

**MINUTES OF THE CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
AUGUST 6, 2013**

CALL TO ORDER:

A. 6:00 P.M. Call to order/Roll call

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, August 6, 2013, 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 Hall, Meyer and Slowik

Absent: None

Also Present: Deputy City Manager Debbie Brazill, Senior Planner Orlando Hernandez, Associate Planner Paul Gonzales, Plans Examiner II, James Caro; Associate Engineer Ricco Garay, City Clerk Tonia Lewis; and Planning Commission Secretary Jeannie Hawley.

Motion to add Commission Comments at the end of the meeting. Motion was made by Commissioner Garcia and seconded by Commissioner Hall and carried by a vote of 5-0.

PUBLIC COMMUNICATIONS:

None

A. Public Communications

CONSENT CALENDAR:

ACTION: Motion was made by Commissioner Cothran and seconded by Commissioner Hall and passed by a vote of 4-0-1 (Chairperson Garcia was absent) to approve Consent Calendar item "A" with correction to page one of Minutes to change Co-Chairperson to Vice-Chairperson.

A. Consent Calendar

Approve the Planning Commission Minutes for July 16, 2013.

PUBLIC HEARINGS:

A. Farmer Boys ASP No. 12-031 TPM No. 12-009 VAR. No. 12-002

A Public Hearing was opened regarding **Planning Case No. 12-047, Administrative Site Plan No. 12-031, Tentative Parcel Map No. 12-009 (TPM 19410), Variance No. 12-002**: A request was filed by Joe Mineo, Havadjia Holdings, Inc., 3800 Orange Street, Suite 250, Riverside, CA 92501. Applicant requests an Administrative Site Plan (ASP) for site and architectural review of a 3,200 square foot Farmer Boys Restaurant and three (3) additional pads for a future shopping center totaling approximately 17,311 square feet of building area. Tentative Parcel Map No. 12-009 (TPM 19410) is a request to subdivide the parcel into three new parcels, and Variance No. 12-002 is a request for a landscape setback and wall variance on the south side of the project site. The project site is a rectangularly-shaped property consisting of one parcel (APN 0230-062-51) totaling approximately 3.0 adjusted gross acres, and is located at the southeast corner of Foothill Boulevard and Cherry Avenue, and having a frontage of approximately 650 feet on Foothill Boulevard and a frontage of approximately 200 feet on Cherry Avenue. The site is further identified as 14505 Foothill Boulevard. Staff presentation given by Project Planner, Paul Gonzales, and staff recommended approval.

No communication was received by staff.

Discussion held on the proposed gates located on the residential property line and the effectiveness of blocking vehicle lights from the commercial site. The gate will be solid with variations on the size of the mesh holes.

Discussion held on the conflict between the entrance of the alley and the entrance to the site and how it may be confusing to drivers pulling into the restaurant. It was discussed that the alley is 660 feet long and there is no way to turn around at the end and drivers would have to back out onto the street. Staff will work with the applicant to mitigate the problem and create a turnaround.

Discussion held on who will be responsible for maintaining the alley. Staff indicated that the current applicant is responsible to maintain the alley.

Discussion held on the undergrounding of utility lines and the number of parking spaces for future businesses.

Discussion held regarding large truck loading and unloading and hours of delivery.

Discussion was held on the arrows identified in the site plan and the direction customers would exit the site on Cherry and Foothill Avenues.

Discussion was also held on the reciprocal parking agreement and when the

parking lot would be paved.

Discussion was held regarding the drainage of the site and the use of pervious concrete. The applicant stated the drainage would go north into the detention water quality basins and some would drain to the southwest towards Cherry Avenue.

Discussion was held on location of bicycle racks.

The applicant Joe Mineo and Engineer Bud Thatcher thanked staff for their work on this project for the last two years, special thanks to Don Williams, Delia Mejia and Paul Gonzales.

The applicant would like the alley be referred to as an easement for the purpose of public utilities and access. He also discussed the wall and how they worked with the residents on placement of walls. He said the undergrounding would be done and then the wall will be constructed. He also discussed the power pole location and easement.

The applicant has read, understood and agreed to the conditions of approval with deletion of Condition Number 29. The applicant explained the drainage and agreed to construct a small hammerhead to allow for turnaround in the easement area.

The Public Hearing was closed.

ACTION: A motion was made by Commissioner Slowik and seconded by Commissioner Hall to 1) Adopt the Negative Declaration, direct staff to file a Notice of Determination 2) Determine the vacation of the right-of-way for the alley conforms to the General Plan; and 3) Approve Administrative Site Plan No. 12-031, Tentative Parcel Map No. 12-009, and Variance No. 12-002 with a deletion of Condition No. 29 and addition of Condition No. 28A. Motion carried by a vote of 5-0.

EXECUTIVE DIRECTOR COMMUNICATIONS:

A. Director Communications

The Planning Commission reviewed an update of future City Council Agenda items for the August 13, 2013, and August 27, 2013, meetings for the Planning Commission's information; and an update of future Planning Commission items for the August 20, 2013, and September 3, 2013, meetings for the Planning Commission's information.

COMMISSION COMMENTS:

Commissioner Cothran asked about the Cottage food Ordinance when will it

come back to the City Council. He indicated the food truck Ordinance went for a 2nd reading.

Commissioner Slowik wanted to congratulate the City of Fontana for being rated the 15th safest city in the nation and the fifth in California. He wanted to thank the National night out event which encourages neighbors to get out and meet with residents. He wanted to thank those that participated in the Boys and Girls club event. He thanked all the community members who came out and voted on the School Board Election. He discussed the pros and cons of Senate Bill SB 731 (Steinberg). He sent out get well wishes to all.

Commissioner Hall asked for prayers for her grandson and those who might need prayers.

Commissioner Meyer said he spent last week in Minnesota and after 10 years on the Law Fraternity International Board (Delta Beta Phi), now he is no longer on the board. He also went to the Vikings training camp with his parents. He wished everyone a safe school year.

City Clerk Lewis spoke about the feast of Ramadan. She also thanked Kaiser for the filling of their time capsule and indicated the opening is in 2033.

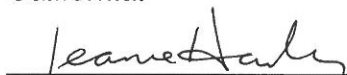
PUBLIC FORUM:

None.

ADJOURNMENT:

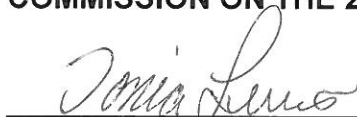
A. Adjournment

By consensus, the Planning Commission adjourned at 7:55 to the Regular Planning Commission meeting on August 20, 2013, at 6:00 p.m. in the Grover W. Taylor City Council Chambers located at 8353 Sierra Avenue, Fontana, California.



Jeannie Hawley
Administrative Secretary

**THE FOREGOING MINUTES WERE APROVED BY THE PLANNING
COMMISSION ON THE 20TH DAY OF AUGUST, 2013.**



Tonia Lewis
City Clerk

