

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
December 3, 2019
Grover W. Taylor Council Chambers**

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, December 3, 2019, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Quiroga called the meeting to order at 6:03 p.m.

Present: Chairperson Quiroga, Vice Chairperson Fort, Secretary Sangha, and Commissioner Sanchez

Absent: Commissioner Garcia

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Planner Fernando Herrera; 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 Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Lynda Dykes spoke in opposition to a future project on Slover and Cypress and receiving communication on it.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of November 19, 2019.

ACTION: A motion was made by Commissioner Fort and seconded by Commissioner Sangha to approve the Minutes of the November 19, 2019, Planning Commission Meeting. Motion passed by a vote of 4-0-0. (AYES: Quiroga, Fort, Sangha, Sanchez; NOES: None; ABSTAIN: None)

PUBLIC HEARINGS:

A. Master Case No. 18-123; Tentative Tract Map No. 19957 (TTM No. 18-017) - a request to subdivide one (1) existing parcel into 11 parcels for the future development of single-family homes. (Continued from November 5, 2019)

Assistant Planner Fernando Herrera provided the staff report.

Discussion was held on the reason for postponement of this item from a previous meeting.

The Public Hearing was opened.

Speaking for the applicant, Codrin Mihai.

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

Discussion was held on the timeline of the project.

Discussion was held on the height of the back wall.

Discussion was held on the retention basin area separation.

No member of the audience spoke in favor or opposition.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Fort to adopt Resolution PC No. 2019-072; 1) Find that the project is Categorically Exempt pursuant to Section No. 15332, Class No. 32, (In-Fill Development) and 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 Tentative Tract Map No. 19957 (TTM No. 18-017). Motion passed by a vote of 4-0-0. (AYES: Quiroga, Fort, Sangha, Sanchez; NOES: None; ABSTAIN: None)

B. Master Case No. 19-046; Conditional Use Permit No. 19-019; Administrative Site Plan No. 19-029 - A request for the proposed establishment of a preparatory school in a former church that is currently vacant. The school will consist of three phases the first of which will be the occupation of the existing building and the replacement of the parking lot.

Assistant Planner Fernando Herrera provided the staff report.

Discussion was held on the phases of the project.

Discussion was held on the rehabilitation of the building and bringing it up to code.

The Public Hearing was opened.

Speaking for the applicant, Ray Allard, thanked staff for all of their hard work and spoke on the rehabilitation of the building and property.

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

Discussion was held on the students expected to attend.

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 Sanchez to adopt Resolution PC No. 2019-073; 1) Find that the project is Categorically Exempt pursuant to Section No. 15301, Class No. 1, (Existing Facilities) and Section No. 15332, Class No. 32, (In-Fill Development) and 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; 2) Approve Conditional Use Permit No. 19-019; and, 3) Approve Administrative Site Plan No. 19-029. Motion passed by a vote of 4-0-0. (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 December 10, 2019, December 24, 2019, and January 14, 2020, meetings for the Planning Commission's information; and an update of future Planning Commission items for the December 10, 2019, December 17, 2019, and January 7, 2020, regular meetings for the Planning Commission's information.

Director AbuBakar introduced new Assistant Engineer Gabriel Guerrero.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Sangha thanked staff for their staff reports.

Commissioner Sangha spoke on having a blessed Thanksgiving.

Commissioner Sanchez thanked everyone for coming out tonight.

Commissioner Sanchez is looking forward to spending his 31st anniversary with his wife.

Commissioner Fort is thankful for the opportunity to serve the city.

Commissioner Fort thanked staff for information provided in the reports.

Commissioner Fort spoke on spending time with family and friends.

Chairperson Quiroga spoke on having a good Thanksgiving.

Chairperson Quiroga spoke on being blessed to serve the City of Fontana.

WORKSHOP:

A. Drive-thru for existing Popeyes, generally located on the southeast corner of Valley Boulevard and Sierra Avenue.

ADJOURNMENT:

By consensus, the Planning Commission meeting adjourned at 6:33 p.m. to a Planning Commission Meeting Workshop on December 3, 2019, then to the Joint City Council and Planning Commission Workshop on December 10, 2019, and then to the next Regular Planning Commission Meeting on Tuesday, December 17, 2019, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Ysela Aguirre

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Ysela Aguirre

Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 17TH DAY OF DECEMBER, 2019.**

Daniel Quiroga

C81A84FF45B54C9

Daniel Quiroga

Chairperson

Certificate Of Completion

Envelope Id: BFF4E96706A4498AA801AD947AB2EC81
 Subject: Please DocuSign: PC Minutes of 12-03-2019.pdf
 Source Envelope:
 Document Pages: 4
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
 City Clerk
 8353 Sierra Avenue
 Fontana, CA 92335
 clerks@fontana.org
 IP Address: 192.146.186.96

Record Tracking

Status: Original
 1/14/2020 8:48:33 AM

Holder: City Clerk
 clerks@fontana.org

Location: DocuSign

Signer Events

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

Signature

DocuSigned by:

 6215EB89E9C04DA...

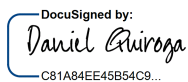
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 Signed: 1/14/2020 5:54:45 PM

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

DocuSigned by:

 C81A84EE45B54C9...

Signature Adoption: Pre-selected Style
 Using IP Address: 108.184.119.124

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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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Sent: 1/19/2020 8:03:16 PM

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 Not Offered via DocuSign

Carbon Copy Events	Status	Timestamp
Kathy Kasinger kkasinger@fontana.org Security Level: Email, Account Authentication (None)	COPIED	Sent: 1/19/2020 8:03:16 PM Viewed: 1/21/2020 8:51:44 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	1/19/2020 8:03:16 PM
Signing Complete	Security Checked	1/19/2020 8:03:16 PM
Completed	Security Checked	1/19/2020 8:03:16 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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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:	•Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

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