

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
April 15, 2014  
Grover W. Taylor City Council Chambers**

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**CALL TO ORDER/ROLL CALL:**

**A. 6:00 P.M. Call to Order/Roll Call**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, April 15, 2014, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Cothran called the meeting to order at 6:02 p.m.

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

Absent: None.

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

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance**

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

**PUBLIC COMMUNICATIONS:**

**A. Public Communications**

None

**CONSENT CALENDAR:**

**A. Approval of Minutes**

After discussion, a motion was made by Commissioner Meyer and seconded by Vice-Chairperson Slowik to table the minutes of the March 18, 2014,

Planning Commission Meeting. Motion passed by a vote of 5-0.

## **PUBLIC HEARINGS:**

### **A. Specific Plan Amendment No. 13-002/Conditional Use Permit No. 13-018 - SWIP Amendment for Electronic Message Sign**

Project Planner, Orlando Hernandez, provided the staff report.

Planner Hernandez noted the following: There were duplicate attachments in the Commissioners' packet; the Resolution was not included in the packet but provided at the dais; and Condition No. 3 will be modified to remove the word "only" and shall now read "The electronic messaging sign shall display commercial identification or advertising...".

Discussion was held on the electronic sign operator.

Discussion was held on the 2,500 foot space between electronic signs.

Discussion was held on the required square footage of the building.

Discussion was held on electronic signs going in across the street from a residence.

Discussion was held on the content of what is displayed on the electronic sign.

Discussion was held on limiting the advertisement to commercial business within the center; the display time is between the occupants and the landlord.

Discussion was held on who would be affected by this amendment.

Discussion was held on the possible infringement of any rights based on the content of the display.

Discussion was held on the period of time city messages shall appear on the electronic sign.

Discussion was held on the monitoring of the electronic sign to ensure compliance with local, state and federal guidelines.

Discussion was held on once a business is approved to be in that type of center, they will have rights to advertise on the electronic sign, the same as any other business in that center.

Discussion was held on having an ordinance that does not allow an adult bookstore center in a commercial center that has an electronic sign on site. Director Troyer will look into it.

Discussion was held on the current sign ordinance being simple and easy, but electronic signs involve many more things.

Discussion was held on a future policy discussion regarding permissible categories and options available when approving electronic signs. Director Troyer recommended continuing this item to allow time to do some research and address the Planning Commission's concerns.

Discussion was held on having conditions specific to the Specific Plan.

The Public Hearing was opened.

Speaking for the applicant, George Saelzler, Electra-Vision Advertising, thanked Orlando for his work; recommended a condition for the electronic sign providing 10% content spread out over the time on the display for community services because it promotes more than just that one event and enhances the businesses there. The applicant spoke on the goods and services being provided to the trucking community; the facility is kept in superb condition and is now offering natural gas and DEF. By going to an electronic sign, they are removing clutter by providing one message in a tasteful manner that is easy to read.

The applicant spoke on the "Little Guy" knowing that customers are coming in from other businesses so he doesn't have to advertise.

Discussion was held on display time of "not less than 1 second".

Discussion was held on there not being a fee for advertising for the business within the center.

Discussion was held on the professional programming service that offers a full color display where the image has more depth and it is controlled remotely from Culver City.

Speaking for the applicant, Lonnie Tabbaa, who has been operating businesses in Fontana for 20 years; his business center does not sell alcohol and he is adding the electronic message sign to enhance the location which added two acres and a clean natural gas business. He only wants one sign to advertise everything to help all the businesses and he is not charging them for it.

Chairperson Cothran disclosed that he had a conversation with the applicant with no reportable action.

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

Karina Nielson spoke in favor of the project and recommended that logos be placed on the signs to easily recognize the businesses. She spoke on researching this project for her own property. Her concern is about the plan amendment, because once this gets put into a Specific Plan, it tends to carry over to other Specific Plans; her interest lies on Valley Boulevard to the east. She is opposed to the following: the wording the sign has to support a minimum of three businesses and some businesses are one owner/one tenant and that would eliminate her opportunity to have this type of signage; the requirement for the square footage of her parcel, and to the distance between electronic signs affect her. She requested that the Planning Commission and Planners leave the door open and not eliminate and cut out other businesses or opportunities. She was a stakeholder on the Valley Boulevard Transit District Development Plan, and contributed to the Sierra Valley Corridor and is familiar with this area and other businesses and looks forward to an opportunity to put up an electronic sign at her business.

Discussion was held by Vice-Chairperson Slowik regarding this type of sign being allowed in any other district.

Discussion was held on the rationale behind having three businesses. The current sign code is being reviewed.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Vice-Chairperson Slowik to continue this item to the May 20, 2014. Motion passed by a vote of 5-0.

#### **B. Tentative Parcel Map No. 13-004 (TPM 19456)**

Project Planner, Paul Gonzales, provided the staff report.

Discussion was held on the undergrounding of power lines.

Discussion was held on residential neighborhoods having right in right out only driveways. Due to the median on Walnut Avenue, this is necessary.

The Public Hearing was opened.

Speaking for the applicant, Pablo Serrato.

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

Discussion was held on the applicant developing himself or selling the parcels for development.

Discussion was held on the intent of the dividing wall or fence between properties; applicant will need to discuss with his brothers.

Discussion was held on the City's current standard being a block wall, but for less than five lots, it is not required to have a block wall.

Discussion was held on the two types of fencing mentioned on the engineer's notes, but only showing a wood wall.

Discussion was held on adding a condition to require block walls.

The Public Hearing was closed.

**ACTION:** Motion was made by Vice-Chairperson Slowik and seconded by Commissioner Garcia to 1) Determine that the project is Categorically Exempt pursuant to Section No. 15315, Class 15, (Minor Land Divisions) of the California Environmental Quality Act, direct staff to file a Notice of Exemption; and, 2) Approve Tentative Parcel Map No. 13-004 (TPM No. 19456) with the added condition for block walls and correction of the map reflecting that change. Motion passed by a vote of 5-0.

## **DIRECTOR COMMUNICATIONS:**

### **A. Director Communications**

The Planning Commission reviewed an update of future City Council Agenda items for the April 22, 2014, and May 13, 2014, meetings for the Planning Commission's information; and an update of future Planning Commission items for the May 6, 2014, and May 20, 2014, meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

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

Commissioner Garcia wished everyone a good evening.

Commissioner Meyer enjoyed the Planner's Institute.

Commissioner Meyer congratulated City Clerk Lewis and Mr. Lewis for 54 years of marriage.

Commissioner Meyer wished the community a very joyous season whether celebrating Passover or Easter.

Commissioner Meyer wished everyone a good evening.

Vice-Chairperson Slowik thanked Phil and Lena Cothran and the Fontana Rotary Club for all their hard work and support of the Fontana Raceway on the March 22-23 Race Weekend.

Vice-Chairperson Slowik thanked Supervisor Janice Rutherford and the Fontana Rotary Club for their support of the Vets West Park Flagpole project; and thanks to President John McMillan for allowing him to do the presentation at the dedication ceremony.

Vice-Chairperson Slowik thanked the Veteran's for their attendance, and the leagues for their Grand Opening Day.

Vice-Chairperson Slowik attended the Fontana Unified School Board meeting to support Kim Lewis Hoyt on being recognized as the Preschool Teacher of the Year.

Vice-Chairperson Slowik congratulated the Teacher of the Year recipients that were recognized by the Fontana Unified School Board.

Vice-Chairperson Slowik attended the Fontana Council PTAs Honorary Service Awards.

Vice-Chairperson Slowik spoke on the Fontana Art Association hosting an event benefitting the Relay for Life at the Koehler Gallery; congratulations and thank you to Mary Urquiza and Becky Peck for their hard work and coordination of the event.

Vice-Chairperson Slowik reminded the community that the Relay for Life event is on May 17-18, 2014, at Summit High School.

Vice-Chairperson Slowik spoke on the Fontana Community Coalition's event on April 8, for students to keep it safe and sober on Prom night; and thanked Wendy Ratcliff, Martha Guzman Hurtado, Frances Hernandez, Frances De La Paz, Jason Hendrix, and the rest of the group.

Vice-Chairperson Slowik attended a Grand Opening on March 19th of a 21 bed regional housing project facility to serve veterans; he thanked the International Brotherhood of Electrical Workers, Richard Sierra and the Hod Carriers and Laborers Union.

Vice-Chairperson Slowik announced that the library marquee sign is under construction and thanked the Friends of the Library Board members and thanked Debbie Bennett for all of her hard work on coordinating and tracking this project.

Vice-Chairperson Slowik attended the Grand Opening of First Step Organization's new location on Juniper on Valencia.

Vice-Chairperson Slowik attended the Senior Prom Dinner at the Fontana Community Senior Center and congratulated the new senior court.

Vice-Chairperson Slowik wished everyone a happy Easter and Good Friday celebration. Vice-Chairperson Slowik attended the Planners' Commission Conference.

Vice-Chairperson Slowik requested that tonight's meeting be adjourned in memory of Joe Uhalley, Ben Abernathy and Ed Tiegen.

Secretary Armendarez wished everyone a happy Easter and a good night.

Commissioner Meyer invited the community to a Living Stations of the Cross event at Sacred Heart Church on Friday at 3:00 p.m.

Chairperson Cothran spoke on Ray Allard's mother passing away last night and asked for thoughts and prayers for his family.

City Clerk Lewis spoke on the Fontana Historical Society will have their meeting on Saturday, April 26, 2014, at 10:00 a.m. at Cypress Center with Guest Speaker John Adams.

City Clerk Lewis wished everyone a happy Easter.

Chairperson Cothran congratulated City Clerk Lewis and Mr. Lewis on their wedding anniversary.

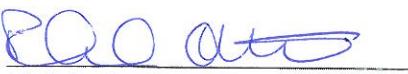
## **ADJOURNMENT:**

### **A. Adjournment**

By consensus, the Planning Commission adjourned in memory of Joe Uhalley, Ben Abernathy and Ed Tiegen at 8:09 p.m. to an Inland Empire Utilities Agency facility tour located at 6076 Kimball Ave., Building A, Chino, California, on Monday, April 21, 2014 at 1:30 p.m. and then to the regularly scheduled Planning Commission meeting on May 6, 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 6TH DAY OF MAY, 2014.

  
Phil Cothran

Chairperson