

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
November 17, 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 remotely on Tuesday, November 17, 2020. Chairperson Quiroga called the meeting to order at 6:07 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; Senior Planner Dawn Rowe; Assistant Planner Fernando Herrera; Assistant Planner Alejandro Rico; 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 Sangha.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of October 20, 2020.

**ACTION:** A motion was made by Secretary Garcia and seconded by Commissioner Sangha to approve the Minutes of the October 20, 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. 20-023; Tentative Parcel Map No. 20200 (TPM No. 20-005); Design Review Project No. 20-005 - To review and approve Tentative Parcel Map for a proposal to consolidate three (3) parcels into one (1) parcel for the development of the logistics and distribution facility; and a Design Review Project for a proposal to construct an approximately 136,140 square foot logistics and distribution facility on approximately 6.25-acres of land, including approximately 6,000-square feet of office space.**

Assistant Planner Fernando Herrera provided the staff report.

Discussion was held on residential buildings being grandfathered in to this land use zone.

Discussion was held on when the homes in the Monte Lago project were built.

Discussion was held on the vacant lot across the street from the project.

Discussion was held on the distance of the building to the property line.

Discussion was held on the height of the concrete wall.

Discussion was held on the noise study finding no significant impact to the adjacent residential properties.

Discussion was held on truck traffic using Slover and not adjacent streets.

Discussion was held on the prior zoning of the property.

Discussion was held on the legal non-conforming residences on the east side of the project being able to stay in place.

Discussion was held on increasing the height of the wall to 12 feet.

Discussion was held on lighting spilling into the residences.

The Public Hearing was opened.

Speaking for the applicant, Matt Englehart spoke on the truck access route; the properties to the south being at a lower elevation; and being open to making the wall 12 feet high.

The applicant has read, understood and agreed to the Conditions of Approval.

Brian spoke in opposition to the project.

Sunny Renteria spoke in opposition to the project.

Terry spoke in opposition to the project.

Eric Martin spoke in opposition to the project.

Evelyne Chacon spoke in opposition to the project.

Kareem Gongora spoke in opposition to the project.

Elizabeth Cena spoke in opposition to the project.

Alejandra Colosso spoke in opposition to the project.

Unknown caller spoke in opposition to the project.

Adan spoke in opposition to the project.

Jose Felix spoke in opposition to the project.

Silvia Medina spoke in opposition to the project.

Liliana Ceballos spoke in opposition to the project.

Frances spoke in opposition to the project.

Carlos spoke in opposition to the project.

Nestor Renteria spoke in opposition to the project.

The Public Hearing was closed.

Discussion was held on the zoning in the area being industrial in 1990-1995.

Discussion was held on the confusion regarding the timeline of residential zoning versus industrial zoning.

Discussion was held on the citations being issued to curb truck traffic violations.

Gabriel Guerrero-Gabany, Assistant Engineer, spoke on traffic impact analysis and VMT; and the impact on traffic with the proposed signal at Juniper and Slover.

Discussion was held on installing the traffic signal now.

Director AbuBakar spoke on a memo provided at the dais regarding mitigation measures.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Secretary Garcia to: adopt **Resolution PC No. 2020-057**; 1) Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file a Notice of Determination; 2) Approve Tentative Parcel Map No. 20200 (TPM No. 20-005); and 3) Approve Design Review Project No. 20-005 with an added Condition to change the height of the wall to 12 feet and with direction to staff to work with the

applicant on traffic and parking mitigation measures. Motion passed by a vote of 5-0-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None).

**B. Master Case No. 18-108; Conditional Use Permit No. 18-032; Administrative Site Plan No. 18-048 - A Conditional Use Permit is a request to allow the operation of a truck repair facility; and an Administrative Site Plan is a request for site and architectural review of two (2) buildings with a combined square footage of 12,463 square feet for a truck repair facility and office space.**

Assistant Planner Alejandro Rico provided the staff report.

Discussion was held on the use of wrought iron fencing versus a concrete wall.

The Public Hearing was opened.

Speaking for the applicant, Salvador Sanchez.

The 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 Sangha to adopt **Resolution PC No. 2020-058**; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332 Class 32 (In-Fill Development) of the California Environmental Quality Act (CEQA) and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; 2) Approve Conditional Use Permit No. 18-032; and, 3) Approve Administrative Site Plan No. 18-048. Motion passed by a vote of 5-0-0. (AYES: Quiroga, Fort, Garcia, Sanchez, Sangha; NOES: None; ABSTAIN: None).

**C. Master Case No. 16-050R2; Conditional Use Permit No. 16-027R1; Design Review Project No. 16-020R1 - A request to revise a previously approved 8.8-acre RV storage site to allow the applicant to phase the project. The first phase would allow the applicant to install an eight (8) foot high wrought iron perimeter fence. The second phase includes the removal of the fence and installation of a perimeter wall with canopies facing the interior of the site for RV storage.**

Assistant Planner Alejandro Rico provided the staff report.

Discussion was held on the area between the wall and the Pacific Electric Trail not being landscaped.

Discussion was held on the size of the area between the project and the Pacific Electric Trail and the developer only owning a small portion of property adjacent to the wall.

Discussion was held on the reason for applicant's request to phase the project.

Discussion was held on the previously approved extensions.

Discussion was held on adding a condition to determine the start date of phase 2; maximum of 10 years.

Discussion was held on revoking the CUP if the applicant does not adhere to the start date.

Discussion was held on an extension not being granted; and requiring the applicant to reapply.

Discussion was held on what the applicant is requesting today.

Discussion was held on the original proposal needing additional landscaping and the proposed screening being in compliance with the Specific Plan and Zoning Code.

Discussion was held on the applicant being able to complete the project as approved by July 2021 and the CUP being revoked if phase 2 is not completed within the timeline.

Discussion was held on alternative vines if needed and the applicant agreed.

The Public Hearing was opened.

Speaking for the applicant, Mike D. Mancinelli spoke on being a small business and trying to stay successful during these trying times; and trying to offer a service to families that are also suffering during these times.

The applicant has read, understood and agreed to the Conditions of Approval.

The applicant spoke on not waiting until 9.5 years to complete the project, but just wanting to be able to see what is going to happen before investing funding; it is in his best financial interest to spend money on canopy and get a good return.

The applicant agreed to alternative vine if needed.

Discussion was held on the pricing at the Fontana property versus the Rancho property.

Discussion was held on the walkway being used by people to see how to get into people's houses.

Discussion was held on the original renderings.

Discussion was held on a more appropriate timeline.

Discussion was held on setting a precedent on lowering standards.

The applicant spoke on not lowering standards, but phasing in the development.

No communication was received in favor or opposition.

The Public Hearing was closed.

Discussion was held on phase 1 meeting the requirements of the Specific Plan.

Discussion was held on the project not being changed, but being phased in to eventually get the final approved product in a determined timeframe.

Discussion was held on no public comments being received on this project.

**ACTION:** Motion was made by Vice Chairperson Fort and seconded by Secretary Garcia to adopt **Resolution No. PC 2020-059**; 1) Find that the project has been reviewed under a previous Mitigated Negative Declaration, CEQA Guidelines, Sections 15063 through 15075 and 15162 et seq, and Section 6.22 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Determination; Approve Conditional Use Permit No. 16-027R1; and 3) Approve Design Review No. 16-020R1 with an added Condition to work with staff on the fence foliage and a Condition for phase 2 to begin in four years. Motion passed by a vote of 3-2. (AYES: Fort, Garcia, Sangha; NOES: Quiroga, Sanchez; ABSTAIN: None).

## **UNFINISHED BUSINESS:**

**A.** None.

## **NEW BUSINESS:**

**A.** None.

## **DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

Director Zai AbuBakar spoke on holding a Workshop on traffic control in the southern area on December 15, 2020.

Director Zai AbuBakar reminded the Planning Commissioners of a Joint Workshop with City Council on January 12, 2021, and January 26, 2021.

Planning Commission reviewed an update of future City Council Agenda items for the November 24, 2020, December 8, 2020, December 22, 2020, and January 12, 2021, meetings for the Planning Commission's information; and an update of future Planning Commission items for the December 1, 2020, December 15, 2020, January 5, 2021, and January 19, 2021, regular meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

**A. Planning Commission Remarks:**

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

Commissioner Sangha spoke on the Covid surges and encouraged everyone to stay safe, practice social distancing and follow safety protocols.

Commissioner Sangha wished everyone a great Thanksgiving and to enjoy time with their families.

Vice Chairperson Fort reminded everyone to remain vigilant and stay safe.

Vice Chairperson Fort spoke on appreciating the input from the many residents.

Vice Chairperson Fort wished everyone a happy Thanksgiving.

Commissioner Sanchez wished everyone a happy Thanksgiving.

Secretary Garcia wished everyone a good night and a happy Thanksgiving.

Chairperson Quiroga encouraged everyone to be safe and stay healthy.

Chairperson Quiroga wished everyone a good night and a happy Thanksgiving.

Chairperson Quiroga wished his dad and his sister a happy birthday.

Chairperson Quiroga spoke to his students about hanging in there and hoping to get back to normal soon.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the meeting adjourned at 9:21 p.m. to the next Regular Planning Commission Meeting on Tuesday, December 1, 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 DECEMBER 1, 2020 AT 6:00 P.M. SHALL BE AVAILABLE TO THE PUBLIC REMOTELY.

DocuSigned by:

*Ysela Aguirre*

6215FB89E9C04DA

Ysela Aguirre

Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 1ST DAY OF DECEMBER 2020.**

DocuSigned by:

*Daniel Quiroga*

C81A84EE45B54C9

Daniel Quiroga

Chairperson

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elpacol@hotmail.com

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Evelyne Ssenkoloto

essenkol@fontana.org

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Notary Events	Signature	Timestamp
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Envelope Sent	Hashed/Encrypted	12/2/2020 4:16:02 PM
Certified Delivered	Security Checked	12/2/2020 7:42:10 PM
Signing Complete	Security Checked	12/2/2020 7:42:17 PM
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