

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
January 15, 2019
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, January 15, 2019, 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 DiTanyon Johnson; Associate Planner Rina Leung; Assistant Planner Alejandro Rico; Planning Technician George Velarde; and 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:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of December 18, 2018.

ACTION: A motion was made by Commissioner Meyer and seconded by Commissioner Fort to approve the corrected Minutes of the December 18, 2018, Planning Commission Meeting. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, Vasquez; NOES: None; ABSTAIN: None)

B. Master Case No. 13-034; General Plan Amendment No. 11-026; Zone Change Amendment No. 11-016; Specific Plan Amendment No. 11-003; Development Agreement No. 11-002; Tentative Parcel Map No. 19156 (TPM No. 13-005) - West Valley Logistics Center Specific Plan Project.

The Planning Commission recommended approval to the City Council of the proposed project until street improvements along Locust Avenue, between Jurupa Avenue and Slover Avenue can be implemented consistent with the Final Environmental Impact Report (State Clearinghouse No. 2012071058).

APPLICANT:

UST-CB Partners, L.P.
4705 Apopka Road, Suite 201
Orlando, FL 32819

LOCATION:

The West Valley Logistics Center is located within the southeastern portion of the City of Fontana. The Specific Plan's primary development area is bounded on the north by a Southern California Edison (SCE) utility corridor, on the west by the Jurupa Hills, on the south by residential properties located within the City of Jurupa Valley, and on the east by residential uses located in the San Bernardino County community of Bloomington.

REQUEST:

An applicant request for the Planning Commission to recommend approval to the City Council to:

1. Certify the Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2012071058) and related Mitigation Monitoring and Reporting Program ("MMRP") and Statement of Overriding Considerations ("SOC");
2. General Plan Amendment No. 11-026: A request to change the General Plan land use designation from Residential Planned Community (R-PC), Medium Density Residential (R-M), Multi-Family Residential (R-MF), Recreational Facilities (P-R) to Light Industrial (I-L) and a request to change the Circulation element of the General Plan;
3. Zone Change No. 11-016: A request to change the Zoning District Map from Valley Trails Specific Plan to West Valley Logistics Center Specific Plan;
4. Specific Plan Amendment No. 11-003: A request to approve the new land use designations in the West Valley Logistics Center Specific Plan;
5. Development Agreement No. 11-002;
6. Parcel Map No. 19156 (TPM No. 13-005): A request to consolidate 13 parcels into nine (9) parcels to facilitate the development of the West Valley Logistics Center Specific Plan.

PROJECT PLANNER:

Orlando Hernandez
Planning Manager

Donna May requested that the Planning Commission approve Consent Calendar Item B and spoke on the detailed report and the need for this type of project in the area.

Michael Townsend, on behalf of Senator Connie Leyva, spoke in opposition to the West Valley Logistics Center on the basis on unmitigated safety and traffic concerns and requested staff contact Senator Leyva's office to provide information on the jobs expected from this project.

Gary Grossich, a Planning Commissioner for the City of Colton and speaking on behalf of the Bloomington Municipal Advisory Council, spoke in opposition to the project based on the negative impact to the community and spoke on the negative impact to Bloomington.

Scott Runyan, on behalf of the San Bernardino County Department of Public Works and Land Use Services Department, spoke in opposition to the project. Mr. Runyan appreciates the time staff has taken to address questions posed by the County of San Bernardino and highlighted a few points in a letter the County of San Bernardino sent to the City of Fontana with supplemental comments.

Joe Prieto spoke in opposition to the project due to the number of warehouses and traffic in south Fontana. Mr. Prieto suggested building in the north and going with what people are asking for.

Jose Ramirez spoke in favor of the project and spoke on building projects in Fontana and taking great pride in constructing cities.

Carlos Gomez spoke in support of the West Valley Logistics Center and working hard to complete the project on time and on budget. Mr. Gomez spoke on this project keeping him working close to home to be with his family and not on freeway.

Joe Velazquez spoke in support of the West Valley Logistics Center that will provide for his insurance and retirement.

Thomas Valentine spoke in support of the West Valley Logistics Center that will provide an opportunity to work close to home.

Glenda Barillas thanked Commissioner Vasquez for her strong conviction on this project that offered hope for those concerned about it and thanked Commissioner Fort for her comment at the last meeting on needing to find solutions that benefit everyone. Ms. Barillas asked the Commission to really look at this issue and support the community by voting no.

Discussion was held on the direction given to staff at the December 18, 2018, Planning Commission meeting regarding adding a condition to address all of the County of San Bernardino's concerns.

Discussion was held on correcting the minutes of the December 18, 2018, Planning Commission meeting.

Discussion was held on Commissioner Meyer's intended motion for this item at the December 18, 2018, Planning Commission meeting.

Commissioner Vasquez spoke on this project not fitting in the area and staff's

recommendation to not approve this project; this is changing the vision of our General Plan that took 19 months to work out.

Attorney Otto read Mitigation Measure TRA-1B and TRA-1C into the record.

Attorney Otto provided a correction to the resolution to add the following language to amend Section 4 that starts with "subject to all conditions of approval to be adopted and maintained by the City Council with the further recommendation that the City Council not approve the project until street improvements consistent with mitigation measures TRA-1A, 1B, 1C, 1D, and 1E have been agreed to by the various jurisdictions.

ACTION: A motion was made by Commissioner Vasquez to deny the project; motion not seconded. Motion failed.

ACTION: A motion was made by Commissioner Meyer and seconded by Vice Chairperson Quiroga to approve Consent Calendar Item B, with the correction to **Resolution PC No. 2019-001** with language provided by Attorney Otto at the dais. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, Meyer; NOES: Vasquez; ABSTAIN: None)

PUBLIC HEARINGS:

- A. Master Case No. 18-056R1; Tentative Tract Map No. 15697 (TTM 04-019EX2)**
 - A request for a two-year time extension for a subdivision of 15 single-family lots ranging in size from 6,696 square feet to 12,511 square feet, with an average lot size of 8,280 square feet.**

Assistant Planner Alejandro Rico provided the staff report.

The Public Hearing was opened.

Discussion was held on crime in the area and whether the project is low income housing.

Tamara Ballard spoke in opposition to the project and expressed her concerns. Commissioner Meyer addressed Ms. Ballard's concerns and the applicant's limit on extensions.

The Public Hearing was closed.

Discussion was held on the project being a market rate project, not low income housing.

ACTION: Motion was made by Commissioner Meyer and seconded by Commissioner Vasquez to adopt **Resolution PC No. 2019-002**; 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 3.21 of the City of Fontana Local Guidelines for implementing CEQA and direct staff to file a Notice of Exemption; and, 2) Approve the Time Extension for Tentative Tract Map No. 15697 (TTM04-019EX), subject to the original Conditions of Approval, granting a two-year extension of time to Tentative Tract Map No. 15697, extending the expiration date to September 12, 2020. Motion passed by

a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

B. Master Case No. 18-120; Tentative Tract Map No. 18426 (TTM No. 07-015EX)
- A request for a five (5) year time extension for Tentative Tract Map No. 18426 for a subdivision of 86 single-family lots.

Associate Planner Rina Leung provided the staff report.

Staff provided a correction to a duplicate Notice of Determination in attachment 7.

The Public Hearing was opened.

Speaking for the applicant, John Hogan

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 Commissioner Quiroga to adopt **Resolution PC No. 2019-003**; and 1) Adopt the Addendum to the Initial Study/Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program that was approved on September 16, 2008 which adequately identified the impacts associated with the project, pursuant to CEQA and City of Fontana's 2018 Local Guidelines for Implementing CEQA Guidelines direct staff to file a Notice of Determination; and, 2) Approve a five (5) year time extension for Tentative Tract Map No. 18426 (TTM No. 07-015EX), extending the expiration date to September 16, 2022. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

C. Master Case No. 18-078; Administrative Site Plan No. 18-039; Variance No. 18-005 - Administrative Site Plan (ASP) No. 18-039 is a request for review of a new beauty salon totaling approximately 2,378 square feet. Variance (VAR) No. 18-005 is a request for reduced landscape, building and parking setbacks.

Planning Technician George Velarde provided the staff report.

Staff provided a memo at the dais to add Condition No. 42 to the Conditions of Approval.

Discussion was held on the setbacks and the need for the variance.

Discussion was held on the use of trellis for graffiti abatement.

The Public Hearing was opened.

Speaking for the applicant, Laura Pham, spoke on the plans for the project and potential

tenants.

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

The applicant was commended on the aesthetics of the project.

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 Commissioner Sanchez to adopt **Resolution PC No. 2019-004**: and; 1) Determine that the project is Categorically Exempt pursuant to Section 15303 (C), (New Construction or Conversion of Small Structures) of the California Environmental Quality Act and per Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act (CEQA, direct staff to file a Notice of Exemption; 2) Approve Administrative Site Plan No. 18-039; and, 3) Approve Variance No. 18-005 with the addition of Condition No. 42. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

D. Master Case No. 18-131; Specific Plan Amendment No. 18-002; Specific Plan Amendment No. 18-006; Design Review Signs No. 18-069 (Comprehensive Sign Program) - Specific Plan Amendment No. 18-002 is a request to include provisions in the Southwest Industrial Park Specific Plan (SWIP) Specific Plan to allow for Comprehensive Sign Programs; Specific Plan Amendment No. 18-006 is a request to revise/clarify the definitions for the various types of warehouse uses; and Comprehensive Sign Program No. 18-069 is a request for a Comprehensive Sign Program for a property located within the SWIP at 10985 Oleander Avenue and 11263 Oleander Avenue comprised of 73.3 acres.

Associate Planner Rina Leung provided the staff report.

Discussion was held on signage of the project.

The Public Hearing was opened.

Speaking for the applicant, Ward Mace announced that Amazon will be the tenant of the project with 600 employees. Mr. Mace spoke on the signage of the project, investing in Fontana, and turning over the building in May.

No member of the audience spoke in favor or opposition.

Discussion was held on the conifers.

Discussion was held on what type of jobs will be provided.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Meyer and seconded by Commissioner Quiroga to adopt **Resolution PC No. 2019-005** and forward a recommendation to the City Council to; 1) Adopt the Addendums to the SWIP PEIR (SCH NO. 2009091089) and SWFLC EIR (State Clearinghouse [SCH] No. 2016091057) and direct staff to file a Notice of Determination; 2) Adopt an Ordinance approving Specific Plan Amendment No. 18-002; 3) Adopt an Ordinance approving Specific Plan Amendment No. 18-006; and, 4) Approve Design Review Sign (Comprehensive Sign Program) No. 18-069. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

A recess was called at 7:34 p.m.

The meeting was reconvened at 7:40 p.m.

E. Master Case No. 18-019; Tentative Parcel Map No. 19956; Design Review No. 18-006; Conditional Use Permit No. 18-005 - A Tentative Parcel Map request to merge three (3) parcels of approximately 4.3 acres into one parcel. A Design Review including a Density Bonus request to construct 60 affordable apartment units, including a community building of approximately 7,892 square feet and various amenities. A Conditional Use Permit request to establish a medical provider tenant space of approximately 2,987 square feet within the proposed community building of approximately 7,892 square feet.

Senior Planner DiTanyon Johnson provided the staff report.

Discussion was held on adding a condition regarding the types of barbeques to be used.

Staff provided a correction to the report regarding the library.

Discussion was held on the laundry facilities that will use cards, not coins.

Discussion was held on the gated entrance and exit and the use of gate arms.

The Public Hearing was opened.

Speaking for the applicant, Brittany Seniff spoke on the possible medical service provider for the tenants.

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

Discussion was held on the residence of the on-site manager.

Discussion was held on provider partnership for the medical service provider facility; there will be a resident service coordinator.

Discussion was held on not having project based vouchers, but only tax credit low income tenants.

The applicant is not opposed to the gate arms and will look into it.

Glenda Barillas spoke in favor of the project; it is something that Fontana needs and it will help with providing low income housing.

The Public Hearing was closed.

Discussion was held on the gate arm having enough clearance; Planning Manager Hernandez spoke on the getting Fire and Traffic department approval for the gate arm.

ACTION: Motion was made by Commissioner Mayer and seconded by Commissioner Sanchez to adopt **Resolution PC No. 2019-006**, and: 1) Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination; and, 2) Approve Tentative Parcel Map No. 19956, Approve Design Review No. 18-006, and Approve Conditional Use Permit No. 18-005 with the addition of Condition Nos. 21a 21b and 21c regarding barbeques, key cards for laundry facilities and pending City approval for the placement of the arm bar gate. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

F. Master Case No. 18-063; General Plan Amendment No. 18-003; Zone Change No. 18-002; Design Review No. 18-014 - General Plan Amendment No. 18-003 is a request to change the general plan land use designation from Walkable Mixed-Use Corridor and Downtown (WMXU-1) to Multi-Family High Residential (R-5) and Zone Change No. 18-002 is a request to change the zoning district map from Community Commercial (C-1) to Multi-Family High Residential (R-5). Design Review No. 18-014 including a Density Bonus request to construct a five (5) story mixed-use building in addition to a subterranean parking. The building contains approximately 2,910 square feet of commercial on the first floor and a combination of 29 apartment units on the remaining floors.

Senior Planner DiTanyon Johnson provided the staff report.

Discussion was held on the tenant bike storage.

Discussion was held on adding a Condition regarding the barbeques.

Discussion was held on the height of the building in comparison to other multi-story buildings along Sierra Avenue.

Discussion was held on the maximum height requirement.

Discussion was held on the price point.

Director AbuBakar spoke on the walkable mixed use zoning in the Downtown and staff would be coming back with the standard which would set the building height. Discussion was held on a vehicle charging stations.

The Public Hearing was opened.

Speaking for the applicant, Jose Carcelen.

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

Discussion was held on the location of the washer and dryer on the floor plan, which was not shown.

Speaking for the applicant, Andrew Crane, spoke on the built in barbecue and fire pit in the courtyard deck and a bike rack on the sidewalk for restaurant patrons.

Discussion was held on 5% of the occupancy being low income and the remainder market rate rent.

The applicant spoke on breaking ground in 2019 or early 2020.

Discussion was held on the security of the parking structure and adding charging stations.

Matt Slowik spoke on the impact and uniqueness of this project in downtown.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Meyer and seconded by Commissioner Vasquez to adopt **Resolution PC No. 2019-007**; and, forward a recommendation to the City Council to: 1) Determine that the project is categorically exempt, respectively from the California Environmental Quality Act (CEQA), pursuant to Section No. 15232 (Infill Development) and Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act; 2) Adopt a resolution approving General Plan Amendment No. 18-003 and approving Design Review No. 18-014; and, 3) Adopt an ordinance approving Zone Change No. 18-002 with added conditions regarding charging stations, bike racks and barbeques. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: None)

UNFINISHED BUSINESS:

A. None.

NEW BUSINESS:

A. None.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for January 22, 2019, February 12, 2019, and February 26, 2019, meetings for the Planning

Commission's information; and an update of future Planning Commission items for the February 5, 2019 and February 19, 2019, regular meetings for the Planning Commission's information.

Director AbuBakar congratulated Planning Manager Orlando Hernandez for being selected Employee of the Month.

Director AbuBakar spoke on the League of California Cities Planning Commissioners Academy from March 6 through March 9, in Long Beach, California.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Fort spoke on the passion for projects and that they are all important.

Commissioner Fort spoke on feeling strongly about the West Valley Specific Plan and it is not where you live, but where you come from – and she does not forget where she comes from.

Commissioner Fort spoke on being glad to see the concentration of housing coming to the city.

Commissioner Fort hopes the New Year is going well for everyone.

Commissioner Vasquez spoke on having had a great year serving on the Planning Commission and loving the City of Fontana.

Commissioner Vasquez spoke on standing for what you believe.

Commissioner Meyer welcomed everyone back from holidays.

Commissioner Meyer congratulated Planning Manager Hernandez on being mentioned on the employee spotlight.

Commissioner Meyer congratulated Kaiser High School Band for their Rose Parade participation.

Commissioner Meyer spoke on the Sprouts Grand Opening.

Commissioner Meyer spoke on tickets still being available for the State of the City event.

Commissioner Meyer spoke on the February 9, 2019, Admiral Dinner at Sacred Heart Church.

Commissioner Meyer spoke on missing City Clerk Tonia Lewis.

Commissioner Quiroga spoke on having exciting meetings and doing their best to come

up with the best solutions.

Commissioner Quiroga is excited for what is happening in Fontana.

Commissioner Quiroga wished City Clerk Tonia Lewis well.

Commissioner Quiroga wished everybody in Fontana a happy new year.

Commissioner Sanchez spoke on having an exciting night in Fontana.

Commissioner Sanchez is excited for the high rise mixed use building in Fontana.

Commissioner Sanchez spoke on not always popular here, but is looking forward to continue his service.

Commissioner Sanchez spoke on praying for Ms. Lewis to get better.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 8:33 p.m. to the Regular Planning Commission Meeting on February 5, 2019, 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 5TH DAY OF FEBRUARY, 2019.**

DocuSigned by:

Idilio Sanchez

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Idilio Sanchez
Chairperson

Certificate Of Completion

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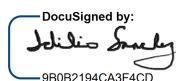
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Idilio Sanchez
idilio.ms@abscollision.co
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Envelope Sent	Hashed/Encrypted	2/12/2019 9:10:28 AM
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Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
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">•Allow per session cookies•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

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