

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
June 16, 2020  
Available Remotely**

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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, June 16, 2020, 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 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; Senior Planner Paul Gonzales; Assistant Planner Fernando Herrera; 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 Sanchez.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of June 2, 2020.

**ACTION:** A motion was made by Commissioner Fort and seconded by Commissioner Sangha to approve the Minutes of the June 2, 2020, Planning Commission Meeting. Motion passed by a vote of 5-0-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

## **PUBLIC HEARINGS:**

**A. Master Case No. 19-101; Conditional Use Permit No. 19-039; Design Review Project No. 19-033 - A request to review and approve a Conditional Use Permit and Design Review to establish a 3-story 93-unit senior housing facility with associated amenities on a currently vacant site.**

Assistant Planner Fernando Herrera provided the staff report.

Staff received three communications from the public in favor of the project; six in opposition; and three with general questions.

Discussion was held on having walk-in showers/bathtubs.

Discussion was held on the location of the laundry facilities.

Discussion was held on the traffic issues to address comments received.

Discussion was held on the location of the elevators.

Discussion was held on the size of the gym.

Discussion was held on the driveway entrance and exit.

Discussion was held on the on-site parking.

Discussion was held on the security of the facility.

Discussion was held on the comments regarding concerns about crime.

The Public Hearing was opened.

Speaking for the applicant, Brian Costa spoke on crime not being a factor for this project and this project benefitting the senior demographics in the City of Fontana. The applicant spoke on the residence management and on-site security office with 24-hour surveillance. The applicant agreed to providing ADA compliant showers and up-lighting of the palm trees.

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

Speaking for the applicant, Tien Chu agreed to adding date palms and up-lighting.

The applicant spoke on the reason for the location of the elevator.

Discussion was held on the pedestrian access entrances.

Discussion was held on electric vehicle charging stations complying with the new code.

The Planning Commissioners confirmed they received and reviewed the comments provided.

Angie Chu spoke in favor of the project.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Fort to approve **Resolution PC No. 2020-035**; 1) Find that the proposed project is exempt pursuant to Section No. 15332, Class 32 (Infill Development), of the California Environmental Quality Act (CEQA) and per Section 3.22 if the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; 2) Approve Conditional Use Permit No. 19-039; and 3) Approve Design Review No. 19-033 with the addition of date palms, up-lighting, 24-hour security, and ADA compliant showers. Motion passed by a vote of 5-0-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

**B. Master Case No. 19-030; Conditional Use Permit No. 19-011; Administrative Site Plan No. 19-017 - A Conditional Use Permit to establish the use of a “Registered Vehicle Storage” on the project site; and, an Administrative Site Plan for site and architectural review of the 2.5 adjusted gross acre site to include the conversion and façade upgrade of an approximate 2,177 square foot residential structure into an office building, with a stand-alone office storage building and 30 truck and trailer parking spaces, and all other improvements such as landscaping, grading, lighting, walls and fences.**

Senior Planner Dawn Rowe provided the staff report.

Staff shared that there were formatting issues that would be corrected.

Discussion was held on the hours of operation and hours of access to the stored vehicles.

Discussion was held on on-site sleeping in the vehicles.

The Public Hearing was opened.

Speaking for the applicant, Pedro Ramirez.

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

No communication was received 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. 2020-036**; 1) Find that the project is Categorically Exempt pursuant to Section No. 15332, Class No. 32, (In-Fill Development) and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA), and direct staff to file a Notice of Exemption; 2) Approve Conditional Use Permit No. 19-011; and, 3) Approve Administrative Site Plan No. 19-017 with an added condition for no overnight sleeping on the premises. Motion passed by a vote of 5-0-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

**C. Master Case No. 20-036; Design Review Project No. 20-012 - A request to review and approve a Design Review application for site and architectural review of a proposed 30,168 square foot Hyundai dealership and sales office with display area and carwash.**

Senior Planner Paul Gonzales provided the staff report.

Discussion was held on adding a car ramp near the monument sign.

Discussion was held on the elevator system.

Discussion was held on adding up-lighting to the palm trees and landscaping.

Discussion was held on the sign viewable from the freeway having the same capabilities as other signs in the area.

The Public Hearing was opened.

Speaking for the applicant, Jonathan Madsen spoke on the Hyundai design plan being different than Mazda's design plan. The applicant agreed to adding up-lighting to the vegetation. The applicant spoke on the corner monument sign belonging to the City of Fontana and will need to discuss the options for design with staff but is okay with car display pads.

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

Discussion was held on the Auto Overlay Specific Plan having specific palms that must be used.

No communication was received 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. 2020-037**; 1) Determine that the project has been reviewed under a previous Mitigated Negative Declaration/Monitoring and Reporting Program and, pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and per Section 6.04 of the City

of Fontana 2019 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file the Notice of Determination; and, 2) Approve Design Review No. 20-012 with direction to staff to work with the applicant to add parking areas behind the sign to showcase cars and adding up-lighting. Motion passed by a vote of 5-0-0. (AYES: Quiroga, 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 the June 23, 2020, July 14, 2020, and July 28, 2020, meetings for the Planning Commission's information; and an update of future Planning Commission items for the July 7, 2020, July 21, 2020, July 28, 2020, and August 4, 2020, regular meetings for the Planning Commission's information.

Director AbuBakar noted that the July 28, 2020, will be a Joint Workshop with the City Council regarding the new housing element for FY 2021-2029.

## **COMMISSION COMMENTS:**

**A. Planning Commission Remarks:**

Secretary Garcia wished her father and all fathers on the dais a happy Father's Day.

Commissioner Sangha thanked staff for their reports and the IT staff for setting up the meeting remotely.

Commissioner Sangha wished all fathers a happy Father's Day and encouraged them to continue to be a positive role model in their children's lives and enjoy the day.

Commissioner Sangha spoke on the great projects presented tonight and addressing some issues with them.

Commissioner Sanchez is grateful for the opportunity to serve the City of Fontana.

Commissioner Sanchez thanked staff for all of their hard work and spoke on doing what is best for the City of Fontana.

Commissioner Sanchez spoke on having the honor of being a father to two lovely children and thanked his wife for making him a father.

Commissioner Sanchez requested tonight's meeting be adjourned in memory of the police officers and innocent people lost due to the riots.

Vice Chairperson Fort spoke on being grateful to staff and communications for keeping the Commission on point and providing the information needed to make informed decisions.

Vice Chairperson Fort spoke on being excited about Father's Day and spoke on the great dad her husband is to her children.

Vice Chairperson Fort spoke on her dad turning 84 years old and doing well after surgery and thanked him for all he has done for her.

Vice Chairperson Fort spoke on the officer's lives taken as a result of people taking advantage of legitimate protests; and the importance of keeping riots and legitimate protests separate with the individuals behind the different efforts not being the same.

Vice Chairperson Fort spoke on living in one of the safest cities and not taking that for granted.

Chairperson Quiroga spoke on being honored to be a dad.

Chairperson Quiroga wished his dad a happy Father's Day.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the meeting adjourned at 7:52 p.m. in memory of the police officers and innocent people lost due to the riots to the Regular Planning Commission Meeting on Tuesday, July 7, 2020, at 6:00 p.m. Due to the evolving situation with the COVID-19 Novel Coronavirus and the health recommendations for social distancing from the Center of Disease Control (CDC), **THE CITY OF FONTANA PLANNING COMMISSION MEETING OF JULY 7, 2020 AT 6:00 P.M. SHALL BE AVAILABLE TO THE PUBLIC REMOTELY.**

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 JULY 2020.**

DocuSigned by:

Daniel Quiroga

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Daniel Quiroga

Chairperson

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## In Person Signer Events

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### Timestamp

## Editor Delivery Events

### Status

### Timestamp

## Agent Delivery Events

### Status

### Timestamp

## Intermediary Delivery Events

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Evelyne Ssenkoloto

essenkol@fontana.org

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Witness Events	Signature	Timestamp
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Envelope Sent	Hashed/Encrypted	8/6/2020 5:14:40 PM
Certified Delivered	Security Checked	8/6/2020 5:14:40 PM
Signing Complete	Security Checked	8/6/2020 5:14:40 PM
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