

**MINUTES OF THE CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 3, 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, September 3, 2013, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Garcia called the meeting to order at 6:04 p.m. Following the Invocation given by Commissioner Meyer, the Pledge of Allegiance was led by Commissioner Hall.

ROLL CALL

Present: Chairperson Garcia, Commissioners Hall and Meyer

Absent: Commissioners Cothran and Slowik

Also Present: Deputy City Manager Debbie Brazill; Attorney Alison P. Gomer; Senior Planner Charles Fahie, AICP; Senior Planner Orlando Hernandez; Assistant Planner Jon S. Dille; Associate Engineer Ricardo Garay; Assistant Engineer Kathy Raasch; Associate Planner Paul Gonzales; Associate Planner DiTanyon Johnson; Supervising Building Inspector James Caro; Community Policing Technician Wendy Ratcliffe; Administrative Secretary Jeannie Hawley; and Planning Commission Secretary Ysela Aguirre

PUBLIC COMMUNICATIONS:

A. Public Communications

None

PUBLIC HEARINGS:

A. Conditional Use Permit No. 13-015

A Public Hearing was opened regarding **Conditional Use Permit No. 13-015**. A request filed by Mr. Nicholas J. Collas, Hydro Foods Inc., 5451 Topaz Street, Suite C, Alta Loma, CA 91701. Applicant requests review and approval of a new CUP to obtain a California Department of Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) license to be operated in conjunction with a restaurant (Shrimp House) of approximately 3,300 square feet. The project site is a rectangularly-shaped property consisting of five parcels (APNs: 0255-191-31, -32, -33, -34, and -35) of approximately 4.0

adjusted gross acres, which is located approximately 575 feet south of the southwest corner of the intersection of Slover Avenue and Sierra Avenue, and having a frontage of approximately 660 feet on the west side of Sierra Avenue and a depth of approximately 264 feet. The site is further identified as 10664 Sierra Avenue. Staff presentation was given by Project Planner, Jon Dille, and staff recommended approval.

Commissioner Hall had questions that were answered during staff presentation.

Condition No. 26 regarding employee's age for serving alcohol was discussed.

Speaking for the applicant, Nicholas J. Collas, stated that his other restaurant is in Arcadia and this restaurant will have a casual seated dining environment. The hours of operation may be extended depending on the demand of customers.

The Condition regarding hours of operation were offered by staff to allow for flexibility.

The applicant read, understood and agreed to the conditions of approval. There are hostesses that are under 21 years of age, but they will not serve alcohol.

Discussion was held on the style of food being served. It is American style with grilled and fried fish, steak and chicken.

Discussion held on the expected date of opening to be October. Applicant will open as soon as the ABC license is approved.

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

By consensus and applicant agreement, Condition No. 5, regarding the hours of operation will be extended to close at 12:00 a.m.

The Public Hearing was closed.

ACTION: A motion was made by Commissioner Meyer and seconded by Commissioner Hall to 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301, (Class No. 1, Existing Facility) of CEQA, and direct staff to file a Notice of Exemption; 2) Make a finding of Public Convenience or Necessity; and 3) Approve Conditional Use Permit No. 13-015 subject to the attached findings and conditions of approval with a change to Condition No. 5 to extend the hours of operation. Motion carried by a vote of 3-0.

B. Planning Case No. 10-073, Tentative Parcel Map No. 13-001 (TPM No. 19430), and Administrative Site Plan No. 10-044

A Public Hearing was opened regarding (TPM No. 19430), and Administrative Site Plan No. 10-044. A request filed by Hae J. Park Bel-Air Swapmeet, P.O. Box 780, Bloomington, CA 92316. Applicant requests to combine seven (7) commercial parcels into three (3) parcels and an Administrative Site Plan (ASP) for site and architectural review for a parking lot that will include 684 parking spaces. The project site is an irregularly-shaped property consisting of seven parcels (APNs 0252-111-03, -06, -08, -23 -24, -25, and -26) totaling approximately 10.4 adjusted gross acres located approximately 799 feet east of the intersection of Palmetto Avenue and Valley Boulevard and having an approximate frontage of 395 feet on the south side of Valley Boulevard and a lot depth of approximately 882 feet. The site is further identified as 17455 Valley Boulevard. Staff presentation was given by Project Planner, Salvador Quintanilla, and staff recommended approval.

Staff did not receive any communication in favor or opposition to this project.

Staff noted a typographical error on the site acreage, instead of 10.4, it should read 10.6.

Discussion was held on the use of septic versus sewer systems on the existing buildings. The buildings were zoned for commercial and meet all the commercial zoning conditions. This project is to improve the parking lot only, not buildings and therefore the applicant is not required to make any improvements to the building.

Engineer Garay stated that because the existing buildings are not being utilized and their use will not be intensified, there is no justification to enforce the use of the sewer system.

Commissioner Meyer encouraged the applicant to hook up to the sewer system.

Speaking for the applicant, Hae J. Park, appreciated the opportunity to develop the parking lot. Since annexation, the City has been very cooperative in helping the applicant with improvements. Applicant wants a quality development and looks forward to having a business operation in the City of Fontana. Applicant has looked into hooking up to the sewer system and the cost was estimated to be \$1,000,000. Applicant is not currently using the existing building.

Commissioner Meyer appreciates the tubular fencing that will help decrease graffiti.

Discussion was held on the types of business the applicant expects to see coming into the area after further development. Applicant would like to have a good table service restaurant, plus, special event center to work together with community to hold events and will submit a pre-application when the time is right.

The applicant read, understood and agreed to the conditions of approval. No

member of the audience spoke in favor or opposition to this item.

The Public Hearing was closed.

ACTION: A motion was made by Commissioner Meyer and seconded by Commissioner Hall to 1) Adopt the Negative Declaration and direct staff to file a Notice of Determination; and, 2) Approve Administrative Site Plan No. 10-044 and Tentative Parcel Map No. 13-001 (TPM No. 19430). Motion carried by a vote of 3-0.

C. Design Review No. 13-002 - Lennar Homes

A Public Hearing was opened regarding Design Review No. 13-002 – Lennar Homes. A request filed by Ryan Combe, Lennar Homes, 980 Montecito Dr, Suite 302, Corona, CA, 92879. Applicant requests to construct 74 single-family residential homes ranging from approximately 1,940 square feet to approximately 2,831 square feet, including a model home complex and a pocket park of approximately 11,000 square feet. The project site is an irregularly-shaped property (Tract No. 18676 and Tract No. 18676-1) of approximately 15.2 acres and is located approximately 800 feet north of the intersection of Foothill Boulevard and Sultana Avenue and having a frontage of approximately 1,300 feet on the west side of Sultana Avenue and an approximate depth of 635 feet west of Sultana Avenue. Staff presentation was given by Project Planner, DiTanyon Johnson, and staff recommended approval.

Staff did not receive any communication in favor or opposition to this project.

Discussion was held on access to the park; there are no walls proposed for the pocket park. The park will be accessible from the Pacific Electric Trail and will be east of the trail.

Discussion was held on the water fountain's location to the trail.

Discussion was held on the barbeque that appeared in the plan; the barbeque is being removed.

Discussion was held on the separate connected suite that is accessible from the outside only.

Discussion was held on the lack of a restroom on the first floor; there is no bedroom downstairs so there was no need for a restroom.

Discussion was held on this project being an infill project.

Discussion was held on the use of foam on the first floor and the requirement of quarter inch concrete cover.

Speaking for the applicant, Ryan Combe, has been involved with many homes

being built in the city. Applicant thanked staff for their work and wished Director Don Williams a healthy recovery. Applicant was willing to move the water fountain, but felt it was appropriate as it is near the children's playground.

Discussion was held on a similar project being built locally at Rosena Ranch.

Applicant will be ready to build after the second plan check and has built a similar project in Riverside. The plan is to start in two weeks with a sixty day construction and sale in November. There is no approximate price range yet.

The applicant read, understood and agreed to the conditions of approval.

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

The Public Hearing was closed.

Discussion held on the height of windows to the garage that must vary from home to home.

ACTION: 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; and, 2) Approve Design Review No. 13-002. Motion carried by a vote of 3-0.

D. Design Review No. 13-003 - Van Daele Homes

A Public Hearing was opened regarding Design Review No. 13-003 - Van Daele Homes. A request filed by Van Daele Homes, Christine Moore, 2900 Adams Street, Suite C-25, Riverside, CA 92504. Applicant requests to construct 12 single-family homes within previously approved Tract Map No. 16427-1 and 16427-3. The project area is located on two different sites: Site 1 is an irregularly-shaped property consisting of three lots (Tract Map No. 16427-1, Lots 62-64) of approximately .57 adjusted gross acres located on the north side of Curtis Avenue between Lytle Creek Road and Knox Avenue. Site 2 is an irregularly-shaped property consisting of nine lots (Tract Map No. 16427-3, Lots 5-13) of approximately 1.57 adjusted gross acres located on the northeast corner of Curtis Avenue and Knox Avenue. Staff presentation was given by Project Planner, Orlando Hernandez, and staff recommended approval.

Staff thanked the applicant for working with the City on this project.

Discussion was held on how potential purchasers will access the model homes since Citrus Heights is a gated community. The developer has a community in Coyote Canyon that is similar to this project.

Speaking for the applicant, Eric Scheck, stated that this project is a continuation of a project that was opened in May 2012; Renaissance is building its last phase and all homes are already sold. The floor plans of this project are the same, but

the elevations are different. The applicant has met with Citrus Heights HOA and they are excited to have this project completed and an arrangement has been made to provide gate codes to facilitate sales and the gates will be kept open during construction as all 12 homes will be built as one phase.

The applicant read, understood and agreed to the conditions of approval.

Commissioner Meyer was impressed that Renaissance was sold out.

Commissioner Hall commended the applicant on the excellent floor plan and thanked the applicant for bringing this project to Fontana.

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

The Public Hearing was closed.

ACTION: A motion was made by Commissioner Hall and seconded by Commissioner Meyer to 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, Infill Development) of the California Environmental Quality Act and direct staff to file a Notice of Exemption; and, 2) Approve Design Review No. 13-003. Motion carried by a vote of 3-0.

E. Administrative Site Plan No. 13-021

A Public Hearing was opened regarding Administrative Site Plan No. 13-021. A request filed by Forestar Fontana, LLC, 2151 Michelson Drive, Suite 250, Irvine, California 92612. Applicant requests site and architectural review for the construction of a 3.1 acre park including a 2,400 square foot recreation center. The project site is an irregularly-shaped property consisting of one parcel totaling approximately 3.1 adjusted gross acres located 1,200 feet south of Walnut Avenue, between Sierra Avenue and Juniper Avenue. The site is further identified as Planning Area No. 10 of the Promenade Specific Plan. Staff presentation was given by Project Planner, Orlando Hernandez, and staff recommended approval.

Speaking for the applicant, Jo Faris, stated that this project came back to the Planning Commission to give the Planning Commission an opportunity to review the proposed amenities for the park.

The applicant read, understood and agreed to the conditions of approval.

Commissioner Meyer commented that the barbeque is the type that is expected to be seen in this type of development.

Commissioner Hall commended the excellent project and likes the improvements and changes.

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

The Public Hearing was closed.

ACTION: A motion was made by Commissioner Hall and seconded by Commissioner Meyer to 1) Direct staff to file the Notice of Determination of a previously approved CEQA document; and, 2) Approve Administrative Site Plan No. 13-021. Motion carried by a vote of 3-0.

F. Conditional Use Permit No. 13-032 - Hi-Lite Systems LLC

A Public Hearing was opened regarding Conditional Use Permit No. 13-032 - Hi-Lite Systems LLC. A request filed by Hi-Lite Systems, LLC, Ron Doering, 111 Vulcan Street, Toronto, Ontario, Canada M9W1L5. Applicant requests to establish an aluminum shoring and scaffolding storage business. The project site is a rectangularly-shaped property consisting of one parcel (APN: 1119-241-18) of approximately 4.1 adjusted gross acres located approximately 650 feet east of the intersection of Sierra Avenue and Windflower Avenue, and having a frontage of approximately 596 feet on the south side of Windflower Avenue and a depth of approximately 300 feet. The business is further identified as 17051 Windflower Avenue. Staff presentation was given by Project Planner, Paul Gonzales, and staff recommended approval.

Discussion was held on the barbed wire visible in the project plan pictures; it belongs to the property west of the site.

Discussion was held on Conditions No. 12 and No. 13 having different hours of operation for sales and repairs.

Speaking for the applicant, Carleton Lockwood, Civil Engineer, prefers the hours of operation to be until 10:00 p.m. for both sales and repairs.

Speaking for the applicant, Ron Doering, prefers the hours of operation to be extended until 10:00 p.m. By consensus and applicant agreement, Condition Nos. 12 and 13 will be revised to extend the hours of operation until 10:00 p.m.

The applicant read, understood and agreed to the conditions of approval. No member of the audience spoke in favor or opposition to this item.

The Public Hearing was closed.

ACTION: A motion was made by Commissioner Meyer and seconded by Commissioner Hall to 1) Determine that the project is Categorically Exempt pursuant to Section 15301, Class 1 (Existing Facilities) of the 2013 California Environmental Quality Act-Statutes and Guidelines, and; 2) Approve Conditional Use Permit No. 13-013. Motion carried by a vote of 3-0.

OTHER COMMISSION BUSINESS :

A. Housing Element Compliance - High Density Residential Zoning Districts Joint City Council/Planning Commission Workshop

The Planning Commission is invited to attend a Joint City Council/Planning Commission Workshop on Friday, September 6, 2013, at 8:00 a.m., in the DSO building and a Joint City Council/Planning Commission Workshop regarding Housing Element Compliance – High Density Residential Zoning Districts on September 24, 2013 at 5:30 p.m. in the Executive Conference Room.

Tonight's Planning Commission meeting will be adjourned to Friday, September 6, 2013.

EXECUTIVE DIRECTOR COMMUNICATIONS:

A. Director Communications

The Planning Commission reviewed an update of future City Council Agenda items for the September 6, 2013, September 10, 2013, September 24, 2013, meetings for the Planning Commission's information; and an update of future Planning Commission items for the September 6, 2013, September 17, 2013, September 24, 2013, meetings for the Planning Commission's information.

COMMISSION COMMENTS:

A. Commission Comments

Commissioner Meyer pointed out that tonight's meeting was record short time due to Commissioner Cothran and Commissioner Slowik's absence.

Commissioner Meyer wished everyone a good evening.

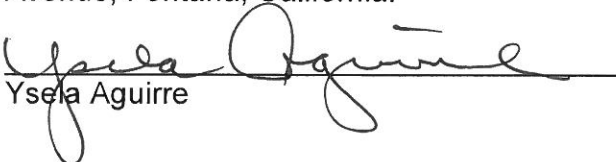
Commissioner Meyer announced the Police Department Ribbon Cutting and 9/11 remembrance event at the Fontana Police Department on September, 11, 2013.

Commissioner Hall wished everyone a good evening. Chairperson Garcia wished everyone a good evening.

ADJOURNMENT:

A. Adjournment

By consensus, the Planning Commission adjourned at 7:42 to a joint meeting with the City Council on Friday September 6, 2013, at 8:00 a.m. in the DSO/DAB meeting room, located at 8353 Sierra Avenue, Fontana, California, and to the next Regular Planning Commission meeting on Tuesday September 17, 2013, at 6:00 p.m. in the Grover W. Taylor City Council Chambers located at 8353 Sierra Avenue, Fontana, California.


Ysela Aguirre

Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING
COMMISSION ON THE 17TH DAY OF SEPTEMBER, 2013.**



Peter Garcia
Chairperson