

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
July 01, 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, July 1, 2014, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Cothran called the meeting to order at 6:00 p.m.

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

Absent: None.

Also Present: Community Development Director James Troyer, AICP; Attorney Alison P. Gomer; Assistant Planner Jon S. Dille; City Clerk Tonia Lewis and Planning Commission Secretary Ysela Aguirre

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance

Following the Invocation given by Vice-Chairperson Slowik, the Pledge of Allegiance was led by Secretary Armendarez.

PUBLIC COMMUNICATIONS:

A. Public Communications

None.

CONSENT CALENDAR:

A. Approval of Minutes

Approve the Planning Commission Minutes of May 20, 2014, June 3, 2014, and the Planning Commission Minutes of June 23, 2014.

A motion was made by Commissioner Slowik and seconded by

Commissioner Meyer to approve the minutes of the May 20, 2014, Planning Commission Meeting. Motion passed by a vote of 5-0.

A motion was made by Commissioner Meyer and seconded by Commissioner Armendarez to approve the minutes of the June 3, 2014, Planning Commission Meeting with corrections provided by Commissioner Meyer. Motion passed by a vote of 4-0-1 with Commissioner Slowik abstaining.

A motion was made by Commissioner Meyer and seconded by Commissioner Garcia to approve the minutes of the June 23, 2014, Special Planning Commission Meeting. Motion passed by a vote of 5-0.

PUBLIC HEARINGS:

A. Master Case No. 13-063, Administrative Site Plan No. 13-037

Staff recommends that the Planning Commission continue this item to the July 15, 2014 Planning Commission meeting. Project Planner, Jon S. Dille, Assistant Planner.

Planner Dille provided an update on the work being done with the Applicant on the project.

Attorney Gomer recommended this item not be discussed if it is to be continued.

A memo on buildings and covered structures will be attached to the report for the Planning Commission's information.

Commissioner Meyer noted that he will not be here for the July 15, 2014, Planning Commission meeting and asked that this item be continued to the first meeting in August.

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

B. Master Case No. 13-027, Design Review Project No. 14-003

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

Discussion was held on the letter received at the dais in opposition to this project. The letter was entered into the record.

Discussion was held on the landscaping of the project.

Discussion was held on the street connecting to the North Woods Community

once the right of way is acquired by the applicant.

The Public Hearing was opened.

Speaking for the applicant, Ryan Combe, thanked staff for their work.

Applicant agreed to all conditions of approval and mitigation measures.

Discussion was held on the 2,800 sq. ft. plan having a full bathroom downstairs.

Discussion was held on the size of the garage.

Discussion was held on adding designs to deter conversion of living spaces into bedrooms.

Discussion was held on the look of the rear of the property that faces a busy street.

Applicant stated that this development is nicer than any homes they have had approved before, but is open to any suggestions.

Commissioner Meyer suggested adding a condition for enhanced consistency that is agreeable to the Director of Community Development.

Discussion was held on the solar panels.

Commissioner Garcia suggested looking at City policy in order to have consistency and have it understood by everyone.

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 Project No. 14-003 with a condition for Project Developer to work with Community Development Director.

Discussion was held on the additional standards being recommended. Commissioner Slowik is opposed to doing it on a project by project basis.

Commissioner Meyer suggested a standard additional condition until the standard is set. Commissioner Meyer withdrew the motion.

The Public Hearing was reopened.

The applicant proposed adding shutters on the homes visible from the public

right of way.

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 Project No. 14-003, with a condition added for the Project Developer to work with Community Development Director to add a condition for enhanced consistency on the sides and back of those houses that are on street corners. Motion passed by a vote of 4-1 with Vice-Chairperson Slowik opposing.

DIRECTOR COMMUNICATIONS:

A. Director Communications

The Planning Commission reviewed an update of future City Council Agenda items for the 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 15, 2014, July 22, 2014 (Workshop) and August 5, 2014, meetings for the Planning Commission's information.

Director Troyer wished everyone a happy 4th of July.

COMMISSION COMMENTS:

A. Planning Commission Remarks

Commissioner Meyer congratulated all the new officers of the Fontana Rotary Club; Vice-Chairperson Slowik for agreeing to move up the ladder and become president next year; and Terrie Schnieder, Executive Director of Boys and Girls Club, as the new Rotary Club President.

Commissioner Meyer congratulated the Cothran family on their engagements and upcoming marriages.

Commissioner Meyer wished everyone a happy and safe 4th of July.

Commissioner Meyer reminded everyone that Fontana is in a fire zone and to be extremely safe with legal fireworks.

Commissioner Meyer reminded everyone to remember what the 4th of July means - the independence of the greatest country on the face of the earth.

Secretary Armendarez attended the Chamber of Commerce Installation Dinner.

Secretary Armendarez congratulated Vice-Chairperson Slowik on becoming an officer of the Fontana Rotary Club.

Secretary Armendarez wished everyone a safe and conscious 4th of July; a celebration of our independence.

Vice-Chairperson Slowik congratulated the Cothrans on the two engagements. Vice-Chairperson Slowik wished everyone a happy 4th of July and reminded everyone to celebrate in a safe and sane manner. Vice-Chairperson Slowik asked the Community Development Director to check and report back on the need for traffic signal lights at intersection of Baseline and Palmetto (the northeast corner is in the City of Rialto).

Commissioner Garcia congratulated the Cothrans on the growth of their family.

Commissioner Garcia wished everyone a happy Independence Day and thanked servicemen and women who work of us to keep our independence.

Commissioner Garcia wished everyone a safe 4th of July.


Chairperson Cothran congratulated Terrie Schneider, Executive Director of Boys and Girls Club, as the President of the Fontana Rotary Club; and Daniel Reid, Vice President of Citizen Business Bank, as the President of the Fontana Chamber of Commerce.

Chairperson Cothran congratulated his daughter, Cecily, who was engaged two weeks ago to Jordan Arana; and his daughter, Amanda, who was engaged on Sunday to Shane Carroll. He is blessed with wonderful children and the young men they will marry.

Chairperson Cothran thanked the Planning Commissioners for their work on the Commission.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:23 p.m. to the next Regular Planning Commission meeting on Tuesday, July 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 15TH DAY OF JULY, 2014.

A handwritten signature in black ink, appearing to read 'Phil Cothran', is written over a horizontal line.

Phil Cothran
Chairperson