

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
October 15, 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, October 15, 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; Policing Technician Wendy Ratcliffe; Assistant Planner Ivan Galeazzi; Assistant Planner Alejandro Rico; Senior Planner Dawn Rowe; Assistant Engineer Henry Pham; Senior Engineer Kathy Raasch; 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 Commissioner Sanchez.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of October 1, 2019.

**ACTION:** A motion was made by Commissioner Fort and seconded by Commissioner Sangha to approve the Minutes of the October 1, 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. 19-089; Conditional Use Permit No. 19-031; Administrative Site Plan No. 19-057 - A request for a Conditional Use Permit to operate an automobile repair facility and an Administrative Site Plan request for site and architectural review of a 13,500 square foot building consisting of a 1,500 square foot office space and 12,000 square foot of repair space located within the Freeway Industrial/Commercial District of the Southwest Industrial Park Specific Plan.**

Assistant Planner Ivan Galeazzi provided the staff report.

Discussion was held on the monitoring of hours of operation.

The Public Hearing was opened.

Speaking for the applicant, Elias Alfata spoke on the hours of operation and the purpose of the hours to accommodate employees.

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

Discussion was held on the current owner taking over the property.

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. 2019-059**; Find that the proposed project is exempt pursuant to Section No. 15332, Class 32 (Infill Development), of the California Environmental Quality Act (CEQA) and per Section 3.22 if the 2019 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Exemption; 2) Approve Conditional Use Permit No. 19-031; and, 3) Approve Administrative Site Plan No. 19-057. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

**B. Master Case No. 19-074; Conditional Use Permit No. 19-027; Conditional Use Permit No. 19-028; Variance No. 19-001; and Administrative Site Plan No. 19-048 - Conditional Use Permit No. 19-027 is a request to establish a 24- hour fuel service station with six (6) gas pump islands; Conditional Use Permit No. 19-028 is a request to establish off-site retail sales of alcoholic**

**beverages (Type 20 ABC license for off-sale general); Variance No. 19-001 is a request to reduce the parking setbacks along Jurupa Avenue and Mulberry Avenue; and Administrative Site Plan No. 19-048 is a request for site and architectural review of a fuel service station with a 2,516 square foot convenience store and a 3,764 square foot fuel canopy.**

Assistant Planner Alejandro Rico provided the staff report.

Discussion was held on the 15' landscape setback along Jurupa Avenue and Mulberry Avenue.

Discussion was held on adding lighting to the monument.

Discussion was held on selling single containers of alcoholic beverage.

Discussion was held on the onsite truck circulation.

The Public Hearing was opened.

Speaking for the applicant, Joseph Karaki agreed to adding lighting to the project.

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

Discussion was held on graffiti abatement.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on the building being located on the property line.

Discussion was held on where the charging stations would be placed; staff will work with the applicant.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Fort to adopt **Resolution No. PC 2019-060**; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332 Class 32 (In-Fill Development) 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 Conditional Use Permit No. 19-027; 2) Approve Conditional Use Permit No. 19-028 and make a finding of Public Convenience or Necessity; 4) Approve Variance No. 19-001; and 5) Approve Administrative Site Plan No. 19-048 with a change to Section 5 as provided at the dais and adding up lighting to the corner monument and the trees. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

**C. Master Case No. 19-044; Specific Plan Amendment No. 19-005; Tentative Tract Map No. 17041 (TTM No. 19-004); Design Review No. 19-019 - Specific Plan Amendment is a request to amend the Citrus Heights North Specific**

**Plan (Shady Trails residential subdivision) to change the product type identified in PA 16 and PA 17; Tentative Tract Map No. 17041 (TTM No. 19-004) is a request to subdivide approximately 22.7 acres of property for "Condominium Purposes", and approximately 1.06 acres for an Open Space Recreation Area (pocket park); Design Review No. 19-019 a request for the construction of 91 attached triplex condominiums (Bungalows) and 60 detached condominiums within PA 17, along with an Open Space Recreation Area (PA 22) that contains several amenities.**

Senior Planner Dawn Rowe provided the staff report.

Discussion was held on front yard setbacks for Planning Area 13 and Planning Area 14; not a part of tonight's project.

The Public Hearing was opened.

Speaking for the applicant, Stacey Sassaman.

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 adopt **Resolution PC No. 2019-061**, 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 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 Guidelines for Implementing CEQA and direct staff to file the Notice of Determination; 2) Adopt an Ordinance approving Specific Plan Amendment No. 19-005; 3) Approve Tentative Tract Map No. 17041 (TTM 19-004); and, 4) Approve Design Review No. 19-019. 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.** American Planning Association Workshop Inland Empire Section -

## **November 7, 2019**

Director AbuBakar reminded the Commissioners of the workshop for all Inland Empire Planning Commissions.

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

Planning Commission reviewed an update of future City Council Agenda items for October 22, 2019, November 12, 2019, and November 26, 2019, meetings for the Planning Commission's information; and an update of future Planning Commission items for the November 5, 2019 and November 19, 2019, regular meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

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

Commissioner Garcia wished everyone a good evening.

Commissioner Sangha thanked staff for their reports.

Commissioner Sangha congratulated Ivan on his promotion.

Commissioner Sanchez spoke on the different style housing coming to Fontana.

Commissioner Fort wished everyone a good night.

Chairperson Quiroga wished everyone a good evening.

Chairperson Quiroga thanked the developers for coming to Fontana.

Chairperson Quiroga wished Ivan all the best.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the Planning Commission meeting adjourned at 6:44 p.m. to the Regular Planning Commission Meeting on Tuesday, November 5, 2019 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:

*Ysela Aguirre*

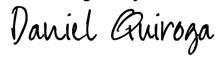
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**Ysela Aguirre**

Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 5TH DAY OF NOVEMBER, 2019.**

DocuSigned by:

Daniel Quiroga

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Daniel Quiroga

Chairperson

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## In Person Signer Events

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## Editor Delivery Events

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## Agent Delivery Events

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## Intermediary Delivery Events

### Status

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Evelyne Ssenkoloto

essenkol@fontana.org

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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
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Envelope Sent	Hashed/Encrypted	11/15/2019 5:55:40 PM
Certified Delivered	Security Checked	11/15/2019 5:55:40 PM
Signing Complete	Security Checked	11/15/2019 5:55:40 PM
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Browsers (for SENDERs):	Internet Explorer 6.0? or above
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Email:	Access to a valid email account
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