

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
March 19, 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, March 19, 2019, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Secretary Sangha called the meeting to order at 6:01 p.m.

Present: Vice Chairperson Fort (arrived at 6:09 p.m.), Secretary Sangha, Commissioner Sanchez, and Commissioner Garcia.

Absent: Chairperson Quiroga

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Paul Gonzales; Associate Planner Brett Hamilton; Planning Intern Alexia De La Torre; Policing Technician Wendy Ratcliffe; City Clerk Tonia Lewis and Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Commissioner Sanchez, 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 March 5, 2019.

ACTION: A motion was made by Commissioner Sangha and seconded by Commissioner Sanchez to continue the Consent Calendar until a quorum is present.

Motion passed by a vote of 3-0. (AYES: Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

ACTION: A motion was made by Commissioner Sanchez and seconded by Commissioner Sangha to approve Consent Calendar Items A. Motion passed by a vote of 4-0. (AYES: Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

B. Master Case No. 18-061; Conditional Use Permit No. 15-023R1 - Planning Commission's approval for the extension to the hours of operation by one hour from the current hours of operation.

The Planning Commission denied the extension to the hours of live entertainment but directed staff to bring back a resolution of approval for the extension to the hours of operation by one hour since staff's recommendation was for denial. A revised resolution has been included as Attachment No. 4 consistent with the Planning Commission's direction.

APPLICANT:

Mr. Saul Navarro and Ms. Leslie Navarro
Culichi's VIP
16689 Foothill Boulevard
Fontana, CA 92335

LOCATION:

The project site is located at 16689 Foothill Boulevard (APN: 0191-091-05).

REQUEST:

Planning Commission's approval for the extension to the hours of operation by one hour from the current hours of operation.

PROJECT PLANNER:

Fernando Herrera
Assistant Planner

ACTION: A motion was made by Commissioner Sangha and seconded by Commissioner Sanchez to approve Consent Calendar Item B and to adopt **Resolution PC No. 2019-017**. Motion passed by a vote of 3-0-1. (AYES: Fort, Sangha, Sanchez; NOES: None; ABSTAIN: Garcia)

PUBLIC HEARINGS:

A. Master Case No. 18-111; Conditional Use Permit No. 18-033 - Approval of a Conditional Use Permit (CUP) for an approved Oggi's restaurant to operate with a California Department of Alcoholic Beverage Control (ABC) Type 47 (On-Sale General for a Bona Fide Public Eating Place) license.

Planning Intern Alexia De La Torre provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Jerry Bajwa had a few comments on the conditions of approval regarding the maintenance of the parking lot.

Speaking for the applicant, Sherry Olsen, requested the hours of operation in Condition

No. 15 be changed to 10:00 a.m. to 1:00 a.m. to be consistent with other restaurants in the area; staff had no objection to the change. Ms. Olsen requested a correction to Condition No. 19 from Type 41 to Type 47.

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

Discussion was held on the zoning for this project and other similar projects.

Policing Technician Wendy Ratcliff spoke on the parking lot maintenance being part of the ABC requirements and being standard conditions of approval.

No member of the public 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. 2019-018**; 1) Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.21 of the Local 2018 Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and, 3) Approve Conditional Use Permit No. 18-033 subject to the attached Findings and Conditions of Approval with a change to the hours of operation on Condition No. 15 to be from 10:00 a.m. to 1:00 a.m. and correction to typo on Condition No. 19 from "Type 41" to "Type 47" . Motion passed by a vote of 4-0. (AYES: Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

B. Master Case No. 18-072; Design Review No. 18-037 - A request for site and architecture of 333 single-family homes ranging in size from approximately 1,950 square feet to 4,122 square feet, seven (7) park sites, themed perimeter walls and themed monumentation.

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on the rubberized surface and the fencing of the tot lot.

Discussion was held on adding shading to the play area.

Discussion was held on solar panel requirements; Lennar Homes installs solar panels on all homes.

Discussion was held on the perimeter wall and the grading variation, the distance between columns, and the longest stretch of solid wall.

Discussion was held on the depth of the water at the water feature sign.

Discussion was held on the size of the main entrance sign being large enough to be seen from the street.

Discussion was held on the requirement for the number of barbeques in the parks; there is no requirement for barbeques to be installed, it is an added amenity by the applicant.

The Public Hearing was opened.

Speaking for the applicant, Craig Moraes spoke on a revision to Condition No. 30.

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

Commissioner Sanchez expressed concern with the size of the monument and water feature at Summit and Sierra; the applicant is not opposed to making it bigger as long as it doesn't interfere with any line of sight requirements.

Discussion was held on the illumination of signs and water feature.

Discussion was held on shading of park areas; the applicant is open to adding more shading.

Discussion was held on benches in the park areas; the applicant clarified that these are conceptual plans and not the final design.

Discussion was held on the number of barbeques in the parks; the applicant is not opposed to looking at the plans to see where more could be added.

Discussion was held on the distance between columns.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Commissioner Sanchez requested that close attention be paid to the size of the monument signs and up lighting be added to the project.

Manager Hernandez will verify through the grading plans that the monument signs are the right scale to the perimeter wall.

Staff recommended a Condition to be added as follows: "The applicant shall provide up lighting at the perimeter of the project including the corner statements which include trees, water feature and signage."

Discussion was held on adding conditions of approval to have staff work with the applicant to add shading to the play area and look into adding more barbeques to the parks.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Garcia to approve **Resolution PC No. 2019-019**; 1) Find that the previously certified 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 of the 2018 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Determination; and,

2) Approve Design Review No. 18-037 with Conditions added regarding shading of the tot lot in planning area 3, adding a third barbecue in planning area 11, perimeter lighting at corner statements, trees, water features and signage, and the revision of Condition No. 30. Motion passed by a vote of 4-0. (AYES: Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

C. Master Case No. 18-068; Conditional Use Permit No. 18-019; Design Review No. 18-017 - A request for approval of a conditional use permit to establish a senior housing facility and a design review application for site and architectural review of a 64,810 square foot senior housing facility for 47 studio units, 19, 1-bedroom units and six (6) 2-bedroom units for a total of 72 units.

Senior Planner Paul Gonzales provided the staff report.

Discussion was held on requiring additional handicap parking spaces and the location of parking spaces near the end of the building.

Policing Technician Wendy Ratcliff spoke on parking not used by the seniors and the City providing a senior transportation program.

Planner Gonzales spoke on the project providing their own shuttle service.

Discussion was held on the up lighting of palm trees.

The Public Hearing was opened.

Speaking for the applicant, Jimmy Lee spoke on the parking spaces being more than what is required and speaking with Planning staff, the Police Department and Housing Department on the lack of use of parking spaces. Mr. Lee also spoke on providing a 24-hour shuttle service.

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

Discussion was held on up lighting the palm trees and perimeter lighting; the Applicant agreed to provide a lighting plan.

Manager Hernandez spoke on staff working with the applicant to provide the required lighting. The lighting requirement will be verified during Plan Check, as lighting in the landscaping may interfere with neighbors.

Discussion was held on the round columns.

Discussion was held on outdoor seating area.

Matthew Slowik spoke on market rate senior housing and handicap parking.

The Public Hearing was closed.

A recess was called 7:32 p.m.

The meeting was recalled to order at 7:37 p.m.

Discussion was held on a variance requiring an application and the fees associated with it.

The applicant spoke on the bathrooms in each unit being handicap accessible.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Sangha to adopt **Resolution PC No. 2019-020**; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA and Section 3.21 (Class 32) of the City of Fontana 2018 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 18-019 and approve Design Review No. 18-017 with direction to staff to work with the applicant regarding perimeter and up lighting. Motion passed by a vote of 4-0. (AYES: 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 March 26, 2019, April 9, 2019, and April 23, 2019, meetings for the Planning Commission's information; and an update of future Planning Commission items for the April 2, 2019 and April 16, 2019, regular meetings for the Planning Commission's information.

Director AbuBakar spoke on the Respectful Workplace Training being held on Saturday, from 8:00 a.m. to 10:30 a.m. at the Jessie Turner Health and Fitness Center.

Director AbuBakar attended the Planning Commission Institute.

Director AbuBakar spoke on the date of the BIA workshop being changed to May 7, 2019.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Garcia attended the Planning Commission Institute.

Commissioner Sangha thanked staff for the reports.

Commissioner Sangha attended the Planning Commission Institute.

Commissioner Sanchez attended the Planning Commission Institute.

Commissioner Sanchez thanked wife and kids for allowing him to serve on the Planning Commission.

Commissioner Sanchez congratulated Vice Chairperson Fort and Secretary Sangha for doing a great job on leading tonight's meeting.

Secretary Fort attended the Planning Commission Institute.

Secretary Fort thanked her fellow Commissioner's for opening tonight's meeting.

Secretary Fort spoke on handicap spaces at senior housing facilities.

Secretary Fort spoke on considering a code for the length of walls being broken up.

WORKSHOP:

Form Based Code Update

ADJOURNMENT:

By consensus, the meeting adjourned at 7:48 p.m. to a Planning Commission Meeting Workshop on March 19, 2019, then to a Respectful Workplace Training on March 23, 2019, then to the Regular Planning Commission Meeting on Tuesday, April 2, 2019, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:



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Ysela Aguirre

Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 2ND DAY OF APRIL, 2019.**

DocuSigned by:



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Cathline Fort

Vice Chairperson

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Envelope Sent	Hashed/Encrypted	4/11/2019 7:18:37 AM
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