

**MINUTES OF THE CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
OCTOBER 15, 2013**

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**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, October 15, 2013, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Vice-Chairperson Cothran called the meeting to order at 6:04 p.m.

**ROLL CALL**

Present: Vice-Chairperson Cothran, Commissioners Hall, Meyer and Slowik

Absent: Chairperson Garcia

Also Present: Deputy City Manager Debbie Brazill; Attorney Parish Knox; Senior Planner Shannon Casey, AICP; Senior Planner Stephanie Hall, Assistant Engineer Keith Toliver; Assistant Planner Shawnika Johnson, AICP; Assistant Planner Dawn Rowe; Police Technician Wendy Ratcliffe; City Clerk Tonia Lewis; and Planning Commission Secretary Ysela Aguirre

**A. Invocation/Pledge of Allegiance**

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

**PUBLIC COMMUNICATIONS:**

**A. Public Communications**

None

**PUBLIC HEARINGS:**

**A. MCN No. 13-042: ASP No. 13-024/CUP No. 13-016 (Auto Repair Facility)**

Project Planner, Shawnika Johnson, provided the staff report.

One written communication in opposition to the project was received by staff and shared at the dais.

Condition No. 48 is a duplicate condition and will be deleted from the Conditions of Approval.

Discussion held on overnight parking/storage of vehicles.

Discussion held regarding a resident's concern about ground contamination from possible leaks from the project site.

Discussion held on the traffic impact on the project corridor and any plans for signals at the site.

Discussion held on having enough setbacks for tractor trucks to make turns.

Frank Montesinos spoke on behalf of the applicant. The applicant read, understood and agreed to the conditions of approval.

A correction is needed on map T1 regarding the required zoning set back.

Discussion held on adjusting the hours of operation; the hours of operation will be 8:00 a.m. to 6:00 p.m.

Discussion held on the aesthetics of the plan. Staff will work with applicant on the building color.

Condition No. 47 on page 6 of 9 has the phrase "ultimate developed" duplicated and will be corrected.

Condition No. 45 will have the phrase "if applicable" added to the beginning of the condition.

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, seconded by Commissioner Slowik, and passed unanimously by a vote of 4-0 to:

1. Determine that this project is Categorically Exempt pursuant to CEQA review per Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act, and direct staff to file the Notice of Exemption;
2. Approve Conditional Use Permit No. 13-016; and,
3. Approve Administrative Site Plan No. 13-024 with a correction to map T1 regarding the required zoning set back; the deletion of Condition No. 48, a change to Condition No. 45, a correction to language in Condition No. 47, a change in the hours of operation, and the addition of a condition allowing incidental parking/storage of vehicles only within enclosed automobile repair

bays.

**B. MCN 13-040, TTM 13-005, DRP. 13-005 (RAC Development)**

Project Planner, Dawn Rowe, provided the staff report.

No communication was received by staff.

Per memo shared at the dais, Condition Nos. 15A, 15B, and 15C are standard conditions that were not included due to an oversight and are being added to the Conditions of Approval.

Norberto F. Nordi spoke on behalf of the applicant. The applicant read, understood and agreed to the conditions of approval.

Discussion held on the barbeques essentially being in a conceptual design stage, but the plans will be refined to maintain the integrity of a full use barbecue.

Modifications will be made to include a walking path trail around the play area.

Access to the pool from Units C1 and C2 is going to be removed.

Discussion held on the placement of the trash enclosures. Staff will work with the applicant on this item.

The word "should" in Condition No. 25 will be changed to "shall".

Deputy City Manager Brazill spoke to seeing less conditions of approval as projects are brought forward unless they are special conditions specific to a project.

In the Tentative Tract Map, Units B1 and B2 are identical but flip flopped, the map will be revised to reflect that.

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

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Slowik, seconded by Commissioner Hall, and passed unanimously by a vote of 4-0 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 Tentative Tract Map No. 13-005 and Design Review No. 13-005, for a 23-unit condominium project including the following changes/additions:

- a. addition of a walking path trail around the play area;
- b. full use barbecue
- c. removal of access to the pool from Units C1 and C2
- d. staff working with the applicant on the trash enclosure;
- e. the change of the word "should" to "shall" in Condition No. 25;
- f. the addition of Condition Nos. 15A, 15B, and 15C;
- g. the revision of units B1 and B2 on the tract map;

Applicant thanked staff and the Planning Commission for support and for the opportunity to work in Fontana again.

## **EXECUTIVE DIRECTOR COMMUNICATIONS:**

### **A. Director Communications**

Upcoming Cases scheduled for City Council and Planning Commission.

The Planning Commission reviewed an update of future City Council Agenda items for the October 22, 2013, and November 12, 2013, meetings for the Planning Commission's information; and an update of future Planning Commission items for the November 5, 2013, and November 19, 2013 meetings for the Planning Commission's information.

Deputy City Manager Brazill announced that the Director of Community Development position has been posted and applications are now being accepted through the end of October.

Deputy City Manager Brazill announced that the style of the Planning Commission Meeting minutes will be changed effective with the minutes of today's meeting; they will now be similar to the action minutes of the City Council and Parks and Recreation meetings.

## **COMMISSION COMMENTS:**

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

Commissioner Hall wished everyone a good evening.

Commissioner Slowik announced his attendance at the Economic Summit at Citizen's Business Arena; the College Fair hosted by the Friends of the Library; the Open House at Fire Station No. 71 and Trail Walk event; the Artist Reception; the Mayor's Gala.

Commissioner Slowik encouraged the parents to take their children to City of Fontana Community Centers for the Halloween events and asked everyone to be careful with children throughout the city.

Commissioner Slowik invited the community to the Historical Society Quarterly

Meeting on November 2, 2013, at 10:00 a.m. at the Cypress Community Center with special guest speaker, City Manager Ken Hunt.

Commissioner Slowik invited the community to attend the 4th Annual Lobtober Fest and Disabilities Awareness event on Saturday, October 19, 2013, at the Fontana Rehabilitation Workshop-Industrial Support Systems. A Steak and Lobster Dinner is available and must be prepaid, the website is [www.industrial-support.org](http://www.industrial-support.org) or 909.428.4833.

Commissioner Slowik looks forward to attending the Stand Up Speak Out Event on Saturday.

Commissioner Meyer invited the community to the Sacred Heart Parish Fall Festival this weekend; and to the Hunter's Ridge and Coyote Canyon Community Meeting on October 21, 2013.

Commissioner Meyer wished everyone a good evening.

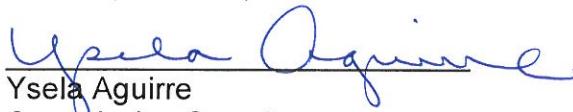
Commissioner Cothran announced that volunteers are being sought for the Indy Car Race at the Fontana Speedway this weekend.

## **WORKSHOP - PLANNING COMMISSION:**

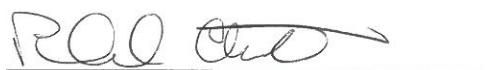
The Planning Commission left the Council Chamber at 8:21 p.m. and gathered in the Executive Conference Room to discuss the workshop item "Housing Element Compliance-High Density Residential Zoning Districts". Senior Planner Stephanie Hall discussed the power point presentation that was previously given at the September 24, 2013 City Council Joint Workshop.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 9:32 p.m. to the next Regular Planning Commission meeting on Tuesday, November 5, 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 5TH DAY OF NOVEMBER, 2013**

  
Phil Cothran  
Vice-Chairperson

