

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
April 2, 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, April 2, 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; Associate Planner Brett Hamilton; Assistant Planner Alejandro Rico; City Clerk Tonia Lewis; and Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Vice Chairperson Fort, the Pledge of Allegiance was led by Commissioner Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Dale Henneman spoke on a public meeting on a project in the south end of Fontana that was filled with concerned citizens opposing the project and a recent project in the north end of Fontana and a Commissioner was concerned with that project because it was near his residence. Mr. Henneman spoke on attending Planning Commission meetings for over a year and listening to Commissioners speak on issues that he feels residents can handle on their own; but has never heard any Commissioner speak on providing affordable single family housing and instead requiring columns every 50 feet of a block wall that does nothing to lower the price of the projects. Mr. Henneman quoted Ecclesiastes "All man's labor and all his achievements spring from the envy of his

neighbor." And recently hearing a Commissioner say "They don't allow that in Irvine".

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of March 19, 2019.

ACTION: A motion was made by Vice Chairperson Fort and seconded by Commissioner Garcia to approve the Minutes of the March 19, 2019, Planning Commission Meeting. Motion passed by a vote of 4-0-1. (AYES: Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: Quiroga)

PUBLIC HEARINGS:

A. Master Case No. 15-018R4; Tentative Parcel Map No. 20070 (TPM No. 18-013) - The request is to subdivide one (1) parcel (APN: 0240-121-35) of approximately 7.45 adjusted gross acres into five (5) parcels to allow the commercial tenants to be located on separate parcels.

Associate Planner Brett Hamilton provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Mark Okorus.

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

Discussion was held on the plans for parcel 5.

Discussion was held on the Quick Quick Carwash ground breaking.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Sanchez and seconded by Secretary Sangha to adopt **Resolution No. PC 2019-021**; 1) Find that the previous Mitigated Negative Declaration adopted by the Planning Commission on October 6, 2015 has adequately identified the impacts associated with the project, pursuant to Section 15075 of the CEQA guidelines and Section No. 6.22 of the Local 2018 Guidelines for implementing the California Environmental Quality Act., and direct staff to file a Notice of Determination; and, 2) Approve Tentative Parcel No. 20070 (TPM No. 18-013). Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

B. Master Case No. 18-102; Conditional Use Permit No. 18-030; Administrative Site Plan No. 18-046 - A request for site and architectural review of a new Verizon wireless cell tower on approximately 8.6 adjusted gross acres.

Assistant Planner Alejandro Rico provided the staff report.

Discussion was held on any Conditions of Approval regarding maintenance.

Discussion was held on the rendering provided.

Discussion was held on the distance from the tower to nearest residence.

The Public Hearing was opened.

Speaking for the applicant, Cisco Miller.

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

Vernon Andersen spoke on health concerns that may affect him and requested information on the process for moving the tower.

The Public Hearing was closed.

Discussion was held on the process for the applicant if they choose to move the tower.

Discussion was held on local agencies not being allowed to make findings regarding radio frequency.

Discussion was held on how often towers get repositioned.

Discussion was held on moving away from “trees” and towards components that can be attached to other buildings.

Discussion was held on who decides the design of the tower.

ACTION: Motion was made by Commissioner Garcia and seconded by Vice Chairperson Fort to adopt **Resolution PC No. 2019-022**; 1) Determine that the project is exempt pursuant to Section 15332 Class 32, (Infill Development) of the California Environmental Quality Act (CEQA) and Section 3.21 of the City of Fontana Local Guidelines for implementing the California Environmental Quality Act and direct staff to file a Notice of Determination; 2) Approve Conditional Use Permit No. 18-030; and, 3) Approve Administrative Site Plan No. 18-046. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

C. Master Case No. 19-013; Conditional Use Permit No. 19-005 - Review and approval of a Conditional Use Permit (CUP) for proposed equipment sales and incidental service work on the equipment.

Associate Planner Brett Hamilton provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Nigel Talbot-Smith

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

Discussion was held on when the applicant plans to move in.

Discussion was held on the type of equipment that will be sold.

Discussion was held on what the mechanical repairs will entail.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Sanchez and seconded by Vice Chairperson Fort to adopt **Resolution PC No. 2019-023**; 1) Determine that the project is categorically exempt, respectively from the California Environmental Quality Act (CEQA) 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 2) Approve Conditional Use Permit No. 19-005 subject to the attached Findings and Conditions of Approval. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

D. Master Case No. 18-015; Conditional Use Permit No. 18-004; Administrative Site Plan No. 18-010 - A request for approval of Conditional Use Permit No. 18-004 for the use and operation of a pallet yard; Administrative Site Plan No. 18-010 for site and architectural review of a 2,158 square foot office building and 800 square foot canopy with outdoor pallet storage area.

Senior Planner Paul Gonzales provided the staff report.

Discussion was held on calls staff received in opposition to the project.

Discussion was held on the height limit for stacking of pallets.

Discussion was held on the enhancement of the current building.

Discussion was held on the architectural design of the building.

Discussion was held on the height of pallets and distance between the pallets stacks.

The Public Hearing was opened.

Speaking for the applicant, Hector Mora.

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

Speaking for the applicant, Fausto Reyes, spoke on the landscaping plans for the project.

Peggy Bernard spoke in opposition to the project due to the effect the project will have on

the residences in the area.

Jesse Guzman spoke in opposition to the project due to the concern with fires in pallet yards, the number of pallet yards in Fontana, maintenance of the pallet yards,

The Public Hearing was closed.

Discussion was held on fire sprinkler conditions and quarterly inspections.

Discussion was held on how many calls or citations are given before a project is brought back for revocation.

Discussion was held on the Community Development Director being informed of the Fire Department Quarterly Inspection Report, but no report being brought back to the Planning Commission.

Discussion was held on inspections being conducted at any time if there are complaints, not only quarterly.

Discussion was held on measures taken to avoid flammable landscaping; the Fire Department has reviewed the landscaping plans and has approved them as presented.

The Public Hearing was reopened.

Speaking for the applicant, Fausto Reyes spoke on the working with staff and the Fire Department to change the trees, camera surveillance and having a private fire hydrant on the property.

Speaking for the applicant, Manuel Mancha spoke on the prior pallet yard fire, fire prevention being the most important part of their business, and security for the facility to avoid arsonists.

Discussion was held on rodent problems on the property.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Garcia and seconded by Secretary Sangha to adopt **Resolution PC No. 2019-024**; 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. 18-004 and approve Administrative Site Plan No. 18-010 with direction to staff to work with the applicant on the landscaping. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

A recess was called 7:17 p.m.

The meeting was recalled to order at 7:23 p.m.

E. Master Case No. 18-059; Tentative Parcel Map No. 19964 (TPM No. 18-004); Conditional Use Permit No. 18-016; Design Review No. 18-012 - A request to review and approve the following: Tentative Parcel Map No. 19964 is a request to combine seven (7) lots into one (1) lot totaling approximately 10.8 adjusted gross acres; Conditional Use Permit No. 18-016 is a request to operate the high-cube warehouse/distribution facility; and Design Review No. 18-012 is a request for site and architectural review to construct a 240,800 square foot high-cube warehouse/distribution facility on the project site of approximately 10.8 adjusted gross acres.

Planning Supervisor Orlando Hernandez provided the staff report.

Consultant Collin Ramsey spoke on the additional mitigation measures.

Discussion was held on the approved truck route.

Discussion was held on the west elevation.

Discussion was held on the additional mitigation measures.

The Public Hearing was opened.

Speaking for the applicant, Dana Witmur

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

Speaking for the applicant, Chris Savage spoke on the west elevation and discussed changes that can be made to it.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Sanchez and seconded by Vice Chairperson Fort to adopt **Resolution No. PC 2019-025**; 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file a Notice of Determination; 2) Approve Tentative Parcel Map No. 19964; 3) Approve Design Review No. 18-012; 4) Approve Conditional Use Permit No. 18-016 with changes to 13E and direction to staff to work with the applicant on changes to the west elevation. 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. 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA)

Director of Community Development Zai AbuBakar provided the staff report.

ACTION: Motion was made by Vice Chairperson Fort and seconded by Commissioner Garcia to adopt **Resolution PC No. 2019-026**; a resolution forwarding a recommendation to the City Council to: 1) Repeal Resolution No. 2018-028 which was adopted for the 2018 Local Guidelines for Implementing CEQA; and, 2) Adopt Resolution No. 2019 adopting the 2019 Local Guidelines for Implementing the California Environmental Quality Act. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for the April 9, 2019, 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 April 16, 2019, May 7, 2019, and May 21, 2019, regular meetings for the Planning Commission's information.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Secretary Sangha thanked staff for their reports.

Secretary Sangha attended the Dodger Dream Field event.

Commissioner Garcia attended the groundbreaking for the Dodger Dream Field.

Commissioner Garcia wished her son, Andres, a happy 11th birthday.

Vice Chairperson Fort thanked the Director AbuBakar for the future planning items listed.

Vice Chairperson Fort learned a lot on affordable housing at the League of Cities Conference and being an issue that needs to be addressed.

Commissioner Sanchez agreed with Vice Chairperson Fort and not having control of what projects come to the city.

Commissioner Sanchez congratulated Chairperson Quiroga for doing a great job tonight.

Commissioner Sanchez requested that tonight's meeting be adjourned in memory of the victims of the 737 flights.

Chairperson Quiroga thanked Vice Chairperson Fort and Secretary Sangha for filling in for him at the last meeting.

Chairperson Quiroga spoke on the Travel Club's visit to historical sites.

Chairperson Quiroga thanked Commissioner Sanchez for his words.

Chairperson Quiroga spoke on chairing his first meeting.

Chairperson Quiroga thanked two of his students, Shane Holguin and Jimmy Montes, for visiting tonight's meeting.

Chairperson Quiroga thanked Mr. Henneman for his comments.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:53 p.m. in memory of the victims of the 737 flights to a Regular Planning Commission Meeting on Tuesday, April 16, 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 16TH DAY OF APRIL, 2019.**

DocuSigned by:

Daniel Quiroga

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Daniel Quiroga
Chairperson

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Daniel Quiroga

elpacol@hotmail.com

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Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Witness Events	Signature	Timestamp
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Certified Delivered	Security Checked	5/15/2019 9:35:15 PM
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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
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