

**CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
September 4, 2018
Grover W. Taylor Council Chambers
8353 Sierra Ave
Fontana, CA 92335
6:00 PM**

Welcome to the meeting of the City of Fontana Planning Commission.

A complete agenda packet is located in the binder on the table in the lobby of the Grover W. Taylor Council Chambers Fontana, CA 92335. To address the Planning Commission, please fill out a card located at the entrance to the left indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the Planning Commission Secretary. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act, the Grover W. Taylor Council Chambers Fontana, CA 92335 is wheel chair accessible and a portable microphone is available.

Traduccion en Espanol disponible a peticion. Favor de notificar al Departamento "City Clerk". Para mayor informacion, favor de marcar el numero 350-7602.

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

PUBLIC COMMUNICATIONS:

This is an opportunity for citizens to speak to the Planning Commission for up to five minutes on items not on the Agenda, but within the Planning Commission's jurisdiction. The Planning Commission is prohibited by law from discussing or taking immediate action on non-agendized items.

A. Public Communications:

CONSENT CALENDAR:

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below - there will be no separate discussion on these items prior to the time Planning Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion. Does any member of the public wish to address the Planning Commission regarding any item on the Consent Calendar before the vote is taken?

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of August 21, 2018.

Approve Consent Calendar Items as recommended by staff.

PUBLIC HEARINGS:

To speak on Public Hearing Items, fill out a card at the microphone stand indicating favor or opposition and give it to the Planning Commission Clerk. Each person will be allowed five minutes to address the Planning Commission. If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

All Public Hearings will be conducted following this format:

- (a) hearing opened
- (b) written communication
- (c) council/staff comments
- (d) applicant comments (applicant not limited to 5 minutes)
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

A. Master Case No. 16-021; Conditional Use Permit No. 16-010; Conditional Use Permit No. 17-040; Administrative Site Plan No. 16-018; Tentative Parcel Map No. 19982 (TPM No. 16-008) - The Conditional Use Permits are a request to operate a convenience store in conjunction with an existing California Department of Alcoholic Beverage Control (ABC) Type 20 License; and, is also a request for an automated carwash. The Administrative Site Plan is a request for site and architectural review of a 18,800 square foot commercial center. The Tentative Parcel Map is a request to consolidate three (3) existing parcels into one (1) parcel with an area of approximately 3.21 adjusted gross acres. (Continued from August 7, 2018)

Staff requests that the Planning Commission continue the this item to a date uncertain to allow the applicant additional time to work with staff to prepare for the legally required noticing of this project.

NEW BUSINESS:

- A.** None.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Upcoming cases scheduled for City Council and Planning Commission.

An update of future City Council agenda items for September 11, 2018, September 25, 2018, and October 9, 2018 for the Planning Commission's information.

An update of future Planning Commission agenda items for September 18, 2018 and October 2, 2018 for the Planning Commission's information.

COMMISSION COMMENTS:

- A.** Planning Commission Remarks:

WORKSHOP:

- A.** Summit at Rosena Specific Plan Follow-Up

ADJOURNMENT:

- A.** To a Planning Commission Workshop on September 4, 2018 in the City Hall Executive Conference Room, and then to the next Regular Planning Commission Meeting to be held on Tuesday, September 18, 2018 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
August 21, 2018
Grover W. Taylor Council Chambers**

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, August 21, 2018, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Sanchez called the meeting to order at 6:01 p.m.

Present: Chairperson Sanchez, Vice Chairperson Quiroga, Secretary Fort, Commissioner Meyer, and Commissioner Vasquez

Absent: None

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Dawn Rowe; Associate Planner Rina Leung; Assistant Engineer Ricardo Garay; Assistant Planner Ivan Galeazzi; Assistant Planner Cecily Session-Goins, City Clerk Tonia Lewis; and Planning Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Commissioner Meyer, the Pledge of Allegiance was led by Commissioner Quiroga.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Dale Henneman spoke on attending the Workshop held at the last meeting and the suggestion to have the costs of fountains being passed off to the HOA for the homeowners to pay; a Planning Commissioner telling a condo developer that they can charge more because the gated community is in the north end – he agrees that any family that can't meet the high financial standard of living in the north end, should just stay in the south end where they belong; and the developers having lots of experience, data and sales behind them that were dismissed as pushback from the Planning Commission. Mr.

Henneman spoke on all of these examples as standard operating procedure for many communities, but is encouraging to know that's the goal of this Planning Commission is to treat the citizens of Fontana no better than any other city treats their citizens.

Darlene Scalf spoke on attending the San Bernardino County Supervisor's meeting and meeting a woman who purchased a home in north Fontana who now wants to move and wanting to move because of the warehouses and the noise they cause - these are the type of families we want in Fontana. She asked that the Planning Commission not approve them so much. Ms. Scalf also spoke on the need for parks in the poorest designated parts of Fontana, and historic buildings needing to be protected.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of August 7, 2018.

ACTION: A motion was made by Commissioner Meyer and seconded by Secretary Fort to approve the Minutes of the August 7, 2018, Planning Commission Meeting. Motion passed by a vote of 4-0-1 with correction to item B as shared with staff. (AYES: Quiroga, Fort, Meyer and Vasquez; NOES: None; ABSTAIN: Sanchez)

PUBLIC HEARINGS:

A. Master Case No. 15-003 - Final Environmental Impact Report for General Plan Update 2015-2035 (State Clearinghouse No. 2016021099); General Plan Amendment No. 18-005 - A Request to Adopt a Resolution to Certify the Final Environmental Impact Report for the General Plan Update; and a Request to Amend and Adopt the General Plan Update 2015-2035.

Senior Planner Dawn Rowe provided the staff report.

Staff shared a response to the letter received from the Supervising Deputy Attorney General's Office. Copies were made available for the public. The Supervising Attorney General confirmed they received the response, but gave no indication on how long it would take to respond.

Staff shared a call received from the Cucamonga Water District regarding the portions of Fontana that they service.

Staff provided redactions regarding bus rapid transit in the General Plan. It is staff's intent to not include bus rapid transit at all in the General Plan.

The Public Hearing was opened.

Jonnie Long spoke on serving on the General Plan Advisory Committee and the development of the General Plan.

Matt Slowik spoke on the removal of bus rapid transit from the General Plan.

Andrea Vidaurre spoke on concerns regarding the Environmental Justice Element, the

lack of inclusion for engagement of disadvantaged communities, the lack of definition of what a disadvantaged community is where those area are in the City of Fontana.

Attorney Ponto shared the definition of disadvantaged communities under SB1000 and the option the City used to determine impacts; Mr. Ponto encouraged the community to read the packet available.

Director AbuBakar shared that the packet provided includes a matrix with goals, policies, and actions that address Environmental Justice.

Glenda Barillas spoke on concerns regarding the General Plan Update and the letter received from the Attorney General regarding the current plan not being compliant with SB1000. Ms. Barillas asked that the Planning Commission hold off on recommending moving this item forward to the City Council to give the community a chance to review and decide if this is good for Fontana.

Kareem Gongora thanked Dawn Rowe for notifying him of this meeting; he spoke on not being fully versed on the information that was just presented but seemed there was a conflict on how SB1000 was being implemented. Mr. Gongora hopes the City adopts what the Attorney General is recommending.

Discussion was held on how the public was noticed regarding the General Plan Update meetings.

The Public Hearing was closed.

Commissioner Meyer commended staff for all of their work on the General Plan Update.

Vice Chairperson Quiroga thanked Matt Slowik for the information he shared.

Chairperson Sanchez assured all Fontana residents that they are listening and care about what is being said.

Chairperson Sanchez commended staff for their work on the General Plan Update.

ACTION: Motion was made by Commissioner Meyer and seconded by Chairperson Sanchez to adopt **Resolution No. PC 2018-050**, and forward a recommendation to the City Council to: 1) Adopt a Resolution to certify the Final Environmental Impact Report (FEIR State Clearinghouse No. 2016021099) for the General Plan Update 2015-2035, including the Mitigation Monitoring and Reporting Program, the statement of facts and findings and direct staff to file the Notice of Determination; and, 2) Adopt a Resolution approving General Plan Amendment No. 18-005, a request to amend and adopt General Plan Update 2015-2035 with redaction of all bus rapid transit information. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

B. Master Case No. 18-046; Tentative Tract Map No. 20176 (TTM No. 18-004) - A request for a Tentative Tract Map to subdivide one (1) existing 4.64 acre parcel into nine (9) new single-family lots ranging in size from 6,899 square feet to 9,507 square feet and one (1) parcel of 2.58 acres which is developed

with an existing place of assembly.

Assistant Planner Cecily Session-Goins provided the staff report.

Discussion was held on the parking for the church on the south lot.

The Public Hearing was opened.

Speaking for the applicant, Shareef Awad.

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

Vice Chairperson Quiroga commended the applicant for the project.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Vice Chairperson Quiroga and seconded by Commissioner Vasquez to adopt **Resolution No. PC 2018-051**; and, 1) Determine that the project is Categorical Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of CEQA and Section No. 3.21 of the 2018 Local Guidelines for Implementing The California Environmental Quality Act, and direct staff to file a Notice of Exemption; and, 2) Approve Tentative Tract Map No 20176 (TTM No. 18-004). Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

C. Master Case No. 18-062; Design Review No. 18-013 - A request to construct 105 single-family homes within previously approved Tract Map No. 18981.

Assistant Planner Ivan Galeazzi provided the staff report.

Staff provided corrections to the staff report regarding the plotting design.

Staff shared plans discussed with the Fontana Unified School District regarding the plans for the elementary schools.

Staff will provide an additional condition regarding the setback of Plans 2 and 3.

Staff noted errors on the Conditions of Approval; Condition No. 10 will be revised to reflect the parking programs.

Discussion was held on the location of the air conditioning unit.

There will be a correction to the floor plan regarding the size of the garage.

Discussion was held on parking requirements; there are no specific requirements.

Discussion was held on the location of the new schools that will be provided in the area.

The Public Hearing was opened.

Speaking for the applicant, Matt Matson.

Speaking for the applicant, Brent Bauman spoke on this project starting out identical to the Monterra project but after meetings with staff, revisions were made for additional enhancements.

Cole Theel spoke on the timeline for construction.

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

Commissioner Vasquez spoke on noticing the upgrades.

Discussion was held on the Spanish style plan being plain compared to other styles.

Manager Hernandez spoke on meeting with the applicant multiple times regarding the Spanish style and staff is comfortable with the design.

Chairperson Sanchez backed Vice Chairperson Quiroga on the dissatisfaction with the Spanish design.

Commissioner Meyer spoke on being impressed with the designs.

Commissioner Vasquez noted that the applicant had stepped up their game.

Commissioner Quiroga appreciates everything the applicant has done, but is concerned with the wall.

The applicant agreed to enlarge the wrought iron element.

Commissioner Fort spoke on the various current designs providing balance.

Commissioner Fort ask a question about the parking program. Since this is not a multi-family project, Condition #10 does not need to be amended.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Vice Chairperson Quiroga and seconded by Chairperson Sanchez adopt **Resolution No. PC 2018-052** and 1) Find that the project has been reviewed under a previous Initial Study (IS) and Mitigated Negative Declaration (MND) and has adequately identified the impacts associated with the project, pursuant to Section 15162 of the State CEQA Guidelines and Sections 8.04 through 8.06 of the 2018 Local Guidelines for Implementing CEQA and direct staff to file a Notice of Determination; and, 2) Approve Design Review No. 18-013, for site and architectural review of 105 single-family homes with enhancement to front wall of Spanish style plan one and modifications read into record by staff. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort,

Meyer, and Vasquez; NOES: None; ABSTAIN: None)

D. Master Case No. 17-022; General Plan Amendment No. 17-002; Zone Change No. 17-002; Tentative Parcel Map No. 19841 (TPM No. 17-003); Design Review No. 17-013 - Warehouse Distribution Building of Approximately 99,999 Square Feet.

Associate Planner Rina Leung provided the staff report.

Staff provided rewording to Condition No. 12 regarding bicycle racks.

Associate Engineer Rico Garay spoke on the widening of the street; a condition of approval is not needed as long as it is reflected on the plans.

Discussion was held on adding canopies on all outside corners.

Discussion was held on the difference between light and general industrial.

The Public Hearing was opened.

Speaking for the applicant, Bridgett Herdman has no issue with adding a canopy if the Planning Commission finds it compelling; and commended staff on their work with her on this project.

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

Commission Meyer is not opposed to the canopy, but it is fine with the design the way it is and is impressed with it.

Glenda Barillas spoke on not finding any information in the report regarding the environmental impact. Ms. Barillas was directed to speak with staff.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Meyer and seconded by Secretary Fort to adopt **Resolution No. PC 2018-053**, and forward a recommendation to the City Council to: 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and direct staff to file a Notice of Determination; and, 2) Adopt a resolution approving General Plan Amendment No. 17-002; and, 3) Adopt an ordinance approving Zone Change No. 17-002; and, 4) Approve Tentative Parcel Map No. 19841 (TPM No. 17-003) and approve Design Review No. 17-013 subject to the attached Findings and Conditions of Approval with changes to Condition No. 12 and the addition of the canopy to the south west corner of the building. Motion passed by a vote of 5-0. (AYES: Sanchez, Quiroga, Fort, Meyer, and Vasquez; NOES: None; ABSTAIN: None)

NEW BUSINESS:

A. None.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for August 28, 2018, September 11, 2018, and September 25, 2018, meetings for the Planning Commission's information; and an update of future Planning Commission items for the September 4, 2018 and September 18, 2018, regular meetings for the Planning Commission's information.

Director AbuBakar reminded the Planning Commission on a Workshop on September 4, 2018.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Secretary Fort thanked Director AbuBakar for the Workshops provided to gather additional information, dialogue and discussion regarding various projects. It is an opportunity to get additional insight that the developers and builders bring; developers are experts at what they do and we recognize that and appreciate that. She stated that workshops allow the Planning Commission to make informed decisions.

Commissioner Vasquez looking at the General Plan and hoping it's just ahead of us and somewhat behind us. She is really looking at some of the projects coming to Fontana and all of the things that are planned to be built in the center and the plans with good intentions and all the good planning over the time taken for the center, the south and the north end of Fontana taking into consideration that it is a General Plan - an intent for the best ideas for the city.

Commissioner Vasquez spoke on the comments made earlier regarding workshops and the Planning Commission's intent to keep Fontana as safe as it can with anything that they have to offer with comments; looking out for gated communities for keeping children inside gates when there is a pool across the street that they might be enticed to go to. Those are all the things that sometimes get misconstrued by someone else's view because they are possibly stuck on price.

Commissioner Vasquez spoke on looking at the project, the plan, and the safety to see if it is a good solution to something that is possible and not just that it is in the north end and someone could afford it.

Commissioner Vasquez wanted to set the record straight that the Planning Commission is always looking out for the best for Fontana and they all live here.

Vice Chairperson Quiroga spoke on being in the third week of school and being lucky to get the students he has.

Vice Chairperson Quiroga spoke on driving through his old neighborhood and sent a shout out to the Ward family.

Commissioner Meyer spoke on Labor Day weekend being a time to take a moment to appreciate the labor you have or have had and wished everyone a good and safe Labor Day weekend.

Chairperson Sanchez spoke on doing what they think is best for the City.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:58 p.m. to the Regular Planning Commission Meeting on Tuesday, September 4, 2018 at 6:00 p.m., in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Ysela Aguirre
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 4th DAY OF SEPTEMBER, 2018.**

Idilio Sanchez
Chairperson

City of Fontana



Memorandum to the Planning Commission

PLACEMENT: Public Hearing

TO: PLANNING COMMISSION

FROM: ZAI ABUBAKAR, COMMUNITY DEVELOPMENT DIRECTOR
DAWN ROWE, SENIOR PLANNER *DR*

A handwritten signature in blue ink, appearing to be "Zai" or similar.

DATE: August 28, 2018

SUBJECT: REQUEST FOR CONTINUANCE OF MASTER CASE NO. 16-021,
CONDITIONAL USE PERMIT NO. 16-010, CONDITIONAL USE PERMIT
NO. 17-040 ADMINISTRATIVE SITE PLAN NO. 16-018 AND
TENTATIVE PARCEL MAP NO. 19982 (TPM NO. 16-008) LOCATED
AT 16111 VALLEY BOULEVARD (APN'S 0251-121-13, -30, -32)

Staff requests the Planning Commission continue the above listed project to a date uncertain to allow the applicant additional time to work with staff to prepare for the legally required noticing of this project.



To: Planning Commissioners
From: Zai AbuBakar, Director of Community Development *Zai*
Date: September 4, 2018
Re: Future City Council Agenda Items

The items listed below are for agenda forecast purposes. The listed items are subject to change.

SEPTEMBER 11, 2018 **PLANNER** **PLACEMENT**

1. ZCA# 18-005; DRS# 17-108 Add Freeway Sign Standards to Planning Area 2 of the Auto Center Overlay	Brett Hamilton	Public Hearing
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SEPTEMBER 25, 2018 **PLANNER** **PLACEMENT**

1. Final Environmental Impact Report (EIR) And Adoption of the 2015-2035 Fontana Forward General Plan	Dawn Rowe	Public Hearing
2. MCN#17-022; DRP# 17-013; GPA# 17-002 ZCA# 17-002; TPM# 17-003 Tamarind Warehouse of approx. 99,990 sq. ft. 10644 Tamarind Avenue	Rina Leung	Public Hearing
3. National Planning Month Proclamation	Orlando Hernandez	Special Presentations

OCTOBER 9, 2018 **PLANNER** **PLACEMENT**

No items listed for this meeting, as of the date of this memo.



To: Planning Commissioners
From: Zai AbuBakar, Director of Community Development
Date: September 4, 2018
Re: Future Planning Commission Agenda Items

The items listed below are for agenda forecast purposes. The listed items are subject to change.

<u>SEPTEMBER 18, 2018</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN# 16-026; VAR# 18-004 Request to Move a Monument Sign For an Express Carwash 14564 Foothill Blvd.	Alexia De La Torre	Public Hearing
2. MCN# 15-033R1; TTM# 18135 (TTM# 06-017EX2); DRP# 18-016 28 Unit Condominium in the Boulevard Overlay 8185 Banana Avenue	Jon S. Dille	Public Hearing
3. MCN# 14-047R1; DRP# 14-016R1 Windrows Condominiums/Mixed-use 16417 Arrow Blvd.	Paul Gonzales	Public Hearing
4. MCN# 18-056; DRP# 18-011 15 Lot Subdivision 17330 Blossom Court	Alejandro Rico	Public Hearing
<u>OCTOBER 2, 2018</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN# 18-080; CUP# 18-023 Large Day Care 6013 Mount Islip Place	Alexia De La Torre	Public Hearing