

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
May 20, 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, May 20, 2014, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Cothran called the meeting to order at 6:05 p.m.

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

Absent: None.

Also Present: Senior Planner Shannon Casey, AICP; Attorney Alison P. Gomer; Assistant Planner Salvador Quintanilla, Assistant Planner Jon S. Dille; Assistant Engineer Keith Toliver; 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**

Approve the Revised Planning Commission Minutes of March 18, 2014, and  
the Planning Commission Minutes of May 6, 2014.

A motion was made by Commissioner Slowik and seconded by Secretary Armendarez to approve the minutes of the March 18, 2014, Planning Commission Meeting with a change to the action on Item E to remove "with a change of language on Condition No. 45" and adding "with the striking of Condition No. 45."

Motion passed by a vote of 5-0.

A motion was made by Commissioner Meyer and seconded by Commissioner Garcia to approve the minutes of the May 6, 2014, Planning Commission Meeting. Motion passed by a vote of 5-0.

## **PUBLIC HEARINGS:**

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

Staff recommends that the Planning Commission continue this item to the June 3, 2014 Planning Commission meeting.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Commissioner Garcia to continue this item to the June 3, 2014 Planning Commission meeting. Motion passed by a vote of 5-0.

### **B. Master Case No. 13-019 (Conditional Use Permit No. 13-008 and Administrative Site Plan No. 13-014), Truck Terminal Facility**

Project Planner, Salvador Quintanilla, Assistant Planner, provided the staff report.

No verbal or written communication was received by staff.

Discussion was held on trailer storage.

The Public Hearing was opened.

Speaking for the applicant, Steven Murray, expressed appreciation to staff for their assistance on this project. Mr. Murray stated that parking stalls will be delineated.

Discussion was held on the trash enclosures.

Discussion was held on the parking spaces.

Discussion was held on the truck turning radius.

Discussion was held on the use of the existing building/home on the property.

Discussion was held on the definition of "caretaker".

Applicant stated that the intent of the building is to have an employee on site.

Discussion was held on adding a condition for the "home" to be used only during work hours.

Speaking for the applicant, Ariana Lopez, spoke on keeping the existing building looking like a house to deter theft. Ms. Lopez stated that there are two mechanics that exchange shifts. The home is not intended as a permanent residence for anyone.

Senior Planner Shannon Casey suggested adding a condition to state "The caretaker unit is not intended as a primary residence; it is a place of employment for the caretaker."

Add a condition re: permanent residence.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Garcia and seconded by Commissioner Meyer to 1) Adopt the Negative Declaration and direct staff to file a Notice of Determination; and, 2). Approve Conditional Use Permit No. 13-008 and Administrative Site Plan No. 13-014 with the addition of language to Condition No. 10 on page 35 of the staff report as follows The person occupying the caretaker's unit must be an employee of the truck terminal facility/business. "The caretaker's unit is not to be the primary residence of the employee" and the addition of language to Condition No. 35 regarding the demarcation of parking spaces to not interfere with the turning radius. The turning radius line to be demarcated so the parking spaces do not interfere with the turning radius. Motion passed by a vote of 5-0.

**C. Master Case No. 14-008, General Plan Amendment No. 14-002, Specific Plan Amendment No. 14-001, Tentative Parcel Map No. 19527 (TPM No. 14-004), Design Review Project No. 14-008**

Project Planner, Jon S. Dille, Assistant Planner, provided the staff report.

One communication was received by staff regarding traffic on Citrus Avenue.

Discussion was held on landscaping.

Condition No. 35 refers to an item on a different project and will be removed.

Discussion was held on buffering.

The Public Hearing was opened.

Speaking for the applicant, John Atwell, thanked Planner Dille for the great job he's done.

Discussion was held on expected construction start date and possible tenants.

Discussion held on truck traffic and the direction truck traffic will flow.

Discussion was held on the water gathering and drainage system.

Discussion was held on the glazing of the building. Applicant will work with staff to add an equal amount of glazing to the NE portion of the building.

Mike James spoke on the traffic study and trucks traveling through Poplar and Slover where there is no signal light - access to Slover from Poplar is unsafe. Trucks cannot travel through Santa Ana to Cherry due to the railroad tracks at Live Oak. Mr. James also spoke on residential trucking lots that they have worked hard to keep and allowing a person to replace the one that is being taken away - for the guy that has one truck, not the guy that has 14 trucks.

Senior Planner Shannon Casey spoke on this project fitting within the parameters of what was already studied for SWIP and did not warrant a special study.

Assistant Engineer Keith Toliver stated that the intersection of Santa Ana and Poplar is projected to have a traffic signal.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Armendarez and seconded by Commissioner Meyer to Adopt **Resolution PC No. 2014-03** forwarding a recommendation to the City Council to 1) Adopt the Mitigated Negative Declaration and direct staff to file a Notice of Determination; 2) Adopt a resolution approving General Plan Amendment No. 14-002; 3) Adopt an ordinance approving Specific Plan Amendment No. 14-001; 4) Approve Design Review No. 14-008; and 5) Approve Tentative Parcel Map No. 19527 with the addition of Condition No. 11A as follows: "Equal amount of glazing will be added to the northeast corner of the building in proportion to the amount of glazing on the northwest corner of the building." and the deletion of Condition No. 35. 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 May 27, 2014, and June 10, 2014, meetings for the Planning

Commission's information; and an update of future Planning Commission items for the June 3, 2014, and June 17, 2014, meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

### **A. Planning commission Remarks**

Commissioner Garcia commented on the Citrus off ramp traffic being lighter.

Commissioner Garcia spoke on the Fontana Pony League closing ceremonies; the season was quick but great.

Commissioner Garcia congratulated the players on the All Star teams and wished them luck.

Commissioner Garcia thanked Shannon Casey, James Troyer and staff for the aerial photographs in the presentations. Commissioner Garcia spoke on the sad news received on former Community Development Director Don Williams, he was a friend, a colleague and a neighbor and will be missed greatly.

Vice-Chairperson Slowik thanked residents for their patience on the Citrus and Cherry overpass construction.

Vice-Chairperson Slowik attended the Relay for Life and thanked the coordinators and volunteers for the successful event and extended prayers to families battling cancer.

Vice-Chairperson Slowik thanked coordinators and sponsors for the Give Big Campaign whose goal was exceeded.

Vice-Chairperson Slowik congratulated all graduates and reminded them to keep it safe and sober.

Vice-Chairperson Slowik requested that tonight's meeting adjourned in memory of Don Williams.

Commissioner Meyer congratulated the almost 200 teenagers that received their confirmation and thanked Bishop Rutilio del Riego.

Commissioner Meyer congratulated all of the various graduates celebrating and reminded drivers to be more cognizant when driving around schools.

Commissioner Meyer spoke on the irony of time spent on a project that moved parcel from residential to general industrial which was one of Don Williams' babies and the blessing that he and Stacy found each other in their lives.

Commissioner Meyer asked to adjourn in memory of Don Williams.  
Commissioner Armendarez asked to adjourn in memory of Don Williams.

Commissioner Armendarez spoke on the Fontana Days Festival being held June 5-8, at Veteran's Park. This year's theme is Time Capsule for the Next 100 Years. They are still looking for person that has lived consecutively in Fontana for the longest time and for the first baby born to a resident of Fontana in 2014. They will be the Grand Marshalls at the Fontana Days Parade on June 7, 2014, at 11:00 a.m. Please send entry to Pamela4111@hotmail.com or call (909) 350-4683.

Commissioner Armendarez wished everyone a good night.

City Clerk Lewis sent condolences to Don Williams' family.

Planner Shannon Casey spoke on Community Development and Planning staff having a broken heart. Don Williams was integrity. He took the time to mentor every single one of his staff. He treated everybody with dignity - from the large developer or the mom and pop business that was chasing a dream - he was their friend. No one ever imagined this place without him. Planner Casey shared a rock that Don Williams left him with the word "attitude" on it. It was a rock that faced anyone that went in to Don's office. "Attitude is everything" is the lesson that Don Williams left him. Don will always be a part of us as professional planners, and everyone will take that with them wherever they go, so he's not really gone.

Chairperson Cothran participated in the Relay for Life and spoke on the team that does a great job; it is a community day and Janie Rowland and the team do a great job of awareness of how cancer affects us.

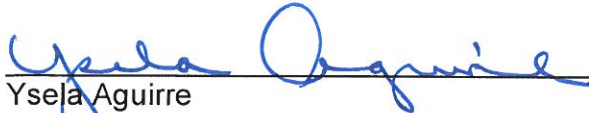
Chairperson Cothran announced the Miss Fontana Pageant will be held on May 31, 2014 at 6:00 p.m. at Fontana High School. There are young ladies have been training over the past six months and he has had a great time mentoring and developing future leaders of the community. Tickets will be on sale at Fontana High School or through the Fontana Rotary Club.

Chairperson Cothran congratulated his son, Phil Jr., on receiving his MBA and who will start the police academy this summer.

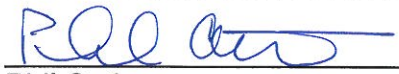
Chairperson Cothran spoke on working with Don Williams when he was first appointed to the Planning Commission and they turned out to be great friends who agreed so much on the direction of where Fontana should go. Don Williams wanted a great Fontana and the legacy of taking a steel town and developing it into the crown jewel of the county.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned in memory of Don Williams at 7:57 p.m. to the next Regular Planning Commission meeting on Tuesday, June 3, 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 1ST DAY OF JULY, 2014.

  
Phil Cothran  
Chairperson