

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
January 21, 2020  
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, January 21, 2020, 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 Garcia

Absent: Commissioner Sanchez

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Paul Gonzales; Associate Planner Jon S. Dille; Assistant Planner Fernando Herrera; Assistant Planner George Velarde; Assistant Planner Cecily Sessions-Goins; Assistant Engineer Keith Tolliver; City Clerk Tonia Lewis and Commission Secretary Ysela Aguirre.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

Martha Guzman-Hurtado, Communication and Marketing Manager spoke on the importance of participating in Census 2020; and invited the community to a Let's Taco-Bout Census 2020 event on March 31, 2020, at the Fontana Lewis Library and Technology Center.

Omar Becerra spoke on Census 2020 and what the US Census Bureau is doing in the community to ensure everyone participates and is counted.

## CONSENT CALENDAR:

### A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of December 17, 2019.

**ACTION:** A motion was made by Commissioner Garcia and seconded by Secretary Sangha to approve the Minutes of the December 17, 2019, Planning Commission Meeting. Motion passed by a vote of 3-0-1. (AYES: Quiroga, Garcia, Sangha; NOES: None; ABSTAIN: Fort)

## PUBLIC HEARINGS:

### A. Master Case No. 19-102; Conditional Use Permit No. 96-019R2 - A request for an existing market (La Tri Color Market) to operate with a new California Department of Alcoholic Beverage Control (ABC) Type 20 (Off-Sale Beer and Wine) license.

Assistant Planner Fernando Herrera provided the staff report.

Discussion was held on the previous ABC license that was revoked in 2000 due to non-payment by previous owner.

Discussion was held on the calls for service.

The Public Hearing was opened.

Speaking for the applicant, Jose Aguayo thanked staff for their work and spoke on working hard for the past nine years to not have any complaints and complying with all of the requirements.

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

Discussion was held on the hours of operation.

Melvin Evatt spoke in opposition to the project.

Socorro Enriquez spoke in favor of the project.

Discussion was held on the other licenses in the area.

Discussion was held on the number of parking stalls.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Garcia and seconded by Vice Chairperson Fort to adopt **Resolution PC No. 2020-001**; 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 2019 Local Guidelines for Implementing CEQA and direct staff to file a Notice

of Exemption; 2) Approve the Public Convenience and Necessity Finding per Attachment No. 4 of the staff report; and, 3) Approve Conditional Use Permit No. 96-019R2. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

**B. Master Case No. 19-115; Conditional Use Permit No. 19-043 - Approval of a Conditional Use Permit (CUP) for a new Pilot Travel Center truck stop to operate with a California Department of Alcoholic Beverage Control (ABC) Type 20 (Off-Sale Beer and Wine) license.**

Assistant Planner George Velarde provided the staff report.

Corrections to the staff report were provided in a memo at the dais.

Discussion was held on the timeline for the rest of the development.

The Public Hearing was opened.

Speaking for the applicant, Brett Engstrom thanked staff for their hard work and spoke on the timeline for the development.

Discussion was held on the tenants of the building.

Discussion was held on the hours of operation.

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 Vice Chairperson Fort and seconded by Secretary Sangha to adopt **Resolution PC No. 2020-002**; 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 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; 2) Approve the Public Convenience and Necessity Finding per Attachment No. 5 of the staff report; and, 3) Approve Conditional Use Permit No. 19-043. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

**C. Master Case No. 19-121; Conditional Use Permit No. 19-046 - Approval of a Conditional Use Permit (CUP) for an existing restaurant (Tacos Jalisco) to operate with a California Department of Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine) license.**

Assistant Planner Fernando Herrera provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Francisco Jauregui.

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 Secretary Sangha to adopt **Resolution PC No. 2020-003**; 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 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 19-046. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

**D. Master Case No. 19-114; Conditional Use Permit No. 03-006R1 - A request to modify an approved Conditional Use Permit (CUP No. 03-006) to add embalming services and temporary body storage to an existing Place of Assembly (religious facility) land use.**

Assistant Planner Cecily Session-Goins provided the staff report.

Discussion was held on how many churches were on the property.

Discussion was held on when embalming services and church services would be held.

Discussion was held on the original CUP being for public assembly and the facility not being used as a house of worship.

Discussion was held on any hazardous waste concerns.

The Public Hearing was opened.

Speaking for the applicant, John Vitali spoke on how bodies are brought into the facility, services not being held on Sundays and being a good neighbor.

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 Fort and seconded by Commissioner Garcia to adopt **Resolution PC No. 2020-004**; 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 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 03-006R1. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES:

None; ABSTAIN: None)

**E. Master Case No. 19-031; Conditional Use Permit No. 19-012; Design Review No. 19-012; and Minor Use Permit No. 19-001 - A request to review and approve a Minor Use Permit for the operation of a new hotel within an existing commercial center; a Design Review for site and architectural review to construct an approximately 63,355 square-foot Marriott Towne Place Suites Hotel with 107 rooms on an approximately 2.4-acre site; and, a Conditional Use Permit for a new Type 41 ABC License.**

Senior Planner Paul Gonzales provided the staff report.

Staff provided a memo at the dais to add an additional condition of approval. Staff read Condition No. 5a into the record.

Discussion was held on the previous approval of a hotel at the same site by a different applicant.

Discussion was held on the additional greenery added to the project.

The Public Hearing was opened.

Speaking for the applicant, Jaspal Sidhu.

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

Discussion was held on the capacity of the conference room.

Discussion was held on the additional greener and planting plan.

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. 2020-005**, to: 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, Class 32, (In-Fill Development) of the California Environmental Quality Act and per Section No. 3.18 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, direct staff to file a Notice of Exemption; 2) Approve the Public Convenience and Necessity Finding per Attachment No. 6 of the staff report; and, 3) Approve Minor Use Permit No. 19-012, Design Review No. 19-012, and Conditional Use Permit No. 19-012. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

**F. Master Case No. 19-027; General Plan Amendment No. 19-003; Design Review No. 19-011; Conditional Use Permit No. 19-009 - Arrowhead Regional Medical Center**

Associate Planner Jon S. Dille provided the staff report.

Staff provided a memo at the dais with modification to the staff report and a modification to the Conditions of Approval.

Discussion was held on the color of the facility.

Discussion was held on what type of medical facility it would be.

Discussion was held on the hours of operation.

Discussion was held on the traffic in the area.

Assistant Engineer Keith Tolliver spoke on the circulation at Baseline and other street improvements that will affect the traffic into the facility.

The Public Hearing was opened.

Speaking for the applicant, Christ Post spoke on the hours of operation, left hand turns off of Sierra, the earth tones of the facility, the services being provided at the location, and no full-time ambulance being on site.

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 Vice Chairperson Fort and seconded by Secretary Sangha to adopt **Resolution PC No. 2020-006**: forwarding a recommendation to the City Council to 1) Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file a Notice of Determination; and, 2) Adopt a resolution approving General Plan Amendment No. 19-003, approving Design Review No. 19-011, and approving Conditional Use Permit No. 19-009 with the condition as recommended by staff. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

## **UNFINISHED BUSINESS:**

**A. None.**

## **NEW BUSINESS:**

**A. Election of Planning Commission Officers**

**ACTION:** Commissioner Garcia nominated Commissioner Quiroga to serve as Chairperson. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

**ACTION:** Commissioner Sangha nominated Commissioner Fort to serve as Vice Chairperson. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

**ACTION:** Commissioner Quiroga nominated Commissioner Garcia to serve as Secretary. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

## **DIRECTOR COMMUNICATIONS:**

### **A. Director Communications:**

Planning Commission reviewed an update of future City Council Agenda items for January 28, 2020, February 11, 2020, and February 25, 2020, meetings for the Planning Commission's information; and an update of future Planning Commission items for the February 4, 2020, February 18, 2020, and March 3, 2020, regular meetings for the Planning Commission's information.

Director AbuBakar wished everyone a happy new year.

Director AbuBakar spoke on the Joint Commission and City Council Workshop on January 28, 2020.

Director AbuBakar spoke on George Velarde being promoted to Assistant Planner.

Director AbuBakar spoke on the Planning Commissioners attending the Planning Commissioners Institute March 4-6, 2020.

Director AbuBakar spoke on possibly cancelling the Planning Commission Meeting of March 3, 2020.

## **COMMISSION COMMENTS:**

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

Secretary Sangha is excited about the upcoming projects.

Commissioner Garcia is looking forward to the regional medical center.

Vice Chairperson Fort wished everyone a happy new year.

Vice Chairperson Fort thanked the Planning team for the great job in providing information to be able to make decisions.

Chairperson Quiroga thanked staff for all they do and is proud to work with them.

Chairperson Quiroga wished the City of Fontana a happy new year.

Chairperson Quiroga thanked the Planning Commission for trusting him to be Chairperson.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the meeting adjourned at 7:40 to a Joint City Council and Planning Commission Workshop on Tuesday, January 28, 2020 at 5:30 p.m., then to the next Regular Planning Commission Meeting on Tuesday, February 4, 2020 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 4TH DAY OF FEBRUARY 2020.**

DocuSigned by:

*Daniel Quiroga*

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Daniel Quiroga

Chairperson



## Certificate Of Completion

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## Status

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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/8/2020 7:50:11 PM
Certified Delivered	Security Checked	2/8/2020 7:50:11 PM
Signing Complete	Security Checked	2/8/2020 7:50:11 PM
Completed	Security Checked	2/8/2020 7:50:11 PM

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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:	<ul style="list-style-type: none"><li>•Allow per session cookies</li><li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li></ul>

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