

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
JUNE 5, 2012**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, June 5, 2012, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Garcia called the meeting to order at 6:03 p.m. Following the Invocation given by Commissioner Meyer, the Pledge of Allegiance was led by Commissioner Cothran.

ROLL CALL

Present: Chairperson Garcia and Commissioners Cothran, Hall, Lee, and Meyer

Absent: None.

Also Present: Director Don Williams, AICP; Attorney Matthew Silver; Senior Planner Orlando Hernandez; Senior Planner Stephanie Hall; Associate Planner Paul Gonzales; Assistant Salvador Quintanilla; Associate Engineer Rico Garay; City Clerk Tonia Lewis; and Planning Commission Secretary Ysela Aguirre

MINUTES:

A motion was made by Commissioner Cothran and seconded by Commissioner Hall to approve the minutes of the May 15, 2012, Planning Commission Meetings. Motion was carried by a vote of 3-0-2 with Commissioner Meyer and Chairperson Garcia abstaining.

MINUTES:

MAY 15, 2012

VOTE: 3-0-2

PUBLIC FORUM:

PF

None.

NONE

CONSENT CALENDAR:

CC

None.

NONE

AGENDA INFORMATION:

AGENDA INFO

The Planning Commission reviewed an update of future City Council Agenda items for the June 4, 2012, Special Workshop and June 12, 2012, meeting for the Planning Commission's information; and an update of future Planning Commission items for the June 19, 2012, and July 3, 2012, meetings for the Planning Commission's information.

CC
JUNE 4, 2012
JUNE 12, 2012
PC
JUNE 19, 2012
JULY 3, 2012

Commissioner Meyer requested information on the location of an apartment complex project on the June 19, 2012, Planning Commission meeting agenda. The project is a tower similar to the John Piazza building and will be located across the street from the current building.

PUBLIC HEARINGS:

1. A Public Hearing was opened regarding General Plan Amendment No. 11-002/Zone Change No. 11-002 and Design Review No. 11-003 (Cont'd from 5-1-12): Filed by the City of Fontana, to request Adoption of a resolution recommending that the City Council: 1) Certify the Central Park Final Environmental Impact Report (FEIR) and associated Statement of Overriding Considerations, Mitigation and Monitoring Program, and adopt the required findings; 2) Adopt a resolution approving General Plan Amendment No. 11-002, a request to amend the land use designation of approximately 4.4 adjusted gross acres of property from Medium Density Residential (R-M) to Public Facilities (P-PF) and approximately 3.3 adjusted gross acres of property from Single-Family Residential (R-SF) to Public Facilities (P-PF); 3) Adopt an ordinance approving Zone Change No. 11-002, a request to change the zoning district of approximately 4.4 adjusted gross acres of property from Medium Density Residential (R-2) to Public Facilities (P-PF) and approximately 3.3 adjusted gross acres of property from Single-Family Residential (R-1) to Public Facilities (P-PF); and, 4) Approve Design Review No. 11-003, for the construction of three soccer/football fields, a tot lot, restrooms and a concession stand. The project site is an irregularly-shaped property consisting of seven parcels (APNs: 0191-071-02, -03, -26, -27, -50, -52, and -54) totaling approximately 13.7 acres located on the west side of Cypress Avenue, approximately 500 feet south of Upland Avenue and extending west to Oleander Avenue and having an approximate frontage of 330 feet along Cypress Avenue and an approximate frontage of 205 feet along Oleander Avenue. Project Planner Orlando Hernandez and requests that the Planning Commission continue this item to the July 3, 2012 meeting.

PH

PH-1

GPA NO. 11-002

ZC NO. 11-002

DR NO. 11-003

CONTINUED

JULY 3, 2012

VOTE: 5-0

Due to an issue raised by a property owner near the project regarding an easement, staff requires more time to work on this issue.

The public hearing was closed.

A motion was made by Commissioner Meyer and seconded by Commissioner Lee to continue the public hearing for General Plan Amendment No. 11-002, Zone Change No. 11-002, and Design Review No. 11-003 to the regularly scheduled Planning Commissioner hearing of July 3, 2012. Motion carried by a vote of 5-0.

2. A Public Hearing was opened regarding: **Municipal Code Amendment (MCA) No. 12-001**: Filed by the City of Fontana, to request a resolution recommending that the City Council approve MCA No. 12-001, an amendment to Chapter 30, Article 1 (General Provisions), Sections 30-4, which will establish new findings and criteria for the approval of other uses to be determined by the Director of Community Development, Article 111 (Design and Administrative Site Plan Review), Section 30-113, which will include new additional categories for projects requiring administrative site plan review, and Article 1X (Overlay Districts), Section 30-301.18, regarding temporary auto center gateway signs, located citywide. Staff presentation was given by Project Planner Stephanie Hall and staff recommended approval.

PH-2
MCA NO. 12-001

RESOLUTION
NO. PC 2012-05

VOTE: 5-0

Communication was received from one caller requesting information.

Discussion was held on the temporary signage.

Discussion was held on similar uses in City code and the flexibility provided for all possible activities.

Discussion was held on the misprint of the staff report and duplicate pages in the report (E2-07 had duplicate pages.)

Discussion was held on the time frame and responsibility for the project.

Discussion was held on the requirement of an ASP in the event there is a change of use. Director Williams stated that this item is a clarification for something that is already being done on regular basis.

Discussion was held on “new structure/construction”.

The public hearing was closed.

A motion was made by Commissioner Hall and seconded by Commissioner Lee to Adopt Resolution No. PC 2012-05, forwarding a recommendation to the City Council to: 1) Adopt a Negative Declaration and direct staff to file the Notice of Determination; and 2) Adopt an ordinance approving Municipal Code Amendment (MCA) No. 12-001. Motion carried by a vote of 5-0.

3. A Public Hearing was opened regarding: **Tentative Parcel Map (TPM) No. 11-004/(TPM No. 15958) (PLN No. 11-079)**: Filed by Roller City – Glendora, Inc., to request a tentative parcel map to subdivide an existing commercial shopping center consisting of one (1) lot of approximately 4.7 gross acres into two (2) lots. The

PH-3
TPM NO. 11-004
TPM NO. 15958
PLN NO. 11-079

project site is an irregularly-shaped property consisting of one parcel (1100-771-08) totaling approximately 4.7 gross acres. The project site is located at the southeast corner of Baseline Avenue and East Avenue with a street frontage of approximately 170 feet on East Avenue. The project site is identified as 7391 East Avenue.

CONTINUED TO
JUNE 19, 2012

VOTE: 5-0

The applicants, Richard Chado and Tony Chado, requested this item be continued to the June 19, 2012, Planning Commission meeting.

The public hearing was closed.

A motion was made by Commissioner Meyer and seconded by Commissioner Cothran to continue this item to the June 19, 2012, Planning Commission meeting. Motion carried by a vote of 5-0.

4. A Public Hearing was opened regarding: **Design Review No. 11-008 (Planning Case No. 11-059)**: Filed by National Construction Rentals, Javier Gastelum, to request a Design Review for site and architectural review for a proposed 13,200 square foot metal building for a contractor's storage yard in the Southwest Industrial Park Specific Plan. The project site is a rectangularly-shaped property consisting of one parcel (APN 0023-141-14) totaling approximately 3.4 net acres, and is located approximately 750 feet south of the intersection of Santa Ana Avenue and Beech Avenue and having a frontage of approximately 230 feet on the east side of Beech Avenue and a depth of approximately 650 feet. The site is further identified as 11029 Beech Avenue. Staff presentation was given by Project Planner Paul Gonzales and staff recommended approval.

PH-4
DR NO. 11-008
PC NO. 11-059

VOTE: 5-0

No communication was received for or against the project.

Discussion was held on the current use of the property and whether it is a permitted use.

Speaking for the applicant, Brian Rubin, Regional Manager.

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

The public hearing was closed.

A motion was made by Commissioner Lee and seconded by Commissioner Meyer to 1) Adopt the Negative Declaration and direct staff to file a Notice of Determination; and, 2) Approve Design Review No. 11-008. Motion carried by a vote of 5-0.

5. A Public Hearing was opened regarding: **Tentative Parcel Map No. 19382/Design Review No. 12-004**: Filed by Dix Development, Inc. to request a tentative parcel map to subdivide one existing lot of approximately two acres into two parcels for the purpose of commercial development; and, a design review for the construction of a 20,0008 square foot two-story building for Westech College. The project site is a rectangularly-shaped property consisting of two parcels (APNs: 0193-234-11 and -12) totaling approximately 4.4 adjusted gross acres located on the west side of Sierra Avenue, approximately 350 feet north of Holly Drive and having an approximate frontage of 330 feet on Sierra Avenue and an approximate depth of 575 feet. The site is further identified as 9460 Sierra Avenue. Staff presentation was given by Project Planner Orlando Hernandez and staff recommended approval.

PH-5
TPM NO. 19382
DR NO. 12-004
VOTE: 5-0

Planner Hernandez recommended adding Condition No. 7a on page E5-13 of the staff report regarding standard language on public pay telephones as is the Planning Commission's preference on commercial projects. The condition reads as follows:

7a. The establishment or installation of public pay telephones on the exterior and or interior of the building is only permitted by approval of a minor use permit application by the Director of Community Development.

Several communication were received on the project.

Discussion was held on the requirement of bike racks.

Discussion was held on entrances meeting Engineering and Police Department requirements. Engineering staff present indicated that Engineering has approved the plan.

Discussion was held on page E5-02 of the staff report on the amount of parking spaces required. Planner Hernandez will review that item.

Discussion was held on the ownership of the property. The City has partnered with the applicant who is anxious to move forward with this project.

Discussion was held on the hours of class meetings and parking availability.

Discussion was held on the standard requirements for the amount of

restrooms and stalls. Applicant must comply with state building code requirements.

Speaking for the applicant, Brent Dix, will work with the Planning Department to provide bike racks. The school has various start times with 15 to 25 students in a class at a time; classes are offered throughout the day and on Saturday. The applicant has an existing facility in Ontario, but is looking forward to moving to Fontana; many students are from the area.

Discussion was held on making sure the project meets code regarding capacity, fire safety, floor plan, etc. Applicant responded that everything will be done to ensure the project meets code.

Applicant read, understood and agreed to the conditions of approval including the new condition on pay phones.

Discussion was held on the need for a traffic study, Engineering will require one if it believes enough traffic will be generated based on the ITE manual.

No member of the public spoke for or against this project.

The public hearing was closed.

Discussion was held on requiring a “right in/right out” driveway condition.

Discussion was held on the separate parcels and the shared driveway.

A motion was made by Commissioner Meyer and seconded by Commissioner Lee to 1). Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, Infill Development) of the California Environmental Quality Act and direct staff to file a Notice of Exemption; and 2) Approve Tentative Parcel Map No. 19382 and Design Review No. 12-004 with understanding that south driveway is right in/right out and the addition of Condition No. 7a. Motion carried by a vote of 5-0.

6. A Public Hearing was opened regarding: Design Review No. 92-017R1 (Planning Case No. 12-013): Filed by Ms. Crystal Ballesteros, Andresen Architecture, to request a Design Review (DR) for the construction of a 2,400 square foot expansion to an existing metal building. The project is a rectangularly-shaped property consisting of four parcels (APN: 0237-122-12 though -15) of approximately 36.7 adjusted gross acres and is located on the southwest corner of Santa Ana Avenue and Hemlock Avenue, and

PH-6
DR NO.
92-017R1
PC NO. 12-013
VOTE: 5-0

having a frontage of approximately 1,244 feet on the south side of Santa Ana Avenue and a second frontage of approximately 711 feet on the west side of Hemlock Avenue. The site is further identified as 10990 Hemlock Avenue. Staff presentation was given by Project Planner Salvador Quintanilla and staff recommended approval.

No communication was received for or against the project.

Speaking for the applicant, Doug Andresen.

Discussion was held on the block base of the building.

Commissioner Cothran commended the applicant on the great clean plant of the project.

Discussion was held on the height of the facing.

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

The public hearing was closed.

A motion was made by Commissioner Cothran and seconded by Commissioner Meyer to 1). Determine that the project qualifies for a Categorical Exemption pursuant to Section No. 15332, (Class No. 1, Existing Facility) of the California Environmental Quality Act and direct staff to file a Notice of Exemption; and 2) Approve Design Review No. 92-017R1. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS:

OCB

None.

NONE

STAFF REPORTS:

SR

None.

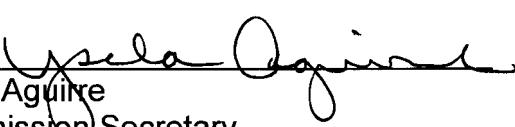
NONE

DIRECTOR REPORT:

DR

Director Williams reported that he met with Kaiser Hospital staff and they are interested in a master plan for the complex and requesting some changes to the existing approval at a future date.

Director Williams reported that Kaiser Hospital has invited the Planning Commission to tour their facilities and Commissioners will be contacted for those arrangements.

<u>COMMISSION COMMENTS:</u>	COMMENTS
Commissioner Hall had no comments.	HALL
Commissioner Cothran complimented the Exchange Club on the Fontana Days parade and carnival.	COTHRAN
Commissioner Lee reminded everyone that all students in the community are on summer vacation having recreation with their families.	LEE
Commissioner Meyer complimented Toni and Don Lewis on her hard work on the Fontana Days events.	MEYER
Commissioner Meyer announced the time left for voters to cast their votes.	
Commissioner Meyer reminded everyone to review the summer events calendar and announced the Summer Concert Series that begins on Thursday, June 7, at 7:00 p.m. at Miller Park.	
Commissioner Meyer wished the community a good evening.	
Chairperson Garcia wished everyone a good evening.	GARCIA
Director Williams apologized for items on the agenda being listed one way and in the packet a different way.	
<u>PUBLIC FORUM</u>	PF
None.	NONE
<u>ADJOURNMENT</u>	ADJOURN
By consensus, the Planning Commission adjourned at 7:57 p.m. to the regularly scheduled Planning Commission Meeting of June 19, 2012, in the City Hall Council Chambers, located at 8353 Sierra Avenue, Fontana, California at 6:00 p.m.	7:57 P.M.
 Ysela Aguirre Commission Secretary	
 Peter Garcia Chairperson	