

**MINUTES OF THE CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 19, 2013
Grover W. Taylor Council Chambers**

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, November 20, 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.

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

Absent: None.

Also Present: Deputy City Manager Debbie Brazill; Attorney Alison P. Gomer; Senior Planner Shannon Casey, AICP; Mayor Pro Tem John Roberts; City Council Member Lydia Salazar Wibert; Former Planning Commissioner Galasso; Strategic Transportation Engineering Manager Kevin Ryan; Senior Engineer Kathy Raasch, Assistant Planner Dawn Rowe; Associate Planner DiTanyon Johnson; Assistant Planner Shawnika Johnson, AICP; Planning Commission Secretary Ysela Aguirre; and Administrative Secretary Jeannie Hawley.

A. Invocation/Pledge of Allegiance

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

B. Oath of Affirmation of Allegiance:

Mayor Pro Tem Roberts performed the Oath of Affirmation of Allegiance to newly appointed Planning Commissioner Jesse M. Armendarez.

PUBLIC COMMUNICATIONS:

A. Public Communications

None.

CONSENT CALENDAR:

A. Approval of Minutes

ACTION: A motion was made by Commissioner Meyer and seconded by Commissioner Cothran to approve the minutes of the November 5, 2013, Planning Commission meeting. Motion passed by a vote of 4-0-1 with Commissioner Armendarez abstaining.

PUBLIC HEARINGS:

A. Specific Plan Amendment No. 13-004, Wall and Fence Modification (Continue to December 17, 2013)

Staff recommends that the Planning Commission continue this item to the December 17, 2013, Planning Commission meeting.

ACTION: Motion was made by Commissioner Meyer, seconded by Commissioner Cothran, to continue this item to the December 17, 2013, Planning Commission Meeting. Motion passed by a vote of 5-0.

B. PLN 11-052: Design Review No. 12-002 - Stratham Homes

Project Planner, Shawnika Johnson, provided the staff report.

Per memo at the dais, staff is proposing to add Condition No. 12a at the Police Department's request.

There is a duplicate page 37 in the packet provided to Commissioners that can be disregarded.

The Public Hearing was opened.

Discussion was held on the type of barbecue to be used; it is referenced in Condition No. 11.

Discussion was held on the amount of available parking.

Discussion was held on the relocation of the tot lot. The Police Department requested the move due to safety issues with children near the basketball court.

Speaking for the applicant, Jeff Evans, thanked staff for cooperation. The applicant read, understood and agreed to the conditions of approval. The parking requirement was met when the project was originally approved.

Discussion was held on this project not being suitable to be developed as a gated community. Applicant did not expect any issues with this now since he went through all of this at the tentative tract map approval.

Speaking for the applicant, Dennis Allard, spoke on the park being designed for residents of the development.

Discussion was held on the block wall on the north side of the park that will have a gate to a possible SCE trail.

Discussion was held on adding possible deterrents preventing residents from adding more bedrooms.

Speaking for the applicant, Mark Gross, spoke on the builder only being able to build the home as a four-bedroom house.

Chairperson Garcia welcomed Fontana Unified School District Superintendent Leslie Boozer.

Discussion was held on the parking standard being applied to public and private parks – 1 per 4,000 sq. feet – Deputy City Manager Brazill will have to do some research.

Discussion was held on the foam shutters being used for maintenance and durability. 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 Cothran, and passed by a vote of 4-1 with Commissioner Armendarez opposing to: 1) Direct staff to file the attached Notice of Determination; and, 2) Approve Design Review No. 12-002 with the addition of Condition No. 12A provided by staff and car space condition to CC & R.

C. TTM No. 13-007 and DRP No. 13-012 - 18 Lot Subdivision and Design Review for Stratham Homes

Project Planner, Dawn Rowe, provided the staff report.

No verbal or written correspondence was received by staff.

Staff provided a memo at the dais to replace conditions of approval in agenda packet with correct conditions of approval, specifically; pages 111-121 will be replaced.

The Public Hearing was opened.

Speaking for the applicant, Jeff Evans, spoke on working for two years to purchase this parcel at the City's suggestion. The applicant read, understood and agreed to the conditions of approval.

Discussion held on the grade break on the property.

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

The Public Hearing was closed.

Discussion was held on the plan for any future commercial centers; whenever a new ASP is submitted, staff will take into account the residential access. It is not unusual to have homes across the street from a commercial development.

ACTION: Motion was made by Commissioner Meyer, seconded by Commissioner Cothran, and passed by a vote of 5-0 to: 1) Find that the environmental impacts associated with this proposal were previously analyzed in the Negative Declaration adopted by the City Council on May 10, 2011 and direct staff to file the attached Notice of Determination (NOD); 2) Approve Tentative Tract Map No. 18915 (TTM No. 13-007) the proposed request to divide one parcel into 18 lots; and, 3) Approve Design Review No. 13-012 with the substitute conditions.

D. TTM No. 13-006 and DRP No. 13-006, a proposed 19 lot subdivision and Design Review for Frontier Homes

Per memo provided at the dais, staff recommends that the Planning Commission continue this item to the December 3, 2013, Planning Commission meeting to allow the applicant additional time to complete the final Storm Water Quality Management Plan (SWQMP) report for this project.

ACTION: Motion was made by Commissioner Cothran, seconded by Commissioner Armendarez, to continue this item to the December 3, 2013, Planning Commission Meeting. Motion passed by a vote of 5-0.

E. Tentative Tract Map No. 18906 and Design Review No. 13-010- Frontier Homes - Maple Avenue

Project Planner, DiTanyon Johnson, provided the staff report.

No communication was received by staff.

The Public Hearing was opened.

Discussion was held on sewers not being conditioned.

Commissioner Armendarez requested a condition to require sewers be added.

Kevin Ryan, Strategic Transportation Engineering Manager spoke on this tract being proposed with septic tanks and code does not require sewers be installed.

Discussion was held on the cost of the sewer being installed/connected later becoming the responsibility of the property owner.

Speaking for the applicant, Adam Collier, appreciates discussion on this item.

Applicant is not sure how viable the existing sewer is.

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

Wallace Rede, lives on Williams Road, and spoke on having a septic tank and being happy with it. He spoke on his neighborhood being forced into the city and nobody wanted to be tied into the sewer. He works as a construction inspector and in his experience, if the clay pipe is dry for 25 years, it becomes fragile and the pavement will have to be dug up. The 12 residents in his area do not want to connect to a sewer.

The Public Hearing was closed.

Condition Nos. 26 and 28 are nearly identical conditions and No. 26 will be deleted.

Staff provided a correction to the estimated development fees.

Chairperson Garcia provided the following questions to staff:

- What is the age of the dry sewer line on Williams?
- What additional costs would be incurred in using Williams and adding a line at Dumond Drive?
- What is life expectancy of a dry line?
- Why are they being required elsewhere if they are useless?
- What is the future cost to the owner when it is time to hook up?
- Preparing a possible policy that will be used every time a project like this comes forward.
- Is there any sewer line to Maple from Barbee and Foothill?

Discussion was held on preparing a policy to address dry sewer issues.

Discussion was held on postponing this project to a future meeting.

The Public Hearing was reopened.

Speaking for the applicant, Adam Collier, spoke on completing his due diligence before entering into a deal for this property and his budget does not account for a new \$40,000 hit. The applicant is willing to add a dry line to avoid delaying the project.

Wallace Rede spoke on the possible costs of requiring current residents to hook up to the clay pipe that has been there for so many years and the possible retrofits that will be needed. The pipe has been there so long it may have already met its life expectancy.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Meyer, seconded by Commissioner Cothran, and passed by a vote of 5-0 to continue this item to the December 3, 2013, Planning Commission Meeting.

OTHER COMMISSION BUSINESS:

A. Approve 2014 Planning Commission Calendar

ACTION: Motion was made by Commissioner Cothran, seconded by Commissioner Meyer, and passed by a vote of 5-0 to approve the 2014 Planning Commission Calendar.

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 November 26, 2013, and December 10, 2013, meetings for the Planning Commission's information; and an update of future Planning Commission items for the December 3, 2013; December 17, 2013 and January 7, 2014, meetings for the Planning Commission's information.

Discussion was held on possible Planning Commission Workshop topics to be held prior to the scheduled Planning Commission meetings.

COMMISSION COMMENTS:

Commissioner Armendarez spoke on the opportunity for serving on the Planning Commission and thanked Mayor Warren and the City Council for his appointment.

Commissioner Slowik attended Town Hall Meeting at Don Day Center, Dia De Los Muertos Event at Jurupa High School; Rainbow Community Church event; the Rotary District 5 meeting.

Commissioner Slowik congratulated Dr. John Husing, a nominee for the Global Alumni Humanitarian Representative.

Commissioner Slowik invited the public to a pancake fundraiser at Applebees on Saturday, November 23, 2013, benefitting Industrial Support Systems.

Commissioner Slowik welcomed Commissioner Armendarez.

Commissioner Slowik welcomed Superintendent Leslie Boozer.

Commissioner Slowik wished everyone a happy and safe Thanksgiving!

Commissioner Meyer welcomed Commissioner Armendarez.

Commissioner Meyer wished everyone a happy and blessed Thanksgiving.

Commissioner Meyer spoke on 200 homes being approved tonight in spite of continuing a few items.

Commissioner Meyer wished everyone a good evening.

Commissioner Cothran welcomed Commissioner Armendarez.

Chairperson Garcia welcomed Commissioner Armendarez.

Chairperson Garcia announced the Festival of Winter at Miller Park on December 7, 2013, from 11:00 a.m. to 4:00 p.m.

Chairperson Garcia wished everyone a happy Thanksgiving.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 9:06 p.m. to the next Regular Planning Commission meeting on Tuesday, December 3, 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 3RD DAY OF DECEMBER, 2013.


Peter Garcia Chairperson