

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 16, 2012**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, October 16, 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 Lee, the Pledge of Allegiance was led by Commissioner Hall.

ROLL CALL

Present: Chairperson Garcia and Commissioners Cothran, Hall and Lee

Absent: Commissioner Meyer

Also Present: Director Don Williams, AICP; Attorney Matthew Silver; Senior Planner Stephanie Hall; Associate Planner Paul Gonzales; Assistant Planner Salvador Quintanilla; Associate Engineer Ricardo 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 September 18, 2012, Planning Commission Meeting. Motion passed by a vote of 4-0.

MINUTES:

**SEP 18, 2012
VOTE: 4-0**

PUBLIC FORUM:

None.

PF

CONSENT CALENDAR:

None.

**NONE
CC**

AGENDA INFORMATION:

The Planning Commission reviewed an update of future City Council Agenda items for the October 23, 2012, meetings for the Planning Commission's information; and an update of future Planning Commission items for the November 6, 2012, meetings for the Planning Commission's information.

**NONE
AGENDA INFO**

Director Williams provided background on the consumer recycling center item on the agenda for the City Council meeting on October 23, 2012. Director Williams will provide additional information to the Planning Commission regarding the project.

**CC
OCT 23, 2012
PC
NOV 6, 2012**

PUBLIC HEARINGS:

1. A Public Hearing was opened regarding: **Master Case No. 12-029/Administrative Site Plan No. 12-021/Tentative Parcel Map No. 12-007 (TPM No. 19400)**: Filed by Richard Jenkins, ICO Development, to request an Administrative Site Plan (ASP) for site and architectural review for a new 22,189 square foot office building for a future Department of Motor Vehicles building. Additionally, an application for a Tentative Parcel Map (TPM) has been submitted to remove the previously approved condominium tract map. The project site is a rectangularly-shaped property consisting of one parcel (APN 1110-151-53) totaling approximately 5.6 gross acres, and is located at the southwest corner of Hilton Drive and Hemlock Avenue, and having a frontage of approximately 600 feet on Hilton Drive and a frontage of approximately 325 feet on Hemlock Avenue. The site is further identified as 8026 Hemlock Avenue. Staff presentation was given by Project Planner Paul Gonzales.

Planner Gonzales clarified that this project meets the criteria for infill fees and therefore, the fees will be half of the amount listed under Condition No. 13; and the Master Storm Drain Fee will also be half of the amount listed in Condition No. 52.

The Police Department is in favor of eliminating Condition No. 90 regarding roll up doors on the trash enclosures as the trash will be contained in tubular fencing on the property.

Staff received four calls on this project, three in favor and one neither for nor against the project.

Discussion was held on the comparison of size of the new building verses the old building. The current facility has 79 parking spaces; the new facility is proposing three times that amount.

Discussion was held on the fencing of the project which the applicant has requested for safety reasons.

Discussion was held on the driveway access to the facility. Associate Engineer Garay stated that there is no mitigation needed as part of this project.

Discussion was held on the traffic study conducted.

PH

PH 1

MC NO. 12-029

ASP NO. 12-021

TPM NO. 12-007

TMP NO. 19400

VOTE: 4-0

Speaking for the applicant Vicky Valenzuela stated that this facility will be twice as large as the previous DMV office on Merrill Avenue. She stated that perimeter fencing is a state requirement for new DMV offices to secure the sites. Developer is ready to begin construction as soon as possible.

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

Discussion was held on the perimeter fencing and access to the facility by pedestrians and vehicles.

Discussion was held on street parking availability. The study shows that there will be sufficient parking on site, but there are no restrictions for street parking.

Speaking for the applicant, Bud Thatcher, stated that the main entrance will be off of Redwood, but there will be emergency access at the cul-de-sac on Hemlock.

Director Williams stated that state facilities on state owned property do not typically go through the Planning Commission process. But this facility is being developed by a private developer that will be leasing it to the state and therefore is going through this process.

Director Williams commended the applicant and staff for their work on this project.

The public hearing was closed.

A motion was made by Commissioner Lee and seconded by Commissioner Cothran to: 1) Adopt the Negative Declaration and direct staff to file a Notice of Determination; and 2) Approve Administrative Site Plan No. 12-021 and Tentative Parcel Map No. 12-007 with the changes to Conditions Nos. 13 and 52 and the deletion of condition No. 90 as stated in the oral report. Motion carried by a vote of 4-0.

2. A Public Hearing was opened regarding: **Planning Case No. 10-063/Design Review No. 10-008R2:** Filed by Peter Vanek, Meritage Homes, to request 1) remove one floor plan (Plan Type No. 5) from a previously approved design review in Tract Map No. 17884; 2) remove two floor plans (Plan Type Nos. 1 and 5) from a previously approved design review in Tract Map No. 17389; and, 3) add four floor plans (Plan Nos. 6, 7, 8, and 9) to the previously approved design review (DR No. 10-008R1) in Tract Map No.

PH 2
PC NO. 10-063
DR NO.
10-008R2

VOTE: 4-0

17389. There are two project sites: Site A and Site B. Site A is an irregularly-shaped property consisting of 32 lots (within Tract map No. 17884), totaling approximately five (5) gross acres and is located on the northwest corner of Citrus Avenue and Walnut Avenue and having an approximate frontage of 484 feet on the west side of Citrus Avenue and a frontage of approximately 842 feet on the north side of Walnut Avenue. Site B is a rectangularly-shaped parcel consisting of 38 lots (within Tract Map No. 17389), totaling approximately ten (10) gross acres and is located approximately 166 feet west of the intersection of Citrus Avenue and Chase Road, with an approximate frontage of 159 feet on the north side of Chase Road and having a depth of approximately 631 feet. Staff presentation was given by Project Planner Salvador Quintanilla

Discussion was held on there not being any radical changes, only a taking of a product that is working better and taking it to the other site.

Discussion was held on the new size being proposed being the same height.

Speaking for the applicant Peter Vanek, thanked staff for helping him through the process and this is a straightforward project that is adding one product line to another tract.

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

Discussion was held on the developer providing an option for a larger square footage that is more appealing to buyers.

The public hearing was closed.

Discussion was held on the amount of vehicles being parked based on a larger size home.

A motion was made by Commissioner Lee and seconded by Commissioner Hall to: 1) Determine that the project has been analyzed under a previously adopted environmental document and no further environmental review is required per Section No. 15162 of the California Environmental Quality Act (CEQA), and; 2) Approve Design Review No. 10-008R2. Motion carried by a vote of 4-0.

OTHER COMMISSION BUSINESS:

None.

OCB

NONE

STAFF REPORTS:**SR
NONE**

None.

DIRECTOR REPORT:**DR**

1. **Director's Determination Application (DDA 12-002):** Review of a proposed learning center and tutoring facility use, located at 7470 Cherry Avenue, for conformance to the West End Specific Plan. The Director of Community Development made the determination that this use is permitted under the BP1 zoning district. **DDA NO. 12-002**
2. **Addition of an awning extending over the loading doors for the warehouse originally approved as part of Design Review No. 11-004.** Located at 11695 Marlay Avenue. This minor modification has been approved by the Director of Community Development as authorized by Fontana Municipal Code section 30-122, Division 4, Amendments to Design and Administrative Site Plan Review. **DR NO. 11-004**
3. **City Council meeting of December 25, 2012, has been cancelled.** Director Williams reported that the City Council has cancelled the December 25, 2012, City Council meeting. **CITY COUNCIL
DEC 25, 2012
CANCELLED**

COMMISSION COMMENTS:**COMMENTS**

Commissioner Hall thanked staff for the great projects coming forward and the opportunity to add value to the community and making it more attractive for residents.

HALL

Commissioner Hall wished everyone a good evening.

Commissioner Lee thanked staff for their work on the well planned Sierra Lakes community. She has been spending lots of time walking through the area and is pleased with what she sees.

LEE

Commissioner Lee wished everyone a good evening.

Commissioner Cothran reminded the community of all of the Halloween activities going on in the community and for everyone to be safe.

COTHRAN

Chairperson Garcia thanked the Community Services department and the Parks and Community Services Commission for the good job on all of the high quality community facilities.

GARCIA

Chairperson Garcia wished everyone a good evening.

PUBLIC FORUM

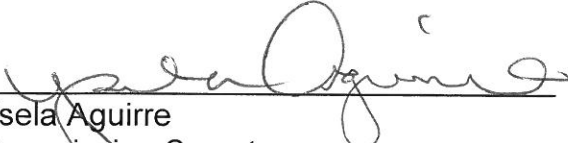
**PF
NONE**

None.

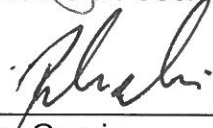
ADJOURNMENT

**ADJOURN
6:55 P.M.**

By consensus, the Planning Commission adjourned at 6:55 to a workshop in the Executive Conference room regarding the Water of Life Church, and to the next regular Planning Commission meeting on Tuesday November 6, 2012, at 6:00 p.m. in the Grover W. Taylor City Council Chambers located at 8353 Sierra Avenue, Fontana, California.



Ysela Aguirre
Commission Secretary



Peter Garcia
Chairperson