

**MINUTES OF THE CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
MARCH 4, 2014
Grover W. Taylor City 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, March 4, 2014, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Garcia called the meeting to order at 6:07 p.m.

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

Absent: None.

Also Present: Community Development Director James Troyer, AICP; Attorney Alison P. Gomer; Senior Planner Stephanie Hall; Senior Planner Orlando Hernandez; Associate Planner Paul Gonzales; Associate Engineer Ricardo Garay; City Clerk Tonia Lewis and Planning Commission Secretary Ysela Aguirre

A. Invocation/Pledge of Allegiance

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

Mayor Aquanetta Warren swore in new Chairperson, Phil Cothran; new Vice-Chairperson, Matthew Slowik; and new Secretary, Jesse Armendarez.

PUBLIC COMMUNICATIONS:

A. Public Communications

Fran Givens spoke on the path of travel on behalf of seniors that live around Juniper and Marygold Avenue.

CONSENT CALENDAR:

A. Approval of Minutes

A motion was made by Commissioner Meyer and seconded by Commissioner Garcia to approve the minutes of the February 18, 2014 meeting. Motion passed

by a vote of 5-0.

PUBLIC HEARINGS:

A. Design Review No. 13-016 Sierra Crest 187 Homes

Project Planner, Paul Gonzalez, provided the staff report.

Staff shared that the applicant requested a change to Condition No. 12 regarding the model home complex. Condition No. 12 will read "The sales office will be located on Lots 2 and 55 and the parking area on Lots 57 and 58 within the previously approved Tentative Tract Map 18820. A Learning Center will be located on Lot No. 52".

Discussion was held on the notice of public hearing and the communication received regarding the request to delay this hearing.

Copies of written communication received at the dais were provided to the Planning Commissioners.

Discussion was held on Condition No. 4 and the garage door opener requirement. The language will be amended to require an automatic garage door opener for all garages but it will not affect this project as there is only one car garage door on this project.

Director Troyer spoke on staff going out to the site to address some of the concerns written in the letters received at the dais. Letters were received from residents of the City of Rialto and not the City of Fontana.

A recess was called at 6:41 p.m. for the Planning Commissioners to review the written communication received at the dais.

The Planning Commission meeting was called back to order at 6:46 p.m.

Discussion was held on the tankless water heater in Product No. C.

Discussion was held on the fire sprinkler condition and changes to the fire sprinkler code ordinance.

Discussion was held on the Edison Easement on the east side of the project.

Discussion was held on the written communication received at the dais and the concerns expressed.

The Public Hearing was opened.

Speaking for the applicant, Chris Courtney, provided an overview of the project. Mr. Courtney stated that the concerns regarding construction before 7:00

a.m. have been addressed and the applicant will work to follow guidelines.

Discussion was held on Meritage recently picking up this project.

Discussion was held on the energy efficiency and the noise dimming factor of the insulation and windows.

Discussion was held on the grading of the project.

Discussion was held on the stepped block wall.

Discussion was held on the connection of the street across the Edison easement.

Director Troyer requested the Planning Commissioners refocus on the design elements of the project and make architectural comments.

Discussion was held on the parking standard.

Discussion was held on the use of foam; samples are available for review in the Planning Department.

Peter Vanek, Meritage Homes, spoke on behalf of the applicant, regarding the use of foam.

Planner Gonzales provided background information on the use of foam.

Applicant read, understood and agreed to the conditions of approval with a change to language regarding garage door openers and Condition No. 12.

Norman Sayeg spoke in opposition to the project.

Discussion was held on the grade differential.

Discussion was held on public notices; noticing exceeded state requirements.

Discussion was held on the representation by home sellers of a view easement in the homeowner's deed and if the view easements are imposed upon a neighboring property. Attorney Gomer will need to look into it.

Applicant spoke on having an approved agreement with Edison to construct over the easement. Applicant's intent is to construct improvements one at a time, not phasing and needs to have full access when opening the project.

Discussion was held on adding a condition regarding development of the easement; applicant did not agree to that condition.

Discussion was held on why neighbors of the project were not in support of it.

Discussion was held on the mitigation fee for wildlife disturbed by this development.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Garcia and seconded by Commissioner Meyer to 1) Direct staff to file the Notice of Determination that relies on a previously approved CEQA document; and 2) Approve Design Review No. 13-016 with modifications to conditions 12 and L1. Motion passed by a vote of 5-0.

B. DRP No. 13-008 Hemlock Industrial Building

Project Planner, Paul Gonzalez, provided the staff report.

No communication was received by staff.

Discussion was held on the pumping of sewage due to the grade differential and hooking up to the sewer line.

The Public Hearing was opened.

Speaking for the applicant, Bill Goltermann, thanked staff and the Planning Commission.

Applicant read, understood and agreed to the conditions of approval.

Discussion was held on the occupant of the building – it is being built to accommodate multiple users or a single tenant.

Discussion was held on the truck traffic on Hemlock with no access from Live Oak.

Applicant is not intending to use electrical fencing.

Discussion was held on the windows on the west elevation. Applicant planned to have knock-out panels and put glass in once the building was occupied.

There is no access from Live Oak and applicant has no intent to have access from Live Oak.

Discussion was held on who is responsible for improvements to Live Oak – the east side is the City of Fontana's responsibility.

Discussion was held on the grade differential along the western property line.

Speaking for the applicant, Jeff Potter, spoke on the retaining wall.

Discussion was held on the fencing along the west side and hostile landscaping.

Discussion was held on the truck turning radius.

Speaking for the applicant, Jason Krotts, spoke regarding truck access; applicant's intent is to have truck access from the southwest with the north side for fire circulation.

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

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Meyer and seconded by Commissioner Slowik to 1) Adopt the Negative Declaration and direct staff to file a Notice of Determination; and 2) Approve Design Review No. 13-008 with architectural changes to west side and prohibiting truck traffic on the north side. Motion passed 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 March 11, 2014; March 25, 2014; and April 8, 2014, meetings for the Planning Commission's information; and an update of future Planning Commission items for the March 18, 2014; April 1, 2014; and April 8, 2014, meetings for the Planning Commission's information.

COMMISSION COMMENTS:

Commissioner Slowik reminded the community about the Anti-Bullying Teen Summit at Jack Bulik on Saturday, March 15, 2014, at 10:00 a.m.

Commissioner Slowik spoke on events being held on March 22-23, 2014, which include the NASCAR Race, National Off-Road Mountain Bike Race, and the Dedication Event of the Rotary Club Project.

Commissioner Garcia hopes to see everyone at the Pony League Opening Day on March 22, 2014, and at the flag pole dedication.

Commissioner Garcia wished everyone a good evening.

Commissioner Meyer congratulated the new Planning Commission officers.

Commissioner Meyer spoke on the Nugget Challenge.

Commissioner Meyer spoke on the Lenten Season.

Commissioner Meyer requested that tonight's meeting be adjourned in memory of the father of Father Ben at Sacred Heart, Edmund Nwachukwu-Udaku.

Commissioner Amendarez wished everyone a good night.

Commissioner Cothran thanked the Planning Commissioners for electing him Chairperson of the Planning Commission.

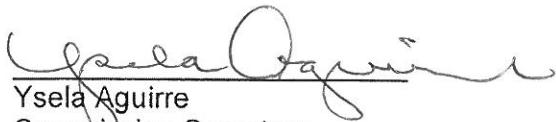
WORKSHOP - PLANNING COMMISSION:

A. Workshop - Executive Conference Room

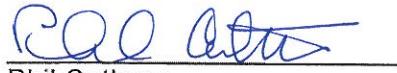
Workshop regarding Open Space for residential projects.

ADJOURNMENT:

By consensus, the Planning Commission adjourned in memory of Edmund Nwachukwu-Udaku at 8:46 p.m. to a Workshop in the Executive Conference Room and then to the next Regular Planning Commission meeting on Tuesday, March 18, 2014, 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 18TH DAY OF MARCH, 2014.


Phil Cothran
Chairperson