

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
March 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, March 16, 2021, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Sanchez called the meeting to order at 6:04 p.m.

Present: Chairperson Sanchez, Vice Chairperson Sangha, Secretary Gordon, Commissioner Fort, and Commissioner Thrasher.

Absent: None.

Also Present: Attorney Todd R. Leishman; Interim Community Development Director Orlando Hernandez; Senior Planner Dawn Rowe; Senior Planner DiTanyon Johnson; Associate Planner Rina Leung; Assistant Planner Alejandro Rico; Commission Secretary Ysela Aguirre; and Administrative Secretary, Maria Torres.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

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

PUBLIC COMMUNICATIONS:

A. Public Communications:

CONSENT CALENDAR:

A. Approval of Minutes:

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

ACTION: A motion was made by Secretary Gordon and seconded by Commissioner Fort to approve the Minutes of the March 2, 2021, Planning Commission Meeting. Motion passed by a vote of 5-0. (AYES: Sanchez, Fort, Gordon, Sangha, Thrasher; NOES: None; ABSTAIN: None)

PUBLIC HEARINGS:

A. 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. (Continued from February 16, 2021)

Senior Planner DiTanyon Johnson provided the staff report.

Staff shared that all of the concerns raised in a letter from the Center for Community Action and Environmental Justice were addressed.

Discussion was held on the improvements and architectural enhancements made to the project.

Discussion was held on the public's benefit fee and the applicant working with staff to finalize the details.

Discussion was held on the response to the letter received from the Center for Community Action and Environmental Justice.

Carrie Cano, Environmental Consultant, spoke on addressing the issues on the letter from the Center for Community Action and Environmental Justice.

Discussion was held on the traffic flow.

Discussion was held on ensuring that the date palms do not become queen palms.

Discussion was held on using black framing instead of white or silver framing on the windows.

The Public Hearing was opened.

Alexis Robles spoke in opposition to the project.

Eddie Lopez spoke in opposition to the project.

Israel Collazo spoke in opposition to the project.

Brian Colby spoke in opposition to the project.

Robin Gomez spoke in opposition to the project.

Edgar Castellon, on behalf of Senator Leyva, spoke in opposition to the project.

Rosa Colde spoke in opposition to the project.

Veronica Perez spoke in opposition to the project.

Jazmin Cunningham spoke in opposition to the project.

Ryan DiGiulio spoke on the Fontana Unified School District's concern with the traffic impact on students at the local schools.

Alexandra Hurtado spoke in opposition to the project.

Neredia Gonzalez spoke in opposition to the project.

Carlos Tinook spoke in opposition to the project.

Kelly Tinook spoke in opposition to the project.

Elizabeth Sena spoke in opposition to the project.

Maura Brayden spoke in opposition to the project.

Faraz Rizvi, on behalf of the Center for Community Action and Environmental Justice, spoke in opposition to the project.

Nancy Vargas spoke in opposition to the project.

Debra Zeldon spoke in opposition to the project.

Mauricio Ayala Flores spoke in opposition to the project.

The Public Hearing was closed.

Secretary Gordon spoke on minimizing truck traffic during school drop off and pick up; the applicant having rights to this development; and recommended that the City Council look at the adjacent property for restaurant and point of sale development.

Interim Director of Community Development Hernandez spoke on the public benefit fee being set aside in a special projects fund and the city can designate where those fees are allocated.

Commissioner Fort spoke on the community being heard.

Chairperson Sanchez spoke on taking property rights into consideration.

ACTION: Motion was made by Commissioner Thrasher and seconded by Vice Chairperson Sangha to adopt **Resolution PC No. 2021-010**; and, forward 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 a resolution approving General Plan Amendment No. 20-014; 3) Adopt an ordinance approving Zone Change No. 20-014; and, 4) Adopt a resolution approving Design Review No. 20-020, subject to the attached Findings and Conditions of Approval with recommendation to look at the development of a restaurant on the adjacent property and the allocation of the benefit fees. Motion passed by a vote of 4-0-1. (AYES: Fort, Gordon, Sangha, Thrasher; NOES: Sanchez; ABSTAIN: None)

By consensus, a five (5) minute recessed was called.

The meeting was recalled to order.

B. Master Case No. 20-053; Conditional Use Permit No. 20-017; Administrative Site Plan No. 20-011 - A request for a Conditional Use Permit to allow the operation of a truck repair facility; and, an Administrative Site Plan request for site and architectural review of a 4,000 square foot building for a truck repair facility.

Assistant Planner Alejandro Rico provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Ray Allard.

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

Discussion was held on what type of truck repairs would be done on the property.

Discussion was held on the hours of operation.

No communication was received in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Sanchez and seconded by Vice Chairperson Sangha to adopt **Resolution PC No. 2021-011**; 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. 20-017; and 3) Approve Administrative Site Plan No. 20-011. Motion passed by a vote of 5-0. (AYES: Fort, Gordon, Sanchez, Sangha, Thrasher; NOES: None; ABSTAIN: None)

C. Master Case No. 21-012; Conditional USe Permit No. 21-002 - A request to operate an existing sporting good establishment with a California Department of Justice License to Manufacture Firearms as a gunsmith, which will allow the repair, modification, designing, or building of guns at existing commercial center.

Assistant Planner Alejandro Rico provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Stephen Shea.

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

Discussion was held on the manufacturing process of firearms.

Discussion was held on sale of firearms on the property.

Discussion was held on the types of firearms being assembled.

Discussion was held on security protocols.

Discussion was held on the ammunition and guns sold on the property.

No communication was received in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Gordon and seconded by Commissioner Sangha to adopt **Resolution PC No. 2021-012**: 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301 and Section No. 15332, of the California Environmental Quality Act and Section No. 3-18 and Section No. 3-22 of the 2019 Local Guidelines for Implementing the of the CEQA and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 21-002. Motion passed by a vote of 5-0. (AYES: Fort, Gordon, Sanchez, Sangha, Thrasher; NOES: None; ABSTAIN: None)

D. Master Case No. 19-092; Conditional Use Permit No. 19-034; Administrativre Site Plan No. 19-059 - A request to review and approve a Conditional Use Permit for the operation of a place of public assembly use; and an Administrative Site Plan for a proposal to construct a 15,486 square foot multi-purpose building comprised of a sanctuary, stage, seven (7) classrooms including a nursery, kitchen, library, offices along with an outdoor wedding garden, and a recreational play area for the congregation members. The proposal also includes as second phase that includes a future building expansion of approximately 9,040 square feet, parking lot expansion along with a future outdoor baptistry.

Associate Planner Rina Leung provided the staff report.

Discussion was held on if the property had a current building on it.

Discussion was held on the number of parking spots.

Discussion was held on the sanctuary capacity.

Discussion was held on outdoor activities being prohibited from using amplified sound.

Discussion was held on any anticipated traffic issues.

The Public Hearing was opened.

Speaking for the applicant, Gary Miller, spoke on not being restricted from charging use/cleaning fees for use of their facility.

The applicant spoke on the condition No. 17 regarding no amplification of sound in the outdoor area being modified.

The applicant requested a modification on Condition No. 23A regarding noise producing equipment; there is no need to change this condition.

Discussion was held on the seating capacity of the main sanctuary.

Discussion was held on the expansion of the parking lot if the congregation grows.

Condition No. 17 of the Conditional Use Permit was modified to allow outdoor amplified sound or public addressing systems that comply with City Noise Standards.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Fort and seconded by Commissioner Thrasher to adopt **Resolution PC No. 2021-013** subject to the attached conditions of approval; 1) Determine that the project is categorically exempt pursuant to 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. 19-034; and, 3) Approve Administrative Site Plan No. 19-059 with a modification to Condition No. 17 regarding outdoor amplified sound. 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 March 23, 2021, April 13, 2021, and April 27, 2021, meetings for the Planning Commission's information; and an update of future Planning Commission items for the March 23, 2021, April 6, 2021, April 20, 2021, and April 27, 2021, regular meetings for the Planning Commission's information.

Interim Community Development Director Orlando Hernandez reminded the Commissioners of the Joint City Council and Planning Commission Workshop on Tuesday, March 23, 2021.

COMMISSION COMMENTS:

A. Planning Commission Chair Selection

Commissioner Sanchez has decided to resign as Chairperson.

Commissioner Sanchez nominated Commissioner Fort as Chairperson.

Commissioner Gordon has decided to resign as Secretary.

Commissioner Gordon nominated Commissioner Sanchez as Secretary.

Commissioner Fort appreciates the nomination and would like to move forward as Chairperson with the full support of the Planning Commission.

Chairperson Sanchez spoke on previously serving as Chairperson and would be honored to have Commissioner Fort as Chairperson.

Chairperson Sanchez accepted the nomination as Secretary.

Vice Chairperson spoke on both Commissioners Sanchez and Commissioner Fort being excellent leaders and supports Commissioner Fort as Chairperson.

Attorney Todd R. Leishman noted that by acclimation, Commissioner Fort is appointed Chairperson and Commissioner Sanchez is appointed Secretary.

B. Planning Commission Remarks:

Commissioner Fort spoke on the comments by City residents are being heard and thanked them for calling in.

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

Commissioner Sangha spoke on appreciating being in the second tier and getting back into business.

Commissioner Sangha spoke on the difficult decisions made today.

Commissioner Sangha spoke on the Planning Commission also wanting more retail and restaurants in Fontana.

Commissioner Thrasher spoke on the tough decisions made tonight.

Commissioner Thrasher thanked staff for getting changes made to projects as requested.

Commissioner Thrasher thanked the IT department for setting up these virtual meetings.

Commissioner Gordon spoke on the difficult decisions made tonight.

Commissioner Gordon spoke on wanting more restaurants in Fontana.

Commissioner Gordon thanked the IT department and staff for their work.

Commissioner Sanchez spoke on being appointed to the Planning Commission by elected officials.

Chairperson Sanchez spoke on the gut wrenching decisions that have to be made as a Planning Commission and doing what is right for the City of Fontana.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the meeting adjourned at 8:41 p.m. to a Joint City Council and Planning Commission Workshop on Tuesday, March 23, 2021, then to an All-Virtual 2021, Planning Commission Academy on March 25, 2021, March 26, 2021, March 31, 2021, and April 1, 2021, and then to the next Regular Planning Commission Meeting on Tuesday, April 6, 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 APRIL 6, 2021, AT 6:00 P.M. SHALL BE AVAILABLE TO THE PUBLIC REMOTELY.

DocuSigned by:

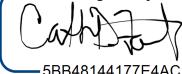
Tonia Lewis

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Ysela Aguirre
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 6TH DAY OF APRIL 2021.**

DocuSigned by:



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Cathline Fort
Chairperson

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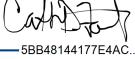
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Certified Delivered	Security Checked	5/2/2021 6:27:12 PM
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Browsers (for SENDERs):	Internet Explorer 6.0? or above
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Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
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