

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
JUNE 19, 2012**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, June 19, 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; Planner Stephanie Hall; Associate Planner Paul Gonzales; Assistant Salvador Quintanilla; Assistant Planner Shawnika Johnson; City Clerk Tonia Lewis; and Recording Secretary Carmen Fleming

MINUTES:

A motion was made by Commissioner Meyer and seconded by Commissioner Hall to approve the minutes of the June 5, 2012, Planning Commission Meetings. Motion was carried by a vote of 5-0

MINUTES:

JUNE 5, 2012
VOTE: 5-0

PUBLIC FORUM:

PF

Store Owner, Sean Weiland spoke regarding a fence in the shopping center on the corner of East Avenue and Baseline. Director Don Williams reviewed the history of the fence in question and directed Mr. Weiland to Planner Shannon Casey to schedule a future meeting.

SEAN WEILAND

CONSENT CALENDAR:

CC

None.

NONE

AGENDA INFORMATION:

AGENDA INFO

Commissioner Meyer commented that the most popular question he received as a Commissioner is regarding the incomplete building on the corner of Sierra Avenue and the 210 Freeway. He stated the status of the building will be on the next agenda and should be completed soon.

PUBLIC HEARINGS:

1. A Public Hearing was opened regarding Tentative Parcel Map (TPM) No. 11-004/(TPM No. 15958) (PLN No. 11-079) (Cont'd from 6-5-12): Filed by the 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 net acres into two (2) lots. The project site is an irregularly-shaped property consisting of one parcel (1100-771-08) totaling approximately 4.7 net acres, and is located at the southeast corner of Baseline Avenue and East Avenue, and having a frontage of approximately 170 feet on East Avenue. The project site is identified as 7391 East Avenue. Staff presentation was given by Project Planner Shawnika Johnson and staff recommended

PH

PH-1
TPM NO. 11-004
TPM NO. 15958
PLN NO. 11-079

CONTINUED
JULY 3, 2012

VOTE: 5-0

Discussion confirmed that no parking would be affected by the new alignment for the NB 15 freeway off-ramp.

Discussion was held on the emergency gate access located on East Avenue.

Discussion was held on the existing ~~fence that separates the two lots.~~

Discussion was held on the number of parking spaces available.

Communication was received from Richard Chado, owner of the entire 4 acre property.

Discussion was held on placing property conditions.

Several communications were received on the project.

Discussion was held on the hardship of the owners and operators of the existing businesses located in the shopping center.

The public hearing was closed.

Discussion was held on if the proper permits were received for the existing fence.

Direction was given to Planning staff regarding legal options and land use options.

*fence
dividing two
commercial
shopping
centers.*

A motion was made by Commissioner Meyer and seconded by Commissioner Hall to: 1) continue this item to the July 3, 2012, Planning Commission meeting, 2) to craft the language for the reciprocal access agreement to be recorded, 3) to include a good faith effort condition, 4) to request the presence of public safety personnel at the July 3, 2012 Planning Commission meeting, and 5) to give direction to staff to explore the land use and public safety issue options with respect to the fence.

2. Public Hearing was opened regarding **Design Review No. 12-006 (Planning Case No. 11-062)**: Filed by D.R. Horton, to request a Design Review to construct 74 single-family homes within previously approved Tract Map No. 16723. The project site is a rectangular-shaped property consisting of 74 lots within Tract Map No. 16723 of approximately 14.8 adjusted gross acres located on the north side of Walnut Avenue between Cypress Avenue and Juniper Avenue and having a frontage of approximately 1,257 feet on the north side of Walnut Avenue and having a second frontage of approximately 608 feet on the east side of Cypress Avenue and a frontage of approximately 620 feet on the west side of Juniper Avenue. Staff presentation was given by Project Planner Paul Gonzales.

PH-2
DR NO. 12-006
PC NO. 11-062
TM NO. 16723

VOTE: 5-0

No communication was received for or against this project.

Discussion was held on the previously approved home sizes. The current home sizes are now 10% percent larger than previously approved in 2005.

Discussion was held on the feedback regarding the Fontana Unified School Districts response on this item. No response had been received.

Applicant, Daniel Boyd with D.R. Horton spoke regarding modifying condition #6 of the application conditions to only apply foam to the non-traffic areas of the home.

Discussion was held on the application of foam to the homes being built with regards to Senate Bill 800 (SB800).

Discussion was held on the suggested alternative. The Planning Commission left condition as-is with the provision that prior to the construction of the project D.R. Horton may provide staff with the necessary information and materials that address the concerns of the commission.

Discussion was held on the configurations of the homes floor plans.

The public hearing was closed.

By Consensus of the Planning Commission, staff has been directed to coordinate a workshop regarding new materials and solutions for possible changes to existing condition #6.

A motion was made by Commissioner Lee and seconded by Commissioner Meyer to: 1) Direct staff to file the Notice of Determination that relies on a previously approved CEQA document; and 2) Approve Design Review No. 12-006. Motion carried by a vote of 5-0.

3. Public Hearing was opened regarding **Tentative Parcel Map No. 19375 (TPM No. 12-002)/Design Review No. 12-005 and Conditional Use Permit No. 12-006 (Master Case No. 12-006)**: Filed by Elderly Housing Development and Operations, Steve Protulis, to request a Design Review for approval and construction of a new 87 unit low-income senior housing complex consisting of one (1) three story building. A Conditional Use Permit (CUP) to approve the complex for senior housing. A Tentative Parcel Map (TPM) to consolidate three (3) existing lots into one parcel. The project site is a rectangular-shaped property consisting of three (3) parcels (APN: 0251-051-21, -22, and - 23) of approximately 3.3 adjusted gross acres located approximately 190 feet south of the intersection of Marygold Avenue and Juniper Avenue and having a frontage of approximately 430 feet on the west side of Juniper Avenue and a depth of approximately 300 feet. The site is further identified as 9972 Juniper Avenue. Staff presentation was given by Project Planner Paul Gonzales.

PH-3
TPM NO. 12-002
TPM NO. 19375
CUP NO. 12-006

VOTE: 5-0

Discussion was held on the access to the property from the north of the property.

Discussion was held on the low-income senior housing for rent.

Discussion was held on the covered parking in the senior housing projects.

Discussion was held on the various amenities that will be provided for the seniors at this location.

Speaking for the applicant, James Broder, EDOC.

Discussion was held regarding the name of this senior housing. No name has been determined.

Public comment was given by Mr. Carbales. His concern is the noise received by the air conditioner units. Applicant James Broder assured the resident that the noise issue will be resolved.

Discussion was held on the noise standard and the current air conditioning units in place. Code Enforcement would be the standard course of action.

The public hearing was closed.

A motion was made by Commissioner Cothran and seconded by Commissioner Hall to: 1) Adopt the Negative Declaration and direct staff to file a Notice of Determination; and 2) Approve Tentative Parcel Map 19375 (TPM No. 12-002), Design Review No 12-005 and Conditional Use Permit No. 12-006. Motion carried by a vote of 5-0

4. Public Hearing was opened regarding **Tentative Tract Map No. 18689R1 (Planning Case No. 08- 031)**: Filed by Tulsi R. Savani, to request deletion of two (2) conditions of approval for Tentative Tract Map No. 18689. The project site is a rectangular-shaped property consisting of one parcel (APN No. 0193-201-15) of approximately 1.4 gross acres and is located on the southwest corner of Randall Avenue and Juniper Avenue and having an approximate frontage of 302 feet on the south side of Randall Avenue and approximate frontage of 204 feet on the west side of Juniper Avenue. Staff presentation was given by Project Planner Salvador Quintanilla.

PH-4
TTM NO. 18689R1
PC NO. 08-031
VOTE: 5-0

No communication was received for or against the project.

The public hearing was closed.

A motion was made by Commissioner Hall and seconded by Commissioner Lee to: 1) Determine that the project qualifies for a General Rule Exemption, pursuant to Section No. 15061(b)(3) of the California Environmental Quality Act (CEQA), and 2) Direct staff to file a Notice of Exemption; and 3) Approve Tentative Tract Map 18689R1. 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.

COMMISSION COMMENTS:**COMMENTS**

Commissioner Hall is glad to be a part of the resolution for the ongoing issue in the Baseline and East Ave area. Wished all a Happy 4th of July. Commissioner Meyer recognized the artist for the new mural behind the dais and recognized Ray Allard for his year as president of the Rotary Club.

HALL

Commissioner Cothran recognized Ray Allard on his successful year as President of Rotary Club.

MEYER

Commissioner Lee apologized for not being able to attend the Ray Allard event.

COTHRAN

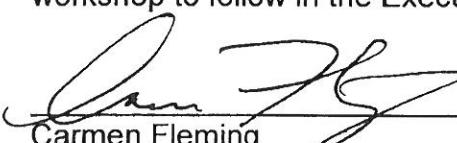
Chairperson Garcia thanked Coach Miles Barnes with Fontana Little League, the staff and the City and wished everyone a good evening.

LEE**PUBLIC FORUM****PF**

None.

NONE**ADJOURNMENT****ADJOURN**

To the workshop in the Executive Conference room immediately following this meeting then to the next regular Planning Commission meeting on Tuesday July 3, 2012, at 6:00 p.m. in the Grover W. Taylor City Council Chambers located at 8353 Sierra Avenue, Fontana, California, and to a workshop to follow in the Executive Conference room.

8:58 P.M.
Carmen Fleming
Recording Secretary
Peter Garcia
Chairperson