

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
July 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, July 15, 2014, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Cothran called the meeting to order at 6:01 p.m.

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

Absent: Commissioner Meyer

Also Present: Community Development Director James Troyer, AICP; Attorney Alison P. Gomer; Associate Planner Paul Gonzales; 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 Garcia, the Pledge of Allegiance was led by Commissioner Slowik.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes**

Approve the Planning Commission Minutes of July 1, 2014.

A motion was made by Commissioner Slowik and seconded by

Commissioner Armendarez to approve the minutes of the July 1, 2014, Planning Commission Meeting with a correction to Commissioner Armendarez' comment regarding Commissioner Slowik's office on the Rotary Club. Motion passed by a vote of 4-0.

## **PUBLIC HEARINGS:**

**A. Master Case No. 13-065/Tentative Parcel Map No. 14-005 (TPM No. 19511) - a request to combine four (4) parcels of land, approximately 15.3 adjusted gross acres into two (2) parcels for the purpose of future commercial development.**

Project Planner, Paul Gonzales, Associate Planner, provided the staff report.

Vice-Chairperson Slowik excused himself from hearing this item.

Staff received several phone calls; neither for nor against the project.

The Public Hearing was opened.

Speaking for the applicant, Doug Andresen, read, understood and agreed to the conditions of approval.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Garcia and seconded by Secretary Armendarez 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. 14-005 (TPM No. 19511). Motion passed by a vote of 3-0-1 with Vice-Chairperson Slowik abstaining.

**B. Master Case No. 14-040, Conditional Use Permit No. 14-018**

The applicant has requested, in an email on July 14, 2014, that the Planning Commission continue this item to the next regularly scheduled meeting on August 19, 2014.

**ACTION:** Motion was made by Vice-Chairperson Slowik and seconded by Commissioner Garcia to continue this item to the next regularly scheduled meeting on August 19, 2014. Motion passed by a vote of 4-0.

**C. Master Case No. 14-014, Administrative Site Plan No. 14-004, and Conditional Use Permit No. 14-006 for a proposed 75 foot tall cell tower**

Project Planner, Paul Gonzales, Associate Planner, provided the staff report.

Staff received two phone calls; neither for nor against the project.

Discussion was held on the addition of the eucalyptus trees.

Discussion was held on the maintenance and development of Wind Flower.

Senior Engineer Kathy Raasch spoke on Wind Flower being relinquished to the land owner and a possible easement for access to the cell tower.

Director Troyer stated that Wind Flower will be reviewed, but it is not being tied to this project.

The Public Hearing was opened.

Speaking for the applicant, Alexander Lew, thanked staff and spoke on the easement on the north is for electrical access; there is a lease agreement with the property owner for vehicular access through Windflower.

Wenzhong Gao spoke in opposition to this project.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Garcia and seconded by Vice Chairperson Slowik to 1) Adopt the Negative Declaration, direct staff to file a Notice of Determination; and, 2) Approve Administrative Site Plan No. 14-004 and Conditional Use Permit No. 14-006. Motion passed by a vote of 4-0.

**D. Master Case No. 13-036, Design Review No. 13-004 for 20 Single-Family Homes**

Project Planner, Paul Gonzales, Associate Planner, provided the staff report.

No communication was received by staff on this project.

The Public Hearing was opened.

Speaking for the applicant, Justin Frank, spoke on the specifics of the project.

Discussion was held on the final map being recorded and approved; and will be issued prior to building permits.

The Public Hearing was closed.

**ACTION:** Motion was made by Secretary Armendarez and seconded by Vice Chairperson Slowik to 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, Class No. 32 (Infill Development) of the California Environmental Quality Act; and, 2) Approve Design Review No. 13-

004. Motion passed by a vote of 4-0.

## **DIRECTOR COMMUNICATIONS:**

### **A. Director Communications**

The Planning Commission reviewed an update of future City Council Agenda items for the July 22, 2014, meetings and the July 30, 2014 Joint City Council/Planning Commission Workshop at 5:30 p.m. in the Development Services Conference Room for the Planning Commission's information; and an update of future Planning Commission items for the July 30, 2014, (Workshop 5:30 p.m.), and August 5, 2014, meetings for the Planning Commission's information.

Director Troyer announced that Attorney Gomer will be moving to Illinois.

Attorney Gomer spoke on enjoying her time here on the Planning Commission.

## **COMMISSION COMMENTS:**

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

Commissioner Garcia wished Attorney Gomer good luck and hopes to see her back soon.

Commissioner Garcia wished his daughter Katherine a happy birthday!

Commissioner Garcia wished everyone a good evening.

Vice-Chairperson Slowik wished Attorney Gomer good luck and thanked her for her service.

Vice-Chairperson Slowik shared that Cross Point Community Church is holding a Shoe Drive on August 2, 2014. More information is available by contacting Brian Sims at 909.350.4236.

Vice-Chairperson Slowik congratulated all students whose art work was displayed at the art show on Saturday, July 12, 2014; and thanked Becky Peck, Greg Peck, Margie Martinez, Steve Martinez and everyone that planned the event.

Vice-Chairperson Slowik had the honor of meeting Chris Carter of the Pittsburg Steelers who graduated from Kaiser High School and spoke on the Chris Carter for Youth Foundation. Email [FPWPresident@gmail.com](mailto:FPWPresident@gmail.com) for scholarship information.

Vice-Chairperson Slowik congratulated new Rotary President Terrie

Schnieder.

Vice-Chairperson Slowik thanked assembly member Cheryl Brown for being recognized by her and for her support of the community.

Commissioner Armendarez congratulated Attorney Gomer on her move.

Commissioner Armendarez congratulated new Rotary President Terrie Schnieder.

Commissioner Armendarez wished everyone a good night.

Chairperson Cothran thanked Attorney Gomer for her help and wished her well.

Director Troyer spoke on the latest GIS map; Commissioner Garcia really appreciates it.

Chairperson Cothran asked for an update on the general plan.

Director Troyer provided an update on the general plan; it will kick off in September or October and he will provide monthly updates. The Planning Commissioners will be actively involved.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 6:53 p.m. to a joint City Council/Planning Commission workshop on July 30, 2014, at 5:30 p.m. in the Development Services Conference room (DSO DAB room), located at 8353 Sierra Avenue, Fontana, California, and then to the regularly scheduled Planning Commission meeting on August 5, 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 5TH DAY OF AUGUST, 2014.**

  
Phil Cothran  
Chairperson