

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
May 21, 2019  
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, May 21, 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, and Commissioner Garcia

Absent: Secretary Sangha, Commissioner Sanchez

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Senior Planner Paul Gonzales; Senior Planner Dawn Rowe; Associate Planner Brett Hamilton; Assistant Planner Cecily Session-Goins; Resource Budget Officer Lynn Rogers; City Clerk Tonia Lewis 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 Vice Chairperson Fort.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of May 7, 2019.

**ACTION:** A motion was made by Vice Chairperson Fort and seconded by Commissioner

Garcia to approve the Minutes of the May 7, 2019, Planning Commission Meeting. Motion passed by a vote of 3-0. (AYES: Quiroga, Fort, Garcia; NOES: None; ABSTAIN: None)

## **PUBLIC HEARINGS:**

### **A. 2019/2020-2025/2026 Preliminary Capital Improvement Program (CIP)**

Resource Budget Officer Lynn Rogers provided the staff report.

Discussion was held on how much time was put into the program.

The Public Hearing was opened.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Vice Chairperson Fort and seconded by Commissioner Garcia to adopt **Resolution PC No. 2019-035**, a resolution forwarding a recommendation to the City Council to: 1) Find that there will be no significant environmental impacts caused by this project, adopt an Initial Study/Negative Declaration pursuant to Section 15070 of the California Environmental Quality Act, and direct staff to file a Notice of Determination; 2) Find that the information and proposed projects identified in the 2019/2020-2025/2026 CIP are in conformance with the goals and policies of the General Plan 2015-2035; and, 3) Recommend that the City Council adopt the Preliminary 2019/2020-2025/2026 CIP. Motion passed by a vote of 3-0. (AYES: Quiroga, Fort, Garcia; NOES: None; ABSTAIN: None)

A recess was called at 6:19 p.m.

The meeting was recalled to order at 6:26 p.m.

### **B. Master Case No. 18-096; Tentative Parcel Map No. 20010; Tentative Tract Map No. 20224; Conditional Use Permit No. 18-027; and Design Review No. 18-028 - Monterado 253 Attached and Detached Condominiums.**

Senior Planner Paul Gonzales provided the staff report.

Staff provided a correction to Condition No. 67.

Staff addressed issues identified in the letter received from North Fontana Investment Company, LLC.

Staff addressed a letter that was submitted by the Gas Company.

Ruben Salas spoke on the water quality.

Director AbuBakar shared that the water quality report is available for review.

Discussion was held on the number of entry points for vehicles and pedestrians.

Discussion was held on the number of required parking spaces and the number of spaces provided.

The Public Hearing was opened.

Speaking for the applicant, Bryan F. Avilla spoke on meeting with stakeholders a year ago with no concerns. Mr. Avilla spoke on the vehicle and pedestrian access points and meeting parking requirements.

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

Discussion was held on potential retailers and when they would come in.

Speaking for the applicant, Denise Ashton spoke on the concept of one grand entrance; the points of access for vehicles and emergency vehicles; the landscaping; the recreation area and the project amenities.

Discussion was held on the monitoring of vehicle parking per individual homes.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on the proposed commercial area being brought back for review by the Planning Commission.

**ACTION:** Motion was made by Commissioner Garcia and seconded by Vice Chairperson Fort to adopt **Resolution PC No. 2019-036**, forwarding a recommendation to the City Council to: 1) Adopt the Mitigated Negative Declaration, Mitigation Monitoring Program and direct staff to file a Notice of Determination; 2) Approve Parcel Map No. 20010; 3) Approve Tentative Tract Map No. 20224; 4) Approve Conditional Use Permit No. 18-027; and, 5) Approve Design Review No. 18-028 with correction to Condition No. 67 and the addition of a condition for the commercial plan to be brought back before the Planning Commission. Motion passed by a vote of 3-0. (AYES: Quiroga, Fort, Garcia; NOES: None; ABSTAIN: None)

**C. Master Case No. 15-003; Zoning Code Amendment No. 18-004 - Amendment to the zoning designations for properties within the General Plan Land Use Designation Walkable Mixed Use 1 (WMXU1) and Walkable Mixed Use 2 (WMXU2) and proposed Zoning Code Amendment to add Article 15 to Chapter 30 of the City of Fontana Municipal Code. Article 15 will include development standards to the Walkable Mixed Use-1 (WMXU1) and Walkable Mixed Use-2 (WMXU2).**

Assistant Planner Cecily Session-Goins provided the staff report.

Discussion was held on color palette guidance for the project.

Senior Planner Dawn Rowe spoke on an Administrative Site Plan being required for changes to the look of the existing building, including getting new colors approved.

Discussion was held on a lighting code and signage for retail establishments.

Discussion was held on building size and addressing maximum heights.

The Public Hearing was opened.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Garcia and seconded by Vice Chairperson Fort to adopt **Resolution PC No. 2019-037**, and forward a recommendation to the City Council to: 1) Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Section 15177(a) of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 local CEQA Guidelines and direct staff to file the Notice of Determination; and, 2) Amend the zoning designations for properties within the General Plan Land Use Designation Walkable Mixed Use I (WMXU1) and Walkable Mixed Use II (WMXU2) and proposed Zoning Code Amendment to add Article 15 to Chapter 30 of the City of Fontana Municipal Code. Article 15 will include development standards to the Walkable Mixed Use-1 (WMXU1) and Walkable Mixed Use-2 (WMXU2). Motion passed by a vote of 3-0. (AYES: Quiroga, Fort, Garcia; NOES: None; ABSTAIN: None)

## **UNFINISHED BUSINESS:**

**A.** None.

## **NEW BUSINESS:**

**A.** None.

## **DIRECTOR COMMUNICATIONS:**

**A.** **Sixth Annual BIA Housing Policy Conference - June 28, 2019 from 9:00 a.m. to 1:00 p.m.**

**B.** **Director Communications:**

Planning Commission reviewed an update of future City Council Agenda items for the May 28, 2019, June 11, 2019, June 25, 2019, and July 9, 2019, meetings for the Planning Commission's information; and an update of future Planning Commission items for the June 4, 2019, June 18, 2019, and July 2, 2019, regular meetings for the Planning

Commission's information.

## **COMMISSION COMMENTS:**

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

Vice Chairperson Fort spoke on having the pleasure of serving on the Planning Commission.

Vice Chairperson Fort on the projects moving the City forward and bringing housing to Fontana.

Commissioner Garcia thanked the Planners that put the effort in putting the reports together.

Chairperson Quiroga echoed his fellow Commissioners and thanked staff for what they provide the Planning Commission.

Director AbuBakar commended the staff team for all the hours of work they put into the drafting of the Form Based Code.

Chairperson Quiroga thanked his students for the honor and privilege of being their teacher.

Chairperson Quiroga spoke on his daughter Sofia receiving her orange belt in Tae Kwon Do; participating in her first piano recital and graduating from preschool today.

## **WORKSHOP:**

### **A. Sign Code Update**

## **ADJOURNMENT:**

By consensus, the Planning Commission meeting adjourned at 7:50 p.m. to a Planning Commission Workshop on May 21, 2019, then to the Regular Planning Commission Meeting on Tuesday, June 4, 2019, 2019, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:



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**Ysela Aguirre**  
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 18TH DAY OF JUNE, 2019.**

DocuSigned by:



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**Daniel Quiroga**  
Chairperson

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Ysela Aguirre

yselac13@aol.com

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## In Person Signer Events

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Evelyne Ssenkoloto

essenkol@fontana.org

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Witness Events	Signature	Timestamp
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Certified Delivered	Security Checked	6/24/2019 11:40:39 AM
Signing Complete	Security Checked	6/24/2019 11:40:39 AM
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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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