

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
November 6, 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, November 6, 2018, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Sanchez called the meeting to order at 6:00 p.m.

Present: Chairperson Sanchez, Vice Chairperson Quiroga, Commissioner Meyer, and Commissioner Vasquez

Absent: Secretary Fort

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Assistant Planner Cecily Session-Goins; Assistant Planner Ivan Galeazzi; Policing Technician Wendy Ratcliffe; City Clerk Tonia Lewis; and Commission Secretary Ysela Aguirre.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

Following the Invocation given by Commissioner Vasquez, the Pledge of Allegiance was led by Commissioner Meyer.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of October 16, 2018.

**ACTION:** A motion was made by Commissioner Meyer and seconded by Commissioner

Vasquez to approve the Minutes of the October 16, 2018, Planning Commission Meeting. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Meyer and Vasquez; NOES: None; ABSTAIN: None)

## **PUBLIC HEARINGS:**

**A. Master Case No. 18-089; Administrative Site Plan No. 18-042 - A request for site and architectural review of a 2,600 square foot restaurant with a drive-through on a 35,284 square foot parcel within a multi-tenant commercial center.**

Assistant Planner Cecily Session-Goins provided the staff report.

Discussion was held on the architectural style.

The Public Hearing was opened.

Speaking for the applicant, Jeff Garrett.

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

Discussion was held on the addition of a barrier to prevent the public from going behind the counter. The applicant agreed to install a swing gate.

Speaking for the applicant, Greg Gribble explained the opening was to provide table service in a timely manner.

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. 2018-067 and 1) Find that the project has been reviewed under the previous Mitigated Negative Declaration for the Highland Village commercial center and has adequately identified the impacts associated with the project, and no previously reviewed impact areas have substantially changed and direct staff to file the Notice of Determination; and, 2) Approve Administrative Site Plan No. 18-042 with a Condition to require a gate as discussed. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Meyer and Vasquez; NOES: None; ABSTAIN: None).

**B. Master Case No. 18-075; Tentative Parcel Map No. 20049 (TPM No. 18-009) - A request to subdivide one (1) parcel totaling approximately 0.87 adjusted gross acres into two (2) parcels for single-family residential development.**

Assistant Planner Ivan Galeazzi provided the staff report.

Discussion was held on the wording of Condition No. 7, on page 47 of 55. Staff will re-word this condition.

The Public Hearing was opened.

Speaking for the applicant, Douglas C. Malo.

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. 2018-068; 1) Determine that the project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section No. 15315 (Class 15, Minor Land Divisions) and Section No. 15332 (Class No. 32, In-Fill Development Project) and per Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act of the California Environmental Quality Act (CEQA); and, 2) Approve Tentative Parcel Map No. 20049 (TPM No. 18-009) with the re-wording of Condition No. 7. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Meyer and Vasquez; NOES: None; ABSTAIN: None).

## **NEW BUSINESS:**

**A. None.**

## **DIRECTOR COMMUNICATIONS:**

**A. Culichi's Special Events and Compliance with the Conditions of Approval - Police Department Oral Report**

Fontana Policing Technician Wendy Ratcliffe provided an oral report on the special event held at Culichi's on October 4, 2018.

Vice Chairperson Quiroga spoke on the time of the video that was shared.

Commissioner Meyer spoke on the event wrapping up at 9:45 p.m., but the hours of operation were until 9:00 p.m.

Commissioner Meyer asked if the Police Department had the authority to require guards and if they had done so; they have not.

Attorney Kylee Otto reported that based on the information presented, no determination can be made at this time. Commissioner Meyer requested staff to make those determinations.

Commissioner Sanchez asked if staff has worked with the applicant to provide alternatives to mitigate the noise. Manager Hernandez suggested the applicant hire a noise consultant to help determine what alternatives are available.

Vice Chairperson Quiroga proposed a relocation of the stage to reduce noise.

Commissioner Meyer asked if the building permits had been submitted; staff reported that they have been.

**B. Director Communications:**

Planning Commission reviewed an update of future City Council Agenda items for the November 13, 2018, November 27, 2018, December 11, 2018, and December 25, 2018, meetings for the Planning Commission's information; and an update of future Planning Commission items for the November 20, 2018, and December 4, 2018, and December 18, 2018, regular meetings for the Planning Commission's information.

Director AbuBakar shared that there are only three meetings left this year and there will be projects at all the meetings.

**COMMISSION COMMENTS:**

**A. Planning Commission Remarks:**

Vice Chairperson Quiroga spoke on the importance of voting.

Commissioner Vasquez quoted Thomas Paine.

Commissioner Meyer thanked the voters and the candidates of this election.

Commissioner Meyer spoke on the upcoming Sacred Heart Teen Confirmation Retreat.

Chairperson Sanchez spoke on the importance of being on the same page when making decisions.

Chairperson Sanchez spoke on democracy.

**WORKSHOP:**

None.

**ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 6:44 p.m. to the Regular Planning Commission Meeting on Tuesday, November 20, 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 20th DAY OF NOVEMBER, 2018.**

DocuSigned by:

*Idilio Sanchez*

9B0B2194CA3F4CD

Idilio Sanchez  
Chairperson

## Certificate Of Completion

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Fontana, CA 92335

clerks@fontana.org

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Status: Original

11/26/2018 11:46:06 AM

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Ysela Aguirre

yselac13@aol.com

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Viewed: 12/1/2018 1:27:01 PM

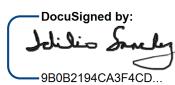
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Idilio Sanchez  
idilio.ms@abscollision.co  
PRESIDENT

Security Level: Email, Account Authentication (None)

Signature Adoption: Drawn on Device  
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### Electronic Record and Signature Disclosure:

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

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## In Person Signer Events

### Signature

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## Editor Delivery Events

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## Agent Delivery Events

### Status

### Timestamp

## Intermediary Delivery Events

### Status

### Timestamp

## Certified Delivery Events

### Status

### Timestamp

## Carbon Copy Events

### Status

### Timestamp

Evelyne Ssenkoloto  
essenkol@fontana.org  
Security Level: Email, Account Authentication (None)



Sent: 12/6/2018 11:29:57 AM

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Carbon Copy Events	Status	Timestamp
Kathy Kasinger kkasinger@fontana.org Security Level: Email, Account Authentication (None)	<b>COPIED</b>	Sent: 12/6/2018 11:29:57 AM
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/6/2018 11:29:58 AM
Certified Delivered	Security Checked	12/6/2018 11:29:58 AM
Signing Complete	Security Checked	12/6/2018 11:29:58 AM
Completed	Security Checked	12/6/2018 11:29:58 AM
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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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