

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 21, 2012**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, February 21, 2012, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Meyer called the meeting to order at 6:02 p.m. Following the Invocation given by Commissioner Cothran, the Pledge of Allegiance was led by Commissioner Hall.

ROLL CALL

Present: Chairperson Meyer, Commissioners Cothran, and Lee

Absent: Commissioner Garcia

Also Present: Director Don Williams, AICP; Senior Planner Shannon J. Casey, AICP; Senior Planner Stephanie Hall; Assistant Planner Shawnika Johnson; Associate Planner DiTanyon Johnson; City Clerk Tonia Lewis; and Planning Commission Secretary Ysela Aguirre

SWEARING IN OF NEW PLANNING COMMISSIONER:

SWEARING IN:

New Planning Commissioner, Jasmin Hall, accompanied by Mayor Warren was sworn in by City Clerk Tonia Lewis and joined the Planning Commission on the dais in her new capacity.

COMM. HALL

MINUTES:

MINUTES:

A motion was made by Commissioner Lee and seconded by Commissioner Cothran to approve the minutes of the December 20, 2011, and the February 7, 2012, Planning Commission Meeting. Motion was carried by a vote of 3-0-1 with Commissioner Hall abstaining.

DEC 20, 2011

FEB 7, 2012

VOTE: 3-0-1

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 February 28, 2012, meeting for the Planning Commission's information; and an update of future Planning Commission items for the March 6, 2012, and March 20, 2012, meetings for the Planning Commission's information.

CC
FEB 28, 2012

Director Williams shared that there may not be a quorum available for the March 20, 2012, Planning Commission meeting, because some of the Commissioners will be attending a Planners Institute. Applicants will be notified if the meeting is canceled.

PC
MAR 6, 2012
MAR 20, 2012

Director Williams stated that item No. 1 on the February 28 City Council agenda is a SWIP Specific Plan workshop; item No. 2 will be recommended for continuance to the March 27, 2012, City Council meeting to allow additional discussion with people possibly affected by the Electronic Billboard Ordinance; and item No. 3 was an item already heard by City Council last week.

Commissioner Lee asked if item No. 1 on the March 20, 2012, Planning Commission agenda was for a new daycare center or expansion of an existing one with Director Williams answering that it is for a new daycare center.

Discussion was held on the SWIP Specific Plan City Council workshop being held to provide details of the final version being considered; the SWIP Specific Plan was continued to the March 6 Planning Commission meeting due to a letter received from an affected resident.

PUBLIC HEARINGS:**PH**

1. A Public Hearing was opened regarding: **Conditional Use Permit No. 11-014:** Filed by A Brighter Beginning Pre-school and Childcare Naisha Kendrix to request a proposed Conditional Use Permit (CUP) to expand an existing residential daycare facility within the West End Specific Plan (WESP) to care for a maximum of 14 children. The project is located at 13597 Sherman Place. Staff presentation was given by Project Planner Shawnika Johnson and staff recommended approval

PH-1
CUP NO. 11-014
VOTE: 4-0

Discussion was held on how Condition No. 3 on page E1-08 regarding prohibited parking would be enforced. The condition refers to employee parking. Employee parking is in the applicant's driveway.

Discussion was held on Condition No. 5 on page E1-08 regarding "good faith intent". This is standard language in City Code that allows the applicant to commence upon the proposed use within 18 months or the CUP is void.

Discussion was held on the total number of employees and where their vehicles would be parked; applicant has a large driveway that allows for vehicle parking.

Discussion was held on the maximum number of children to be cared for and if this item had previously come up for discussion. The maximum number of children is 14 and this item has not previously been reviewed.

Discussion was held on any concerns from neighbors regarding parking or traffic with Planner Johnson indicating that staff has not received any communication for or against this item.

Commissioner Lee asked if the daycare was to be contained on the first floor. Planner Johnson replied that it would only be on the first floor.

Speaking for the applicant, Naisha Kendrix, provided some background information on her daycare facility and on having the opportunity to expand her daycare.

Applicant read, understood and agreed to the conditions.

Discussion was held on the age group being served and the hours of maximum participants. Applicant stated that the age group is from 6 weeks to 9 years old; with before and after school care being the busiest time.

No member of the audience spoke in favor or opposition.

The public hearing was closed.

A motion was made by Commissioner Lee and seconded by Commissioner Cothran to 1) Determine that the project is Categorically Exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and 2) Approve Conditional Use Permit No. 11-014 subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

2. A Public Hearing was opened regarding: **Design Review No. 11-011 (Planning Case No. 11-037)**: Filed by Bryan Goodman, LVD Fontana, LLC to request a design review to construct a model home complex and 118 single-family residential homes ranging from approximately 1,903 square feet to approximately 3,798 square feet. The project site is an irregularly-shaped property consisting of three parcels (APNs: 0254-121-45, 0226-075-23, and -48) of approximately 36 gross acres and is located approximately 121 feet west of the intersection of Lytle Creek Road and Duncan Canyon Road, and having a frontage of approximately 1,312 feet on the north side of Duncan Canyon Road and a depth of approximately 1,562 feet north of Duncan Canyon Road. Staff presentation was given by Project Planner DiTanyon Johnson and staff recommended approval.

PH-2
DR NO. 11-011
PC NO. 11-037
VOTE: 4-0

Chairperson Meyer commended staff on providing a chart with percentage range and whole house range.

Discussion was held on the two streets entering the project site and if there would be a median or if they would be “right in-right out” entrances. There will be a median at one of the streets and no median at the other street. There are no current plans for a signal at the entrances.

A correction was made to Condition No. 6 on page E2-13 to insert a “period” after the “specifications” and a “comma” after “If the agreement is not recorded”.

A correction was made to Condition No. 7 on page E2-13 to change “67” to “6”.

Discussion was held on Condition No. H on page E2-14 regarding four phone lines into the home. This is a standard condition for the design review of homes.

Speaking for the applicant, Bryan Goodman, congratulated Commissioner Hall. Mr. Goodman recognized the project partners, Van Daele Homes and stated that this project will be marketed and sold as Van Daele Homes. Detailed floor plans were developed by Lewis and Van Daele that provide options for buyers to customize the homes to meet their needs.

Discussion was held on the options packages available (room configurations, solar, third car garage, additional bedrooms, etc.) Applicant stated that a fifth bedroom will not be allowed.

Commissioner Cothran disclosed that he met with applicants before this evening's meeting with no reportable action.

Chairperson Meyer asked applicant to ensure that the "office" space is made hard to convert to a bedroom. Applicant agreed to review the plans.

Applicant read, understood and agreed to the conditions with changes noted.

Speaking for the applicant, Tim Jones, Van Dale Homes, stated that Van Dale Homes is a 30 year old family owned private home building business. The project across the street from this project was built a few years back and they take pride in good customer service.

Discussion was held on when models would be constructed with applicant stating that model construction will begin in June with a grand opening in August.

Discussion was held on the condition requiring a school district map be displayed in the model homes. Applicant agreed to disclosure on district boundaries.

No member of the audience spoke in favor or opposition.

The public hearing was closed.

A motion was made by Commissioner Cothran and seconded by Commissioner Lee to 1) Direct staff to file the Notice of Determination of a previously approved CEQA document; and 2) Approve Design Review No. 11-011 with changes noted above. Motion carried by a vote of 4-0.

OTHER COMMISSION BUSINESS:

OCB

The election of Planning Commission officers will be agendized at the next Planning Commission meeting.

**ELECTION OF
OFFICERS**

STAFF REPORTS:

SR

NONE.

NONE

DIRECTOR REPORT:

DR

NONE.

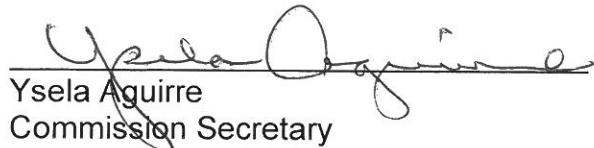
NONE

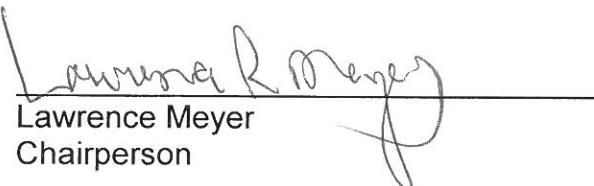
<u>COMMISSION COMMENTS:</u>	<u>COMMENTS</u>
Commissioner Hall looks forward to the learning experience and the opportunity to add value to the Planning Commission.	HALL
Chairperson Meyer welcomed Commissioner Hall on behalf of the Planning Commissioners.	
Commissioner Cothran thanked everyone that participated in the Triathlon over the weekend at Fontana Park. It was a fantastic event, the first one in the City and it was well attended.	COTHRAN
Commissioner Cothran welcomed Commissioner Hall and looks forward to working with her.	
Commissioner Lee welcomed Commissioner Hall and appreciates the value she will provide.	LEE
Commissioner Lee wished everyone a good evening.	
Commissioner Lee thanked staff for all their work.	
Commissioner Meyer commended Commissioner Cothran, his wife, family and friends, as well as Ray Allard, and former Commissioner Robert Baker, for all their support in making the 5K and triathlon a success.	MEYER
Director Williams welcomed and congratulated Commissioner Hall.	WILLIAMS
City Clerk Lewis congratulated Commissioner Hall to the Planning Commission.	LEWIS
City Clerk Lewis announced the Centennial planning meeting for the 2013 Fontana Days to be held on Wednesday, February 23, 2012, at 6:00 p.m. in the executive conference room.	
Chairperson Meyer asked for tonight's meeting to be adjourned in honor of Norman Meazell, father of Jeannie Hawley, who passed away two weeks ago.	MEYER
<u>PUBLIC FORUM</u>	PF
NONE.	NONE

ADJOURNMENT

By consensus, the Planning Commission meeting adjourned in memory of Norman Meazell at 6:50 p.m. to the regularly scheduled Planning Commission Meeting of March 6, 2012, in the City Hall Council Chambers, located at 8353 Sierra Avenue, Fontana, California at 6:00 p.m.

**ADJOURN
6:50 P.M.**


Ysela Aguirre
Commission Secretary


Lawrence Meyer
Chairperson