

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
April 16, 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, March 5, 2019, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Quiroga called the meeting to order at 6:02 p.m.

Present: Chairperson Quiroga, Vice Chairperson Fort, Secretary Sangha, Commissioner Sanchez, and Commissioner Garcia.

Absent: None

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Paul Gonzales; Senior Planner DiTanyon Johnson; Associate Planner Rina Leung; Associate Planner Brett Hamilton; Assistant Planner Fernando Herrera; and Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Commissioner Garcia, the Pledge of Allegiance was led by Commissioner Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of April 2, 2019.

ACTION: A motion was made by Commissioner Sanchez and seconded by Commissioner Sangha to approve the Minutes of the April 2, 2019, Planning Commission Meeting. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

PUBLIC HEARINGS:

A. Master Case No. 18-129; Tentative Parcel Map No. 20079 (TPM No. 18-014) - A request to subdivide one (1) existing parcel of land that is approximately .89 acres in size into three (3) parcels for the future development of single-family homes.

Assistant Planner Fernando Herrera provided the staff report.

Discussion was held on the number of lots.

The Public Hearing was opened.

Speaking for the applicant, Arturo Castaneda.

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

Discussion was held on the houses being market rate.

Discussion was held on the lot sizes.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Attorney Otto provided additional language to section three of the resolution as follows, "subject to the conditions of approval which are attached here within as Attachment A and incorporated herein by this reference"

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Sangha to adopt **Resolution PC No. 2019-027**; 1) Find that the project is Exempt from California Environmental Quality Act (CEQA) pursuant to Section No. 15315 of the CEQA Class 15 (Minor Land Divisions) and Section No. 15332 Class 32 (In-Fill Development) 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 Tentative Parcel No. 20079 (TPM No. 18-014) with additional language to section 3 of the resolution. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

B. Master Case No. 18-124; Tentative Parcel Map No. 20068 (TPM No. 18-012) - A request to subdivide one (1) existing parcel of land that is approximately 1.18 acres in size into three (3) parcels for the purpose of single-family homes.

Assistant Planner Fernando Herrera provided the staff report.

Staff received two communication with general questions on the project.

Director AbuBakar additional language to section three of the resolution similar to the language added in the Public Hearing Item #1.

Discussion was held on the width of the parcels; and the parcels meeting the minimum requirement.

Discussion was held on how many homes could be built on each parcel; one home per parcel is allowed.

Discussion was held on approval of accessory dwelling units; they do not require Planning Commission approval.

Discussion was held on the map only showing the example of one home; the applicant is requested to show at least one home to see how it will be developed.

The Public Hearing was opened.

Speaking for the applicant, Guillermo Valdez with Karina Argandona translating.

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

Discussion was held on the applicant's purpose for each lot; the applicant plans to have his home on the first lot and sell the other two.

Discussion was held on the applicant only having to show a conceptual layout of one home; approval of this project is only for the subdivision of the land.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Fort and seconded by Commissioner Garcia to adopt **Resolution PC No. 2019-028**; 1) Find that the project is Exempt from California Environmental Quality Act (CEQA) pursuant to Section No. 15315 of the CEQA Class 15 (Minor Land Divisions) and Section No. 15332 Class 32 (In-Fill Development) 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 Tentative Parcel No. 20068 (TPM No. 18-012) with added language to section 3 of the resolution. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

C. Master Case No. 17-078; Conditional Use Permit No. 17-041; Administrative Site Plan No. 17-050 - A request to review and approve a Conditional Use Permit and Administrative Site Plan for the use of “Industrial Equipment, Materials and Supplies” to store new truck chassis prior to installation of the service body, on approximately 3.52 adjusted gross acres.

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on the breaks of the long block wall at every 30 feet.

The Public Hearing was opened.

Speaking for the applicant, Ken Lindt.

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

Discussion was held on the operation of the existing building to the west of the project.

Discussion was held on manufacture and assembly of the trucks.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Staff provided a change to the Conditions of Approval to remove Condition No. 41 regarding connecting to the sewer system as it is not required.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Fort to approve **Resolution PC No. 2019-029**; 1) Find that the proposed project is exempt pursuant to Section 15332 Class 32, (Infill Development) of the California Environmental Quality Act (CEQA) and Section 3.21 of the 2018 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Exemption; 2) Approve Conditional Use Permit No. 17-041; and, 3) Approve Administrative Site Plan No. 17-050 with the removal of Condition No. 41. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

D. Planning Case No. 10-052; Administrative Site Plan No. 16-048; Conditional Use Permit No. 17-025 - A request for review and approval of a Conditional Use Permit to establish a new truck stop facility; and, an Administrative Site Plan is a request for approval of a new 13,593 square foot fast-food restaurant with a truck stop and fueling stations for both cars and diesel trucks, a new 8,800 square foot storage building for truck parts, and upgrade to an existing truck wash and repair building.

Senior Planner Paul Gonzales provided the staff report.

Staff provided a memo at the dais with revised plans for the trash enclosure.

Commissioner Sangha recused himself from hearing this item.

Discussion was held on the Lot Consolidation Incentive.

Discussion was held on the above ground storage tanks.

Discussion was held on the screening of the above ground storage tanks.

The Public Hearing was opened.

Speaking for the applicant, Shea Antipe thanked the Commissioners and staff for their work on this project.

Speaking for the applicant, Lehmber Singh, thanked staff and the Commission for hearing his project.

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 Fort and seconded by Commissioner Sanchez to adopt **Resolution PC No. 2019-030**; 1) Determine that the project is Categorically Exempt pursuant to Section 15301 Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) and per 3.07 of the City of Fontana 2018 Local Guidelines for Implementing the California Environmental Quality Act; and, 2) Approve Conditional Use Permit No. 17-025 and approve Administrative Site Plan No. 16-048 with the changes provided in the memo at the dais. Motion passed by a vote of 4-0-1. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: Sangha)

E. Master Case No. 18-012; Conditional Use Permit No. 18-002; Administrative Site Plan No. 18-007 - A request to review and approve a Conditional Use Permit to allow the operation of a Pallet Transfer Facility; and, an Administrative Site Plan for site improvements and for the conversion of an existing single-family home into an office of approximately 1,021 square feet.

Senior Planner DiTanyon Johnson provided the staff report.

Discussion was held on the project being for the transfer and no storage of pallets.

Discussion was held on the fire access lines and having sufficient truck turning space.

Discussion was held on no pallets being stored overnight.

Discussion was held on the history of the project operating for 16 years without a permit.

Discussion was held on the applicant completing the project by June 30, 2019.

The Public Hearing was opened.

Speaking for the applicant, Manuel Mancha.

Speaking for the applicant, Sebastian Gaona.

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

The applicant spoke on working with staff to meet the June 30, 2019.

The applicant spoke on operating for 16 years without a permit and working now to bring the project into compliance.

Discussion was held on a condition needed to avoid overnight storage.

Discussion was held on the CUP being revoked if conditions are not followed.

The applicant spoke on completing the project as soon as possible.

Discussion was held on applicant beginning the permit process through the county, but not completing the process.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on staff not being able to grant any extensions to the deadline, but the applicant being able to request an extension from City Council.

Discussion was held on staff working with the applicant to finish their project.

The Public Hearing was reopened.

The applicant spoke on the timeline for getting into compliance and if they are not being able to meet the June 30, 2019, deadline, going to the City Council for an extension.

Edgar Montes spoke on pallet companies trying to come into compliance and might not have enough time, but hope that they will be given the opportunity to comply.

The Public Hearing was closed.

Discussion was held on the completion date.

ACTION: Motion was made by Commissioner Garcia and seconded by Commissioner Fort to adopt **Resolution PC No. 2019-031**; 1) Determine that the project is Categorically Exempt from the preparation of a full-fledged environmental documents pursuant to Sections 15302 (Class No. 2, Replacement or Reconstruction), 15303 (Class No. 3 New Construction) and 15332 (Class No. 32 Infill Development) 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. 18-002 and approve Administrative Site Plan No. 18-007. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

F. Master Case No. 18-010; Conditional Use Permit No. 18-001; Administrative

Site Plan No. 18-005 - A request for review and approval of a Conditional Use Permit to permit an existing Pallet Yard; and, an Administrative Site Plan request for site improvements and construction of an approximately 715 square foot office and an approximately 2,250 square foot canopy for an outdoor pallet storage area.

Senior Planner DiTanyon Johnson provided the staff report.

Discussion was held on the Site Plan.

Discussion was held on the type of palm trees being used and up lighting of trees.

The Public Hearing was opened.

Speaking for the applicant, Manuel Mancha.

Speaking for the applicant, Jehu Melchor.

Speaking for the applicant, Elias Melchor.

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

Discussion was held on the existing palm trees and the up lighting.

Discussion was held on the parking of trucks; there will be no overnight parking.

Speaking for the applicant, Fausto Reyes spoke on preserving the existing palms and adding another row of trees and vines to screen the pallets; and improvements to city sidewalk, drive way widening, and setback.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on the completion date.

ACTION: Motion was made by Commissioner Fort and seconded by Commissioner Sanchez to adopt **Resolution PC No. 2019-032**; 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. 18-001 and approve Administrative Site Plan No. 18-005. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

G. Master Case No. 18-086; Design Review Project No. 18-022 - A request to review and approve a warehouse distribution building totaling approximately 192,794 square feet on 8.72 adjusted gross acres.

Associate Planner Rina Leung provided the staff report.

Staff provided a memo at the dais with a letter received and response to that letter.

Discussion was held on the east and south elevation.

The Public Hearing was opened.

Speaking for the applicant, Mark Bachli.

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

Discussion was held on the applicant adding some cornice or glazing to the east and south elevation; the applicant agreed to work with staff.

Brian Flynn spoke in opposition to the project.

Roy Morelli spoke on traffic concerns in the area.

Matthew Slowik spoke on the Addendum EIR.

The Public Hearing was closed.

Discussion was held on the Addendum EIR.

Discussion was held as it relates to a traffic analysis not being needed for this project.

Kari Cano spoke on the request for an updated EIR.

Discussion was held on a traffic study not needed for this project.

Director AbuBakar will talk to the traffic engineer and will work with Mr. Morelli on his concerns.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Fort to adopt **Resolution PC No. 2019-033** to: 1) Adopt the Addendum and Mitigation, Monitoring, and Reporting Program, (MMRP) to the SWIP PEIR (SCH NO. 2009091089) and direct staff to file a Notice of Determination; and, 2) Approve Design Review No. 18-022 subject to the attached Findings and Conditions of Approval with direction to staff to work with the application on the east and south elevations. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; 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 April 23, 2019, May 14, 2019, and May 28, 2019, meetings for the Planning Commission's information; and an update of future Planning Commission items for the May 7, 2019 and May 21, 2019, regular meetings for the Planning Commission's information.

Director AbuBakar spoke on the BIA workshop.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Sangha thanked staff for their reports.

Commissioner Sangha thanked the community for letting him serve.

Commissioner Sangha spoke on the development and business in Fontana.

Commissioner Garcia wished everyone a Happy Easter.

Commissioner Fort shared that she participated in the Ronald McDonald Walk for Kids at Jessie Turner Health and Fitness Center at Fontana Park.

Commissioner Fort attended a DAB meeting.

Commissioner Fort wished everyone a Happy Easter.

Commissioner Sanchez appreciates the comments from the other Commissioners.

Commissioner Sanchez is excited to see growth in Fontana.

Commissioner Sanchez thanked staff for the amazing job they do.

Commissioner Sanchez spoke on being excited to see businesses trying to comply and follow the rules.

Commissioner Sanchez thanked God for allowing him to serve and his family for allowing him to be here.

Chairperson Quiroga spoke on this being a great place to be.

Chairperson Quiroga spoke on wanting things safe in Fontana.

Chairperson Quiroga wished everyone a Happy Easter.

Chairperson Quiroga thanked the public that comes out to the meetings.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the meeting adjourned at 8:30 p.m. to a Regular Planning Commission Meeting on Tuesday, May 7, 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 7TH DAY OF MAY, 2019.**

DocuSigned by:

Daniel Quiroga

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Daniel Quiroga
Chairperson

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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

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