

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
March 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, March 3, 2015, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Cothran called the meeting to order at 6:02 p.m.

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

Absent: None

Also Present: Planning Manager Zai AbuBakar; Attorney Andrew D. Maiorano; Senior Planner Orlando Hernandez; Senior Engineer Kathy Raasch; Associate Planner DiTanyon Johnson; Assistant Planner Jon S. Dille; 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 Commissioner Rowland, the Pledge of Allegiance was led by Commissioner Quiroga.

PUBLIC COMMUNICATIONS:

A. Public Communications

Fontana School Board Member Matthew Slowik spoke on a fundraiser at Jersey Mike's to benefit the Fontana Unified School District.

CONSENT CALENDAR:

A. Approval of Minutes

Approve the Planning Commission Minutes of February 17, 2015.

A motion was made by Vice Chair Meyer and seconded by Commissioner Rowland to approve the minutes of the February 3, 2015, Planning Commission Meeting with a change to language on Public Hearing Item A. as follows: "Discussion was held on the project not being near an identified sensitive use..." Motion passed by a vote of 5-0.

PUBLIC HEARINGS:

A. Draft Environmental Impact Report (DEIR) Westgate Specific Plan (SP)

DiTanyon Johnson, Associate Planner, provided the staff report.

Discussion was held on the Specific Plan.

Secretary Garcia commented on needing more time to digest the entire report.

Discussion was held on having the Specific Plan available to review. The plan will be ready in a few weeks.

Discussion was held on public comments being accepted until Monday , March 9th.

The Public Hearing was opened.

Eddie McCloud spoke in opposition to this project. His concerns were: the lack of appropriate housing on the project - there should only be one house and not 4 or 5 on a lot; the city is doing too much too fast; the sound barrier wall is still not in place while new houses to the west already have one; trucks hitting the overpass – the area is not safe for people; housing to the west is selling overnight; noticing for the project. Mr. McCloud spoke on wanting to retire in a safe city and asked the Planning Commission to do the right thing so people want to come and live here.

Chairperson Cothran encouraged Mr. McCloud to come back.

Any comments received tonight will be addressed in the EIR; Mr. McCloud's comment will be addressed under "Land Use – Oppose current proposed land use".

Julius Weathersbee spoke on his concerns with the size of the project and the amount of traffic it will create; the condition of the streets being destroyed with huge trucks; congestion on the freeway; the increase of crime and drugs in the apartment projects. He would like to retire in five years and is worried about the quality of life. He understands that the city wants to grow, but certain projects just do not work.

Chairperson Cothran spoke on being passionate about our city and encouraged Mr. Weathersbee to come back.

A correction will be made on the report regarding the HOV lanes on the I-15. There are only three lanes with no HOV.

Discussion was held on how a third party can be required to comply with part of a mitigation agreement.

Discussion was held on the height of the sound barrier wall – some places in the staff report indicate 20 ft. and some indicate 15 ft.

Discussion was held on Cherry Avenue being improved before any warehouse is approved.

Discussion was held on the parking standard needing more attention.

Discussion was held on making sure phasing requires connect to sewer.

Discussion was held on the plotting of the elementary school in the Falcon Ridge area.

Discussion was held the environmental impacts that require a statement of overriding consideration.

Dave Crook, PCR, prepared the Draft EIR on behalf of the city and spoke on the significant unavoidable impact items.

Discussion was held on the AQMD recommendations being addressed in the Final EIR.

Discussion was held on health risk assessments being done for residences within a certain radius of commercial activities.

Discussion was held on the vineyards on the site.

Discussion was held on traffic noise impacts.

Discussion was held on businesses individually may be meeting the noise threshold, but collectively they may exceed it and how they could be restricted. Any subsequent projects would have to follow mitigation measures.

Discussion was held on the DEIR and how to plan for a project that may not be built in our lifetime.

Planning Manager AbuBakar will work with the applicant to get all of the

changes done in the Specific Plan for the Planning Commission to review with the DEIR.

Discussion was held on any comments from other public entities being included in the Final EIR.

Consensus was to have a workshop on this project before it comes back to the dais for approval.

The Public Hearing was closed.

B. Planning #08-063-Administrative Site Plan #08-038 and Conditional Use Permit #08-026, ACME Self Storage

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

Chairperson Cothran disclosed that he went over the project with applicant with no reportable action.

Discussion was held on the parking analysis.

Discussion was held on the sewer system. Condition Nos. 40 and 41 could be stricken.

Discussion was held on the turning radius.

The Public Hearing was opened.

Speaking for the applicant, Ron Lee stated that the project is on sewer and the RVs will not have a dump station.

Discussion was held on the difference between the original approved project and the one being presented today.

Discussion was held on the entrance and exit gates.

Discussion was held on the security of the facility.

Consensus was to have a condition for security cameras.

Discussion was held on hours of operation. A condition will be added to be open from 8:00 a.m. to 6:00 p.m. Monday through Sunday.

Discussion was held on access from the facility through the rear gate.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on “stacking”. Staff will craft a condition to address the stacking issue.

ACTION: Motion was made by Secretary Garcia and seconded by Vice-Chairperson Meyer to 1) Adopt the Negative Declaration and direct staff to file the Notice of Determination; and, 2) Approve Administrative Site Plan No. 08-038 and Conditional Use Permit No. 08-026 with the elimination of Condition Nos. 40 and 41, adding of a condition for the back gate to only be open from 8:00 a.m. to 6:00 p.m. Monday through Sunday, and with direction to staff to craft a condition to address the stacking issue. Motion passed by a vote of 5-0.

A recess was called at 7:46 p.m.

The meeting was reconvened at 7:51 p.m.

C. Master Case #14-083/ASP #14-041/CUP #14-036, Swift Truck Sales

Orlando Hernandez, Senior Planner, provided the staff report.

Discussion was held on the design and size of the building.

The Public Hearing was opened.

Speaking for the applicant, Gary Weinberger, spoke on being able to provide any potential buyer all the facts on the truck; and the simple, clean, and straight forward design of the building.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Rowland and seconded by Commissioner Quiroga to 1) Determine that the project is Categorically Exempt pursuant to Section 15332, Class 32, (In-Fill Development) of the California Environmental Quality Act, direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 14-036 and Administrative Site Plan No. 14-041. 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 March 10, 2015 and March 24, 2015 meetings for the Planning Commission's information; and an update of future Planning Commission items for the March 17, 2015 meeting for the Planning Commission's

information.

COMMISSION COMMENTS:

A. Planning Commission Remarks

Secretary Garcia wished everyone a good evening.

Commissioner Rowland thanked everyone for their patience on the new Commissioners learning as they sit on the dais.

Commissioner Rowland wished everyone a good evening.

Commissioner Quiroga thanked everyone for their support and appreciates having a workshop to cover information that is so massive and having to make a hard decision.

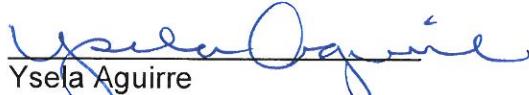
Vice-Chairperson Meyer wished everyone a good evening and a good week.

Chairperson Cothran is appreciative of the new Commissioners.

Chairperson Cothran announced that the Miss Fontana Pageant is accepting applications and are available at www.missfontana.com.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 8:09 p.m. to the regularly scheduled Planning Commission meeting on Tuesday, March 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 MARCH, 2015.



Phil Cothran
Chairperson