

CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 2, 2013

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, April 2, 2013, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Garcia called the meeting to order at 6:06 p.m. Following the Invocation given by Commissioner Cothran, the Pledge of Allegiance was led by Commissioner Slowik.

ROLL CALL

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

Absent: None

Also Present: Director Don Williams, AICP; Attorney Alison P. Gomer; Senior Planner Charles Fahie, AICP; Senior Planner Orlando Hernandez; Associate Engineer Rico Garay; City Clerk Tonia Lewis; and Planning Commission Secretary Ysela Aguirre

2013 ELECTIONS OF CHAIRPERSON, VICE-CHAIRPERSON AND SECRETARY

Election of new Planning Commission officers was held, for a term that runs through April 2, 2014.

Chairperson Meyer nominated Commissioner Garcia to serve as Chairperson. Commissioner Cothran seconded. Commissioner Garcia accepted the nomination. Commissioner Garcia was voted Chairperson by a vote of 5-0.

Chairperson Slowik nominated Commissioner Cothran to serve as Vice Chair. Commissioner Meyer seconded. Commissioner Cothran accepted the nomination. Commissioner Cothran was voted Vice-Chairperson by a vote of 5-0.

Commissioner Garcia nominated Commissioner Hall to serve as Secretary. Commissioner Meyer seconded. Commissioner Hall accepted the nomination. Commissioner Hall was voted Secretary by a vote of 5-0.

PUBLIC COMMUNICATION:

Fran J. Givens wished City of Fontana Police Department Police Dog, Yaris, well.

PC

FRAN GIVENS

Fran J. Givens spoke on a land use project on Sierra Avenue and Valley Boulevard. She mentioned that the projects provide a path of travel for pedestrians and bicyclists but no mention for the disabled; she asked for

the Planning Commission to remember the disabled, ADA compliance, and the slope of the driveways and sidewalks. She also commented that Marygold and Juniper have a significant number of seniors that use motor scooters and walkers and requested that a "Seniors at Play" sign be posted.

CONSENT CALENDAR:

CC

A motion was made by Commissioner Cothran and seconded by Commissioner Slowik to approve the minutes of the March 5, 2013, Planning Commission Meeting. Motion passed by a vote of 4-0-1 with Commissioner Meyer abstaining.

MAR 5, 2013
VOTE: 4-0-1

PUBLIC HEARINGS:

PH

A. A Public Hearing was opened regarding: **Tentative Tract Map No. 18859 (TTM No. 12-003), and Design Review No.12-021.** Filed by Forestar Fontana, LLC. A tentative tract map request to subdivide approximately 62 adjusted gross acres into 376 lots for the purpose of single-family residential development and a design review for site design and architectural review of 376 single-family homes. The project site is a rectangularly-shaped property consisting of 25 parcels totaling approximately 62 adjusted gross acres located on the southwest corner of Walnut Avenue and Sierra Avenue, and having a frontage of approximately 1,170 feet on the south side of Walnut Avenue; and having a frontage of approximately 1,940 feet on the west side of Sierra Avenue. Staff presentation was given by Project Planner Orlando Hernandez.

PH A
TTM NO. 18859
TTM NO. 12-003
DR NO. 12-021
VOTE: 5-0

Commissioner Meyer disclosed that he met with the applicant with no reportable action.

Commissioner Cothran disclosed that he met with the applicant with no reportable action.

Discussion was held on the 2008 EIR and the difference versus the new project. The environmental impact is less because the original specific plan was for residential units.

Discussion was held on the use of the word "may" instead of "shall" on Conditions of Approval in light of Planning Area No. 5 not being developed at this time. The applicant will be required to process an entitlement application and any development within Planning Area No. 5 will need an Administrative Site Plan for Planning Director's approval, or, it can be brought back to the Planning Commission for approval.

Director Williams stated that the Planning Director has the ability to approve an Administrative Site Plan or elevate it to the Planning Commission for approval.

Discussion was held on street parking of vehicles. The parking requirement is based on the number of bedrooms for each house. The HOA will enforce how property owners utilize their garages. The applicant is meeting the parking standard of the Specific Plan, and also provides enough street parking in close proximity to each lot.

Applicant is required to show all driveway cuts and all spaces that will accommodate a vehicle, they are providing more space than is required.

Discussion was held on the definition of "authorized vehicles". The definition will be included in the CC and R's.

Discussion was held on the community park and the different types of amenities.

Speaking for the applicant, Jo Faris, Alcasa, Inc., spoke to the definition of authorized vehicles being included in the CC & R; and to the parking spaces provided exceeding the minimum requirement by 100 spaces.

Director Williams stated that the garage size is driven by the number of bedrooms; this project required full sized driveways to accommodate vehicles up to 22 feet long; there is no requirement that the driveway shall be used for parking. City Code requires one parking space per unit. Engineering has found that there is adequate street parking available. Oversized vehicles can only be parked on the street for up to three days at a time.

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

Discussion was held on the allowable parking of oversized vehicles on public streets. There is a City ordinance on this item. Attorney Gomer will need to look at street parking codes in order to determine the specifics of the ordinance.

Discussion was held on the mechanisms in place to stop illegal parking on the street; the HOA will be responsible for controlling what is in the driveway and in the garage.

Planner Hernandez shared that Chapter 18 of the City Code addresses oversized vehicle parking on city streets; a 72-hour permit is required.

Speaking for the applicant, Ray Allard, Engineer, provided additional information on parking spaces.

Chairperson Garcia confirmed with staff that a parking analysis was done and the number of parking spaces was verified. Planner Hernandez added that most units will have a street parking space adjacent or near it, but not necessarily right in front of each lot.

Associate Engineer Garay stated that a parking analysis was done for the entire subdivision, including the smaller lots, and the applicant was able to meet the parking standards and Engineering Division is comfortable that it will work, including the revisions.

No member of the public spoke in favor or opposition to this project.

Discussion was held on the garage door windows. Conversation was held in the past regarding possibly not allowing windows in the garage doors, but the aesthetic enhancement set off any security concerns. There is no height requirement other than windows being near the top.

Discussion was held on the enhanced entry monument; they must meet the Specific Plan design criteria; applicant does not propose to make any changes.

Discussion was held on the project's park and community center not being available for use by the public. A portion of the park is gated and residents within the community will have a key. Applicant stated that it is a privately owned facility and the HOA will have the ability to restrict its use.

Director Williams stated that applicant has paid a "public parks" fee that will be used to service other public parks; signs will be posted that the park is for residents only and the HOA may have private security. The HOA Board of Directors will dictate if security is needed. Parking for the park is sufficient as it is a community park and residents will most likely walk to the park. Based on parking requirements for a park of this size, 32 parking spaces would be required, this subdivision has 100 spaces available.

Discussion was held whether this park is a "destination" type park, instead of a "walking" type community park. It is comparable to Almeria Park where not all of the parking spaces are used or the parking lot ever being full.

Commissioner Meyer commented that overall it is a very good project.

Discussion was held on the use of foam on the lower level; staff is comfortable with the product being used. This product is approved and allowed under 14 feet, and it has been tested and the product meets the intent

The public hearing was closed.

A motion was made by Commissioner Meyer and seconded by Commissioner Garcia to 1) Direct staff to file the Notice of Determination of a previously approved CEQA document; 2) Approve Tentative Tract Map No. 18859; and, 3) Approve Design Review No. 12-021 with the changes to the Conditions of Approval as presented in the memo at the dais, and the addition of the following language at the end of condition 11a "The definition of authorized vehicle shall be included in the CC & R." Motion carried by a vote of 5-0.

NEW BUSINESS

NB

None.

NONE

DIRECTOR COMMUNICATIONS:

DC

The Planning Commission reviewed an update of future City Council Agenda items for the April 9, 2013, and April 23, 2013, meetings for the Planning Commission's information; and an update of future Planning Commission items for the April 16, 2013, and May 7, 2013, meetings for the Planning Commission's information.

CC AGENDA
APR 9, 2013
APR 23, 2013

Director Williams congratulated the officers of the Planning Commission.

PLANNING
AGENDA
APR 16, 2013
MAY 7, 2013

Director Williams discussed a list of workshop items.

ELECTION OF
OFFICERS

Director Williams requested to agendize a workshop on alcohol permits, overconcentration, ABC licensing, etc. Commission Meyer suggested having Policing Technician Ratcliffe present at the workshop. Consensus was to hold this workshop.

WORKSHOP
ITEMS

FUTURE
WORKSHOP

COMMISSION COMMENTS:

COMMENTS

Commissioner Hall is glad to provide this new development for the residents of Fontana; although some decisions are not as easy as she would like them to be, she appreciates her colleagues' assistance in understanding the projects for the best interest of all residents.

HALL

Commissioner Hall asked all residents to drive carefully.

Commissioner Slowik hoped that everyone had a great Easter.

SLOWIK

Commissioner Slowik reminded the community of the Fontana Days Festival events that will be held from Thursday, May 30 to Sunday, June 2, 2013. The half marathon is fully registered, but the 5K and Fun Run is still open.

Commissioner Slowik announced that the Lions Club is hosting the Hen Derby after a few years' hiatus with 375 hens being sponsored.

Commissioner Slowik has opportunity drawing tickets for sale. The grand prize is a Sammy Hagar themed red rocker. For information, call 909.275.9673

Commissioner Slowik wished Yaris, the Fontana Police Dog, a speedy recovery.

Commissioner Slowik asked to have tonight's adjourned in memory of Frances Rock, a long time Fontana resident.

Commissioner Meyer wished everyone a happy and holy season for those celebrating Easter and Passover.

MEYER

Commissioner Meyer congratulated the newly elected officers of the Planning Commission.

Commissioner Meyer asked for the public to keep all of those with cancer in prayer.

Commissioner Meyer wished everyone a good evening.

Commissioner Cothran had no comments.

COTHRAN

Commissioner Garcia wished everyone a good evening.

GARCIA

PUBLIC FORUM

PF

None.

NONE

ADJOURNMENT

**ADJOURN
P.M.**

By consensus, the Planning Commission adjourned in memory of Frances Rock at 8:17 p.m. to a Workshop regarding Sierra Crest Parks

in the Executive Conference room, and then to the next Regular Planning Commission meeting on Tuesday, April 16, 2013, at 6:00 p.m. in the Grover W. Taylor City Council Chambers, located at 8353 Sierra Avenue, Fontana, California.

Ysela Aguirre
Ysela Aguirre
Commission Secretary

Phil Cothran
Phil Cothran
Vice Chairperson