

**MINUTES OF THE CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 17, 2013  
Grover W. Taylor Council Chambers**

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**CALL TO ORDER:**

**A. 6:00 Call To Order/Roll Call**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, December 17, 2013, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Garcia called the meeting to order at 6:03 p.m.

Present: Chairperson Garcia, Vice-Chairperson Cothran, Commissioners Armendarez, Meyer and Slowik

Absent: None.

Also Present: Deputy City Manager Debbie Brazill; Community Development Director James Troyer, AICP; Attorney Alison P. Gomer; Senior Planner Stephanie Hall; Assistant Planner Shawnika Johnson, AICP; Assistant Planner Salvador Quintanilla; Associate Planner DiTanyon Johnson; City Clerk Tonia Lewis and Planning Commission Secretary Ysela Aguirre

**A. Invocation/Pledge of Allegiance**

Following the Invocation given by Commissioner Armendarez, the Pledge of Allegiance was led by Commissioner Meyer.

**PUBLIC COMMUNICATIONS:**

A motion was made by Commissioner Meyer and seconded by Commissioner Slowik to add Public Communication to the agenda for tonight's meeting. Motion passed by a vote of 5-0.

Fontana Middle School Travel Club members spoke on the annual Washington, DC, trip scheduled in March 2014 and the February 19, 2014, fund raiser at 6:30 p.m. at McDonalds on Foothill and Citrus.

Daniel Quiroga, Parks and Community Services Commissioner and Fontana Middle School Travel Club Advisor, spoke on the travel club's travels.

Each student's cost to participate in the trip is \$2,200 and it includes airfare, hotel, tours, and food for an eight day trip.

Commissioner Slowik thanked Mr. Quiroga for supporting the middle school students to participate in this trip.

Commissioner Meyer commended the student's on their public speaking skills.

## **CONSENT CALENDAR:**

### **A. Approval of Minutes**

A motion was made by Commissioner Meyer and seconded by Commissioner Slowik to approve the minutes of the December 5, 2013, Planning Commission meeting. Motion passed by a vote of 5-0.

## **PUBLIC HEARINGS:**

### **A. Master Case No. 13-067 (Specific Plan Amendment No. 13-004) Fencing Material for the West End Specific Plan, (continued from the November 19, 2013 Planning Commission Meeting)**

Project Planner, Salvador Quintanilla, Assistant Planner, provided the staff report.

No communication in favor or opposition to this project was received by staff.

Discussion was held on responsibility of removal of graffiti.

Discussion was held on slump stone walls being used.

Discussion was held on current existing fences possibly being built without permits.

Discussion was held on wooden fences only needing to be changed to slump stone if they are damaged or replaced.

The Public Hearing was opened.

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

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Cothran and seconded by Commissioner Armendarez to 1) Determine that SPA No. 13-004 is considered "Not a Project" pursuant to Section No. 15061.b.3 (General Rule Exemption) of the California Environmental Quality Act (CEQA) and direct staff to file a Notice of Exemption; and, 2) Adopt Planning Commission **Resolution No. PC 2013-10**, a resolution recommending that the City Council adopt an Ordinance to allow vinyl fencing in the side and rear yard interior lots, allow residential walls and fences to

have a maximum height of six (6) feet, allow slump stone as the fence material along the West End Specific Plan trails, modify Page No. III-56l, and delete Page No. III-56h within the residential development standards of the West End Specific Plan (SPA No. 13-004) subject to the fence development standards outlined in Exhibit A. Motion passed by a vote of 5-0.

**B. Design Review No. 13-004 Primrose at Mango and Elaine Ave.**

Staff requests the Planning Commission continue Design Review No. 13-004 to a date uncertain to allow the applicant and staff additional time to meet and address site design matters.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Commissioner Cothran to continue this item to a date uncertain. Motion passed by a vote of 5-0.

**C. Frontier Homes Design Review No. 13-009 and Tentative Tract Map No. 13-008 for a 27 lot subdivision**

Per memo at the dais, staff recommends continuing this item to the January 7, 2014, Planning Commission meeting.

**ACTION:** Motion was made by Commissioner Slowik and seconded by Commissioner Cothran to continue this item to the January 7, 2014, Planning Commission Meeting. Motion passed by a vote of 5-0.

**D. PLN 09-044: GPA 13-002 (SWIP SP General Plan Land Use Designation Change from RMU to I-L)**

Project Planner, Shawnika Johnson, AICP, Assistant Planner, provided the staff report.

Staff received nine calls regarding this project with one in opposition.

Discussion was held on this item being a "clean up" item.

The Notice of Determination should read that Santa Ana Avenue is to the north of the project, not to the south as noted on page 84 of 112.

Discussion was held on the Light Industrial (I-L) general plan land use designation being similar to what is on the north side of town.

This item is being brought forward to change the general plan land use designation for parcels located within the Jurupa South District of the Southwest Industrial Park Specific Plan from RMU to I-L.

Staff indicated that approval of this item would allow warehouse distribution facilities along Jurupa Avenue. The land uses in SWIP will not change. The Jurupa North District (JND) within the SWIP Specific Plan allows warehouse

distribution facilities but the overarching RUM General Plan Land Use Designation does not allow warehouse distribution facilities. However, the light industrial (I-L) general plan land use designation does permit warehouse distribution facilities. Approval of GPA No. 13-002 will bring the JND within the SWIP Specific Plan into conformance with the General Plan as required by state law.

The Public Hearing was opened.

David Eshleman spoke in favor of the project.

Rick Hartmann, speaking on behalf of the Wetzel's, spoke on procedural concerns on this project.

Commissioner Meyer spoke to Mr. Hartmann's criticism of a project that Ms. Johnson has handled; and commended Ms. Johnson and staff for the admirable job they do on what is best for the city.

Discussion was held on loading docks not fronting Jurupa Avenue.

Richard Valadez asked if his property was involved in the project. Staff indicated that it is not.

The Public Hearing was closed.

On page 87 of 112 there is an error that the secretary is noted as "Phillip Cothran" and it should be "Matthew Slowik"

**ACTION:** Motion was made by Commissioner Cothran and seconded by Commissioner Meyer to 1) Forward a recommendation to the City Council which finds that the environmental impacts associated with this proposal were previously analyzed in the final environmental impact report (FEIR) adopted by the City Council on May 8, 2012; 2) Direct staff to file a Notice of Determination; and, 3) **Adopt Resolution PC No. 2013-11** forwarding a recommendation to the City Council to adopt a resolution approving General Plan Amendment No. 13-002. Motion passed by a vote of 5-0.

**E. MCN 13-080 and ZCA No. 13-011, Zoning Code Amendment to Chapter 30, Article VII (Industrial Zoning Districts)**

Project Planner, Stephanie Hall, provided the staff report.

No communication in favor or opposition to this project was received by staff.

Discussion was held on current non-conforming uses and keeping warehouses on truck routes.

Discussion was held on excessive parking on existing properties in the project

area.

Discussion was held on "big box" warehouse use in the project area.

The Public Hearing was opened.

David Eshleman spoke in favor of the project.

Larry Cochran spoke in favor of the project to improve the area and allow developers to bring in e-commerce and jobs.

Chris Morell spoke on what areas are good for big box warehouse to improve large areas in a short time and bring value to the city.

The Public Hearing was closed.

Chairperson Garcia welcomed Mayor Warren to the Planning Commission meeting.

Discussion was held on the general plan not listing all the uses, and even though it is silent on "general industrial uses", staff felt it was consistent with the IL.

Discussion was held on only the zoning code being revised, not the general plan.

Discussion was held on the amendment applying to all M1 zones and not segmented out to certain M1 properties.

Discussion was held on not currently having a minimum lot size for developable parcels, but there is for creating new parcels in the industrial zone – M1 or M2. The chart on Page 98 provides the information.

Discussion was held on warehouse uses being permitted to give property owners the opportunity to lease to warehouse operators.

Discussion was held on the threshold of warehouse sizes being lowered so that the Planning Commission can consider those items across the board without limiting any applications. Director Troyer offered to research that and bring something back to the Planning Commission for consideration.

Discussion was held on smaller warehouse sizes not being requested because they would not be approved.

By consensus, Director Troyer will look at lowering the threshold without tying it to this process. Staff will come back to discuss this item with the Planning Commission at a future date.

**ACTION:** Motion was made by Commissioner Armendarez and seconded by Commissioner Cothran to Adopt **Resolution No. PC2013-12** a resolution forwarding a recommendation to the City Council: 1) Finding that there will be no significant environmental impacts caused by this project; therefore, adopt a Negative Declaration and direct staff to file the Notice of Determination; and, 2) To adopt an ordinance approving Zoning Code Amendment (ZCA) No. 13-011, an amendment to Chapter 30, Article VII (Industrial Zoning Districts), Section 30-236, Table 30-245.A, and Table 30-250.A. of the Fontana City Code. Motion passed by a vote of 5-0.

## **OTHER COMMISSION BUSINESS:**

None.

## **EXECUTIVE DIRECTOR COMMUNICATIONS:**

### **A. Directors Report for Inland Valley Shopping Center located on the southwest corner of Valley Boulevard and Sierra Avenue**

Review attached Director's Report.

Deputy City Manager spoke on possible changes to the shopping center.

Discussion was held on the completion of the Western Dental on the property; there is no timeline available.

### **B. Upcoming Cases scheduled for City Council and Planning Commission**

The Planning Commission reviewed an update of future City Council Agenda items for the January 14, 2014, and January 28, 2014, meetings for the Planning Commission's information; and an update of future Planning Commission items for the January 7, 2014, and January 21, 2014, meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

### **A. Planning Commission Remarks**

Commissioner Garcia welcomed and congratulated James Troyer as the new Community Development Director. Director Troyer commended staff, Deputy City Manager Brazill, and the Planning Commission.

Commissioner Slowik thanked services clubs including, the Fontana Unified School District, the Police Department, Toys for Tots, Slovenian and Sons of Italy.

Commissioner Slowik attended the holiday open house at the Art Gallery where the new wheel chair accessible potter's wheel was demonstrated.

Commissioner Slowik congratulated FLIP program graduates.

Commissioner Slowik welcomed James Troyer; and thanked Debbie Brazill and City staff for their hard work this year.

Commissioner Slowik thanked Boards and Commissions Secretary Ysela Aguirre, Administrative Secretary Jeannie Hawley and City Clerk Tonia Lewis for their work.

Commissioner Slowik spoke on the Rose Garden plots available in the Veteran's section that would make a great gift; there are 85 plots available.

Commissioner Slowik requested that tonight's meeting adjourn in memory of Mary Louise Kiefer, a long time Fontana resident.

Commissioner Cothran welcomed new Community Development Director James Troyer.

Commissioner Cothran commended staff for the great job they do.

Commissioner Cothran wished everyone a Merry Christmas.

Commissioner Meyer welcomed Director Troyer.

Commissioner Meyer wished everyone a Merry Christmas, Happy New Year, and Day of Epiphany.

Commissioner Meyer shared that the Rosary and Funeral Mass for Deacon Roberto Cardenas are tentatively set for December 27 and 28, 2013.

Commissioner Armendarez welcomed Director Troyer.

Commissioner Armendarez thanked everyone for coming out to the Christmas Parade and thanked Phil Cothran for his help in directing traffic.

Commissioner Armendarez wished everyone a Merry Christmas and a Happy New Year.

City Clerk Lewis is excited to work with Mr. Troyer and the Historical Society.

City Clerk Lewis advised everyone to get a rose garden gift for Christmas, a lovely certificate is provided with each gift.

City Clerk Lewis spoke on toy drives being wonderful and provide thousands of gifts for the kids, but to not forget friends in the animal shelters. She encouraged everyone to bring a bag of food or blankets and towels to shelters; they can be



dropped off with her.

City Clerk Lewis wished everyone Merry Christmas and a Happy New Year.


City Clerk Lewis thanked Boards and Commissions Secretary Ysela Aguirre.

Chairperson Garcia wished everyone a Merry Christmas.

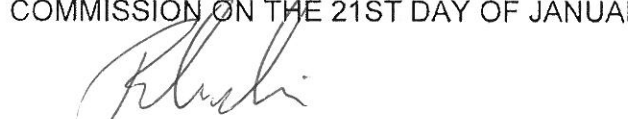
## **ADJOURNMENT:**

### **A. Adjournment**

By consensus, the Planning Commission adjourned in memory of Mary Louise Kiefer at 8:16 p.m. to the next Regular Planning Commission meeting on Tuesday, January 7, 2014, at 6:00 p.m. in the Grover W. Taylor City Council Chambers located at 8353 Sierra Avenue, Fontana, California.

  
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Ysela Aguirre  
Commission Secretary

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 21ST DAY OF JANUARY, 2014.

  
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Peter Garcia  
Chairperson