

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 4, 2012**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, December 4, 2012, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Garcia called the meeting to order at 6:05 p.m. Following the Invocation given by Commissioner Cothran, the Pledge of Allegiance was led by Commissioner Meyer.

ROLL CALL

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

Absent: Commissioner Lee

Also Present: Director Don Williams, AICP; Attorney Matthew Silver; Senior Planner Orlando Hernandez; Assistant Planner John Dille; Assistant Salvador Quintanilla; Associate Planner DiTanyon Johnson; Assistant Traffic Engineer Kathy Raasch; Community Policing Technician Wendy Felshaw; City Clerk Tonia Lewis; and Planning Commission Secretary Ysela Aguirre

MINUTES:

A motion was made by Commissioner Hall and seconded by Commissioner Cothran to approve the minutes of the October 16, 2012, and the November 6, 2012, Planning Commission Meetings. Motion passed by a vote of 3-0-1 with Commissioner Meyer abstaining from the approval of the October 16, 2012, minutes; and a vote of 4-0 for the November 6, 2012, Planning Commission meeting.

MINUTES:

OCT 16, 2012

VOTE: 3-0-1

NOV 6, 2012

VOTE: 4-0

PUBLIC FORUM:

None.

PF

NONE

CONSENT CALENDAR:

None.

CC

NONE

AGENDA INFORMATION:

The Planning Commission reviewed an update of future City Council Agenda items for the December 11, 2012, meeting for the Planning Commission's information; and an update of future Planning Commission items for the December 18, 2012, meetings for the Planning Commission's information.

AGENDA INFO

CC

DEC 11, 2012

PC

DEC 18, 2012

By consensus, a break was called at 6:12 to allow Information Technology staff to repair technical issues.

**BREAK
6:12 PM**

The meeting was called to order at 6:30 p.m.

ORDER 6:30 PM

PUBLIC HEARINGS:

1. A Public Hearing was opened regarding: **Master Case No. 12-030/Conditional Use Permit No. 12-018**: Filed by Ms. Carmen V. Jara, Viva Villa Taqueria, Inc., to request a Conditional Use Permit (CUP) to operate a new restaurant, within a previously approved restaurant space of approximately 4,000 square feet, in conjunction with a new California Department of Alcoholic Beverage Control (ABC) Type 47 (On-Sale General for Bona Fide Public Eating Place) license. The project site is an irregularly-shaped property consisting of two (2) parcels (APNs 0190-241-21 and -22) of approximately 3.1 adjusted gross acres and is located on the northwest corner of the intersection of Foothill Boulevard and Palmetto Avenue, and having a frontage of approximately 326 feet on the north side of Foothill Boulevard and a second frontage of approximately 418 feet on the west side of Palmetto Avenue. The site is further identified as 17284 Foothill Boulevard. Staff presentation was given by Project Planner Jon S. Dille

**PH 1
MC NO. 12-030
CUP NO. 12-018**

VOTE: 4-0

Director Williams clarified that the Planning Commission only has to make a finding of Public Convenience or Necessity if they are going to approve staff's recommendation.

Discussion was held on reciprocal parking.

Discussion was held on the new census tracts boundaries and if they are released. Most of the changes were in the northern part of the city. The core of the city did not see significant population changes, therefore the boundaries didn't change.

Discussion was held on the number of parking spaces for the commercial center. The Planning Commission reviewed the available parking in 2000 and in 2003 and given that the serving area floor plan is not being changed, the parking available is still adequate. The restaurant space is not being expanded, but only being reconfigured with booths.

Discussion was held on the number of restrooms for the occupancy of the building. The occupancy is determined by the Fire Department and the number of restrooms is determined by criteria set by Building and Safety.

By consensus, Director Williams was asked to arrange a workshop by Building and Safety on the restroom requirements.

Speaking for the applicant was Francisco Jara Jr. who thanked Planner Dille and the Planning Division for their work on this project. Applicant requested a change to Condition No. 4 regarding the hours of operation and requested they be changed to 9:00 a.m. to 12:00 a.m.

Applicant has been in business in Fontana for 25 years. The restaurant at Cherry Avenue and Banana Avenue provides a full-fledged sit down experience and serves alcohol; it recently celebrated its 25th Anniversary. The restaurant on Sierra Avenue provides a fast dining experience with no alcohol. This restaurant will be a hybrid of those two businesses, providing a taqueria menu with a full dining experience and alcohol.

Discussion was held on the hours of operation.

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

Community Policing Technician Felshaw stated that the hours of operation in Condition No. 4 were to be consistent with other restaurants in the area, but the Police Department approves of the change to the hours of operation.

Applicant understands that if the Police Department has any issues, he will be responsible for hiring a security guard.

Discussion was held on other businesses in the area.

No member of the audience spoke in favor or opposition to this item.

The public hearing was closed.

A motion was made by Commissioner Meyer and seconded by Commissioner Cothran to: 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301, Class No. 1 (Existing Facilities), of the California Environmental Quality Act; 2) Make a finding of Public Convenience or Necessity; and, 3) Approve Conditional Use Permit No. 12-018 subject to the attached findings and conditions of approval, including the changes presented at the dais and Condition No. 4 regarding the hours of operation. Motion carried by a vote of 4-0.

2. A Public Hearing was opened regarding: Master Case No. 12-026/Administrative Site Plan No. 12-019/Tentative Parcel Map

PH 2
MC NO. 12-026

No. 12-006 (TPM No. 19394): Filed by Paul Trump, Team Campbell Logistics to request an Administrative Site Plan (ASP) for site and architectural review of a proposed 6,244 square foot office expansion and the construction of an 81 square foot guard shack for an existing truck terminal facility. An application for a Tentative Parcel Map (TPM) has been submitted to consolidate two parcels into one. The project site is an irregularly-shaped property consisting of two parcels (APN: 0236-121-01 and -15) of approximately 11 adjusted gross acres, located at the southwest corner of Slover Avenue and Redwood Avenue, and having a frontage of approximately 1,000 feet on Slover Avenue and a frontage of approximately 300 feet on Redwood Avenue. The site is further identified as 14601 Slover Avenue. Staff presentation was given by Project Planner Salvador Quintanilla.

**ASP NO. 12-019
TPM NO. 12-006
VOTE: 4-0**

No public communication was received by staff.

Planner Quintanilla provided a memo on the dais revising Section No. 12, Noise, Page No. 19, Comment A of the initial study; Planner Quintanilla also provided a memo on the dais revising Condition No. 57 of Administrative Site Plan No. 12-019 on page E2-18 and Condition No. 12 of Tentative Parcel Map No. 12-019 (TPM No. 19394) on page E2-26 regarding the Master Storm Drain Fee.

Planner Quintanilla corrected that Slover Avenue on E2-27 has a width of 52 feet, not 44 feet; and Hilton Avenue is Redwood Avenue and has a width of 34 feet, not 40 feet.

Discussion was held on the changes to Condition No. 57 and Condition No. 12,

Discussion was held on Slover Avenue being six lanes from Sierra to Citrus and four lanes from Citrus Avenue to Cherry Avenue.

Kathy Raasch, Assistant Engineer, indicated that the existing right of way dictates the total number of lanes. It is the intent for Slover Avenue to remain as two lanes east bound from Cherry Avenue to Citrus Avenue.

Discussion was held on the space allowed for truck turning on Slover Avenue. Trucks will exit on Redwood Avenue and travel south to Jurupa Avenue. There are two driveways, one for employees and one for trucks.

Discussion was held on Redwood Avenue being poorly paved. Other trucking business share Redwood Avenue and this business could not be required to repair the pavement.

Discussion was held on the ramp being for the forklift for cross dock moving and it will be clearly identified.

Discussion was held on the traffic study not warranting a signal at Redwood Avenue and Slover Avenue.

Speaking for the applicant M.W. "Bud" Thatcher. Applicant read, understood, and agreed to the conditions of approval.

Speaking for the applicant John Mynes stated that this property was picked because of its proximity to another business site. They will have staff that will ensure drivers are using the designated routes.

No member of the audience spoke in favor or opposition to this item.

The public hearing was closed.

A motion was made by Commissioner Hall and seconded by Commissioner Meyer to: 1) Adopt the Negative Declaration and direct staff to file a Notice of Determination; and 2) Approve Administrative Site Plan No. 12-019 and Tentative Parcel Map No. 12-006 (TPM No. 19394). With changes to 12-19 and 19394. Motion carried by a vote of 4-0

OTHER COMMISSION BUSINESS:

OCB

None.

NONE

STAFF REPORTS:

SR
NONE

None.

DIRECTOR REPORT:

DR

1. **Relocation of proposed driveway for the warehouse originally approved as part of Design Review No. 11-013:** The project site is an irregularly-shaped property (APN: 0237-081-06) of approximately 17.6 gross acres located on the northeast corner of Santa Ana Avenue and Beech Avenue and having a frontage of approximately 1,248 feet on the north side of Santa Ana Avenue and a frontage of approximately 618 feet on the east side of Beech Avenue. No discussion was held on this item.

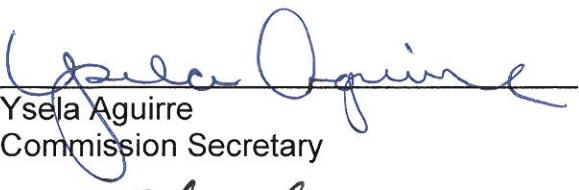
DR NO. 11-013
RELOCATION
OF PROPOSED
DRIVEWAY

<u>COMMISSION COMMENTS:</u>	COMMENTS
Commissioner Hall had no comments.	HALL
Commissioner Meyer wished those that celebrate a happy Advent Season.	MEYER
Commissioner Meyer wished those who participate a happy Lady of Guadalupe celebration.	
Commissioner Meyer wished everyone a good evening.	
Commissioner Cothran had no comments.	COTHRAN
City Clerk Lewis reminded everyone that the Fontana Christmas Parade will begin at 10:00 a.m. on Saturday, December 8, 2012, at Sierra Avenue and Arrow Boulevard and will travel to the Festival of Winter at Veteran's Park.	LEWIS
The City of Fontana Tree Lighting Ceremony will be held on Wednesday, December 5, 2012, at 5:00 p.m. at City hall.	
City Clerk Lewis requested that tonight's meeting be adjourned in memory of Martha Seargent.	
Chairperson Garcia wished everyone a good evening.	GARCIA
Director Williams announced a save the date for Thursday, April 18, 2013.	DIRECTOR WILLIAMS
Director Williams announced that the League of Cities Institute information will be shared with Planning Commissioners soon.	
<u>PUBLIC FORUM</u>	PF
None.	NONE

ADJOURNMENT

By consensus, the Planning Commission adjourned at 7:41 in memory of Martha Sergeant to a Workshop in the Executive Conference room regarding an AM/PM gas station canopy, and then to the next regular Planning Commission meeting on Tuesday, December 18, 2012, at 6:00 p.m. in the Grover W. Taylor City Council Chambers located at 8353 Sierra Avenue, Fontana, California.

**ADJOURN
7:41 P.M.**


Ysela Aguirre
Commission Secretary


Peter Garcia
Chairperson