction was given to staff regarding future renderings.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Secretary Fort to adopt **Resolution PC No. 2018-066**; 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 Conditional Use Permit No. 15-002, approve Administrative Site Plan No. 15-003, and approve Variance No. 17-004 with direction to staff to work with the applicant for features and colors that are consistent and deletion of Condition No. 9 and No. 18. 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. Yoshinoya's Construction Plans Submittal Oral Update**

Director AbuBakar provided an update on the construction plan on this project.

**B. Director Communications:**

Planning Commission reviewed an update of future City Council Agenda items for October 23, 2018, November 13, 2018, and November 27, 2018, meetings for the Planning Commission's information; and an update of future Planning Commission items for the November 6, 2018, November 20, 2018, and December 4, 2018, regular meetings for the Planning Commission's information.

**COMMISSION COMMENTS:**

**A. Planning Commission Remarks:**

Secretary Fort spoke on being gone for two weeks on a family vacation.

Secretary Fort spoke on appreciating the developers and builders that are continuing to understand what the Planning Commission is looking for in raising the bar in the City of Fontana.

Vice Chairperson Quiroga spoke on doing their best.

Commissioner Vasquez spoke on the last project being her favorite and being excited for the development of the City of Fontana.

Commissioner Vasquez spoke on the victims of hurricane Michael.

Commissioner Meyer requested that tonight's meeting adjourn in memory of the victims of hurricane Michael.

Commissioner Meyer spoke on the upcoming election and encouraged everyone to vote.

Commissioner Meyer spoke on Sacred Heart Trunk or Treat on October 31, 2018.

Commissioner Meyer wished Matthew Slowik a happy birthday.

Chairperson Sanchez wished Matthew Slowik a happy birthday.

Chairperson Sanchez spoke on the diversity of opinions.

Chairperson Sanchez thanked the Planning Department for their hard work and listening to their requests.

Chairperson Sanchez spoke on all of the new and exciting projects now in Fontana.

Chairperson Sanchez wished everyone a happy Halloween

Chairperson Sanchez thanked God for serving the community.

## WORKSHOP:

None.

## ADJOURNMENT:

By consensus, the Planning Commission adjourned in memory of the victims of Hurricane Michael at 7:43 p.m. to the Regular Planning Commission Meeting on Tuesday, November 6, 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 6TH DAY OF NOVEMBER, 2018.**

DocuSigned by:

*Idilio Sanchez*

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Idilio Sanchez

Chairperson

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Evelyn Ssenkoloto

essenkol@fontana.org

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