

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
February 18, 2020
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, February 18, 2020, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Quiroga called the meeting to order at 6:01 p.m.

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

Absent: None

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Dawn Rowe; Associate Planner Brett Hamilton; Assistant Planner Alejandro Rico; and Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Secretary 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 February 4, 2020.

ACTION: A motion was made by Vice Chairperson Fort and seconded by Commissioner Sangha to approve the Minutes of the February 4, 2020, Planning Commission Meeting. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

PUBLIC HEARINGS:

A. Master Case No. 19-119; Design Review No. 19-037 - A request to construct twenty-five (25) condominium buildings with a combined 139 residential units. The homes are proposed on lots previously subdivided pursuant to Tentative Tract Map No. 17041.

Assistant Planner Alejandro Rico provided the staff report.

Staff received one call on the project.

Discussion was held on the dated look of the project.

Discussion was held on the roof design not being able to be broken up more due to the placement of the solar panels.

Discussion was held on the park not being considered at this time.

Discussion was held on the common sidewalk area with landscaping that will be between the two buildings.

Discussion was held on the private patios typically being concrete.

Discussion was held on each unit having its own solar panels.

Discussion was held on the rear elevation looking like a long line.

Discussion was held on the color scheme.

The Public Hearing was opened.

Speaking for the applicant, Stephanie Fabbri spoke on the solar panel requirements and the difficulty on meeting the requirements, and the landscaping design in the alleyways.

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

Speaking for the applicant, Jeff Chelwick spoke on the elevations, site plans, and zoning styles and providing everything required in the Specific Plan.

Discussion was held on similar projects having the same long line.

Discussion was held on the solar panels effect on the rear elevation lines depending on

the type of architecture.

Discussion was held on the seven styles of this project not having a modern style because of the standards at that time.

Discussion was held on the Spanish Colonial style not looking Spanish Colonial.

Discussion was held on this being a first-time buyer project and arched windows will increase the costs of the homes.

The applicant agreed to work with staff to make the project more acceptable.

Discussion was held on the one-story unit.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on breaking up the rear elevation; Building and Safety would need to be consulted.

Discussion was held on changes made by the applicant after staff review of the plans.

Discussion was held on using a soffit outdoors.

Director AbuBakar spoke on the developer being willing to work with staff and suggested taking it off calendar until the project is ready to be brought back before the Planning Commission.

Discussion was held on the color renderings.

ACTION: Motion was made by Commissioner Sanchez and seconded by Chairperson Quiroga to continue this item to a date uncertain to provide staff an opportunity to work with the developer on the design of the project. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

B. Master Case No. 19-079; Tentative Parcel Map No. 20144 (TPM No. 19-012); Design Review No. 19-027 - The applicant is requesting review and approval for the following: Tentative Parcel Map a proposal to consolidate two (2) parcels into one (1) parcel; and, the Design Review is a proposal to construct an approximately 193,433 square foot warehouse on approximately 8.9 adjusted gross acres, including approximately 10,000-square feet of office.

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on the metal awning not meant to act as a guard from the rain.

Discussion was held on adding lighting to the Cherry and Santa Ana corner.

Discussion was held on the variations.

Discussion was held on having the applicant provide "night-time" renderings.

Discussion was held on the sides needing varying roofline or cornice to break up the long wall.

Discussion was held on the vegetation rendering.

The Public Hearing was opened.

Speaking for the applicant, Christopher Sanford thanked the Planning Commission for having them here tonight and thanked staff for their help. The applicant provided background information on the development company and being excited to be doing business in Fontana. The applicant thanked LiUNA for supporting the project.

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

The applicant addressed the Planning Commissioner's concern regarding ground cover, night view rendering, light pollution, and articulation.

Speaking for the applicant, Nancy Park spoke on the roof variance and elevations and possibly accentuating the middle. Ms. Park also spoke on night renderings.

The applicant is not opposed to changing the roof line and adding glazing and lighting.

Discussion was held on signage at Cherry Avenue.

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. 2020-008**; 1) Adopt the Addendum to the Southwest Industrial Park Specific Plan Environmental Impact Report (SCH No. 2009091089) and direct staff to file a Notice of Determination; 2) Approve Tentative Parcel Map No. 20144 (TTM No. 19-012); and, 3) Approve Design Review No. 19-027 with direction to staff to work with the applicant on glazing, lighting and corner monument. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

C. Master Case No. 19-036; Specific Plan Amendment No. 19-004; Conditional Use Permit No. 19-015; Administrative Site Plan No. 19-024 - Specific Plan Amendment is a request to amend the Southwest Industrial Park Specific Plan to allow for slag, gravel, or other similar dustproof surfacing material for outdoor storage of large-scale concrete finished products within the Speedway Industrial District (FID); the Conditional Use Permit is a request to operate the outdoor storage of finished concrete products; and, the

Administrative Site Plan is a request for the site and architectural review for a new office building of approximately 597 square feet located on approximately 9.5 adjusted gross acres.

Senior Planner Dawn Rowe provided the staff report.

Staff requested Condition No. 3 on page 91 regarding undergrounding of utilities be stricken.

Discussion was held on the size of the space for storage.

Discussion was held on the Fire Department requiring access.

Discussion was held on the weight of the precast material possibly cracking the asphalt or concrete.

The Public Hearing was opened.

Speaking for the applicant, Vicky Valenzuela spoke on the restricted covenant and the soils engineer field investigation on undocumented fill.

Applicant has read, understood and agreed to the conditions of approval including the striking of Condition No. 3.

Discussion was held on the requirement to remove soil and re-compacting it to withstand the finished products.

Discussion was held on what is being done to stop top vegetation.

Speaking for the applicant, Patrick Flanigan spoke on the slag being deep enough to stop vegetation from coming up.

Speaking for the applicant, Tyler Hack spoke on the dimensions of the products.

Matt Slowik spoke in favor of the project.

The Public Hearing was closed.

ACTION: Motion was made by Vice Chairperson Fort and seconded by Secretary Garcia to adopt **Resolution PC No. 2020-009**, and forward a recommendation to the City Council to: 1) Adopt the Negative Declaration (ND) and direct staff to file a Notice of Determination; 2) Adopt an Ordinance approving Specific Plan Amendment No. 19-004; and, 3) Adopt a Resolution approving Conditional Use Permit No. 19-015 and approving Administrative Site Plan No. 19-024 with the striking of Condition No. 3. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

UNFINISHED BUSINESS:

A. None.

NEW BUSINESS:

A. 2019 General Plan Annual Progress Report

Senior Planner Dawn Rowe provided the staff report.

ACTION: Motion was made by Commissioner Sanchez and seconded by Vice Chairperson Fort to recommend that the City Council receive the report and direct staff to send the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Development before April 1, 2020. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for February 25, 2020, March 10, 2020, and March 24, 2020, meetings for the Planning Commission's information; and an update of future Planning Commission items for the March 3, 2020, March 17, 2020, and April 7, 2020, regular meetings for the Planning Commission's information.

Director AbuBakar wished everyone a belated happy Valentine's Day.

Director AbuBakar spoke on the cancellation of the March 3, 2020, Planning Commission meeting due to the Commissioners' attendance at the League of California Cities Planning Commission Academy.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Sangha thanked staff for their reports.

Commissioner Sangha is grateful for the opportunity to be a Planning Commissioner.

Secretary Garcia had no comment.

Commissioner Sanchez wished his wife a happy Valentine's Day.

Commissioner Sanchez wished his wife, son, and brother-in-law a happy birthday.

Commissioner Sanchez is looking forward to the new projects and attending the League of California Cities Conference.

Vice Chairperson Fort spoke on the interesting updates in the General Plan Annual Report.

Chairperson Quiroga spoke on the 2020 Census.

Chairperson Quiroga spoke on having the honor of being a Planning Commissioner and making sure we get the best we can.

Chairperson Quiroga wished everyone a happy and safe evening.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission meeting adjourned at 7:41 p.m. to the 2020 League of California Cities, Planning Commissioners Academy from March 3-6, 2020, then to the Regular Planning Commission Meeting on Tuesday, March 17, 2020, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Ysela Aguirre
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 17TH DAY OF MARCH 2020.**

DocuSigned by:



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Daniel Quiroga
Chairperson

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