

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
June 4, 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, June 4, 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

Absent: Commissioner Garcia

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Assistant Planner Ivan Galeazzi; Associate Planner Rina Leung; Assistant Planner Cecily Session-Goins; City Clerk Tonia Lewis; and Commission Secretary Ysela Aguirre.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

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

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of May 21, 2019.

**ACTION:** Due to lack of quorum, this item was continued to the June 18, 2019, Regular Planning Commission Meeting.

## **PUBLIC HEARINGS:**

**A. Master Case No. 18-095; Design Review No. 18-027 - A request for site and architectural review for an approximate 133,813 s.f. warehouse on a 6.21 acre site. The site is located within the Jurupa North Industrial District (JND) in the Southwest Industrial Park Specific Plan (SWIP).**

The above referenced item has been removed from the Agenda for Tuesday, June 4, 2019 and rescheduled and re-noticed for the Public Hearing on Tuesday, June 18, 2019.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Secretary Fort to continue this item to the June 18, 2019. Regular Planning Commission Meeting. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Sangha, Sanchez; NOES: None; ABSTAIN: None)

**B. Master Case No. 19-004; Tentative Parcel Map No. 20069 (TPM No. 19-001) - A request to subdivide one (1) existing parcel of land that is approximately 0.50 adjusted gross acres in size into three (3) parcels for the development of single-family homes.**

Assistant Planner Ivan Galeazzi provided the staff report.

Discussion was held on the dwellings being single-family homes.

Discussion was held on the street widening and street improvements.

The Public Hearing was opened.

Speaking for the applicant, Ahmad Awad.

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 Vice Chairperson Fort and seconded by Commissioner Sanchez to adopt **Resolution PC No. 2019-038**; 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. 3.22 of the 2019 Local Guidelines for implementing CEQA., and direct staff to file a Notice of Exemption; and, 2) Approve Tentative Parcel No. 20069 (TPM No. 19-001). Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Sangha, Sanchez; NOES: None; ABSTAIN: None)

**Master Case No. 17-048; Tentative Tract Map No. 20123 (TTM No. 17-009);**

**C. Design Review No. 17-022 - A request for a Tentative Tract Map to subdivide one (1) existing parcel into six (6) new single-family lots ranging in size from 6,000 square feet to 6,600 square feet. A Design Review request to construct six (6) single-family homes consisting of four (4) floor plans ranging in size from approximately 2,207 square feet to approximately 2,595 square feet.**

Assistant Planner Cecily Session-Goins provided the staff report.

Discussion was held on adding wrought iron fence to the porch on specific elevations for Buildings A and C.

Discussion was held on the street lighting.

The Public Hearing was opened.

Speaking for the applicant, Charles Yu, spoke on the size of the porch. The applicant agreed to add wrought iron fencing to the porch.

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 Sanchez and seconded by Secretary Sangha to adopt **Resolution PC No. 2019-039**; 1) Determine that the project qualifies for a Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA and direct staff to file a Notice of Exemption; 2) Approve Tentative Tract Map No. 20123 (TTM 17-009); and, 3) Approve Design Review Project No. 17-022 with the addition of wrought iron fencing to the porch for Buildings A and C. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Sangha, Sanchez; NOES: None; ABSTAIN: None)

**D. Master Case No. 19-032; Revocation of Conditional Use Permit No. 99-031; Conditional Use Permit No. 19-013 - A request to revoke Conditional Use Permit No. 99-031 for a Department of Alcoholic Beverage Control Type 21 (Off-Sale General License) for the off sale of alcohol for a former tenant who has vacated the subject property; and a request to review and approval of Conditional Use Permit No. 19-013 to operate a fitness/gymnasium facility at an existing multiple tenant commercial center for Chuze Fitness.**

Associate Planner Rina Leung provided the staff report.

Staff provided a revision to Condition of Approval No. 7 via memo at the dais.

The Public Hearing was opened.

Speaking for the applicant, Kevin Kohan and Marissa Hinsch, thanked staff for their work

on this process.

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

Discussion was held on the date of opening.

Discussion was held on the amenities of the facility.

Discussion was held on the capacity of the facility.

Discussion was held on other local facilities.

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 PC No. 2019-040**; 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. 3.22 of the Local 2019 Guidelines for implementing the CEQA; 2) Revocation of Conditional Use Permit No. 99-031 for a Department of Alcoholic Beverage Control Type 21 (Off-Sale General License); and, 3) Approve Conditional Use Permit No. 19-013 subject to the attached Findings and Conditions of Approval. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Sangha, Sanchez; NOES: None; ABSTAIN: None)

**E. Master Case No. 18-053; Tentative Parcel Map No. 19950 (TPM No. 18-005); Design Review No. 18-010 - A request to subdivide an existing lot of approximately 4.01 acres into two (2) lots. Lot 1 will have a total area of 1.69 acres and lot 2 will have a total area of 2.28 acres; Design Review No. 18-010 is a request for site and architectural review to construct two (2) concrete tilt-up warehouses totaling approximately 73,550 square feet.**

Staff requested this item be moved to a date uncertain.

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 Chairperson Sangha move this item to a date uncertain. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Sangha, Sanchez; 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 June 11, 2019, June 19, 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 18, 2019, July 2, 2019, and July 16, 2019, regular meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

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

Secretary Sangha thanked staff for their reports.

Secretary Sangha welcomed those bringing projects to Fontana.

Secretary Sangha spoke on upcoming events.

Vice Chairperson Fort shared a job at San Bernardino County Job Fair at the Way World Outreach.

Commissioner Sanchez is excited to see business coming to Fontana with more job opportunities.

Commissioner Sanchez congratulated his son on purchasing a new home.

Chairperson Quiroga spoke on staff's effort and time put into reports.

Chairperson Quiroga encouraged everyone to enjoy their summer with family and all of the many things happening in Fontana.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the meeting adjourned at 6:48 p.m. to a Regular Planning Commission Meeting on Tuesday, June 18, 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 18TH DAY OF JUNE, 2019.**

DocuSigned by:

*Daniel Quiroga*

C81A84FF45B54C9...

Daniel Quiroga  
Chairperson

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Ysela Aguirre

yselac13@aol.com

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Evelyne Ssenkoloto

essenkol@fontana.org

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