

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
November 19, 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, November 19, 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, Commissioner Sanchez and Commissioner Garcia

Absent: None

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Assistant Planner Cecily Session-Goins; Assistant Planner Fernando Herrera; Assistant Engineer Keith Tolliver; Park Development Coordinator Luis Villalobos; 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 November 5, 2019.

**ACTION:** A motion was made by Commissioner Fort and seconded by Commissioner Sangha to approve the Minutes of the November 5, 2019, Planning Commission Meeting. Motion passed by a vote of 5-0-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None).

## **PUBLIC HEARINGS:**

**A. Master Case No. 19-090; Conditional Use Permit No. 19-032 - Approval of a Conditional Use Permit (CUP) for a small market to operate with a California Department of Alcoholic Beverage Control (ABC) Type 21 (Off-Sale General) license and the revocation of former CUP No. 97-020.**

Assistant Planner Fernando Herrera provided the staff report.

Discussion was held on the ABC license transferring with ownership.

Discussion was held on the ABC license transferring to the new property owner.

Discussion was held on existing chain stores.

Director AbuBakar spoke on modifications to the resolution.

The Public Hearing was opened.

Speaking for the applicant, Lucy Robinson.

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 Garcia and seconded by Commissioner Sangha to adopt **Resolution PC No. 2019-067**; 1) Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.22 of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; 2) Revoke Conditional Use Permit No. 97-020; and, 3) Approve Conditional Use Permit No. 19-032 subject to the attached Findings and Conditions of Approval and Findings of Convenience and Necessity with the modifications provided. Motion passed by a vote of 4-1-0. (AYES: Quiroga, Fort, Sangha, Garcia; NOES: Sanchez; ABSTAIN: None)

**B. Master Case No. 18-081; Conditional Use Permit No. 18-024; Design Review No. 18-020 - The Conditional Use Permit is a proposal to operate a truck sales, leasing and maintenance facility; and, the Design Review is a proposal to construct an approximately 25,456 square-foot truck leasing, sales and maintenance facility on approximately 5.68-acres of vacant land.**

Assistant Planner Cecily Session-Goins provided the staff report.

Discussion was held on painting the curb red to avoid street parking.

Assistant Engineer Keith Tolliver spoke on Elm Street being able to accommodate all types of traffic and current truck traffic does not travel through residential streets.

Manager Orlando Hernandez spoke on Elm Street not being a truck route and trucks could use Elm Street to enter the site, but not to go north on Elm Street.

Assistant Engineer Tolliver spoke on adding signage to prohibit trucks going north on Elm Street and looking into red curbing.

Discussion was held on the number of parking spaces and the use of the parking spaces.

Director AbuBakar spoke on the existing parking issue being with the business next door and needs to be addressed separately; staff will work with businesses to work on their parking issues.

Discussion was held on the nearby businesses relying on curb parking; not the applicant.

Discussion was held on restricting hours of curb parking.

Discussion was held on painting the curb red and the concerned about pushing parking into the residential area.

Discussion was held on the hours of operation.

The Public Hearing was opened.

Discussion was held on adding signage.

Speaking for the applicant, Sean Yentsch, explained the business operation, types of trucks that will be serviced at the facility, the hours of operation, parking and truck traffic on the facility, landscaping, exiting on Valley Blvd., after hours drop off.

Applicant has read, understood and agreed to the conditions of approval.  
Discussion was held on the hours of shift work.

Discussion was held on mitigation measures for later hours of operation.

Discussion was held on the applicant's mitigation measures and compliance with the code on sound and lighting.

The applicant spoke on adding a sound board, speed bump and a pedestrian sign.  
The applicant agreed to closing the fueling station at 7:00 p.m. and painting the curb red.

Victor Quiroz spoke in favor of the project; requested mitigation on the hours of operation; painting the curb red punishing the existing businesses; and posting signs.

The Public Hearing was closed.

Attorney Otto spoke on the process for painting a curb red and permit parking; and suggested the Planning Commission request the City Engineer evaluate the need.

Discussion was held on what solutions would be discussed with other businesses.

Discussion was held on the timeline for getting a curb painted red.

Discussion was held on adding a condition for right in-right out driveway.

Discussion was held on the issues raised.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Fort to adopt **Resolution PC No. 2019-068**; 1) Adopt the IS/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file a Notice of Determination; 2) Approve Conditional Use Permit No. 18-024; and 3) Approve Design Review No. 18-020 with the added conditions related to turning the fueling station off at 7:00 p.m.; closing the shop doors at 8:00 p.m.; installing a sound board; signage regarding no left turn onto to Elm; adding a safety light for pedestrians, and direction to staff to work with the City Engineer on the red curb. Motion passed by a vote of 5-0-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

**C. Master Case No. 19-100; Design Review No. 19-032 - A Design Review request to construct 102 detached residences consisting of three (3) floor plans of approximately 2,210 square feet and approximately 2,443 square feet, including a model home complex. The homes are proposed on lots previously subdivided pursuant to Tentative Tract Map No. 17039.**

Assistant Planner Cecily Session-Goins provided the staff report.

Discussion was held on access to the development.

Discussion was held on access to the Shady Trails amenities.

The Public Hearing was opened.

Speaking for the applicant, Rola Nicasio.

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

Discussion was held on the breaking ground date and the home price range.

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. 2019-069**, to: 1) Find 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; and, 2) Approve Design Review No. 19-032. Motion passed by a vote of 5-0-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

- D. Master Case No. 18-066R1; General Plan Amendment No. 19-002; Specific Plan Amendment No. 19-003; Design Review No. 19-010 - A request for the Planning Commission to recommend approval to the City Council for: 1) Adoption of a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and to direct staff to file a Notice of Determination; and, 2) General Plan Amendment No. 19-002; a request to change the General Plan Land Use Map on eight parcels (APN's 1110-151-11, -12, -13, -34, -48, -49, -50, and -51) from General Commercial (C-G) to Light Industrial (I-L) on approximately 8.25 adjusted gross acres; and, 3) Specific Plan Amendment No. 19-003; a request to change the Westend Specific Plan zoning from Commercial Light Industrial (CLI) to Rail Service Industrial (BP3) on approximately 8.25 adjusted gross acres; and, 4) Design Review No. 19-010; site and architectural review of a new 76,809 square foot warehouse building.**

Planning Manager Orlando Hernandez provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Pamela Steele.

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.

Manager Hernandez provided a corrected Fire Condition #35 to page 119 of 149 of the staff report.

**ACTION:** Motion was made by Commissioner Fort and seconded by Commissioner Sangha to adopt **Resolution PC No. 2019-070**, forwarding a recommendation to the City Council to: 1) Adopt an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to Section 15070 of the California Environmental Quality Act and per Section 6.04 of the City of Fontana 2019 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Determination; 2) Adopt a resolution approving General Plan Amendment No. 19-002; and approving Design Review No. 19-010; and, 3) Adopt an ordinance approving Specific Plan Amendment No. 19-003 with a correction to the Fire Condition provided by staff. Motion passed by a vote of 5-0-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

- E. Master Case No. 19-105; Design Review No. 19-034 - A request to approve the Design Review for site and architectural review for the construction of South Fontana Sports Park comprised of four (4) lighted soccer/football**

**fields with artificial turf, along with a tot lot, picnic areas, shade structures, parking lots, trellis, restroom, walking paths, concession buildings, and storage buildings on an 18.2 acre site.**

Associate Planner Rina Leung provided the staff report.

Discussion was held on the monument sign of the park.

Discussion was held on the type of artificial turf.

Discussion was held on the natural turf warm-up area.

Discussion was held on the canopies and bleachers.

Discussion was held on the upkeep of the warm-up area.

Discussion was held on adding a scoreboard.

The Public Hearing was opened.

Phalos Haire spoke in favor of the project and is looking forward to having the park but would prefer more variety at the park and not only having soccer fields which limits the use of the park.

Matt Slowik spoke in favor of the project and provided some history on the project.

The Public Hearing was closed.

Park Development Coordinator Luis Villalobos spoke on the Park Master Plan and how parks are determined.

Park Development Coordinator Luis Villalobos spoke on other parks being planned.

**ACTION:** Motion was made by Commissioner Garcia and seconded by Commissioner Sangha to adopt **Resolution PC No. 2019-071**; 1) Adopt the Addendum to the SWFLC Project Final Environmental Impact Report (EIR) (SCH No. 2016091057) and direct staff to file a Notice of Determination; and, 2) Approve Design Review No. 19-034. Motion passed by a vote of 5-0-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

## **UNFINISHED BUSINESS:**

**A.** None.

## **NEW BUSINESS:**

**A.** None.

## **DIRECTOR COMMUNICATIONS:**

### **A. Joint City Council and Planning Commission Workshop, December 10, 2019 at 5:00 p.m.**

Director AbuBakar requested confirmation on which Planning Commissioners would be in attendance to discuss small lot development.

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

Planning Commission reviewed an update of future City Council Agenda items for November 26, 2019, December 10, 2019, and December 24, 2019, meetings for the Planning Commission's information; and an update of future Planning Commission items for the December 3, 2019, December 10, 2019, and December 17, 2019, regular meetings for the Planning Commission's information.

Director AbuBakar spoke on the workshop regarding the proposed drive-through at Popeye's Restaurant on Valley Boulevard being on the December 3, 2019, agenda.

Director AbuBakar invited the Commissioners to the Tree Lighting Ceremony on Wednesday, December 4, 2019, at 6:00 p.m.

Director AbuBakar spoke on invitations being sent out for the future quarterly Customer Appreciation events.

Manager Hernandez spoke on construction for solar program at City Hall and adding carports beginning on December 9, 2019.

## **COMMISSION COMMENTS:**

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

Commissioner Sangha thanked staff for their reports.

Commissioner Sangha thanked the developers for their projects.

Commissioner Sangha wished everyone a happy Thanksgiving.

Commissioner Sangha participated in the City Link event to provide meals to Fontana families.

Commissioner Garcia wished everyone a happy Thanksgiving.

Commissioner Fort spoke on the possibility of changing the order of items on the agenda to allow the audience an opportunity to speak.

Attorney Otto spoke on the order of agenda being at the discretion of the Commission and moving an agenda item around by consensus.

Commissioner Fort spoke on power outages.

Commissioner Fort wished everyone a happy Thanksgiving.

Commissioner Sanchez wished everyone a happy Thanksgiving and Merry Christmas.

Commissioner Sanchez spoke on doing what's in the best interest of the community.

Chairperson Quiroga spoke on having a productive night.


Chairperson Quiroga wished everyone a happy Thanksgiving.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the Planning Commission meeting adjourned at 8:33 p.m. to the next Regular Planning Commission Meeting on Tuesday, December 3, 2019, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:  
  
6245EB89E9C04DA...  
Ysela Aguirre  
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 3RD DAY OF DECEMBER 2019.**

DocuSigned by:  
  
C81A84EE45B54C9...  
Daniel Quiroga  
Chairperson

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elpacol@hotmail.com

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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
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