

**MINUTES OF THE CITY OF FONTANA  
SPECIAL PLANNING COMMISSION MEETING  
June 23, 2014  
Grover W. Taylor City Council Chambers**

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**CALL TO ORDER/ROLL CALL:**

**A. 7:00 P.M. Call to Order/Roll Call**

A regular meeting of the City of Fontana Planning Commission was held on Monday, June 23, 2014, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Cothran called the meeting to order at 7:02 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; Assistant Planner Dawn Rowe; Assistant Engineer Kathy Raasch; Deputy City Clerk Cecilia Henderson 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.

**PUBLIC HEARINGS:**

**A. Master Case No. 14-030, Tentative Tract Map No. 11-003R1, Design Review No. 14-001 and Variance No. 14-004**

A. Master Case No. 14-030, Tentative Tract Map No. 11-003R1, Design Review No. 14-001 and Variance No. 14-004

Project Planner, Dawn Rowe, Assistant Planner, provided the staff report.

Vice-Chairperson Slowik reviewed the project and is prepared to hear this item.

Discussion was held on the amenities added and the completion of the amenities.

The Public Hearing was opened.

Speaking for the applicant, Justin Frank, was prepared for any questions.

Discussion was held on adding a condition for the completion of amenities. Applicant agreed to tie the completion of the amenities to the occupancy of the homes.

Discussion was held on the lot variances.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Garcia and seconded by Commissioner Meyer to 1) Adopt the Mitigated Negative Declaration and direct staff to file a Notice of Determination; and 2) Approve revisions to Tentative Tract Map No. 11-003R1 (TTM No. 18657), Design Review No. 14-001, and Variance No. 14-004 with the addition of a condition to read "The applicant is required to complete park amenities after 50% occupancy of the project". Motion passed by a vote of 5-0.

## **DIRECTOR COMMUNICATIONS:**

### **A. Director Communications**

#### **A. Director Communications**

The Planning Commission reviewed an update of future City Council Agenda items for the for June 24, 2014, July 8, 2014, and July 22, 2014, meetings for the Planning Commission's information; and an update of future Planning Commission items for the July 1, 2014, July 15, 2014, and July 22, 2014 (Joint Workshop) meetings for the Planning Commission's information.

Commissioner Meyer will not be present at the July 15, 2014, meeting.

Director Troyer thanked Deputy City Clerk Cecilia Henderson for covering tonight's meeting.

## **COMMISSION COMMENTS:**

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

None.

#### **ADJOURNMENT:**

##### **A. Adjournment**

By consensus, the Planning Commission adjourned at 7:14 p.m. in memory of Officer Chamberlain to the regularly scheduled Planning Commission meeting on July 1, 2014, at 6:00 p.m. in the Grover W. Taylor City Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Ysela Aguirre  
Ysela Aguirre  
Commission Secretary

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 1ST DAY OF JULY, 2014.

Phil Cothran  
Phil Cothran  
Chairperson