

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
February 16, 2021
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, February 16, 2021, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Vice Chairperson Fort called the meeting to order at 6:02 p.m.

Present: Vice Chairperson Fort, Commissioner Sanchez and Commissioner Sangha. After being sworn in, Commissioner Gordon and Commissioner Thrasher joined the meeting.

Absent: None.

Also Present: Attorney Kylee Otto; Interim Director of Community Development Orlando Hernandez; Senior Planner DiTanyon Johnson; Senior Planner Dawn Rowe; Senior Engineer, Kathy Raasch; Assistant Planner George Velarde; and Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Commissioner Gordon, the Pledge of Allegiance was led by Commissioner Sangha.

SPECIAL PRESENTATIONS:

A. Oath of Affirmation of Allegiance:

Commissioner Matthew Gordon was sworn in as a Planning Commissioner by Mayor Warren.

Commissioner Ralph Thrasher was sworn in as a Planning Commissioner by Mayor Warren.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Silvia Johnson requested assistance on an issue with Burrtec Waste.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of February 2, 2021.

ACTION: A motion was made by Commissioner Gordon and seconded by Commissioner Sangha to approve the Minutes of the February 2, 2021, Planning Commission Meeting. Motion passed by a vote of 4-0-1 with Commissioner Sanchez abstaining. (AYES: Fort, Gordon, Sanchez, Sangha, Thrasher; NOES: None; ABSTAIN: None)

By consensus, a brief recess was called at 6:21 p.m.

The meeting was recalled to order at 6:24 p.m.

PUBLIC HEARINGS:

A. Master Case No. 18-054R1; Design Review Project No. 20-039 - A request to construct 156 new single-family homes ranging in size from 1,576 square feet to 2,722 square feet. This includes six (6) different plans and three (3) different architectural styles (Ranch, Spanish and Tuscan), a pocket park on "Lot G" and entryway signage. The homes proposed are on a previously approved tract map (Tentative Tract Map No. 20018).

Assistant Planner George Velarde provided the staff report.

Discussion was held on the project being a gated community.

Discussion was held on the project being vetted by Fire and Police departments.

Discussion was held on the use of double paned windows due to the project's proximity to the 15 freeway.

Discussion was held on having substantial parking and overnight parking in a gated community; there are no three car garage doors.

The Public Hearing was opened.

Speaking for the applicant, Rudy Provoost.

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

Discussion was held on adding something to the left elevation so it does not look so plain.

No communication was received in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Gordon to adopt **Resolution No. PC 2021-008:** 1) Find that the project has been reviewed under the previous Mitigated Negative Declaration for General Plan Amendment No. 19-008, Zone Change No. 19-006 and Tentative Tract Map No. 20018 (TTM 18-005) as adopted by the City Council on June 23, 2020, and has adequately identified that there will be no impacts associated with the project, and no previously reviewed impact areas have substantially changed and direct staff to file the Notice of Determination; and, 2) Approve Design Review Project No. 20-039. Motion passed by a vote of 5-0. (AYES: Fort, Gordon, Sanchez, Sangha, Thrasher; NOES: None; ABSTAIN: None)

B. Master Case No. 20-050; General Plan Amendment No. 20-014; Zone Change No. 20-014; Design Review Project No. 20-020 - A request to recommend approval to the City Council for 1) General Plan Amendment No. 20-014-A request to change the General Plan Designation on the proposed warehouse site of approximately 8.8 acres from General Commercial (C-G) to Light Industrial (I-L); 2) Zone Change No. 20-014- A request to change the existing zoning on the proposed warehouse site of approximately 8.8 acres from General Commercial (C-2) to Light Industrial (M-1); 3) Design Review No. 19-043- A request to construct an approximately 194,212 square foot logistics and distribution facility on approximately 8.68-acres of land, including one (1) office of approximately 10,000 square feet.

Senior Planner DiTanyon Johnson provided the staff report.

Staff received letters and emails from Bobby Jo Chavarria with GROW Fontana, Brian Flynn with Lozeau Drury, Timothy Deland the Fontana Unified School District (FUSD), Robin Gomez, Atila Menan, Wesley Moss, Chris Guerrero, Melissa Moreno, Marty Zuno, Michelle Allen, Rexi Gurusa, Brian Flynn, Jeffrey Ramirez, and Steven Jones.

Discussion was held on the corner offices looking plain and the need for more glazing and emphasis.

Discussion was held on the Planning Commissioners not being provided with night time renderings.

Discussion was held on staff working with the applicant to add more to the aesthetic of the northwest corner of the building.

Discussion was held on the landscaping being plain.

Discussion was held on adding up-lighting.

Discussion was held on having the applicant make the building look like an office building instead of a warehouse.

Discussion was held on the grading and elevation of the building.

Discussion was held on the ownership of the parcel that is not being changed.

Discussion was held on concerns from the Fire Department and Police Department being addressed.

Discussion was held on traffic flow restricting egress and ingress during school hours.

Discussion was held on noise mitigation measures.

Discussion was held on the traffic study review – restrictions on truck movement were added on Oleander, Cypress and Jurupa.

Discussion was held on traffic flow on Citrus Avenue with no median and only striping prohibiting left turns.

Discussion was held on traffic going to Sierra instead of using Citrus; and prohibiting the hours of driveway.

Senior Engineer, Kathy Raasch spoke on the process for approving traffic circulation on the project.

Discussion was held on the project aligning with the Fontana Unified School District Safe Routes to Schools plan.

Discussion was held on the width of the proposed driveway dimensions to accommodate a pork chop to limit the driveway to right in, right out.

Discussion was held on proposed tenants.

Discussion was held on the pump house.

Discussion was held on benefit fees.

The Public Hearing was opened.

Speaking for the applicant, Ray Allard spoke on the grading of the project and not knowing what will be constructed on the parcel that is being unchanged at this time.

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

Discussion was held on restricting traffic during school hours.

Discussion was held on noise mitigation.

The applicant agreed to work with staff to address traffic concerns.

The applicant agreed to add more glazing.

By consensus, a brief recess was called at 8:07 p.m.

The meeting was recalled to order at 8:12 p.m.

Alissa Delgado Rodriguez spoke in opposition to the project.

Eddie Lopez spoke in opposition to the project.

Ryan DiGiulio spoke on Fontana Unified School District ensuring the safety of students traveling to and from schools.

Elizabeth Sena spoke in opposition to the project.

Bobby Jo Chavarria spoke in opposition to the project.

Bryan Coldie spoke in opposition to the project.

Kareem Gongora spoke in opposition to the project.

Melissa Moreno spoke in opposition to the project.

Wesley Moss spoke in opposition to the project.

Bertha Ramirez spoke in opposition to the project.

Monica Hicks spoke in opposition to the project.

Alex Padilla spoke in opposition to the project.

Cynthia Gonzalez spoke in opposition to the project.

Ana Lopez spoke in opposition to the project.

Robert Rivera spoke in opposition to the project.

Karina Zamara spoke in opposition to the project.

Jessica Duarte spoke in opposition to the project.

Maria Jimenez spoke in opposition to the project.

Kendra Howe spoke in opposition to the project.

Debra Zeldon spoke in opposition to the project.

Nando Gracia spoke in opposition to the project.

Christine McGuire spoke in opposition to the project.

Gary Lopez spoke in opposition to the project.

Ashley Franco spoke in opposition to the project.

Maura Romero spoke in opposition to the project.

Alejandra Gallaso spoke in opposition to the project.

Michelle Zuno spoke in opposition to the project.

Jackie Sears spoke in opposition to the project.

Lidia Avila spoke in opposition to the project.

Sarai Julian spoke in opposition to the project.

Lilian Felix spoke in opposition to the project.

Nancy Vargas spoke in opposition to the project.

Erika spoke in opposition to the project.

Melissa Marquez spoke in opposition to the project.

Anel Torres spoke in opposition to the project.

Liz Lopez spoke in opposition to the project.

Brian Thompson spoke in opposition to the project.

Constance Jenkins spoke in opposition to the project.

Brian Thompson spoke in opposition to the project.

Bert Thompson spoke in opposition to the project.

Elizabeth Rodriguez spoke in opposition to the project.

Kelly Tunok spoke in opposition to the project.

Aduc Collaza spoke in opposition to the project.

Kristie Greenspoke in opposition to the project.

Elias Avila spoke in opposition to the project.

Veronica Perez spoke in opposition to the project.

Carlos Chinook spoke in opposition to the project.

Mark Velasco spoke in opposition to the project.

Rebecca Gonzales spoke in opposition to the project.

Crystal Grant spoke in opposition to the project.

Armando Reynoso spoke in opposition to the project.

Armando Martinez spoke in opposition to the project.

Israel Curaso spoke in opposition to the project.

Sharon Lee spoke in opposition to the project.

Robert Martinez spoke in opposition to the project.

Gaby Mendez spoke in opposition to the project.

Lilli spoke in opposition to the project.

Casimiro Hernandez spoke in opposition to the project.

The Public Hearing was closed.

Discussion was held on items that need to be changed on the project.

ACTION: Motion was made by Commissioner Gordon and seconded by Commissioner Thrasher to continue this item to the Planning Commission Meeting of March 16, 2021. Motion passed by a vote of 5-0. (AYES: Fort, Gordon, Sanchez, Sangha, Thrasher; 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 February 23, 2021, March 9, 2021, March 23, 2021, and April 13, 2021, meetings for the Planning Commission's information; and an update of future Planning Commission items for the March 2, 2021, March 9, 2021, March 16, 2021, March 23, 2021, and April 6, 2021, regular meetings for the Planning Commission's information.

Interim Director of Community Development Orlando Hernandez welcomed the newly appointed Planning Commissioners.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Gordon thanked the members of the community that participated in tonight's meeting.

Commissioner Thrasher thanked the IT staff for the great job tonight.

Commissioner Sangha welcomed and congratulated Commissioners Gordon and Thrasher.

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

Commissioner Sangha is looking forward to things getting back to normal.

Commissioner Sangha thanked the community that was involved tonight.

Commissioner Sanchez welcomed Commissioners Gordon and Thrasher

Commissioner Sanchez spoke on property rights

Commissioner Sanchez is grateful for the opportunity to continue serving on the Planning Commission.

Commissioner Sanchez thanked staff for their support

Commissioner Sanchez is looking forward to the new normal.

Vice Chairperson Fort thanked the Commissioners for their contributions this evening.

Vice Chairperson Fort is looking forward to what is to come.

Vice Chairperson Fort spoke on what it takes to get a project to this point and not taking decisions lightly.

Vice Chairperson Fort thanked everyone that spoke this evening.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the meeting adjourned at 10:00 p.m. to the next Regular Planning Commission Meeting on Tuesday, March 2, 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 MARCH 2, 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 2ND DAY OF MARCH 2021.**

DocuSigned by:

Cathline Fort

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Cathline Fort
Vice Chairperson

Certificate Of Completion

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Signer Events

Ysela Aguirre

yselac13@aol.com

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Cathline Fort

cathlinefort@verizon.net

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In Person Signer Events

Signature

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Editor Delivery Events

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Agent Delivery Events

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Intermediary Delivery Events

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Evelyn Ssenkoloto

essenkol@fontana.org

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Carbon Copy Events	Status	Timestamp
Kathy Kasinger kkasinger@fontana.org Records Coordinator Security Level: Email, Account Authentication (None)	<div>COPIED</div>	Sent: 3/3/2021 9:14:15 PM
Electronic Record and Signature Disclosure: Accepted: 2/22/2021 1:02:15 PM ID: d2dd9bf6-76e5-4629-872b-81e621d0f2bc		

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/3/2021 10:07:40 AM
Certified Delivered	Security Checked	3/3/2021 9:12:55 PM
Signing Complete	Security Checked	3/3/2021 9:14:14 PM
Completed	Security Checked	3/3/2021 9:14:15 PM

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Operating Systems:	Windows2000? or WindowsXP?
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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