

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING**
December 15, 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, December 15, 2020, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Quiroga called the meeting to order at 6:07 p.m.

Present: Chairperson Quiroga, Vice Chairperson Fort, Commissioner Sanchez and Commissioner Sangha

Absent: None.

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Associate Planner Rina Leung; Assistant Planner Fernando Herrera; Planning Technician Alexia De La Torre; Policing Technician Wendy Ratcliffe; and Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Commissioner Sanchez, 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 December 1, 2020.

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

PUBLIC HEARINGS:

A. Master Case No. 13-021R2; and Conditional Use Permit No. 06-021R2 - Request to amend an existing Conditional Use Permit (CUP) for an existing convenience store. The convenience store is currently operating with a Department of Alcohol Beverage Control (ABC) Type 20 (Off-Sale, Beer and Wine) ABC license and requesting to upgrade to a Type 21 (Off-Sale, General) license.

Planning Technician Alexia De La Torre provided the staff report.

Discussion was held on the process for Conditional Use Permit revocations.

Discussion was held on the high concentration of licenses in the area.

The Public Hearing was opened.

Policing Technician Wendy Ratcliffe spoke on the number of licenses in the area and the cooperation of the applicant over the past six months.

Discussion was held on what actions will be taken if the applicant is not responsive to impact inspections.

Speaking for the applicant, Ali Dashti who reassured the Planning Commission that he would do everything properly to stay in the City.

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

Michael Kennedy spoke in favor of the project.

Speaking for the applicant, Jennifer Oden, commended staff for their work on this project.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Sangha to adopt **Resolution PC No. 2020-062**; and, 1) Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.22 of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 06-021R2 subject to the attached Findings and Conditions of Approval. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Sanchez, Sangha; NOES: None; ABSTAIN: None)

B. Master Case No. 17-013; Conditional Use Permit No. 17-011; and Administrative Site Plan No. 17-013 - Conditional Use Permit (CUP) No. 17-011 is for the proposed operation of the truck cabin sales office. Administrative Site Plan (ASP) No. 17-013 is a proposal for the architecture and design review for the conversion of an existing residence into a truck cabin sales office and associated improvements.

Assistant Planner Fernando Herrera provided the staff report.

Staff provided a memo to clarify the zoning table.

Discussion was held on the definition of truck cabin sales.

The Public Hearing was opened.

Speaking for the applicant, Luis Sermenio.

Speaking for the applicant, Ray Allard.

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

Discussion was held on maintenance of vehicles not being a part of the project.

Discussion was held on new and used vehicles being sold.

No communication was received in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Fort and seconded by Commissioner Sangha to adopt **Resolution PC No. 2020-063** subject to the attached conditions of approval; and, 1) Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), Section No. 15332, Class 32, (Infill Development), and Section No. 3.22 of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; 2) Approve Conditional Use Permit No. 17-011; and 3) Approve Administrative Site Plan No. 17-013. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Sanchez, Sangha; NOES: None; ABSTAIN: None)

C. Master Case No. 19-076; Tentative Parcel Map No. 20213 (TPM No. 19-011); and Design Review Project No. 19-026 - Tentative Parcel Map is a request to consolidate six (6) lots into one lot with a total area of 6.21 adjusted gross acres; and, the Design Review is for a site and architectural review of a warehouse facility totaling approximately 148,028 square feet on 6.21 adjusted gross acres.

Associate Planner Rina Leung provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Clark Neuhoff.

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

Discussion was held on potential tenants.

Thomas Ruiz spoke in favor of the project.

Jackie Sears spoke on making the zoning mixed use to allow for commercial use.

Frances Quintero spoke on making the zoning mixed use to allow for commercial use.

Eddie Lopez spoke on making the zoning mixed use to allow for commercial use.

Alejandra Collazo spoke on making the zoning mixed use to allow for commercial use.

Mr. Banuelos spoke in opposition to the project.

Elizabeth Jenna spoke on making the zoning mixed use to allow for commercial use.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Sangha to adopt **Resolution PC No. 2020-064**, 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. 20213 (TPM No. 19-011); and, 3) Approve Design Review No. 19-026. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, 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 December 22, 2020, January 12, 2021, and January 26, 2021, meetings for the Planning Commission's information; and an update of future Planning Commission items for the January 5, 2021, January 12, 2021, January 19, 2021 and January 26, 2021, regular

meetings for the Planning Commission's information.

B. Cancellation of Planning Commission Meeting of January 5, 2021

Director AbuBakar notified the Planning Commission that the Planning Commission meeting of January 5, 2021, was cancelled.

Director AbuBakar reminded the Planning Commission that there is a Joint City Council and Planning Commission meeting on January 12, 2021, regarding SB2; and a Workshop on January 26, 2021, regarding a comprehensive update to the Sign Code.

Director AbuBakar spoke on this being her last meeting with the Fontana Planning Commission.

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 wished everyone happy holidays and a happy new year.

Commissioner Sangha wished his wife a happy birthday.

Commissioner Sangha spoke on being in quarantine from his family and finally being able to be together.

Commissioner Sangha reminded everyone to stay safe, practice social distancing, and take all precautions necessary to avoid the spread of Covid 19.

Commissioner Sangha thanked everyone for supporting him and his business over the past few weeks.

Commissioner Sangha thanked Director AbuBakar and Wendy Ratcliff for all of their support and mentorship; and wished them a happy retirement.

Commissioner Sanchez congratulated Director AbuBakar and appreciates everything she brought to the City of Fontana.

Commissioner Sanchez thanked Wendy Ratcliff for all the information she provided on projects and thanked her for everything she's done for the City of Fontana.

Commissioner Sanchez reminded everyone to take care of their loved ones and to be careful.

Commissioner Sanchez shared that he and his wife celebrated their 32 year anniversary.

Commissioner Sanchez wished everyone a merry Christmas and a happy new year.

Commissioner Sanchez thanked City staff for all of their work.

Vice Chairperson Fort thanked staff for the info they provide; and the technology they provide to help with the decisions that need to be made.

Vice Chairperson Fort congratulated Wendy and Zai on their retirement.

Vice Chairperson Fort congratulated Commissioner Sanchez on his 32 year anniversary.

Vice Chairperson Fort reminded everyone how important it was to stay safe and to continue to be diligent to be safe.

Vice Chairperson Fort wished everyone happy holidays and a merry Christmas.

Chairperson Quiroga congratulated Director AbuBakar on her retirement.

Chairperson Quiroga congratulated Wendy Ratcliff on her retirement.

Chairperson Quiroga congratulated City Council Member Peter Garcia; and wished Commissioner Angie Garcia well as she leaves the Planning Commission.

Chairperson Quiroga reminded everyone to be careful.

Chairperson Quiroga wished everyone a merry Christmas and a happy new year.

WORKSHOP:

A. Traffic Management - Engineering Department Staff

ADJOURNMENT:

By consensus, the meeting adjourned at 7:28 p.m. to a Planning Commission Meeting Workshop on Tuesday, December 15, 2020; and then to the next Regular Planning Commission Meeting on Tuesday, January 19, 2021, 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 JANUARY 19, 2021 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 19TH DAY OF JANUARY 2021.**

DocuSigned by:

Daniel Quiroga

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Daniel Quiroga
Chairperson

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Daniel Quiroga

elpacol@hotmail.com

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Electronic Record and Signature Disclosure:		
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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/27/2021 2:49:02 PM
Certified Delivered	Security Checked	1/31/2021 11:15:13 AM
Signing Complete	Security Checked	1/31/2021 11:15:25 AM
Completed	Security Checked	1/31/2021 11:15:26 AM
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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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