

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
September 17, 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, September 17, 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; Senior Planner DiTanyon Johnson; Assistant Planner Ivan Galeazzi; City Clerk Tonia Lewis and Commission Secretary Ysela Aguirre.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

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

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

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of August 20, 2019.

**ACTION:** A motion was made by Commissioner Sanchez and seconded by Commissioner Sangha to approve the Minutes of the August 20, 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. 16-037R1; Design Review No. 03-020R2 - A request for architectural review for façade improvements to an existing suite that was formerly occupied by AKi Home totaling approximately 14,070 square feet for an Old Navy retail store. The project includes substantial change to the existing facade by creating a new storefront with additional architectural features.**

Assistant Planner Ivan Galeazzi provided the staff report.

Discussion was held on the space located at the back of the store.

The Public Hearing was opened.

Speaking for the applicant, Jorge Calderon, spoke on the “dead space” at the back of the store being uninhabitable.

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 Chairperson Quiroga and seconded by Commissioner Sanchez to adopt **Resolution PC No. 2019-055**; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301, (Class No. 1, Existing Facilities) of the CEQA, 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 Design Review Project No. 03-020R2 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)

**B. Master Case No. 18-076R1; Specific Plan No. 19-009; Design Review No. 19-007 - A request for the Planning Commission to forward a recommendation of approval to the City Council to amend the Summit at Rosena Specific Plan.**

Assistant Planner Ivan Galeazzi provided the staff report.

Discussion was held on the parking requirement being met.

Discussion was held on the spacing of the trees; landscape plans will be submitted to

Engineering to determine the spacing of the trees.

Discussion was held on who will be policing the parking.

Discussion was held on why the changes are being made to the plan.

Discussion was held on residents in an HOA not following parking rules.

Commissioner Sanchez asked for clarification on amending a specific plan.

Senior Planner Johnson spoke on parking exceeding the current parking code.

Discussion was held on the Specific Plan amendment only proposing what was stated in the report; but is now open to changes by the Planning Commission.

Attorney Otto spoke on this being a change to the zoning for the area and these will be the standards for the future.

Discussion was held on the parking of each planning area and which areas are reducing parking.

Discussion was held on the landscaping and the types of tree being used.

Discussion was held on what changes that are being made.

Discussion was held on what accommodations would have to be made to make this a gated community.

Discussion was held on what replaced the reduction in parking spaces.

Discussion was held on getting caught up on the reduction of parking spaces, but the development still exceeds the standard.

Discussion was held on what type of vegetation was being used.

Discussion was held on why the parking was so high before.

Discussion was held on the security of covered parking.

The Public Hearing was opened.

Speaking for the applicant, Adrian Hermanson, thanked staff for working so hard on this project.

Speaking for the applicant, Rick Polhamus. spoke on the landscaping of the project and why it was being changed.

Craig Moraes spoke on the reduction of the parking spaces and the increase of the spacing between lots.

Discussion was held on policing of the parking enforcement.

Discussion was held on common use areas.

Discussion was held on what would be done to avoid residents from building ADUs; ADUs are not allowed in the zoning area.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on the parking spaces.

Discussion was held on making the development a gated community.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Garcia to adopt **Resolution PC No. 2019-056** and forward a recommendation to the City Council to: 1) Determine that the project has been previously certified by the Summit at Rosena Specific Plan Environmental Impact Report (SCH No. 200421079) adopted and certified by the City Council on March 22, 2006, has adequately identified the impacts associated with the project, pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the 2019 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Determination; 2) Approve Specific Plan Amendment No. 19-009 for changes to parking requirements, removal of covered parking and landscaping requirements as shown in the Specific Plan Amendment Text (Item No. 3 under Separate Cover); and, 3) Approve Design Review No. 19-007. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

A recess was called at 7:27 p.m.

The meeting was called back to order at 7:35 p.m.

**C. Master Case No. 17-021; General Plan Amendment No. 17-001; General Plan Amendment No. 15-005; Zone Change No. 16-013; Zone Change No. 15-009; Design Review No. 16-003; Conditional Use Permit No. 16-029; Tentative Parcel Map No. 19712 (TPM No. 16-022); Development Agreement No. 16-001; Annexation No. 16-001- To receive comments on the Draft Environmental Impact Report (DEIR) State Clearinghouse No. 2018011008 for the annexation of approximately 152 acres and for the development of a logistics warehouse facility of approximately 1,175,720 square feet (I-15 Logistics Project).**

Senior Planner DiTanyon Johnson provided the staff report.

Commissioner Quiroga spoke on being able to see the building from I-15, but not the loading docks.

Discussion was held on the four areas that will not be mitigated.

Discussion was held on the emergency evacuation plan

Discussion was held on realigning Lytle Creek and adding a signal.

Discussion was held on the 100-year flood Channel.

Discussion was held on the widening of the main road.

Discussion was held on truck traffic and preventing turns in the area.

Discussion was held on bicycle traffic being safe.

Discussion was held on how air quality long term emissions are determined; details will be addressed in the final EIR.

Discussion was held on how significant and avoidable greenhouse emissions were determined.

The Public Hearing was opened.

Speaking for the applicant, Patrick Daniels, spoke on the projects his company is involved in and their work in Fontana. Mr. Daniels provided details on the project.

Discussion was held on a Point of Sale business at the project site.

Discussion was held on the project in Ontario that the developer is working on.

The applicant spoke on the small strip of additional land near the Edison tower that they can evaluate for a potential "Welcome to Fontana" sign or art work.

Jose Ramirez spoke in favor of the project and looks forward to building it.

Josh Bourgues representing the Golden State Environmental Justice Alliance spoke in opposition to the project and will be providing a letter to be added to the EIR.

Phil Valvo expressed concerns with the project, including the realignment of Lytle Creek and confirmed that he will be providing a written letter.

Ernest Gusman concerned with the traffic and suggested a new road instead of using an existing road.

Lani Gusman spoke on rezoning creating pollution and asked what will be done with the residents that live there.

Jayson Baiz spoke of the benefits of this type of projects.

The Public Hearing was closed.

The Public Hearing was re-opened.

The applicant spoke on the timeline from breaking ground to completion in 2022; with approximately 300 construction workers.

Staff was directed to address the comments.

**ACTION:** There was no reportable action.

## **UNFINISHED BUSINESS:**

**A. None.**

## **NEW BUSINESS:**

**A. None.**

## **DIRECTOR COMMUNICATIONS:**

### **A. Update on City Council Items from the meeting of September 10, 2019**

Director AbuBakar provided an update on the public hearing items heard at the City Council meeting on September 10, 2019.

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

Planning Commission reviewed an update of future City Council Agenda items for September 24, 2019, October 8, 2019, and October 22, 2019, meetings for the Planning Commission's information; and an update of future Planning Commission items for the October 1, 2019 and October 15, 2019, regular meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

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

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

Commissioner Garcia spoke on new developments bringing new construction jobs.

Commissioner Fort had no comments.

Commissioner Sanchez spoke on it being good to see the diversity of the homes coming

up.

Commissioner Sanchez thanked the neighbors for voicing their concerns.

Chairperson Quiroga spoke on differences of opinion and all wanting the best for the community.

Chairperson Quiroga spoke on the creation of jobs.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the meeting adjourned at 8:32 p.m. to the Regular Planning Commission Meeting on Tuesday, October 1, 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 1ST DAY OF OCTOBER, 2019.**

DocuSigned by:

*Daniel Quiroga*

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Daniel Quiroga

Chairperson

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