

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
November 20, 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 20, 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, and Commissioner Meyer

Absent: Commissioner Vasquez

Also Present: Attorney Ruben Duran; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Dawn Rowe; Planning Intern Alexia De La Torre; Assistant Planner Ivan Galeazzi; Associate Planner Brett Hamilton; Associate Planner Rina Leung; 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 Vice Chairperson Quiroga.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

Tamara Campbell, Principal Planner for the City of Jurupa Valley, confirmed that an item she expected to speak on this evening was continued to the December 18, 2018.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of November 6, 2018.

**ACTION:** A motion was made by Commissioner Meyer and seconded by Vice Chairperson Quiroga to approve the Minutes of the November 6, 2018, Planning Commission Meeting. Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, and Meyer; NOES: None; ABSTAIN: Fort)

A recess was called at 6:06 p.m.

The meeting was recalled to order at 6:13 p.m.

**PUBLIC HEARINGS:**

**A. Master Case No. 18-112; Conditional Use Permit No. 18-034 - Review and approval of a Conditional Use Permit (CUP) to establish a large day care facility for a maximum of 14 children located within an existing residence of approximately 2,437 square feet on a 6,380 square foot lot.**

Planning Intern Alexia De La Torre provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Atika Hamwi.

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

Discussion was held on the use of the garage as a parking space.

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 Chairperson Sanchez to adopt Resolution PC No. 2018-069 and, 1) Determine that the project is statutorily and categorically exempt, respectively from the California Environmental Quality Act (CEQA) pursuant to Section No. 15274 (Family Day Care Homes), and Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.21 of the Local 2018 Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 18-034 subject to the attached Findings and Conditions of Approval. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Meyer; NOES: None; ABSTAIN: None)

**B. Master Case No. 15-018R3; Design Review No. 15-002R3 - A Design Review Amendment request for architectural and floor plan revisions to a previously approved Quick Quack Carwash Facility.**

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on the view from the south side of the building.

Discussion was held on the canopy on the tower and adding something similar to the windows.

The Public Hearing was opened.

Speaking for the applicant, Jeff Liederman, has no problem adding awnings to enhance the building.

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. 2018-070 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 Design Review Amendment No. 15-002R3 with an additional condition to add a canopy above the south elevation windows to the satisfaction of the Director of Community Development. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Meyer; NOES: None; ABSTAIN: None)

**C. Master Case No. 18-055; Development Agreement No. 18-003; General Plan Amendment No. 18-002; Specific Plan Amendment No. 18-001; Conditional Use Permit No. 18-014 and 18-015; Administrative Site Plan No. 18-035 - Hemlock Registered Vehicle Storage.**

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on improvements to the sidewalk on Hemlock Ave.

Discussion was held on Conditions No. 18 and 19 being needed due to some tree removal.

Discussion was held on the project being on sewer.

Discussion was held on the project only having vehicles come in to be repaired and stored, and not being a point of sale location.

Discussion was held on the north side chain link fence and landscaping.

The Public Hearing was opened.

Mr. Loren Brucker, representative for the adjacent property owner to the north, spoke on concerns regarding security and screening between the project property and the property to the north and requested fencing and screening for the entire north side, on the property line, to increase security and to accurately delineate property boundaries because the current chain link fence is not on the property line.

Discussion was held having the fence on the property line.

Discussion was held on screening.

Speaking for the applicant, Siara MacKinney, agreed to switch the chain link fence for a wrought iron fence.

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

Discussion was held on the lighting on the north side of the building and adding additional lighting if needed. The applicant will comply with the requirements established by the Police Department.

Discussion was held on the elevation and slope change at the south side and if the slope would prevent the wrought iron fence at the property line.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Vice Chairperson Quiroga to adopt PC Resolution No. PC 2018-071, forwarding a recommendation to the City Council to: 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) and Section 3.21 of the City of Fontana Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; 2) Adopt a resolution approving General Plan Amendment No. 18-002; 3) Adopt an ordinance approving Specific Plan Amendment No. 18-001; 4) Adopt an ordinance approving Development Agreement No. 18-003; 5) Approve Conditional Use Permit No. 18-014; 6) Approve Conditional Use Permit No. 18-015; and 7) Approve Administrative Site Plan No. 18-035 with changes to Condition 18, Condition 12, with an additional condition to add a wrought iron fence on the north and south elevation to the satisfaction of Community Development Director and direct staff to ensure that there is adequate lighting. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Meyer; NOES: None; ABSTAIN: None)

**D. Master Case No. 18-004; Development Agreement No. 18-001; Master Case No. 18-072; Tentative Tract Map No. 20154 (TTM No. 18-006); Master Case No. 18-073; Tentative Tract Map No. 20213 (TTM No. 18-007) - Summit at Rosena Specific Plan.**

Assistant Planner Ivan Galeazzi provided the staff report.

Staff provided a memo at the dais with revisions to the Conditions of Approval.

Discussion was held on the revisions to the Conditions of Approval.

The Public Hearing was opened.

Speaking for the applicant, Derek Barbour, spoke on addressing the Commission's input from the workshop held.

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 Secretary Fort to adopt Resolution No. PC 2018-072; and, forward a recommendation to the City Council to: 1) Find that the previously certified Summit at Rosena Specific Plan Environmental Impact Report (SCH No. 200421079) adopted and certified by the City Council on March 22, 2006 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; 2) Adopt an Ordinance approving Development Agreement No. 18-001; 3) Adopt a resolution approving Tentative Tract Map No. 20154 (TTM No.18-006) for the subdivision of 94 single-family lots; and 4) Adopt a resolution approving Tentative Tract Map No. 20213 (TTM No.18-007) for the subdivision of 133 single-family lots, a 3.4-acre community park, and a 1.3-acre future fire station site with the changes to the Conditions of Approval as presented by staff. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Meyer; NOES: None; ABSTAIN: None)

**E. Master Case No. 17-037; Conditional Use Permit No. 17-020; Administrative Site Plan No. 17-029 - A request for site and architectural review for the operation of a Pallet Yard comprised of approximately 2,776 square foot admirative building, three (3) canopies, a pallet kiln, and an outdoor pallet storage area.**

Associate Planner Rina Leung provided the staff report.

Staff provided a memo at the dais with another opposition letter received with revisions to the Conditions of Approval, and correction to misspelled words in the report.

Discussion was held on the parking.

Discussion was held on letters received.

Discussion was held on the applicant not currently having any permits.

Discussion was held on the letter requesting a denial of the application.

Discussion was held on the set back from the property of the letter writer.

Discussion was held on the quarterly inspections of the pallet yard.

Discussion was held on the striping for pallet piles; and maintenance of the striping.

The Public Hearing was opened.

Speaking for the applicant, Doug Andreasen and Alexander De Los Rios.

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

Discussion was held on the existence of documented policy regarding the end of the day storage of pallets.

Mr. De Los Rios spoke on the Plant Manager walking the site before everyone leaves at the end of the day to ensure the pallets are in compliance with placement standards.

Discussion was held regarding the applicant meeting City requirements to be up to code by the June 30, 2019, deadline.

Discussion was held on any existing structures being removed or rehabilitated; per Mr. Andreasen, the structures will meet all of the standards with fire walls, plastered, and fire resistant.

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 No. PC 2018-073 and 1) Determine that the project is Categorically Exempt pursuant to Sections 15302 (Class No. 2 Replacement or Reconstruction), 15303 (Class No. 3 New Construction), and 15332 (Class No. 32 Infill) of the 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 Conditional Use Permit No. 17-020 and approve Administrative Site Plan No. 17-029 with the addition of conditions as presented in the memo at the dais and the addition of a Condition of Approval regarding striping and maintenance of striping for pallet storage. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Meyer; NOES: None; ABSTAIN: None)

**F. Master Case No. 17-039; Design Review No. 17-016; Tentative Parcel Map No. 19865 (TPM No. 17-006) - The Design Review is a request for site and architectural review of a proposed industrial development consisting of two (2) warehouse buildings totaling approximately 401,436 square feet; and the Tentative Parcel Map is a request to consolidate six (6) lots into two (2) parcels totaling approximately 19.1 adjusted gross acres.**

Senior Planner Dawn Rowe provided the staff report.

Discussion was held on the rendering of building one looking to be the same as building two.

Staff requested the addition of Condition 14A added regarding bike racks and a

correction to Condition No. 11 to strike the word "new".

Staff shared a letter opposing the project at the dais and the response to the letter from the consultant.

Discussion was held on the letter opposing the project not adequately interpreting code.

Discussion was held on the project being connected to sewer.

The Public Hearing was opened.

Speaking for the applicant, Michael Goodwin and Derick King.

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

Discussion was held on the renderings for building one and building two; they are a mirror image of each other.

Discussion was held on the elevation and landscaping.

No member of the audience spoke in favor or opposition.

Discussion was held on faux windows.

Discussion was held on the steel canopies.

Discussion was held on doing more to the street side of the east elevation to make it more aesthetically pleasing.

Discussion was held on the lack of articulation and varied roof lines.

Discussion was held on revising the color scheme and adding awnings to the windows.

The Public Hearing was closed.

**ACTION:** Motion was made by Secretary Fort and seconded by Commissioner Meyer to Resolution No. PC 2018-074; and, 1) Adopt the Addendum to the Southwest Industrial Park Specific Plan Program Environmental Impact Report (SWIP FEIR) (SCH No. 2009091089) and direct staff to file a Notice of Determination; 2) Approve Design Review No. 17-016; and, 3) Approve Tentative Parcel Map No. 19865 (TPM No. 17-006) with additional Condition 14A, revision to Condition No. 11, reverse the color scheme and addition of canopies. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Meyer; NOES: None; ABSTAIN: None)

## **UNFINISHED BUSINESS:**

**A. None.**

## **DIRECTOR COMMUNICATIONS:**

### **A. Director Communications:**

Planning Commission reviewed an update of future City Council Agenda items for 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 December 4, 2018 and December 18, 2018, regular meetings for the Planning Commission's information.

Director AbuBakar thanked the Commissioners for their help with the General Plan.

Director AbuBakar wished everyone a happy Thanksgiving.

Director AbuBakar reported that she will not be in attendance at the December 4, 2018, meeting and Orlando Hernandez, the Planning Manager will manage the Planning Commission meeting.

## **COMMISSION COMMENTS:**

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

Secretary Fort apologized for missing the last meeting.

Secretary Fort wished everyone a happy Thanksgiving and hopes that everyone can find something to be thankful for.

Secretary Fort thanked all in the community for volunteering and serving.

Secretary Fort thanked her husband for his tremendous heart for service and for allowing her to serve on this Commission.

Secretary Fort is thankful for her family and the community.

Vice Chairperson Quiroga echoed Secretary Fort on having the privilege to serve the community of Fontana.

Vice Chairperson Quiroga wished everyone a happy Thanksgiving.

Commissioner Meyer spoke on the Confirmation retreat and the great group of kids that attended.

Commissioner Meyer spoke on the General Plan.

Commissioner Meyer congratulated the winners of the recent elections.

Commissioner Meyer spoke on the Festival of Lights at the Auto Club Speedway; volunteers are welcome.

Commissioner Meyer wished everyone a happy Thanksgiving.

Chairperson Sanchez shared that he will not be here December 4, 2018, as he will be celebrating his 30th wedding anniversary.

Chairperson Sanchez spoke on the honor to serve on the Commission and the difficulty of making decisions.

Chairperson Sanchez requested that tonight's meeting be adjourned in memory of the fire victims and the victims of the Borderline tragedy.

Director AbuBakar notified the Commissioners that their terms expire on January 29, 2019, and she encouraged them to reapply.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 8:37 p.m. in memory of the fire victims and the victims of the Borderline tragedy to the Regular Planning Commission Meeting on December 4, 2018, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Ysela Aguirre  
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 4TH DAY OF DECEMBER, 2018.**

DocuSigned by:



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Idilio Sanchez  
Chairperson

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