

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
March 17, 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 17, 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: Community Development Director James R. Troyer, AICP; Attorney Andrew D. Maiorano; Senior Planner Shannon Casey, AICP; Assistant Planner Salvador Quintanilla; Assistant Planner Jon S. Dille; Associate Planner Catherine Lin; Assistant Engineer Ricardo Garay; 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.

PUBLIC COMMUNICATIONS:

A. Public Communications

None.

CONSENT CALENDAR:

A. Approval of Minutes

Approve the Planning Commission Minutes of March 3, 2015.

A motion was made by Commissioner Rowland and seconded by Secretary Garcia to approve the minutes of the March 3, 2015, Planning Commission Meeting with a correction to the HOV information on Item "There are four traffic lanes on Interstate 15 and no HOV lane and three traffic lanes on the 210 Freeway with 1 HOV lanes." Motion passed by a vote of 5-0.

PUBLIC HEARINGS:

A. Master Case No. 14-071-Administrative Site Plan No. 98-026R2 and Conditional Use Permit No. 14-028, Wireless Facility

Staff recommended this item be continued to a date uncertain.

ACTION: Motion was made by Vice Chairperson Meyer and seconded by Secretary Garcia to continue this item to a date uncertain. Motion passed by a vote of 5-0.

B. Master Case No. 14-094 - Tentative Parcel Map No. 14-017

Per memo provided at the dais, staff recommended this item be continued to the April 7, 2015, Planning Commission meeting.

No member of the audience spoke in favor or opposition.

ACTION: Motion was made by Commissioner Quiroga and seconded by Commissioner Rowland to continue this item to April 7, 2015. Motion passed by a vote of 5-0.

C. Master Case No. 14-090-Administrative Site Plan No. 14-043 and Conditional Use Permit No. 14-040

Shannon Casey, AICP, Senior Planner, provided the staff report.

Discussion was held on the control of the parcels surrounding the project.

Discussion was held on the unusual shape of the parcel configurations to the south of the project. Those parcels are not controlled by the applicant and not a part of the proposal before the Planning Commission tonight.

Discussion was held on the shared drive aisle to the north to the project.

Discussion was held on the development on the corner piece.

Discussion was held on the redesigning of the streets and roads.

Discussion was held on the realistic expectation of the development of the entire parcel to the south of this project.

Discussion was held on the street improvements on Mango Avenue.

The Public Hearing was opened.

Discussion was held on the expectation for development on Sierra and Mango. Engineer Ricardo Garay spoke on the lot line adjustment – the front parcel will be a stand-alone project; the back portion is a second parcel that will not be developed at this time.

Discussion was held on the frontage along Mango.

Discussion was held on the plans for the parcel and facilitation of further development.

Speaking for the applicant, Zach Lauterbach, spoke on other users coming in and following suit. Applicant is working with the adjacent land owner.

Discussion was held on how many parcels are left.

Donald Montag the project property owner spoke on the joint access agreement and the drive aisle easement between another property owner and himself. Their properties consist of two lots (85.5 ft. by 165 ft.). The developer is aware of where the property owners want access.

Donald Montag spoke on the recorded easements. There is an additional easement proposed to go on the south that will provide access to all the parcels in the area.

Discussion was held on the easement running north and south.

Discussion was held on the egress and ingress on the south easement and its proximity to Sierra.

Donald Montag spoke on developing the back as an industrial not commercial development for those interested in smaller industrial buildings.

Discussion was held on third parcel being shown because it provides access. Development is not required as part of this project. But, the full width of the proposed driveway will eventually be developed.

Discussion was held on what the south facing garage will look like once the parcel to the south is developed.

Discussion was held on the proposed easements; the project being proposed provides an opportunity to connect and be cohesive.

Discussion was held on the lot line application not being a part of this project that is an application at the counter. But in order for this project to work, there

must be a lot line adjustment that must be recorded before this project is developed.

Discussion was held on fencing on the south property as part of future developments.

Discussion was held on the tire company owning the property once it is developed.

Discussion was held on any measures for noise control. Staff did not conclude that there were any noise issues.

Discussion was held on video surveillance around the perimeter.

Discussion was held on the hours of operation. There will be a change to the Condition to indicate the hours of operation are Monday through Saturday from 8:00 a.m. to 6:00 p.m.

Applicant spoke on looking forward to moving this project along.

Scott Larson, owner of the storage facility to the north of this project spoke on not having his business put in a hole by this development. He hopes there is a plan to make sure they all tie together to have a nice development there. He spoke on the nice job on what is being done and being very proud to be in Fontana.

Shawn Ponce spoke on being concerned with the congestion in the area and how residents were notified.

Discussion was held on this project being noticed sufficiently.

The Public Hearing was closed.

ACTION: Motion was made by Vice-Chairperson Meyer and seconded by Commissioner Rowland to 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, Class No. 32 (In-fill Development), of the California Environmental Quality Act; 2) Approve Conditional Use Permit No. 14-040; 3) Approve Administrative Site Plan No. 14-043 with a change to the condition to require video surveillance and a change to the hours of operation. Motion passed by a vote of 5-0.

D. Zone Code Amendment (ZCA) No. 15-008, an amendment to Chapter 30, Article V (Residential Zoning Districts) of the Municipal Code

Catherine Lin, Associate Planner, provided the staff report.

Staff will correct a typo on the CEQA document on the last line of the Notice of Exemption should be 15378 not 15379.

Discussion was held on any projects being subdivided would have to provide the amenities or wait until this item is approved.

Any projects not deemed complete would have to meet this item requirement if it is approved by City Council.

Discussion was held on this item only affecting R-2(a) zoning designation.

Discussion was held on the lot sizes, the minimum dwelling unit size, and the density bonus.

Discussion was held on the patio setback.

The Public Hearing was opened.

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 adopt PC Resolution No. 15-02, a resolution forwarding a recommendation to the City Council 1) Finding that there will be no significant environmental impacts caused by this project; therefore, a Notice of Exemption has been prepared; and 2) To adopt Zoning Code Amendment, (ZCA) No. 15-008, an amendment to Chapter 30, Article V (Residential Districts), Sections 30-159 and 30-160 of the Fontana Zoning Code with corrections to typos in the report. 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 24, 2015, April 14, 2015; and April 28, 2015, meetings for the Planning Commission's information; and an update of future Planning Commission items for the April 7, 2015 and April 21, 2015, meetings for the Planning Commission's information.

COMMISSION COMMENTS:

A. Planning Commission Remarks

Secretary Garcia stated that as of last weekend, Pony League has started and that baseball season is here. In addition, his son's team won their game tonight.

Commissioner Rowland spoke on Relay for Life, May 16 and 17, 2015, at

Summit High School. This is the 15th year and they have raised over 1 million dollars. More information is available at www.relayforlife.org/fontanaca

Commissioner Quiroga announced the Fontana Middle School Travel Club will leave to New York, Philadelphia, Boston, and Washington on Friday.

Commissioner Quiroga is proud to be on the team to make things better for Fontana.

Commissioner Quiroga wished everyone a good night.

Vice Chairperson Meyer reminded everyone that Commissioner Cothran and his wife are looking for volunteers for this weekend at the Raceway.

Vice Chairperson Meyer spoke on the Planner's Institute that was very educational. He thanked Mr. Troyer and assistant for arranging that.

Vice Chairperson Meyer wished everyone a happy and holy St. Patrick's Day.

Vice Chairperson Meyer wished everyone a happy St. Joseph's Day.

Vice Chairperson Meyer wished everyone a blessed Holy Week and a special Easter.

Vice Chairperson Meyer spoke on the teens at Sacred Heart Friday, April 3, at 3:00 p.m. the Stations of the Cross.

Vice Chairperson Meyer wished Commissioner Quiroga and his students a safe and great trip.

Vice Chairperson Meyer wished everyone a good evening.

City Clerk Tonia Lewis wished her daughter, Kelley and John Thompson, a happy 25th wedding anniversary.

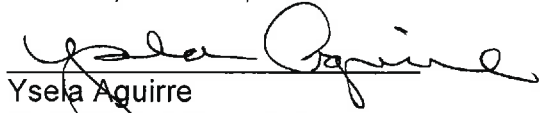
Chairperson Cothran spoke on the Rotary Club working at Fontana Speedway. Anyone interested in volunteering can contact his office at 909.822.3545.

Chairperson Cothran spoke on Miss Fontana having kicked off. The Miss Fontana Pageant will be held on June 13, 2015. Participants will be trained over the next few months. There are currently 411 young ladies signed up. More information is available at www.missfontana.com

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:53 p.m. to the regularly scheduled Planning Commission meeting on Tuesday, April 7, 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 7th DAY OF APRIL, 2015.



Phil Cothran
Chairperson