

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
November 5, 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, November 5, 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; Senior Planner DiTanyon Johnson; Associate Planner Rina Leung; Assistant Planner Alejandro Rico; 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:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of October 15, 2019.

ACTION: A motion was made by Commissioner Fort and seconded by Commissioner Sanchez to approve the Minutes of the October 15, 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. 18-105; Tentative Tract Map No. 20050 (TTM No. 18-015) - A request to subdivide an existing parcel of approximately 2.39 adjusted gross acres into seven (7) new lots and one (1) remainder lot for the future development of single-family homes.

Senior Planner DiTanyon Johnson provided the staff report.

Discussion was held on the average size lot.

The Public Hearing was opened.

Speaking for the applicant, Douglas Malo.

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

Discussion was held on the applicant having more projects in Fontana.

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 Sangha to adopt **Resolution PC No. 2019-062**; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the California Environmental Quality Act (CEQA), and Section No. 3.22 (Certain Infill Projects) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and, 2) Approve Tentative Tract Map No. 20050 (TTM18-015). Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

B. Master Case No. 19-035; Tentative Parcel Map No. 20099 (TPM No. 19-005); Design Review No. 19-013 - Approval of Tentative Parcel Map No. 20099 (TPM No. 19-005) is a request to consolidate 11 parcels into one (1) parcel with a total area of 13.41 acres; and, approval of Design Review No. 19-013 for a distribution/high cube warehouse building totaling approximately 297,149 square feet on 13.41 adjusted gross acres.

Associate Planner Rina Leung provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, James Camp.

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 Fort to adopt **Resolution PC No. 2019-063**; 1) Adopt the Addendum and Mitigation, Monitoring, and Reporting Program, (MMRP) to the SWIP PEIR (SCH NO. 2009091089) and direct staff to file a Notice of Determination; 2) Approve Tentative Parcel Map No. 20099 (TPM No. 19-005); and, 3) Approve Design Review No. 19-013. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

C. 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.

Staff requested this item be continued to the December 3, 2019, Planning Commission Meeting.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Garcia to continue this item to the December 3, 2019, Planning Commission Meeting. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

D. Master Case No. 19-008; Conditional Use Permit No. 19-002; Administrative Site Plan No. 19-005 - The Conditional Use Permit is a request to allow the operation of a truck repair facility; and, the Administrative Site Plan is a request for site and architectural review of a building with a 4,204 square foot truck repair facility and 5,463 square foot of office space.

Assistant Planner Alejandro Rico provided the staff report.

Staff provided a memo at the dais to modify Conditions of Approval.

Discussion was held on no overnight parking.

Discussion was held on the applicant's dispatch office for trucks stored at an offsite location.

The Public Hearing was opened.

Speaking for the applicant, Ana Gonzalez.

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

The applicant spoke on the repairs being mechanical and maintenance for their own fleet.

Discussion was held on towing of vehicles to the site.

The applicant spoke on the business being transportation brokers with the office being used to dispatch loads throughout different carriers.

Discussion was held on the hazardous waste designated area; there are standard conditions for this item.

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 Sanchez to adopt **Resolution PC No. 2019-064** as recommended by staff; 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. 19-002; and, 3) Approve Administrative Site Plan No. 19-005. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

E. Master Case No. 19-108; Certificate of Appropriateness No. 19-012 (MIS 19-012) - A request to recommend approval to the City Council for Certificate of Appropriateness to construct a new 1,200 square foot residential accessory dwelling unit along with an attached two (2) car garage on a site that has been locally designated as a historical resource listed in Section 5-365 of the Fontana City Code.

Associate Planner Rina Leung provided the staff report.

Discussion was held on no parking signage of the alley.

Discussion was held on a neighbor's request for a block wall.

Discussion was held on the code not requiring a block wall.

Discussion was held on the applicant is opposed to building the block wall.

Discussion was held on other existing block walls.

The Public Hearing was opened.

Speaking for the applicant, Ruben Ramirez.

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

The applicant spoke on not being opposed to building the block wall, but not to be required as part of the conditions of approval.

Discussion was held on the need for the block wall on the north side to be consistent with the walls on the south and west side.

Discussion was held on the length of the block wall.

The applicant spoke on being the only property with a block wall in the area.

Matt Slowik spoke on the consequences of conditioning the applicant to build the block wall.

The Public Hearing was closed.

Manager Hernandez spoke on concerns regarding adding a condition regarding adding a wall that could be inconsistent to state requirements.

Discussion was held on adding the wall for consistency and aesthetics.

Discussion was held on any requirements the wall must meet.

Discussion was held on the certificate of appropriateness and the Accessory Dwelling Unit being consistent with the historical site.

Discussion was held on this project only coming to the Planning Commission due to its historical status.

Discussion was held on this request opening the project up for other improvements.

Discussion was held on shared costs and placement of the block wall.

Discussion was held on adding a condition to build the block wall when the neighbor agrees to share costs.

Attorney Otto spoke on being cautious while talking about conditions on an Accessory Dwelling Unit because the law is very supportive of Accessory Dwelling Units; without standards in code regarding Accessory Dwelling Units, the Commission will have to look at the findings and determine if the condition to build a wall is necessary to impose.

Discussion was held on the purpose of having a block wall to the front of the historical property.

Discussion was held on how the block wall keeps the integrity of the historical building.

Discussion was held on the existing garage going up to property boundary line and a block wall would not align the garage.

The applicant spoke on the block wall having nothing to do with the historical building; if it

was, he would have to match any new wall. The applicant also spoke on other properties only having chain link fences and all of the other neighbors already have Accessory Dwelling Units in their back yards.

Discussion was held on other neighbors having Accessory Dwelling Units.

Director AbuBakar spoke on the issue before the Commission being: if the improvement is consistent with the architecture; and the wall not being part of the historical significance of the property.

Discussion was held on not making rules that make it difficult and expensive as to prohibit building.

Matt Slowik spoke on Historical Society recommendations to establish clear local city standards for historical sites.

The Public Hearing was closed.

Attorney Otto spoke on the Commission's desire to require the wall based on retaining the essential elements of the historic resource and suggested having staff adjust Finding No. 3 to add a condition to require the block wall.

Discussion was held on the wall not being able to go to the front of property line due to setbacks.

Discussion was held on the wall having to follow the time frame of the house.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Quiroga to adopt **Resolution PC No. 2019-065**; and forward a recommendation to the City Council to 1) Determine that the project is Categorically Exempt pursuant to Sections 15303 (Class No. 3 New Construction) and 15332 (Class No. 32 Infill) 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 Certificate of Appropriateness (MIS No. 19-012) with an added condition for the applicant to work with staff on ensuring the existing block wall and the addition of a wall on the north side of the property is of the era of the historical building. Motion passed by a vote of 3-2-0. (AYES: Quiroga, Sangha, Sanchez; NOES: Fort, Garcia; ABSTAIN: None.)

F. Master Case No. 16-009R1; Tentative Tract Map No. 17142EX (TTM No. 16-002EX) - A proposed two (2) year time extension for a previously approved tentative tract map (TTM No. 17142) to subdivide approximately 6.2 acres into 27 single-family lots ranging from 6,564 square feet to 10,666 square feet.

Senior Planner DiTanyon Johnson provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Zack Hovav spoke on why he needed the two year extension.

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 Fort to adopt **Resolution PC No. 2019-066**; 1) Find that the project has been reviewed under the previous Negative Declaration for associated Tentative Tract Map No. 17142 which has adequately identified the impacts associated with the project, pursuant to Section 15162 through 15164 et seq 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; and, 2) Approve a two (2) year time extension for Tentative Tract Map No. 17142EX (TTM No. 16-002EX), extending the expiration date of Tentative Tract Map No. 17142 to July 17, 2021. 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 Inland Empire Commissioner Workshop at Sierra Lakes Country Club.

Director AbuBakar shared that there is a community meeting on November 13, 2019, at the Jessie Turner Health and Fitness Center regarding the Southern California Edison power shut offs.

Director AbuBakar thanked Chairperson Quiroga, the students, and the Planning staff that participated in the Planning Academy.

B. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for November 12, 2019, November 26, 2019, and December 10, 2019, meetings for the

Planning Commission's information; and an update of future Planning Commission items for the November 19, 2019, December 3, 2019, and December 17, 2019, regular meetings for the Planning Commission's information.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Garcia spoke on election night.

Commissioner Sangha thanked staff for their staff reports.

Commissioner Sangha spoke on the winds and hopes everyone is prepared for the winds.

Commissioner Sanchez thanked staff for their hard work on all of the items on the agenda having very few changes.

Commissioner Sanchez spoke on making tough decisions.

Commissioner Fort is glad to be part of the Planning Commission and is glad to see the projects come forward.

Chairperson Quiroga spoke on the students participating in the Planning Academy.

Chairperson Quiroga spoke on the projects looking good and doing what is best for the community.

Commissioner Sanchez requested tonight's meeting be adjourned in memory of those who lost their homes in the fires.

Commissioner Quiroga wished his dad a happy birthday.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the meeting adjourned in memory of those who lost their homes in the fires at 7:52 p.m. to the American Planning Association Workshop Inland Empire Section on Thursday, November 7, 2019, then to the Regular Planning Commission Meeting on Tuesday, November 19, 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 19TH DAY OF NOVEMBER 2019.**

DocuSigned by:

Daniel Quiroga

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Daniel Quiroga
Chairperson