

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
July 2, 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, 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 6:01 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 Dawn Rowe; Assistant Planner Ivan Galeazzi; 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 Pastor Alex Barrett, Ridgeview Church, the Pledge of Allegiance was led by Commissioner Sangha.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of June 18, 2019.

**ACTION:** A motion was made by Commissioner Sanchez and seconded by

Commissioner Fort to approve the Minutes of the June 18, 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. 18-085; Design Review Project No. 18-021 - A request for review and approval of a site and architectural review for a proposed warehouse concrete tilt-up building totaling approximately 71,905 square feet. (Continued from June 18, 2019)**

Assistant Planner Ivan Galeazzi provided the staff report.

Discussion was held on the number of parking spaces.

The Public Hearing was opened.

Speaking for the applicant, Michael Goodwin, with First Industrial Realty Trust, spoke on the specifics of the 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 Sangha to adopt **Resolution PC No. 2019-043**; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA and per Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA), and direct staff to file a Notice of Exemption; and, 2) Approve Design Review Project No. 18-021. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

**B. Master Case No. 19-043; Conditional Use Permit No. 10-023R2; Conditional Use Permit No. 19-025; Revocation of Conditional Use Permit No. 10-022 - Conditional Use Permit (CUP) No. 15-023R2 is a request to modify the existing CUP No. 15-023 to upgrade the existing ABC (Alcoholic Beverage Control) License from Type 41 to a Type 47 ABC license for the sale of sale of beer, wine and distilled spirits to be consumed on-site; Conditional Use Permit (CUP) No. 19-025 is a request to allow live entertainment; the revocation of CUP No. 10-022 to rescind the use permit which currently allows a Type 20 ABC to allow the sale of beer and wine to be consumed off-site.**

Assistant Planner Alejandro Rico provided the staff report.

Staff recommended Condition No. 36, in Exhibit A, be deleted as it does not apply to this

project.

Discussion was held on the hours of operation.

Discussion was held on the hours of operation of live entertainment.

Discussion was held on the type of live entertainment.

Discussion was held on the noise restrictions.

Attorney Otto clarified the stipulation regarding live entertainment without Planning Commission approval.

Discussion was held on the hours of operation of live entertainment on similar projects.

Discussion was held on any comments received from the public noticing.

The Public Hearing was opened.

Speaking for the applicant, Miguel Garcia and Leticia Garcia Suarez.

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

Discussion was held on the use of amplification for entertainment.

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. 2019-044**; 1) Determine that the project does not require any environmental review pursuant to Section No. 15301 (Existing Facilities) of the California Environmental Quality Act and Section No. 3.22 of the 2019 Local Guidelines for implementing the California Environmental Quality Act (CEQA); 2) Approve Conditional Use Permit No. 10-023R2, a request for the sale of beer, wine and distilled to be consumed on-site; 3) Approve Conditional Use Permit No. 19-025, a request to allow live entertainment on the premises; and, 4) Revoke Conditional Use Permit No. 10-022 to rescind the use permit which currently allows a Type 20 ABC to allow the sale of beer and wine to be consumed off-site with the deletion of Condition No. 36. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None).

- C. Master Case No. 18-049; Tentative Parcel Map No. 19925 (TPM No. 18-033); Administrative Site Plan No. 18-033 - A request to review and approve to combine two (2) existing parcels for the expansion of an existing tractor truck and tractor trailer sales facility, and for the site and architectural review of one (1) proposed sales office building totaling approximately 1,678 square feet on approximately 4.90 adjusted gross acres located within the General Industrial (M-2) Zoning District. All off-site and on-site improvements**

**are a part of this request.**

Assistant Planner Ivan Galeazzi provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Vicky Valenzuela, spoke on the details of the 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 Sanchez and seconded by Commissioner Garcia to approve **Resolution PC No. 2019-045**; 1) Find that the proposed project is exempt pursuant to Section No. 15301, Class 1 (Existing Facilities) and per Section No. 15332, Class 32, (Infill Development) of the California Environmental Quality Act (CEQA) and Section 3.22 of the 2019 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Exemption; 2) Approve Tentative Parcel Map No. 19925 (TPM No. 18-003); and, 3) Approve Administrative Site Plan No. 18-033. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None).

**D. Master Case No. 19-011; Specific Plan Amendment No. 19-001; Tentative Tract Map No. 17039 (TTM No. 19-002) - Specific Plan Amendment No. 19-001 proposes to change the product type identified in the Citrus Heights North Specific Plan; Tentative Tract Map No. 17039 (TTM 19-002) is a request to subdivide two (2) existing lots into ten (10) numbered lots and twenty-four (24) lettered lots for the purpose of creating a condo map for future development of 101 detached condominiums.**

Senior Planner Dawn Rowe provided the staff report.

Staff corrected that there were 102 condominiums, not 101.

Discussion was held on the reason for subdivision.

Discussion was held on the reason for less units.

The Public Hearing was opened.

Speaking for the applicant Stacey Sassaman spoke on the decrease of the number of units.

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 Sangha to adopt **Resolution PC No. 2019-046**, forwarding a recommendation to the City Council to 1) Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearing House No. (2003111125), pursuant to Section 15162 through 15164 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; 2) Approve Specific Plan Amendment No. 19-001; and, 3) Approve Tentative Tract Map No. 17039 (TTM 19-002). 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 July 9, 2019, July 23, 2019, and August 13, 2019, meetings for the Planning Commission's information; and an update of future Planning Commission items for the July 16, 2019 and August 6, 2019, regular meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

**A. Planning Commission Remarks:**

Commissioner Fort shared that she attended the BIA conference.

Commissioner Fort wished everyone a safe and joyous celebration and invited everyone out to Fontana High School for the fireworks show.

Commissioner Fort welcomed Pastor Barrett to Fontana and thanked him for bringing the sports camp for children to Fontana.

Commissioner Sangha thanked staff for their reports and the developers for bringing their projects to Fontana.

Commissioner Sangha wished everyone a safe 4th of July.

Commissioner Garcia wished everyone a happy 4th of July.

Commissioner Sanchez thanked staff for paying attention to the Planning Commission and thanked the developers for investing in Fontana.

Commissioner Sanchez wished everyone a happy 4th of July.

Chairperson Quiroga thanked Pastor Alex Barrett for sharing his wisdom and bringing more positivity to Fontana.

Chairperson Quiroga wished everyone a safe 4th of July and invited everyone to the 4th of July event at Fontana High School.

Chairperson Quiroga thanked the developers for bringing top quality products to Fontana.

## **WORKSHOP:**

Unical 76 Self Service Automated Car Wash

## **ADJOURNMENT:**

By consensus, the meeting adjourned at 6:59 p.m. to a Planning Commission Meeting Workshop on July 2, 2019, then to the Regular Planning Commission Meeting on Tuesday, July 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 JULY, 2019.**

DocuSigned by:

*Daniel Quiroga*

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Daniel Quiroga

Chairperson

## Certificate Of Completion

Envelope Id: B1A5EA32DFB343C3B7B087C5859572FA  
 Subject: Please DocuSign: PC Minutes of 07-02-2019.pdf  
 Source Envelope:  
 Document Pages: 6  
 Certificate Pages: 5  
 AutoNav: Enabled  
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Envelope Originator:  
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 8353 Sierra Avenue  
 Fontana, CA 92335  
 clerks@fontana.org  
 IP Address: 192.146.186.96

## Record Tracking

Status: Original  
 7/24/2019 4:59:05 PM

Holder: City Clerk  
 clerks@fontana.org

Location: DocuSign

## Signer Events

Ysela Aguire  
 yselac13@aol.com  
 Security Level: Email, Account Authentication  
 (None)

## Signature

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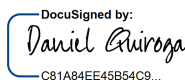
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**Electronic Record and Signature Disclosure:**  
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Daniel Quiroga  
 elpacol@hotmail.com  
 Security Level: Email, Account Authentication  
 (None)

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Signature Adoption: Pre-selected Style  
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**Electronic Record and Signature Disclosure:**  
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## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

Evelyn Ssenkoloto  
 essenkol@fontana.org  
 Security Level: Email, Account Authentication  
 (None)

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Carbon Copy Events	Status	Timestamp
Kathy Kasinger kkasinger@fontana.org Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	<div>COPIED</div>	Sent: 7/27/2019 11:32:33 AM

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/27/2019 11:32:33 AM
Certified Delivered	Security Checked	7/27/2019 11:32:33 AM
Signing Complete	Security Checked	7/27/2019 11:32:33 AM
Completed	Security Checked	7/27/2019 11:32:33 AM

Payment Events	Status	Timestamps
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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
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"><li>•Allow per session cookies</li><li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li></ul>

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