

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
July 21, 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, July 21, 2020, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Quiroga called the meeting to order at 6:04 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; Associate Planner Jon S. Dille; Assistant Planner Cecily Session-Goins 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 July 7, 2020.

**ACTION:** A motion was made by Commissioner Fort and seconded by Commissioner Sangha to approve the Minutes of the July 7, 2020, Planning Commission Meeting. Motion passed by a vote of 5-0-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

**B. Finding of Conformance with the General Plan for Disposition of Property**

Staff recommends that the Planning Commission:

1. Determine that the project is Categorically Exempt pursuant to Section No. 15312, Class No. 12 (Surplus Government Property Sales), of the California Environmental Quality Act and Section 3.22 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,
2. Make a finding that the proposed disposition of property is in conformance with the Policy No. 1 of Goal No. 3 of the Economy, Education and Workforce Development Element of the City's 2035 General Plan (Chapter No. 13).

**ACTION:** A motion was made by Commissioner Fort and seconded by Commissioner Garcia to approve Consent Calendar Item A and Item B. 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. 16-021; Administrative Site Plan No. 16-018R1 - Request for Continuance**

Staff recommends this project be continued to a date uncertain to allow the applicant additional time to work with staff to prepare for the legally required noticing of this project.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Sangha to continue this project to a date uncertain to allow the applicant additional time to work with staff to prepare for the legally required noticing of this project. Motion passed by a vote of 5-0-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

**B. Master Case No. 18-079; Master Case No. 20-014; General Plan Amendment No. 18-006; General Plan Amendment No. 20-005; General Plan Amendment No. 20-006; Zone Change No. 18-006; Zone Change No. 18-007; Zone Change No. 20-003; Zone Change No. 20-004; Tentative Parcel Map No. 20167 (TPM No. 19-021); Design Review No. 19-038; Conditional Use Permit No. 19-044 – Sierra and Casa Grade Warehouse Project**

Assistant Planner Cecily Session-Goins provided the staff report.

Commissioner Garcia recused herself from hearing this item.

The Public Hearing was opened.

No further comments were received for this project, other than those already included as part of the Planning Commission Agenda Packet.

No communication was received in favor or opposition.

Discussion was held on the rezoning of this property.

Discussion was held on not receiving any comments from property owners within the residential replacement sites. The owners were provided public notice in different forms.

Discussion was held on the project being more than 1,500 feet away from the nearest residences.

Discussion was held on undeveloped homes not being notified because there are no people living there right now.

Discussion was held on mitigated factors being looked at on a programmatic level since there were no specific projects being proposed on the housing units replacement sites.

Discussion was held on the two replacement areas not being under development but being set aside for that use and purpose in the future.

The City's consultant, Carrie Cano spoke on the Draft EIR and thresholds being exceeded only if the Malaga, Palmetto and warehouse projects were all being constructed or in operation at the same time.

Discussion was held on mitigations for sound and lighting pollution.

Discussion was held on pollution being created regardless of what project is built.

The Public Hearing was closed.

**ACTION:** The Planning Commission directed staff to address comments received in the Final EIR and to bring the project back at a future date.

**C. Master Case No. 19-096; General Plan Amendment No. 19-006; Zone Change No. 19-004; Tentative Parcel Map No. 20153 (TPM No. 19-016); Tentative Tract Map No. 20297 (TTM No. 19-011); Tentative Tract Map No. 20349 (TTM No. 20-002); Conditional Use Permit No. 19-037; Design Review No. 19-031 – Stratham Homes; 107 unit-unit multi-family detached condominium complex over two (2) parcels of approximately 10.2 adjusted gross acres.**

Associate Planner Jon S. Dille provided the staff report.

Discussion was held on the enclosures around the units.

Discussion was held on the differences in elevations.

Discussion was held on the various styles, color schemes and elevations and not having more than three of the same in a row.

Discussion was held on the noise study for the project.

Discussion was held on improvements being made by the developer on South Highland Avenue.

Discussion was held on the design of the entry monument.

A ten-minute recess was called.

Discussion was on the adjacent irregular shaped property at the north boundary line and the property having a different owner.

Discussion was held on the block wall between the development and the mosque and no provision in the code requiring it to be taller.

The Public Hearing was opened.

A five-minute recess was called.

Speaking for the applicant, Patrick Potts, spoke on the residual parcel and the developer's efforts in purchasing it.

The applicant agreed to increasing the height of the wall between the project and the mosque to 7 feet.

The applicant agreed to installing canopies over the recreation areas.

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

Discussion was held on the decorative iron vehicle gates and the security of the design.

The applicant agreed to making it meet any basic code guidelines and will construct it to the minimum standards required.

The applicant agreed to illuminating the trees and entry monument.

No communication was received in favor or opposition.

The Public Hearing was closed.

Director AbuBakar spoke on reaching out to the property owner who owns the triangular piece of property adjacent to the back side of the project regarding fencing for the undeveloped parcel.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Garcia to adopt **Resolution PC No. 2020-041** 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; 2) Adopt a Resolution approving General Plan Amendment No. 19-006, 3) Adopt an Ordinance approving Zone Change No. 19-004; and, 4) Adopt the Resolution approving Tentative Parcel Map No. 20153, approving Tentative Tract Map No. 20297, approving Tentative Tract Map No. 20349, approving Conditional Use Permit No. 19-009, and approving Design Review No. 19-011 with construction of the shade structure by the playground area, increase the fence height on the east side of the project from 6 feet to 7 feet, work with staff on the main entry gate to make sure that it meets health and safety standards, and illuminate the landscaping and entry monument. 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.**

## **COMMISSION COMMENTS:**

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

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

Commissioner Sangha reminded everyone to keep taking precautions to stay healthy.

Commissioner Sangha thanked USM and City Link for distributing 800 grocery kits to City of Fontana residents and 2,000 grocery kits to City of Rialto residents.

Commissioner Sangha wished everyone a good night.

Secretary Garcia thanked IT staff for the online meeting.

Secretary Garcia wished everyone a good night.

Commissioner Sanchez spoke on donating grocery gift cards to families in Bloomington, California.

Commissioner Sanchez spoke on the weird and challenging times we are living in and thanking God for still being around and not being sick.

Commissioner Sanchez spoke on looking forward to interacting with people again.

Commissioner Sanchez requested tonight's meeting be adjourned in memory of those that have died and are struggling due to Covid-19.

Commissioner Sanchez thanked God for allowing him to serve his community.

Commissioner Sanchez spoke on IT doing an amazing job putting the online meeting together.

Commissioner Sanchez thanked staff for paying attention to the Commission's recommendations on what is good for the City of Fontana.

Vice Chairperson Fort thanked staff for their reports.

Vice Chairperson Fort spoke on staying connected during this time through Zoom, phone calls and the importance of helping people during this time.

Vice Chairperson Fort is glad to hear what Commissioner Sangha is doing in the community and spoke on her church doing similar things.

Vice Chairperson Fort spoke on Covid-19 lingering and it is getting a little closer to everyone.

Vice Chairperson Fort spoke on having the pleasure and the honor to serve because community is important.

Chairperson Quiroga thanked Commissioner Sangha for all he is doing.

Chairperson Quiroga wished Commissioner Sanchez a happy birthday.

Chairperson Quiroga thanked IT for making the meeting happen.

Chairperson Quiroga spoke on being social creatures and praying for things to go back to normal.

Chairperson Quiroga spoke on kids wanting to go back to school

Chairperson Quiroga spoke on rolling with the punches until it is safe.

## **B. Director Communications:**

Planning Commission reviewed an update of future City Council Agenda items for 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 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 the Housing Element on July 28, 2020, at 5:30 p.m.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the meeting adjourned at 7:54 p.m. to a Joint Workshop with City Council on Tuesday, July 28, 2020, at 5:30 p.m. then to the Regular Planning Commission Meeting on Tuesday, August 4, 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 August 4, 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 4TH DAY OF AUGUST 2020.**

DocuSigned by:

*Daniel Quiroga*

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Daniel Quiroga  
Chairperson

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Evelyne Ssenkoloto

essenkol@fontana.org

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