

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
March 17, 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, March 17, 2020, in the Grover W. Taylor Council Chambers. Vice Chairperson Fort called the meeting to order at 6:02 p.m.

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

Absent: Chairperson Quiroga

Also Present: Attorney Kylee Otto; Senior Planner DiTanyon Johnson; Associate Planner Jon S. Dille; Assistant Planner Alejandro Rico, Associate Planner Rina Leung, Planning Technician Alexia De La Torre, Community Policing Technician Wendy Ratcliffe 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 Sangha.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of February 18, 2020.

**ACTION:** A motion was made by Commissioner Sanchez and seconded by Commissioner Sangha to approve the Minutes of the February 18, 2020, Planning Commission Meeting. Motion passed by a vote of 4-0. (AYES: Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

## **PUBLIC HEARINGS:**

**A. Master Case No. 13-021R1; Conditional Use Permit No. 06-021R1 - Approval to amend an existing Conditional Use Permit (CUP) for an existing convenience store currently operating with a Department of Alcoholic Beverage Control (ABC) Type 20 (Off-Sale, Beer and Wine) license to a Type 21 (Off-Sale, General) license.**

Planning Technician Alexia De La Torre provided the staff report.

Discussion was held on the calls for service.

Discussion was held on the number of off sale licenses in the area.

Discussion was held on the lack of cooperation of store employees with the Police Department on calls for service.

The Public Hearing was opened.

Speaking for the applicant, Ali Dashti spoke on the request for change in license, calls for service and lack of cooperation with the Police Department.

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

Discussion was held on the lack of cooperation with police on calls for service.

The applicant spoke on the need for a hard liquor license.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on the oversaturation of licensing in the area; approval of this project would not add any more licenses but change an existing one.

Discussion was held on requiring additional security and compliance with Conditions of Approval.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Garcia to deny staff's recommendation. Motion passed by a vote of 4-0. (AYES: Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

A recess was called at 6:31 p.m.

The meeting was reconvened at 6:33 p.m.

**B. Master Case No. 19-119; Design Review No. 19-037 - 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.

Discussion was held on the slump stone front fence being changed to stucco.

Discussion was held on adding Spanish tile to the arch entryway.

Discussion was held on adding a pot shelf to the front elevation by the shutters the same as it is on the rear elevation of the Spanish Colonial.

Discussion was held on the color schemes.

The Public Hearing was opened.

Speaking for the applicant, Stephanie Fabbri thanked staff for being fantastic to work with and spoke on adding tile to the rectangle entryway, staining on the wall if it is stucco, and adding a pot shelf on the front elevation. Architect Jeff Chelwick also spoke on this item.

Discussion was held on the tile color scheme.

Discussion was held on adding Saltillo tile to the project.

Discussion was held on using round gutters.

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

The applicant agreed to work with staff on adding pot shelves, deco tiles, and Spanish style caps.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on staff approving the changes to the project and the item not coming back to the Planning Commission for approval.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Sangha to adopt **Resolution PC No. 2020-010**, 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. 19-037 with direction to staff to work with the applicant to make the changes as discussed. Motion passed by a vote of 4-0. (AYES: Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

A recess was called at 7:00 p.m.

The meeting was reconvened at 7:02 p.m.

**C. Master Case No. 19-055; Design Review No. 19-022 - A request to review and approve site and architectural review of a warehouse facility totaling approximately 126,655 square feet on 5.54 adjusted gross acres.**

Associate Planner Rina Leung provided the staff report.

Discussion was held on truck docking and parking.

Discussion was held on the façade of the building.

Discussion was held on the landscaping of the project.

Discussion was held on adding up lighting.

The Public Hearing was opened.

Speaking for the applicant, Daniel Adams.

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

Discussion was held on adding accent lighting around the building.

The applicant spoke on staff asking for the project to have cornice molding but not seeing it on any other new projects in the city.

Discussion was held on making buildings look better in the City of Fontana.

Ralph Valadore spoke in favor of the project.

Jose Hector Ramirez spoke in favor of the project.

The Public Hearing was closed.

Attorney Otto shared that other members of LiUNA supporting the project were present but in a separate room.

**ACTION:** Motion was made by Commissioner Garcia and seconded by Commissioner Sanchez to adopt **Resolution PC No. 2020-011**, to 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; and, 2) Approve Design

Review No. 19-022 with direction to staff to work with the applicant on including up lighting on the building and trees. Motion passed by a vote of 4-0. (AYES: Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

A recess was called at 7:26 p.m.

The meeting was reconvened at 7:31 p.m.

**D. Master Case No. 16-061; Tentative Tract Map No. 20078 (TTM No. 16-015) - A request to subdivide one (1) parcel of approximately 9.5 gross acres, into 20 lots for the development of single-family homes and five (5) letter lots (Lot "A," Lot "B," Lot "C," Lot "D," and Lot "E").**

Associate Planner Jon Dille provided the staff report.

Discussion was held on the average lot sizes.

Discussion was held on the location of the lots.

Discussion was held on Lot D being part of the fire modification area and being left natural, subject to weed abatement and the fire access road.

Discussion was held on Lot E being an open space area and being left natural.

Discussion was held on the Department of Water and Power Easement.

The Public Hearing was opened.

Speaking for the applicant, Charles Ussef thanked staff for all of their help.

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

Discussion was held on the timeline and potential home developers.

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 No. PC 2020-012**: 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file a Notice of Determination; and, 2) Approve Tentative Tract Map No. 20078. Motion passed by a vote of 4-0. (AYES: Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

A recess was called at 7:45 p.m.

The meeting was reconvened at 7:46 p.m.

**E. Master Case No. 20-026; Zoning Code Amendment No. 20-003 - A request for approval of a Zoning and Development Code amendment to allow schools (public and private from elementary to high schools) to establish in the Retail District of the Form Based Code with approval of a Minor Use Permit and to allow truck repair in the Light Industrial (M-1) District with the approval of a Conditional Use Permit.**

Associate Planner Rina Leung provided the staff report.

Discussion was held on concerns regarding safety of children in walkways; a Traffic Engineer will review new applications to ensure safety features to protect students.

Discussion was held on how it would be ensured that future schools would not be located near an incompatible uses.

Senior Planner DiTanyon Johnson added that as proposed, projects would go through the MUP process, compatibility with existing uses would be looked at, and conditions of approval could be added to mitigate any impacts from those uses.

Discussion was held on the definition of “school”.

Discussion was held on public schools being exempt from city regulations.

Discussion was held on reviewing proposed schools in commercial retail centers.

Discussion was held on approval being approved via the MUP process.

Discussion was held on what is currently permitted in the Code.

Discussion was held on not involving the Planning Commission in approvals of MUPs.

Discussion was held on the difference between M1 and M2 Zones.

Discussion was held on the change school to MUP approval from CUP approval as staff has proposed.

Discussion was held on the Planning Commission wanting to be a part of the process through the CUP process.

The Public Hearing was opened.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Commissioner Sanchez spoke on being involved in the CUP process while reviewing new applications for schools to make sure that it is good for the area.

**ACTION:** Motion was made by Vice Chairperson Fort and seconded by Commissioner

Sangha to adopt **Resolution PC No. 2020-013**, and forward a recommendation to the City Council to: 1) Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Sections 15162 through 15164, and Section 15183 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 Zoning Code Amendment (AMD) No. 20-003 to amend the Zoning and Development Code (Chapter 30 of the Fontana Municipal Code) as shown in Exhibit "A" as referenced herein with the exception that the Planning Commission revised the request to include schools in the Retail District in the Form Based Code from a Minor Use Permit to a Conditional Use Permit instead. Motion passed by a vote of 4-0. (AYES: Fort, Garcia, Sanchez, Sangha; 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 24, 2020; April 14, 2020; and April 28, 2020, meetings for the Planning Commission's information; and an update of future Planning Commission items for the April 7, 2020, and April 21, 2020, regular meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

**A. Planning Commission Remarks:**

Secretary Garcia spoke on slowing the spread of the Corona virus and encouraged everyone to stay home and spend time with their families.

Secretary Garcia spoke on completing her Census 2020 form and encouraged others to do the same.

Commissioner Sangha thanked staff for their staff reports.

Commissioner Sangha spoke on the mix of projects coming to the City of Fontana.

Commissioner Sangha spoke on staying safe by washing their hands and practicing

social distancing.

Commissioner Sanchez requested that we adjourn in honor and memory of those affected by the Corona virus.

Commissioner Sanchez spoke on making good decisions during this crisis.

Commissioner Sanchez sent prayers to those suffering during this time.

Vice Chairperson Fort echoed the sentiments of fellow Commissioners.

Vice Chairperson Fort spoke on practicing Prudent, Precautions and Prayer; and not being Panicked and Paranoid.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the meeting adjourned in memory of those impacted by the Corona virus at 8:17 p.m. to a Planning Commission Meeting Workshop on Tuesday, March 17, 2020, then to the Regular Planning Commission Meeting on Tuesday, April 7, 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 7TH DAY OF APRIL 2020.**

DocuSigned by:

*Daniel Quiroga*

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Daniel Quiroga  
Chairperson

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