

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
July 7, 2020
Available Remotely**

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, July 7, 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 Garcia, Commissioner Sanchez and Commissioner Sangha

Absent: None

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Assistant Planner Alejandro Rico, Associate Planner Rina Leung, Associate Planner Cecily Sessions-Goins, 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 June 16, 2020.

ACTION: A motion was made by Commissioner Sanchez and seconded by Vice Chairperson Fort to approve the Minutes of the June 16, 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. 20-047; Conditional Use Permit No. 20-016; Administrative Site Plan No. 20-010 - A request to review and approve a Conditional Use Permit to operate a charter high school (Real Journey Academies); and, an Administrative Site Plan to paint the existing building at 16730 Arrow Boulevard (APN: 0191-162-14) and striping for parking spaces, fencing, installation of basketball/volleyball courts on the northern parcel at 16725 Spring Street (APN: 0191-162-19).

Associate Planner Rina Leung provided the staff report.

Staff provided corrections to the Conditions of Approval.

Discussion was held on access to the school from the church.

Discussion was held on requiring video surveillance.

Discussion was held on the circulation at drop off and pick up times.

Discussion was held on requiring the school to have armed security.

The Public Hearing was opened.

Speaking for the applicant, Alex Lucero provided information on the history of the school, issues with armed security, security cameras and key card access to the school.

Speaking for the applicant, Anna Olvera spoke on the traffic circulation pattern, parent awareness meetings, and circulation signage.

The applicant agreed to work with Engineering staff on circulation signage.

Discussion was held on the hours of operation and adding hours of operation on Saturday.

Discussion was held on the school adding a grade each year.

Discussion was held on modifying the existing condition of approval for hours of operation.

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 Secretary Garcia and seconded by Commissioner Sanchez to adopt **Resolution PC No. 2020-038**, to 1) Determine that the project is categorically exempt, respectively from the California Environmental Quality Act (CEQA) pursuant to Sections Nos. 15301 (Class No. 1, Existing Facilities) and 15303 (Class No. 3, New Construction), and Section No. 3.22 of the Local 2019 Guidelines for Implementing the CEQA; 2) Approve Conditional Use Permit No. 20-016; and 3) Approve Administrative Site Plan No. 20-010 with the removal of Condition No. 15 and No. 27, extending the hours of operation to 8:30 p.m. on Tuesdays with direction to staff to work with the applicant on circulation signage and revising the hours of operation on Saturday for special school related events. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

B. Master Case No. 19-091; Minor Use Permit No. 19-004; Design Review No. 19-029 - A request to review and approve a Minor Use Permit to operate a 4-story hotel with 111 guest rooms in the General Commercial zoning district; and, a Design Review for site and architectural review of a 4-story hotel with 111 guest rooms and an 8,000 square foot pad for a future restaurant.

Associate Planner Cecily Session-Goins provided the staff report.

Staff received communication regarding parking, entering and exiting the site safely, non-resident traffic and alcohol licensing – which is not part of this project.

Discussion was held on cars entering and exiting the site and signage for no left turn.

Discussion was held on possible tenants for the restaurant development.

Discussion was held on a proposed monument sign.

The Public Hearing was opened.

Speaking for the applicant, Doug Andreasen thanked Brett Hamilton for his guidance on the project.

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

Discussion was held on the gating of the pool area.

No communication was received in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Sanchez and seconded by Vice Chairperson Fort to approve **Resolution PC No. 2020-039**; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill

Development Project) of the CEQA and Section 3.22 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; 2) Approve Minor Use Permit No. 19-004; and, 3) Approve Design Review No. 19-029 with the addition of no left turn signage. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

C. Master Case No. 19-077; Conditional Use Permit No. 19-029; Administrative Site Plan No. 19-049 - A request to review and approve a Conditional Use Permit to establish the use of “Registered Vehicle Storage” on the project site for used cars to be transferred to dealerships; and, an Administrative Site Plan for site and architectural review for the construction of a 4,560 square foot building, with office space, an indoor car storage for high-end cars of approximately 21,364 square feet, 14,162 square feet of loading area, and all other improvements such as landscaping, grading, lighting, walls and fences on a 2.6 acres.

Assistant Planner Alejandro Rico provided the staff report.

Discussion was held on the hours of operation.

Discussion was held on the paving of the project.

The Public Hearing was opened.

Speaking for the applicant, Guillermo Calvillo requested a change to the hours of operation to allow for unforeseen circumstances that drivers may encounter.

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

Discussion was held on the changes to the hours of operation.

Discussion was held on what type of vehicles would be stored.

No communication was received 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. 2020-040**; 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. 19-029; and 3) Approve Administrative Site Plan No. 19-049. 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. None.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for July 14, 2020, July 28, 2020, August 11, 2020, and August 25, 2020, meetings for the Planning Commission's information; and an update of future Planning Commission items for the July 21, 2020, July 28, 2020, August 4, 2020, and August 18, 2020, regular meetings for the Planning Commission's information.

Director AbuBakar reminded the Commissioners about the Joint Workshop with City Council on July 28, 2020, at 5:00 p.m. regarding the new housing element.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Sanchez spoke on being delighted to see a new hotel coming to the City and appreciates the businesses coming to Fontana.

Commissioner Sanchez requested tonight's meeting be adjourned in memory of all those affected by Covid 19.

Vice Chairperson Fort spoke on being honored to serve on the Planning Commission. Vice Chairperson Fort thanked staff for the reports.

Vice Chairperson Fort is glad to see a hotel coming to Fontana with a sit down restaurant.

Secretary Garcia thanked staff for their hard work on the projects.

Secretary Garcia spoke on being happy to serve on the Planning Commission.

Commissioner Sangha thanked staff for preparing the staff reports.

Commissioner Sangha is glad to see a hotel and sit down restaurant coming to Fontana.

Commissioner Sangha is thankful for the opportunity serve on the Planning Commission.

Commissioner Sangha spoke on the second wave of Covid 19 shutdowns and thanked his wife for making sure he is safe by wearing a mask.

Commissioner Sangha reminded everyone to stay safe.

Chairperson Quiroga wished his mom a happy birthday.

Chairperson Quiroga spoke on being honored to serve on the Planning Commission.

Chairperson Quiroga thanked the Commissioners and staff for all of their work.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission meeting adjourned at 7:39 p.m. in memory of all those affected by Covid 19 to the Regular Planning Commission Meeting on Tuesday, July 21, 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 21, 2020 AT 6:00 P.M. SHALL BE AVAILABLE TO THE PUBLIC REMOTELY.**

DocuSigned by:



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Ysela Aguirre
Commission Secretary

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 21ST DAY OF JULY, 2020.

DocuSigned by:



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Daniel Quiroga
Chairperson

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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/6/2020 5:15:01 PM
Certified Delivered	Security Checked	8/6/2020 5:15:01 PM
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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">•Allow per session cookies•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

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