

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
February 03, 2015
Grover W. Taylor 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, February 3, 2015, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Cothran called the meeting to order at 6:03 p.m.

Present: Chairperson Cothran, Secretary Garcia and Vice-Chairperson Meyer.

Absent: None

Also Present: Community Development Director James Troyer, AICP; Planning Manager Zai AbuBakar; Attorney Andrew D. Maiorano; Senior Planner Orlando Hernandez; Assistant Planner Dawn Rowe; Senior Engineer Kathy Raasch; 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 Vice-Chairperson Meyer, the Pledge of Allegiance was led by Secretary Garcia.

SPECIAL PRESENTATIONS:

A. Commission Swearing In:

- Peter Garcia

Commissioner Peter Garcia was sworn in as a Planning Commissioner by City Clerk Tonia Lewis.

PUBLIC COMMUNICATIONS:

A. Public Communications

None.

CONSENT CALENDAR:

A. Approval of Minutes

Approve the Planning Commission Minutes of January 20, 2015.

A motion was made by Vice-Chairperson Meyer and seconded by Secretary Garcia to approve the Minutes of the January 20, 2015, Planning Commission Meeting. Motion passed by a vote of 3-0.

PUBLIC HEARINGS:

A. Master Case No. 13-08 - Design Review No. 12-021R1

Orlando Hernandez, Senior Planner, provided the staff report.

Staff received several communication requesting information on the project; with no calls in opposition.

Vice-Chairperson Meyer commended staff on doing an excellent job of putting together the Planning Commission's thoughts on handling parking.

Discussion was held on how monitoring is done to ensure a room is not converted to a bedroom.

Discussion was held on the revisions to the initially approved plan.

Discussion was held on data that backs up projects "based on the market".

Director Troyer spoke on the Planning Commission's mission to enforce Development Code; the developer takes all the risks on a project's marketability.

Staff will correct a typographical error on Condition No. 14.

The Public Hearing was opened.

Daniel Boyd, a representative for the applicant spoke on the project's originally conception and approval. The original land developer was not the end user. DR Horton is a home builder that takes pride in their work based on local economics of the community and not just the dollar signs, they are looking at livability.

Applicant spoke on the changes to the project and takes pride in the overall

variety of floor plans. The home builder considers the home buyers comments/desires and not on published reports when planning the project.

Applicant spoke on the project lying dormant for a decade and now having new life and well under way; this project is independently financed.

Applicant spoke on the loft only being nine feet wide and cannot be converted into a bedroom. .

Applicant spoke on the HOA.

Discussion was held on Condition No. 14 regarding the completion of the park.

Discussion was held on what information a home builder could provide to determine what quantitative or qualitative information is used to determine what home buyers are looking for. The applicant spoke on the consumer's desires and wants being what drives the market.

Discussion was held on the park placement and design.

Discussion was held on the difference in square footage for each category.

Discussion was held on the phasing schedule of the project.

Applicant has read and agreed to the conditions of approval.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Secretary Garcia and seconded by Vice-Chairperson Meyer to 1) Direct staff to file the Notice of Determination of a previously approved CEQA document; and 2) Approve Design Review No. 12-021R1 with a change to Condition No. 14 removing the word "it". Motion passed by a vote of 3-0.

B. MCN 13-068, Design Review No. 13-013 and Tentative Parcel Map No. 13-008 (19499) for the site and architectural review of a proposed 968,150 square foot high-cube industrial warehouse (continued Public Hearing from December 16, 2014)

Dawn Rowe, Assistant Planner provided the staff report.

Staff received one call in favor of the project.

Assistant Engineer Keith Toliver spoke on the traffic flow and expected daily

truck trips.

Discussion was held on soil reports being provided as part of the Conditions of Approval with mitigating measures determined after review.

Discussion was held on the City's responsibility to check that mitigating measures are completed.

Discussion was held on the heritage trees, mitigating fee that is placed on the applicant, and replacement trees.

Discussion was held on items in the report being changed/revised.

Planning Manager AbuBakar suggested the Commission continue this item if there are items that need to be cleaned up in the report.

Director Troyer stated that if the Planning Commission agrees with the final determination, we can move forward, but if the Initial Study is being amended, we will need to continue this item. The Initial Study is available for the Planning Commission's review prior to the Public Hearing. If it is being revised, it will have to be renoticed and allow the public to review it.

Attorney Maiorano stated that if the changes affect the final analysis, this item should be continued.

Discussion was held on the AQMD threshold. This project does not require mitigation.

The Public Hearing was opened.

Speaking for the applicant, Terri Allen spoke on DCT Industrial being an owner operator. The applicant is excited to be here to present a Class A project. Applicant spoke on the environmental study being done because of age of building, lead based paint, asbestos and soil testing. Applicant spoke on mitigation measures if the soil test requires it. Applicant spoke on the habitat study not requiring any mitigation measures.

Discussion was held on the issues with the Metropolitan Water District. Applicant stated that the MWD's letter was vague as to what their initial concern was and they have come back with no specific concern.

Discussion was held on the piping that runs down the middle of the street.

Discussion was held on what the Construction Relations Officer will do.

Discussion was held on the elevations.

Calvin Coatsworth spoke on the applicant's behalf regarding the glass, windows and several elements on the setback.

Discussion was held on changes to the elevations and the applicant agreed to incorporate these changes.

Discussion was held on internal circulation to avoid queuing on public streets.

Discussion was held on the entrance to the project site.

Discussion was held on the division of the building. If the division is required, the project would come back to the Planning Commission for review as a non-public hearing item.

Discussion was held on the flow of truck traffic.

Discussion was held on frontage improvement to Santa Ana, Poplar, and Catawba.

Speaking on the applicant's behalf, Sandipan Bhattacharjee spoke on fees being collected to improve these streets.

Discussion was held on improvement on portions of the street in front of projects. Staff works with developers on street improvements. Staff will look at improving curb returns.

Discussion was held on traffic constantly being monitoring to address any safety concerns.

Discussion was held on the wall elevation, landscaping, and screening on Catawba and Poplar.

Chairperson Cothran commended the applicant on the project design.

The Public Hearing was closed.

ACTION: Motion was made by Vice-Chairperson Meyer and seconded by Secretary Garcia to 1) Adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination; 2) Approve Tentative Parcel Map No. 13-008; and, 3) Approve Design Review No. 13-013 with bringing back if division of floor space, providing actual tree fee, wall articulation as determined by Community Development Director. Motion passed by a vote of 3-0.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

The Planning Commission reviewed an update of future City Council Agenda items for the February 24, 2015, meeting for the Planning Commission's information; and an update of future Planning Commission items for the February 17, 2015, and March 3, 2015, meetings for the Planning Commission's information.

B. 2014 Community Development Year End Report

Community Development Director James Troyer provided a Community Development Year End Report, which included information on Planning Division staffing; Building and Safety Division staffing; Operational Improvements; Results; Enhanced and Improved Organizational Structure; Planning Division Highlights; and 2015 Expectations.

COMMISSION COMMENTS:

A. Planning Commission Remarks

Vice-Chairperson Meyer congratulated Commissioner Garcia on his re-appointment to the Planning Commission.

Vice-Chairperson Meyer congratulated newly appointed Commissioners Quiroga and Rowland.

Vice-Chairperson Meyer wished his mother a happy birthday.

Vice-Chairperson Meyer requested staff provide a workshop on the marketing trends for home development.

Vice-Chairperson Meyer wished everyone a good evening.

Secretary Garcia thanked Mayor Warren and City Council for his reappointment. He enjoys serving his community.

Secretary Garcia congratulated newly appointed Commissioners Quiroga and Rowland.

Secretary Garcia spoke on having some research, data, or analysis to help the Planning Commission make their decisions.

Vice-Chairperson Meyer spoke on having developers provide some assistance on providing the information Secretary Garcia is requesting.

Chairperson Cothran congratulated Commissioner Garcia on his reappointment and appreciates his contributions.

Chairperson Cothran congratulated newly appointed Planning Commissioners Janie Rowland and Daniel Quiroga who will be sworn in at the next Planning Commission meeting.

WORKSHOP:

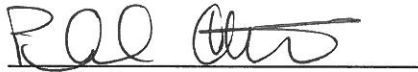
Parking for Assembly Uses and Parks - Planning Commission

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 8:48 p.m. to a Workshop in the Executive Conference Room and then to the regularly scheduled Planning Commission meeting on Tuesday, February 17, 2015, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.


Ysela Aguirre
Commission Secretary

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 17th DAY OF FEBRUARY, 2015.


Phil Cothran
Chairperson