

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
February 5, 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, February 5, 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, and Secretary Fort

Absent: None

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Associate Planner Jon Dille; Associate Planner Brett Hamilton; Planning Intern Alexia De La Torre; Administrative Secretary Maria Torres; and Commission Secretary Ysela Aguirre

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Fr. Benedict Nwachukwu-Udaku, Sacred Heart Catholic Church, the Pledge of Allegiance was led by Vice Chairperson Quiroga.

SPECIAL PRESENTATIONS:

A. Recognition of Planning Commissioners:

Mayor Warren recognized Commissioner Meyer for his years of service to the Planning Commission. Commissioner Meyer was present to accept the recognition.

Mayor Warren recognized Commissioner Vasquez for her service to the Planning Commission. Commissioner Vasquez was not present to accept the recognition.

Benjamin Lopez, on behalf of County Supervisor Rutherford, recognized Commissioner Meyer for his service to the Planning Commission.

Maria Arias, on behalf of Senator Connie Leyva, recognized Commissioner Meyer for his service to the Planning Commission.

Maha Rizvi, on behalf of Assembly Member Eloise Gomez Reyes, recognized Commissioner Meyer for his service to the Planning Commission.

B. Oath of Affirmation of Allegiance:

The Oath of Affirmation of Allegiance was administered by Mayor Acquanetta Warren and Council Member Cothran to Commissioner Cathline Fort, Commissioner Daniel Quiroga, and Commissioner Idilio Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Attorney Kathleen Moreno requested a continuance of Public Hearing Item A.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of January 15, 2019.

ACTION: A motion was made by Secretary Fort and seconded by Vice Chairperson Quiroga to approve the Minutes of the January 15, 2019, Planning Commission Meeting. Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, Fort; NOES: None; ABSTAIN: None)

PUBLIC HEARINGS:

A. Master Case No. 18-061; Conditional Use Permit No. 15-023R1; Conditional Use Permit No. 15-021R1 - Conditional Use Permit (CUP) No. 15-023R1 is a request to modify the hours of operation for an existing restaurant in conjunction with an existing California Department of Alcoholic Beverage Control (ABC) Type 47 (On-Sale for a Restaurant); and Conditional Use Permit (CUP) No. 15-021R1 is a request to extend the hours of live entertainment.

The Public Hearing was opened.

Mickie Bender spoke on incidences with the applicant's property and in opposition to the project.

Bill Bender spoke in opposition to the extension of the hours.

Georgina Ortega spoke in opposition to the extension of the hours and spoke on an incident at the property.

The Public Hearing was closed.

ACTION: By consensus, the Planning Commission continued this item to the March 5, 2019, Planning Commission Meeting.

B. Master Case No. 16-004R1; Conditional Use Permit No. 16-004R1 - Review and approval of a Conditional Use Permit (CUP) amendment to CUP No. 16-004 to expand an existing 1,590 square foot restaurant (Mariscos del Pacifico) operating with a California Department of Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine, for a Bona Fide Public Eating Place) license and add 737 square feet of tenant space (for a total of 2,327 square feet).

Planning Intern Alexia De La Torre provided the staff report.

Discussion was held on an error on the maps; staff will correct the error.

Discussion was held on the current hours of operation.

The Public Hearing was opened.

Speaking for the applicant, Edgar Montoya.

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 Chairperson Sanchez and seconded by Secretary Fort to adopt **Resolution PC No. 2019-008**; and, 1) Determine that the project is categorically exempt pursuant to 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. 16-004R1 subject to the attached Findings and Conditions of Approval. Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, Fort; NOES: None; ABSTAIN: None)

C. Master Case No. 18-066; Tentative Parcel Map No. 19974 (TPM No. 18-006) - A request to subdivide one (1) parcel of approximately 6.82 adjusted gross acres into two (2) parcels for commercial development.

Associate Planner Jon Dille provided the staff report.

The Public Hearing was opened.

Maryam Tung requested more information on the project and requested a list of permitted uses.

Associate Planner Dille spoke on the applicant not having a project planned, but must follow permitted commercial uses.

The Public Hearing was closed.

Secretary Fort clarified that the project was just a subdivision with no zoning changes; and whatever project is planned, must be go along with existing zoning.

ACTION: Motion was made by Secretary Fort and seconded by Vice Chairperson Quiroga to adopt **Resolution PC No. 2019-009**; and, 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) and Section No. 15315 (Class 15, Minor Land Divisions) of the CEQA and per Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act (CEQA), and direct staff to file a Notice of Exemption; and, 2) Approve Tentative Parcel Map No. 19974 (TPM No. 18-006). Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, Fort; NOES: None; ABSTAIN: None)

D. Master Case No. 18-077; Tentative Tract Map No. 20212 (TTM No. 18-009); Master Case No. 18-076; Tentative Tract Map No. 20214 (TTM No. 18-008) - Tentative Tract Map No. 20212: subdivide approximately 16.11 gross acres into seven (7) lots for the purpose of future development of townhomes in Planning Area 1 of the Summit at Rosena Specific Plan; Tentative Tract Map No. 20214 is a request to subdivide approximately 75.7 gross acres into Planning Areas 10-19 of the Summit at Rosena Specific Plan.

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on Condition of Approval No. 63 on super page 119 of 147, being stricken as it is not applicable to the project since it will be a privately maintained park.

Discussion was held on the number of subdivisions.

Discussion was held on the maintenance of the private parks.

Discussion was held on the number of lots equating to the number of homes.

The Public Hearing was opened.

Speaking for the applicant, Craig Moraes, spoke on the planned park amenities.

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 Secretary Fort and seconded by Chairperson Sanchez to adopt **Resolution PC No. 2019-010**; and, 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) Approve Tentative Tract Map No. 20212

(TTM No.18-009); and, 3) Approve Tentative Tract Map No. 20214 (TTM No.18-008). Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, Fort; 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 the 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 19, 2019, and March 5, 2019, regular meetings for the Planning Commission's information.

Director AbuBakar congratulated the reappointed Commissioners.

Director AbuBakar congratulated the new Commissioners to be sworn in at the next meeting.

Director AbuBakar thanked Commissioner Meyer for the accolades tonight and thanked staff for their hard work that make it possible.

Director AbuBakar reminded the Commissioners of the Goal Setting meeting on Saturday, February 9, 2019, from 9:00 a.m. to 12:00 p.m.

Director AbuBakar reminded the Commissioners regarding the League of California Cities Planning Commissioners Academy being held March 6-8, 2019, in Long Beach, California.

Director AbuBakar spoke on the new Commissioners being sworn in on February 19, 2019.

Director AbuBakar spoke on the Respectful Workplace Training being held on March 23, 2019, from 8:00 a.m. to 10:30 a.m. at the Jessie Turner Health and Fitness Center.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Secretary Fort thanked Commissioner Meyer for his work on the Planning Commission.

Secretary Fort spoke on serving with Commissioner Vasquez on the Planning Commission.

Secretary Fort spoke on working as one unit and missing the outgoing Commissioners.

Secretary Fort welcomed the new Commissioners and is looking forward to building a working relationship with them.

Vice Chairperson Quiroga thanked Commissioner Meyer for his service and leadership.

Vice Chairperson Quiroga thanked Commissioner Vasquez for her service to the Planning Commission.

Vice Chairperson Quiroga is looking forward to working with the new Commissioners.

Vice Chairperson Quiroga thanked Mayor Warren and the City Council for giving the Commissioners an opportunity to serve Fontana.

Vice Chairperson Quiroga thanked his wife, parents, sister, and children for their support.

Chairperson Sanchez spoke on having the honor of serving on the Planning Commission.

Chairperson Sanchez spoke on Commissioner Meyer being a support on the Commission.

Chairperson Sanchez spoke on Commissioner Vasquez giving her heart and soul to the Planning Commission; she will be missed.

Chairperson Sanchez spoke on being honored that Mayor Warren was present to swear the Commissioners in.

Chairperson Sanchez spoke on being excited to welcome new Commissioners Garcia and Sangha.

Commissioner Sanchez requested tonight's meeting be adjourned in memory of Nadine Rotolo.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:12 p.m. in memory of Nadine Rotolo to a Regular Planning Commission Meeting on February 19, 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 19th DAY OF FEBRUARY, 2019.**

DocuSigned by:

Idilio Sanchez

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Idilio Sanchez
Chairperson

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2/20/2019 10:11:16 AM

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Ysela Aguirre

yselac13@aol.com

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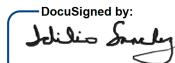
ID: a11f973a-db89-4315-aa26-6eb507fdbef2

Idilio Sanchez

idilio.ms@abscollision.co

PRESIDENT

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Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	2/25/2019 5:36:18 PM
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