

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
October 20, 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, October 20, 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; Senior Planner Dawn Rowe; Assistant Planner Cecily Session-Goins; Senior Planner Paul Gonzales; Senior Planner DiTanyon Johnson; and Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Commissioner Fort, the Pledge of Allegiance was led by Commissioner Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Irvin Whatley spoke in favor of a project, but the project number was not identified.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of October 6, 2020.

ACTION: A motion was made by Commissioner Sanchez and seconded by Secretary Sangha to approve the Minutes of the October 6, 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. 16-021; Administrative Site Plan No. 16-018R1 - A request to revise a previously approved 5,469 square foot multi-tenant commercial building to add a drive-through lane on a 3.21 adjusted acre site.

Senior Planner Dawn Rowe provided the staff report.

Discussion was held on the proposed drive through adjacent to the freeway off ramp.

Discussion was held on whether the drive through lane would be providing service for other businesses.

Discussion was held on this project previously coming forward during a Workshop.

Discussion was held on the Applicant being given direction to allow only one drive through.

Discussion was held on potential tenants.

The Public Hearing was opened.

Speaking for the applicant, Michael Kohonoff spoke on potential tenants and if the tenants were contingent upon having access to a drive through.

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

The Public Hearing was closed.

Discussion was held on the incoming traffic at Citrus Avenue.

Planning Manager Hernandez spoke on the project meeting the code parking requirement.

Discussion was held on parking spaces being removed if drive through queuing is a problem.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Sangha to deny staff's recommendation. Motion passed by a vote of 4-1. (AYES: Quiroga, Garcia, Sanchez, Sangha; NOES: Fort; ABSTAIN: None)

B. Master Case No. 14-047R2; Design Review No. 14-016R2 - The applicant is

requesting to amend the previously approved mixed-use project. The amendment includes modifying the site plan and reducing the condo units from 18 to 16 units and eliminating the live work units onsite.

Senior Planner Paul Gonzales provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Mohammad Monshizadeh thanked staff for their work on the project and spoke on breaking ground as soon as the project is approved.

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

Discussion was held on the courtyard between buildings 16 and 17 and the walking path.

Discussion was held on the floor plans and the number of garages per home.

Discussion was held on the occupancy rate.

Daniel Rodriguez spoke in favor of the project.

Kimberley Jones spoke in favor of the project.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Fort and seconded by Commissioner Garcia to adopt **Resolution PC No. 2020-053** and; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of CEQA and Section No. 3.21 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 Amendment No. 14-016R2. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

C. Master Case No. 20-040; Tentative Parcel Map No. 20236 (TPM No. 20-013); Design Review No. 20-017 - Tentative Parcel Map is a request to consolidate four (4) lots into one lot with a total area of approximately 7.10 adjusted gross acres; and the Design Review is a request for site and architectural review of two (2) concrete tilt-up warehouse buildings (Building A: 100,566 sq. ft. and Building B: 57, 657 sq. ft.) totaling approximately 158,223 square feet.

Senior Planner Paul Gonzales provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Kevin Rice commended staff for all of their time and work on the project.

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 Sanchez and seconded by Commissioner Fort to adopt **Resolution PC No. 2020-054**, 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; 2) Approve Tentative Parcel Map No. 20236 (TPM No. 20-013); and, 3) Approve Design Review No. 20-017. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

D. 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.

Staff reported that comments received and responses to the comments by the Environmental Consultant have been forwarded to the Commission.

Staff read into the record the following Condition of Approval: Prior to Certificate of Occupancy, signage shall be installed at the proposed driveways adjacent to Casa Grande Avenue stating that Casa Grande Avenue is not a truck route and prohibits trucks from going east of the driveway Casa Grande Avenue; the Applicant shall also install an island (“pork chop”) or other traffic device approved by the City Engineer on Casa Grande Avenue to prohibit vehicles from going east from the driveways adjacent to Casa Grande Avenue.

Discussion was held on the direction traffic will go on Sierra Avenue.

Discussion was held on street improvements.

Discussion was held on the height of the tubular fencing.

Discussion was held on signage required under separate entitlement.

Discussion was held on the height of the building.

Discussion was held on the elevations on Casa Grande.

Discussion was held on mitigation measures to stop trucks from going westbound on Casa Grande to the 15 freeway.

Engineer Keith Tolliver spoke on there not being any specific mitigations, but that Casa Grande Avenue was not a designated truck route and trucks were only allowed if they were delivering something on Casa Grande Avenue or had a specific destination.

Discussion was held on the portion of the building being visible on Casa Grande Avenue when traveling on Sierra Avenue.

Discussion was held on adding trees and dense landscaping to screen the building.

Discussion was held on other possible locations for this project.

Discussion was held on adjacent properties to the south of the project all having at least 15 ft screen walls.

Discussion was held on the parking area being lower than the wall

The Public Hearing was opened.

Speaking for the applicant, David Wiener, Ray Allard and Scott Beard

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

Speaking for the applicant, Ray Allard spoke on the elevations, enhanced landscaping and working with staff for additional screening.

Discussion was held on adding additional features to the building and to enhance what it will look like at night.

A voice mail was received from Jeffrey Griffith in opposition to the project.

Nikos Consant spoke in opposition to the project.

Robert Constant spoke in opposition to the project.

Steven Piepkorn of Golden State Environmental Justice Alliance spoke in opposition to the project.

The Public Hearing was closed.

Discussion was held on the number of traffic accidents in the area.

Discussion was held on the lack of mitigations for truck traffic along Casa Grande Avenue.

Discussion was held on the applicant enhancing the dense landscaping and working with staff for additional features to the building.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Sangha to: adopt **Resolution No. PC 2020-055**, and forward a recommendation to the

City Council to: 1) Adopt a resolution to certify the EIR, adopt a Statement of Overriding Consideration, a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of Determination; 2) Adopt a resolution approving General Plan Amendment No. 18-006; 3) Adopt a resolution approving General Plan Amendment No. 20-005; 4) Adopt a resolution approving General Plan Amendment No. 20-006; 5) Adopt an ordinance approving Zone Change No. 18-006; 6) Adopt an ordinance approving Zone Change No. 20-003; 7) Adopt an ordinance approving Zone Change No. 20-004; and 8) Adopt a resolution approving Tentative Parcel Map No. 20167 and Design Review No. 19-038, subject to the attached Findings and Conditions of Approval with direction to staff to work with the applicant for proper screening and a corner monument. Motion passed by a vote of 3-1-1. (AYES: Quiroga, Sanchez, Sangha; NOES: Fort; ABSTAIN: Garcia)

E. 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 – Fontana Foothills Commerce Center

Senior Planner DiTanyon Johnson provided the staff report.

Staff received four letters of support and two letters in opposition to the project.

Discussion was held on the number of citations issued for truck violations.

Discussion was held on truck access issues.

Assistant Engineer, Henry Pham spoke on the truck traffic and circulation mitigations.

Mayor Warren addressed issues raised at a community meeting.

The Public Hearing was opened.

Speaking for the applicant, Jeremy Krout thanked staff for their time and effort on this project.

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

Daniel Cetina spoke in support of the project.

Jorge Garcia Aguilar spoke in support of the project.

Hector Gomez spoke in support of the project.

Juan Perez spoke in support of the project.

Angel Esparza spoke in support of the project.

Emmett Cromwell spoke in support of the project.

Fred spoke in support of the project.

Matthew spoke in support of the project.

Sonny Renteria spoke in opposition to the project.

Raymond Martinez spoke in opposition to the project.

Raul Cruzes spoke in opposition to the project.

Manny Ruiz spoke in opposition to the project.

Kenya spoke in opposition to the project.

Sal Martinez spoke in support of the project.

Yolanda Rosas spoke in opposition to the project.

Michael Brown spoke in support of the project.

Steven Wade spoke in opposition to the project.

ACTION: Motion was made by Commissioner Fort and seconded by Commissioner Sangha to extend the meeting to 10:30 p.m. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None)

Jacob Kleespies spoke in support of the project.

Jimmy spoke in support of the project.

Alejandra Cordazo spoke in opposition to the project.

Nestor Renteria spoke in opposition to the project.

Teresa spoke in opposition to the project.

Alex Zamora spoke in support of the project.

Bill spoke in support of the project.

Eddie Rivera spoke in support of the project.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Sangha and seconded by Commissioner Garcia to adopt **Resolution PC No. 2020-056**, and forward a recommendation to the City Council to: 1) Adopt a resolution to certify the EIR, adopt a Statement of Overriding Consideration, a Mitigation Monitoring and Reporting Program, and a Statement of Facts

and Findings, and direct staff to file a Notice of Determination; 2) Adopt a resolution approving General Plan Amendment No. 19-007; 3) Adopt a resolution approving General Plan Amendment No. 20-009; 4) Adopt an ordinance approving Specific Plan Amendment No. 19-011; 5) Adopt an ordinance approving Zone Change No. 19-005; 6) Adopt an ordinance approving Zone Change No. 20-008; 7) Adopt an ordinance approving Development Agreement No. 20-002; and, 8) Adopt a resolution approving Tentative Parcel Map No. 20171 and Design Review No. 19-036, subject to the attached Findings and Conditions of Approval. 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. SB 2 Planning Grant Update

Senior Planner Dawn Rowe provided an update on the SB2 Planning Grant.

Amanda Trobiano introduced herself as the contact for the consultant and will be developing an implementable project.

Questions received will be provided to the Commissioners in preparation for the interviews with Ms. Trobiano.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for October 27, 2020, November 10, 2020, November 24, 2020, December 8, 2020, and December 22, 2020, meetings for the Planning Commission's information; and an update of future Planning Commission items for the November 3, 2020, November 17, 2020, December 1, 2020, and December 15, 2020, regular meetings for the Planning Commission's information.

B. Cancellation of Planning Commission Meeting of November 3, 2020

Director AbuBakar spoke on the cancellation of the November 3, 2020.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Vice Chairperson Fort spoke on the hard work of trying to do what is best for the citizens.

Vice Chairperson Fort encouraged everyone to vote on November 3, 2020.

Secretary Garcia encouraged everyone to vote early.

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

Commissioner Sangha is excited for his son's 5th birthday.

Commissioner Sangha spoke on the different projects and having a good mix of projects.

Commissioner Sanchez spoke on the good mix of projects and loves the City of Fontana.

Commissioner Sanchez encouraged everyone to vote on November 3, 2020.

Chairperson Quiroga is excited for his daughter's 3rd birthday.

Chairperson Quiroga encouraged everyone to vote on November 3, 2020.

Chairperson Quiroga wished everyone a safe Halloween and safe October.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the meeting adjourned at 10:16 p.m. to the next Regular Planning Commission Meeting on Tuesday, November 17, 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 NOVEMBER 17, 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 17TH DAY OF NOVEMBER 2020.

DocuSigned by:

Daniel Quiroga

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Daniel Quiroga

Chairperson

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Envelope Sent	Hashed/Encrypted	11/18/2020 8:17:54 AM
Certified Delivered	Security Checked	11/30/2020 5:28:07 PM
Signing Complete	Security Checked	11/30/2020 5:28:14 PM
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Browsers (for SENDERs):	Internet Explorer 6.0? or above
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