

REVISED

Regular Planning Commission Meeting Minutes March 18 2014

MINUTES OF THE CITY OF FONTANA REGULAR PLANNING COMMISSION MEETING March 18 2014 Grover W. Taylor Council Chambers

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, March 18, 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 Armendarez, and Commissioners 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; Associate Planner DiTanyon Johnson; Senior Engineer Kathy Raasch; 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 Secretary Armendarez.

PUBLIC COMMUNICATIONS:

A. Public Communications

None.

CONSENT CALENDAR:

A. Approval of Minutes

A motion was made by Commissioner Meyer and seconded by Commissioner Armendarez to approve the minutes of the March 4, 2014. Motion passed by a vote of 5-0.

PUBLIC HEARINGS:

A. Master Case No. 14-003 (Tentative Parcel Map No.18193), Three Year Time Extension

Staff has withdrawn the project.

ACTION: Motion was made by Commissioner Meyer and seconded by Commissioner Garcia to approve staff's recommendation to withdraw this item. Motion passed by a vote of 4-0-1 with Secretary Armendarez abstaining.

B. Tentative Parcel Map No. 13-009 (TPM No. 19508) - Two Lot Subdivision

Project Planner, Orlando Hernandez, provided the staff report.

Several communications were received by staff requesting general information.

Discussion was held on the flag shape division of the lots; this is the applicant's preference.

Discussion was held on the notice of hearing posting. It is typical to have property owner notification, newspaper posting, and signage on the property. Only two are required.

The Public Hearing was opened.

Speaking for the applicant, Dennis Allard, spoke on the shape of the lot division that helps with grading.

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

Discussion was held on the lot width.

Discussion was held on the possibility of the applicant coming back to request another division; there is a possibility, but the applicant would have to meet all of the standards to do so.

Sheila Strayer spoke in opposition to this item and being concerned with safety and having two story buildings in her view.

Director Troyer addressed that there is no construction being proposed at this time but asked Ms. Strayer to share her contact information with Planner

Hernandez so that he could keep her informed of any future projects.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Garcia and seconded by Commissioner Meyer 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, and direct staff to file a Notice of Exemption; and, 2) Approve Tentative Parcel Map No. 13-009 (TPM No. 19508). Motion passed by a vote of 5-0.

C. A Design Review (DR No. 13-017) request to construct 255 single-family residential homes ranging from approximately 1,940 square feet to approximately 3,162 square feet, and three (3) homes on the adjacent tract (Tract No. 18676). The project also includes two (2) park sites that total 41,853 square feet and a clubhouse of approximately 1,755 square feet.

Project Planner, DiTanyon Johnson, provided the staff report.

No communication was received by staff.

Discussion was held on the undergrounding of utilities; that standard is already in the tentative tract map.

Discussion was held on the barbecue; it will be a built in barbecue with shelves.

The Public Hearing was opened.

Speaking for the applicant, Ryan Cohen.

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

Discussion was held on the furnace and air unit overhead in the garage.

Discussion was held on the Spanish Style elevations; staff was directed to work with the applicant to add a condition to add mature landscaping to make this style more aesthetically pleasing.

Discussion was held on the undergrounding of utilities.

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

The Public Hearing was closed.

ACTION: Motion was made by Vice-Chairperson Slowik and seconded by Commissioner Garcia to 1) Direct staff to file the Notice of Determination of a

previously approved CEQA document; and, 2) Approve Design Review No. 13-017 with the addition of a condition for staff to work with the applicant regarding adding mature landscaping to the Spanish Style home. Motion passed by a vote of 5-0.

D. DRP No. 13-014 Providence Pointe 85 Single-Family Homes

Project Planner, Paul Gonzales, provided the staff report for Public Hearing Item D and Item E at the same time.

Planner Gonzales clarified the size of the lots for each unit.

Planner Gonzales provided background information on the project.

Discussion was held on the project not being what was originally proposed. If it is not designed now to promote walkability, it may never be.

Planner Hernandez provided background information on the original intent of the project when the Specific Plan was approved. It was to build single and multi-family residences and a commercial center which specifically prohibited drive through restaurants; the main access point was to be on baseline with a downtown look. All of that is still in place and required.

Discussion was held on the entrance eventually aligning with the street across the way; the commercial development will trigger the signalization of the intersection.

Discussion was held on the intent of Condition No. 43 regarding the vehicle and municipal code enforcement on private streets of the development. This condition will be stricken or language stricken.

Discussion was held on the average lot sizes.

The Public Hearing was opened.

Speaking for the applicant, Patrick Litem, stated that the applicant will work with staff to revise Condition No. 43 to allow the Police Department to go into the property.

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

Discussion was held on the applicant purchasing the property after the previous approval and there are now two separate properties; one for commercial and one residential.

Discussion was held on the Specific Plan providing three different planning areas, commercial, single family, and multi-family; all with different development standards.

Discussion was held regarding the project not providing any connectivity, but there are access points between the residential development and the future commercial development.

Discussion was held on the number of homes and condominium units provided and that both of the maps are still valid from 2006.

Discussion was held on the specific barrier requirements for the perimeter wall between the family dwellings and the commercial development.

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 Secretary Armendarez to 1) Direct staff to file the Notice of Determination that relies on a previously approved CEQA document; and, 2. Approve Design Review No. 13-014 with the striking of Condition No. 43. Motion passed by a vote of 5-0.

E. Design Review No. 13-015 Providence Pointe 120 Condos and Recreation Room

Project Planner, Paul Gonzales, provided the staff report with Item No. D.

No communication was received by staff.

The Public Hearing was opened.

Speaking for the applicant, Patrick Litem, spoke on the positive interest in other condominium projects in surrounding areas.

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

The Public Hearing was closed.

ACTION: Motion was made by Vice-Chairperson Slowik and seconded by Commissioner Garcia to 1) Direct staff to file the Notice of Determination that relies on a previously approved CEQA document; and, 2) Approve Design Review No. 13-015 with a change of language on Condition No. 45. 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 March 25, 2014 and April 8, 2014, meetings for the Planning Commission's information; and an update of future Planning Commission items for the April 1, 2014, (to be cancelled); April 8, 2014, (workshop) and April 15, 2014, meetings for the Planning Commission's information.

COMMISSION COMMENTS:

A. Planning Commission Remarks

Commissioner Meyer spoke on St. Patrick's Day.

Commissioner Meyer spoke on the mountain lions in the north end of the City and encouraged residents to report any sightings to the Fontana Police Department.

Commissioner Meyer spoke on the celebration of the Bishop of the Archdiocese of San Bernardino and encouraged everyone to come to Mass.

Commissioner Meyer wished everyone a good evening.

Commissioner Meyer spoke on the commitment the Cothran family has to the City of Fontana.

Commissioner Garcia announced opening day for the Pony League at Veteran's Park West and flag pole dedication ceremony will be held on Saturday, March 22, at 10:00 a.m.

Commissioner Garcia wished everyone a good evening.

Secretary Armendarez spoke on the Fontana Exchange Club planning the Fontana Days Festival for June 5-8, 2014.

Secretary Armendarez spoke on looking forward to the condo project.

Secretary Armendarez wished everyone a good night.

Vice-Chairperson Slowik spoke on attending the City of Fontana Car Show, the Anti-Bullying Teen Summit, the Community Meeting at Kaiser High School, and will be attending the next community coalition meeting.

Vice-Chairperson Slowik spoke on the Fontana Art Association hosting a silent auction fundraiser at the Koehler Gallery with all proceeds benefiting the Relay For Life.

Vice-Chairperson Slowik spoke on the flag pole project being completed and dedicated.

Vice-Chairperson Slowik spoke on being invited to the annual Senior Prom

Night at Fontana Community Senior Center.

Chairperson Cothran spoke on the flag pole project and the little league opening days.

Chairperson Cothran spoke on volunteer opportunities through the Rotary Club at the Fontana Speedway event this weekend.

Vice-Chairperson Slowik thanked Tom Masters for his help.

Chairperson Cothran spoke on the NASCAR event this weekend at the Auto Club Speedway.

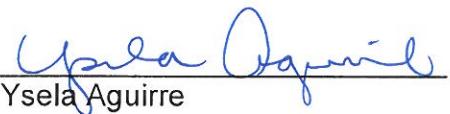
City Clerk Lewis spoke on the National Day of Prayer being held on Thursday, May 1, 2014, at Sierra Lakes, at 4:30 p.m. There is no fee, but donations are welcome. Reservations are required by calling 909.854.8054 or email to FontanaPrayerEvent@gmail.com. No small children are permitted.

City Clerk Lewis congratulated her daughter, Kim Lewis-Hoyt, who was selected preschool teacher of the year for the Fontana Unified School District and will receive an award at the next school board meeting.

ADJOURNMENT:

A. Adjournment

By consensus, the Planning Commission adjourned at 7:39 p.m. to a Joint City Council/Planning Commission Workshop in the Executive Conference Room on Tuesday, April 8, 2014, and then to the next Regular Planning Commission meeting on Tuesday, April 15, 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 20TH DAY OF MAY, 2014.



Phil Cothran
Chairperson