

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
September 15, 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, September 15, 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; Assistant Planner Alexia De La Torre; Associate Planner Jon Dille; Associate Planner Brett Hamilton; Senior Planner DiTanyon Johnson; 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 September 1, 2020.

**ACTION:** A motion was made by Commissioner Sanchez and seconded by Secretary Garcia to approve the Minutes of the September 1, 2020, Planning Commission Meeting. Motion passed by a vote of 4-0-1. (AYES: Quiroga, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: Fort)

## **PUBLIC HEARINGS:**

**A. Master Case No. 20-022; Design Review Project No. 20-004 - A request to review and approve a site and architectural review for a 17-unit apartment complex within a total of three (3) two-story buildings on approximately 0.54 acres (23,477 sq. ft.).**

Assistant Planner Alexia De La Torre provided the staff report. Discussion was held on the number of parking spaces.

Discussion was held on the width of the driveway and prevention of parking in front of the garages.

Discussion was held on the large decorative doors facing the street.

Discussion was held on the size of the private backyard and balcony space on the second floor.

Discussion was held on not requiring visitor parking due to public and offsite parking nearby.

Discussion was held on proposed landscaping and adding up lighting.

Discussion was held on the main entrance gate.

Discussion was held on the turnaround not being intended for parking.

The Public Hearing was opened.

Speaking for the applicant, Saber Awad agreed to adding signage regarding no parking and adding up lighting to the landscaping.

Planning Manager Hernandez commended the applicant and the designer for their work on this project.

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. 2020-048** to: 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the CEQA

and Section No. 3.18 (Infill Projects) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and 2) Approve Design Review No. 20-004 with the addition of up lighting to the trees. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

**B. Master Case No. 15-047R2; Design Review Project No. 20-016 - A request for review and approval of the site and architecture review to construct 13 single-family homes ranging in size from 2,562 square feet up to 2,826 square feet over a previously approved tract map (Tract Map No. 19997).**

Associate Planner Jon S. Dille provided the staff report.

Discussion was held on the material being used for the largest arched entry.

Discussion was held on staff working with the applicant to add more details to some of the designs.

Discussion was held on adding additional enhancements to the side wall of Plan A and Plan C.

Discussion was held on adding shutters on the Colonial style and iron work to the Spanish style.

Discussion was held on the accent color.

Discussion was held on the trees proposed for the back yards.

The Public Hearing was opened.

Speaking for the applicant, Jimmy Lee spoke on the tree in the back yards and landscaping the front yard; additional considerations for the color schemes; adding pop-outs to break up the long walls; and adding accent pattern work.

Planning Manager Hernandez spoke on the Development Code not requiring the back yard to be landscaped.

No communication was received in favor or opposition.

The Public Hearing was closed.

Discussion was held on moving the trees to the front yard.

**ACTION:** Motion was made by Commissioner Fort and seconded by Secretary Garcia to adopt **Resolution PC No. 2020-049**: 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the California Environmental Quality Act and Section No. 3.18 (Certain Infill Projects) of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and, 2) Adopt a resolution approving Design Review No. 20-016 with the addition of color schemes, additional architecture features on the side elevations, and moving the tree

from the back to the front yard. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

**C. Master Case No. 20-016; Zoning Code Amendment No. 20-005; Tentative Parcel Map No. 20203 (TPM No. 20-003); Conditional Use Permit No. 20-010; Design Review No. 20-002 – Northgate Gonzalez Markets.**

Associate Planner Brett Hamilton provided the staff report.

Staff provided a memo regarding modifications to the language in Attachment 4.

Staff provided revisions to Conditions of Approval Nos. 4 and 20 regarding undergrounding of utilities.

Discussion was held on the project coming back for MUP approval for the remaining pads.

Discussion was held on the number of palm trees and up lighting of the trees.

Discussion was held on the photometric plan indicating the project meets or exceeds lighting standards.

Discussion was held on the canopies being used.

Discussion was held on the entry points to the project.

Discussion was held on the monument sign going through additional approval in future.

Discussion was held on the landscaping and possible modification depending on the site layout of Pad 1 and Pad 3.

Discussion was held on the trees in the parking lot area.

Discussion was held on the palm tree lined entrance on the center divider and olive trees on the sides.

Discussion was held on the outdoor patio eating area and the requirements for providing an outdoor patio eating area.

Discussion was held on the memo staff provided addressing zoning code text changes and the permanent shade structures.

The Public Hearing was opened.

Speaking for the applicant, Tom Hunt, commended staff on their work on this project; and spoke on recognizing and accepting the responsibility of the Sierra Gateway.

Carl Middleton read, understood and agreed to the conditions of approval. Mr. Middleton spoke on the trees being used and the lighting of the project.

Jessica Steiner spoke on the landscape plan and the up lighting on the project.

Discussion was held on changing the olive trees to date palms and adding palm trees to San Bernardino Avenue. The applicant agreed to work with staff on the landscaping plan.

No communication was received in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Fort to adopt **Resolution PC No. 2020-050**, 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 an ordinance approving Zoning Code Amendment No. 20-005; and 3) Adopt a resolution approving Tentative Parcel Map No. 20203, approving Conditional Use Permit No. 20-010, and approving Design Review No. 20-002 with the addition of palm trees to the San Bernardino Avenue entrance, multi-trunk olive trees at the Sierra Avenue entrance and providing permanent umbrellas and or shade structures at all patio areas. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

**D. Master Case No. 19-109; General Plan Amendment No. 19-007; Specific Plan Amendment No. 19-011; Zone Change No. 19-005; General Plan Amendment No. 20-009; Zone Change No. 20-008; Tentative Parcel Map 19-018; Design Review No. 19-036; Development Agreement No. 20-002 – To receive comments on the Draft Environmental Impact Report (DEIR) State Clearinghouse No. 2020040155 construction of two (2) warehouses totaling approximately 754,408 square feet, including the up zoning of approximately 13.76 acres from Single-Family Residential (R-1) to Medium Density Residential (R-M).**

Senior Planner DiTanyon Johnson provided the staff report.

Discussion was held on staff not receiving any comments from the property owners within the proposed project site; one phone call was received regarding the status of the project.

Discussion was held on the differences between R1 and R2 and the effect on property values.

The Public Hearing was opened.

Discussion was held on the truck traffic, queuing and stacking of the trucks in the area, and enforcement of truck parking.

Planning Manager Hernandez shared that some comments were emailed directly to the Commissioners on this project from Kim Bright, Raymond Martinez, Mark Velasco, Veronica T., Idamia Avila, and Maria Gonzales. One email was received from an unknown

person.

Planning Manager Hernandez shared the six voice mails received as follows:

Abel Medina spoke in opposition to the project.

Nestor Trenseria spoke in opposition to the project.

Family Quinonez spoke in opposition to the project.

Yolanda Rosas spoke in opposition to the project.

Maria Delgado spoke in opposition to the project.

Jimenez Family spoke in opposition to the project.

Speaking for the applicant, Chadwick Manista.

Commissioner Sanchez spoke on being concerned with the EIR findings.

The applicant spoke on truck traffic control mitigation measures.

Assistant Engineer Henry Pham spoke on the applicant providing more than needed on the stacking requirement.

Discussion was held on the Final EIR addressing all of the public comments.

Discussion was held on staff communicating with the public regarding their concerns.

Commissioner Sanchez requested more time for information on this project.

Commissioner Fort is interested in data regarding citations on non-truck route designated streets.

Director AbuBakar will get the information regarding citations to the Commissioners.

The Public Hearing was closed.

## **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 September 22, 2020, October 13, 2020, October 27, 2020, and November 10, 2020, meetings for the Planning Commission's information; and an update of future Planning Commission items for the October 6, 2020, October 20, 2020, November 3, 2020, and November 17, 2020, regular meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

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

Commissioner Sanchez spoke on being excited about the new developments coming in.

Commissioner Sanchez is looking forward to shopping in the Northgate Shopping Center.

Commissioner Sanchez spoke on the big responsibility the Commissioners have to the community and being honored to be a part of this Commission.

Commissioner Sanchez spoke on appreciating the great comments from everyone.

Commissioner Sanchez thanked God and his family for the opportunity to serve on the Commission.

Commissioner Sanchez requested tonight's meeting be adjourned in memory of the two police officers ambushed in Los Angeles, all other police officers that have lost their lives and the firefighters fighting the fires in California.

Secretary Garcia is very happy to be a part of this Commission.

Secretary Garcia is very happy about the projects coming in and thanked staff for all of their hard work and doing a great job.

Secretary Garcia wished her daughter, Julia, a happy 9th birthday.

Commissioner Sangha thanked staff for the staff reports and the IT department for setting up the meetings.

Commissioner Sangha thanked the firefighters for their hard work in trying to put out the fires and praying for better conditions to help them fight the fires.

Commissioner Sangha is thankful for the opportunity to serve.

Commissioner Sangha spoke on the great number of developments and being excited

about Northgate and checking out the marketplace.

Commissioner Sangha spoke on hearing the community's concerns and spoke on wanting to ensure the community a safe environment with their needs being addressed correctly.

Vice Chairperson Fort echoed other commissioners' comments.

Chairperson Quiroga spoke on being blessed to be able to live, work and serve in Fontana.

Chairperson Quiroga spoke on teaching online and being on a computer screen all day and hoping things change and to be able to get back together soon.

## WORKSHOP:

None.

## ADJOURNMENT:

By consensus, the meeting adjourned in memory of the two police officers ambushed in Los Angeles, all other police officers that have lost their lives and the firefighters fighting the fires in California at 9:06 p.m. to the next Regular Planning Commission Meeting on Tuesday, October 6, 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 OCTOBER 6, 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 6TH DAY OF OCTOBER 2020.**

DocuSigned by:

*Daniel Quiroga*

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Daniel Quiroga  
Chairperson

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