

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
June 03, 2014
Grover W. Taylor City 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, June 4, 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, and Commissioners Armendarez, Garcia and Meyer

Absent: Vice-Chairperson Slowik

Also Present: Troyer; Attorney Alison P. Gomer; Senior Planner Orlando Hernandez; Assistant Planner Rena Leung; Assistant Planner Dawn Rowe; Assistant Planner Jon S. Dille; Assistant Planner Salvador Quintanilla; Senior Engineer Kathy Raasch; Assistant Engineer Keith Toliver; Police Technician Wendy Ratcliffe; 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 Armendarez, the Pledge of Allegiance was led by Commissioner Garcia.

PUBLIC COMMUNICATIONS:

A. Public Communications

None.

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, Senior Planner, provided the staff report.

Discussion was held on the distance between signs.

Discussion was held on the amount of time the city gets use of the sign.
Discussion was held on the non-commercial use of the sign.

Discussion was held on the intensity of the sign.

Discussion was held on adding a condition to bring the CUP back for review if something out of the ordinary occurs.

The Public Hearing was opened.

Speaking for the applicant, George Saelzler, spoke on the intensity being regulated by the Department of Transportation; the content and the interval of messages is regulated.

Karina Nielson spoke on concerns regarding the Specific Plan Amendment and having the Planning Commission look at what has occurred in the vicinity; on the requirement of having three businesses per complex to have an electronic sign and spoke on Sunrise Ford only having one business yet has an electronic sign; on the space between signs and asked the Planning Commission to look at the square footage of the lot and not just the size of the building.

Director Troyer spoke on the sign ordinances being reviewed in the fall and looking at amending some standards.

Discussion was held on applicants having options to submit applications for signs.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Garcia and seconded by Commissioner Meyer to 1) Adopt **Resolution PC No. 14-04** a resolution forwarding a recommendation to the City Council finding that there will be no significant environmental impacts caused by this project; therefore, a Notice of Exemption has been prepared pursuant to Section 15061 (b) (3)) (General Rule Exemption), of the California Environmental Quality Act; 2) Adopt Specific Plan Amendment, (SPA) No. 13-002, an amendment to Southwest Industrial Park Specific Plan – Sections 12.7(C), and 12.7 (D) 17 (Sign Standards) of the Speedway Industrial District; and, 3) Approve Conditional Use Permit No. 13-018. Motion passed by a vote of 4-0.

B. MCN No. 14-031MCA No.14-031, for Open Space, Amenity, and

Signage

Project Planner, Rina Leung, Assistant Planner, provided the staff report.

Discussion was held on the size of the lots.

Discussion was held on the subdivision of tracts.

Commissioner Garcia suggested adding language to the list of amenities so that it is not all inclusive but "equivalent as approved by Director of Community Development".

Discussion was held on where there are small infills in the R2.

Director Troyer suggested having one amenity for 1-30 developments.

Discussion was held on having one amenity for 5-30 lots.

Discussion was held on primary and secondary amenities. The Planning Commission stated that they wanted to see the amenities ranked into primary and secondary.

No verbal or written communication was received by staff.

Director Troyer spoke on working out a standard and having a new one come before the Planning Commission for refinement.

Discussion was held on community gardens.

Director Troyer spoke on community gardens being in line with Healthy Fontana.

Discussion was held on open space.

Discussion was held on park development fees.

Discussion was held on the gating requirement. Developer is not required to gate. The language "No gating required." will be stricken.

The Public Hearing was opened.

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

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Meyer and seconded by Commissioner Armendarez to approve a Resolution recommending that the City Council approve MCA No.14-031, to adopt guidelines for neighborhood

identification/entry signage for single-family development projects located in both the R-1 (Single-Family Residential) and R-2 (Medium-Density Residential) Zoning Districts. The request also includes open space and project amenity requirements for single-family development projects in the R-2 (Medium-Density Residential) Zoning District with changes in language as discussed. Motion passed by a vote of 4-0.

C. 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.

No verbal or written communication was received by staff.

Discussion was held on how this project would rank if the standards in Item B. were applied.

Discussion was held on the Edison easement.

Discussion was held this being a different applicant than when the Planning Commission approved this tract map.

The Public Hearing was opened.

Speaking for the applicant, Justin Frank, thanked Planner Rowe for work on the project.

Discussion was held on the location of the models.

Discussion was held on the developer advertising a 5 bedroom with a 2-car garage.

Discussion was held on the applicant adding two additional amenities. The applicant could not commit to that at this time.

The Public Hearing was closed.

Discussion was held on additional amenities.

Commissioner Cothran spoke on the option to continue this item.

ACTION: Motion was made by Commissioner Meyer and seconded by Commissioner Armendarez to move this item to the July 1, 2014, meeting to allow staff to work with the applicant to negotiate amenities. Motion passed by a vote of 4-0.

D. Master Case No. 13-015, Administrative Site Plan No. 13-011, Conditional Use Permit No. 13-006

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

No verbal or written communication was received by staff.

The Public Hearing was opened.

Speaking for the applicant, Bedros Darkjian, thanked Planner Dille for his work on the project over the past year.

Discussion was held on applicant's other local projects.

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

The Public Hearing was closed.

Discussion was held on the colors of the project.

ACTION: Motion was made by Commissioner Armendarez and seconded by Commissioner Garcia to 1) Adopt the Negative Declaration and direct staff to file the Notice of Determination; and 2) Approve Administrative Site Plan No. 13-011 and Conditional Use Permit No. 13-006. Motion passed by a vote of 4-0.

E. Master Case No. 13-063, Administrative Site Plan No. 13-037, Variance No. 14-002

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

Commissioner Meyer disclosed that the law firm representing a proponent to this project represents his employer on other items and there is no conflict.

The Public Hearing was opened. Chairperson Cothran disclosed that he met with applicant with no reportable action.

Speaking for the applicant, Alicen Wong, spoke on the rare shape of the project and the use of the facility. OSHA and MSHA notified the applicant that they could no longer use tarps.

Speaking for the applicant, Philip McCririe, spoke on the fencing of the property and the need for canopies.

Discussion was held on why OSHA and MSA notified the applicant that they could no longer use tarps.

Discussion was held on access to the sheds from the freeway side.

Discussion was held on the possibility of paving the roads on the project.

Discussion was held on there not being any sides to the shelters to prevent graffiti.

Discussion held on the stockpile of material on the property.

Ms. Wong spoke on the request for a variance on the screening standard in SWIP as the building placement cannot be changed and the decorative wall is not a good idea due to graffiti; the railroad will not allow the decorative wall and landscaping from the spur to the main line.

Discussion held on the spur feeding other properties.

Discussion was held on the canopies not meeting the City's standards.

Ms. Wong spoke on the client not being aware of the SWIP and Freeway Industrial Plan landscape requirement.

Discussion was held on the applicant failing to work with City staff to get the project approved.

Discussion was held on the applicant trying to make the project less of an attractive nuisance.

Discussion was held on the railroad's use of the road through applicant's property.

Discussion was held on the product coming off of the railcar and into the silos.

Ms. Wong spoke on Mr. Mcririe coming on board to work on this project about three months ago.

Discussion was held on projects to make Fontana as pleasing as possible.

Discussion was held on the applicant functioning with a wide open concept.

Police Technician Wendy Ratcliffe spoke on having reviewed the project, but only looked at the canopies; usually she will review fencing, lighting, and landscaping.

Discussion was held on the use of screening, tubular steel fencing, and landscaping to discourage access.

Discussion was held on fencing off the spur.

Discussion was held on the addition of 25,000 sq. feet of building space in a legal non-conforming project.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Meyer and seconded by Commissioner Garcia to continue this item to July 1, 2014, to allow staff to work with applicant. Motion passed by a vote of 4-0.

F. Master Case No. 13-021 (Conditional Use Permit No. 13-011, Conditional Use Permit No. 06-021, Administrative Site Plan No. 13-015, and Variance No. 13-004) Valero Gas Station.

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

The Public Hearing was opened.

Speaking for the applicant, Pezhman Dashti, has been in the family since 1989 and trying to get business in line with the market.

Police Technician Wendy Ratcliffe has worked with applicant for some time and applicant has been great to work with at removing all areas that staff was concerned with.

Speaking for the applicant, Ken Kang, Designer, spoke on the water feature dimensions. Mr. Kang spoke on the planners being very helpful at working to make this a significant corner.

Applicant read, understood and agreed to the conditions of approval. Vice Chairperson Slowik spoke on the traffic flow.

Chairperson Cothran thanked the applicant for investing in Fontana. The

Public Hearing was closed.

ACTION: Motion was made by Commissioner Armendarez and seconded by Commissioner Meyer to 1) Adopt the Negative Declaration and direct staff to file a Notice of Determination; 2) Make a finding of Public Convenience or Necessity; and, 3) Approve Conditional Use Permit No. 13-011, Conditional Use Permit No. 06-021, Administrative Site Plan No. 13-015, and Variance No. 13-004. 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 for June 10, 2014, and 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 June 17, 2014, July 1, 2014, July 15, 2014, and July 22, 2014 (Workshop) meetings for the Planning Commission's information.

B. Cancellation of June 17, 2014 Planning Commission meeting

Due to the lack of items for the regularly scheduled Planning Commission meeting of June 17, 2014, it is suggested that the meeting be canceled.

Director Troyer spoke on the house product tour of Lewis property in Irvine, California scheduled for June 14, 2014 at 10:00 a.m. starting at City Hall parking lot. Commissioner Meyer will not be attending.

COMMISSION COMMENTS:

A. Planning Commission Remarks

Commissioner Garcia wished everyone a good evening.

Commissioner Meyer encouraged everyone to check election results.

Commissioner Meyer congratulated all graduates.

Commissioner Meyer wished everyone a good evening.

Commissioner Armendarez congratulated all graduates especially his Godchildren, Jesse and Cecilia Armendarez.

Vice-Chairperson Slowik apologized for being late.

Vice-Chairperson Slowik congratulated all graduates.

Vice-Chairperson Slowik thanked the Cothran family and all those that made the Miss Fontana Pageant a successful event.

Chairperson Cothran thanked everyone involved in the Miss Fontana event; thanked Bob for the fantastic job in getting the Fontana High School Auditorium ready for the pageant.

Chairperson Cothran publicly apologized to Toni Lewis and Janet Koehler-Brooks for not introducing them at the Miss Fontana pageant.

Chairperson Cothran invited everyone to see the Miss Fontana Contestants at www.missfontana.com.

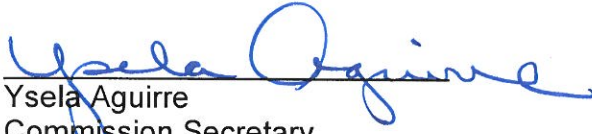
Commissioner Armendarez thanked Miss Teen Fontana, whom he sponsored.

City Clerk Lewis thanked Chairperson Cothran for his public apology.

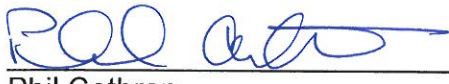
City Clerk Lewis wished everyone a good evening.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 9:12 p.m. to a tour with the Lewis Company in Irvine, California, on Saturday, June 14, 2014, at 10:00 a.m. starting and adjourning in the City Hall parking lot and then 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
Commission Secretary

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


Phil Cothran
Chairperson