

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
April 07, 2015  
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, April 7, 2015, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Vice Chairperson Meyer called the meeting to order at 6:05 p.m.

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

Absent: Chairperson Cothran

Also Present: Attorney Andrew D. Maiorano; Planning Manager Zai AbuBakar; Senior Planner Shannon Casey; Senior Planner Orlando Hernandez; Assistant Planner Jon S. Dille; Assistant Planner Salvador Quintanilla; Assistant Engineer Ricardo Garay; 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 Rowland, the Pledge of Allegiance was led by Commissioner Quiroga.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes**

Approve the Planning Commission Minutes of March 17, 2015.

A motion was made by Commissioner Rowland and seconded by Commissioner Quiroga to approve the minutes of the March 17, 2015, Planning Commission Meeting. Motion passed by a vote of 4-0.

## **PUBLIC HEARINGS:**

### **A. Master Case No. 14-094, Tentative Parcel Map No. 14-017 (TMP No. 19538), Continued from the March 17, 2015, Planning Commission Meeting**

Salvador Quintanilla, Assistant Planner provided the staff report.

Staff received an email from a local church with concerns regarding the lot sizes and maintenance of the site.

Discussion was held on the difference between the net lot size and the gross lot size.

The Public Hearing was opened.

Speaking for the applicant, Suresh Doddiah, spoke on the difference between the net lot size and gross lot size. Applicant spoke on addressing the email received from staff and everything has been cleaned off of the project site.

No member of the audience spoke in favor or opposition to the project.

The Public Hearing was closed.

**ACTION:** Motion was made by Secretary Garcia and seconded by Commissioner Rowland to 1) Determine that the project is Categorically Exempt pursuant to Section 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. 14-017 (TPM No. 19538). Motion passed by a vote of 4-0.

### **B. Master Case No. 14-071, Conditional Use Permit No. 14-028, Variance No. 15-001, Administrative Site Plan No. 98-026R2**

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

Discussion was held on the location of the new pole in comparison to the existing location of the old pole.

Discussion was held on the variance request for the distance separation.

Discussion was held on the new location of the pole and its possible interference with residential blocked views.

The Public Hearing was opened.

Speaking for the applicant, James Rogers reviewed and agreed to the findings and the conditions of approval. Applicant addressed the Commission's concerns regarding the 207 feet separation variance.

Discussion was held on the reasons for the size of the separation variance. Attorney Andrew D. Maiorano reminded that the Commission is only to enforce City's Codes.

No member of the audience spoke in favor or opposition to the project.

The Public Hearing was closed.

Discussion was held on the separation variance and its potential impact to the area.

**ACTION:** Motion was made by Commissioner Rowland and seconded by Commissioner Quiroga to 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301, (Class 1, Existing Facility) and Section No. 15303 (Class 3, New Construction or Conversion of Small Structures) of the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 14-028, Variance No. 15-001, and Administrative Site Plan No. 98-026R2. Motion passed by a vote of 4-0.

**C. Master Case No. 14-075; Tentative Parcel Map No. 14-013; Conditional Use Permit No. 14-029; Conditional Use Permit No. 14-030 and Administrative Site Plan No. 14-036**

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

Staff did not receive any written or verbal communication for or against this project.

The Public Hearing was opened.

Speaking for the applicant, Sean Norton, read and agreed to the conditions of approval.

Discussion was held on the current use of the property.

No member of the audience spoke in favor or opposition to the project.

The Public Hearing was closed.

Discussion was held on video surveillance cameras and outdoor lighting. Planning Manager Zai AbuBakar will discuss this matter with the Fontana

Police Department.

**ACTION:** Motion was made by Secretary Garcia and seconded by Commissioner Quiroga 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 Tentative Parcel Map No. 14-013 (19600); 3) Approve Conditional Use Permit No. 14-029; 4) Approve Conditional Use Permit No. 14-030; and 5) Approve Administrative Site Plan No. 14-036. Motion passed by a vote of 4-0.

**D. Master Case No. 14-041, Specific Plan Amendment No. 14-005, Administrative Site Plan No. 14-045, Conditional Use Permit No. 14-041**

Orlando Hernandez, Senior Planner provided the staff report.

Staff provided two modifications to the Conditions of Approval as follows:

- Administrative Site Plan (ASP) Condition No. 29 – this conditions identifies the development fees for this project, the updated condition reflects a 50% reduced master storm drain rate.
- Conditional Use Permit (CUP) Condition No. 9 - this condition is intended to prohibit the maintenance of vehicles by the general public and will now read: "No truck repair maintenance is allowed by the general public and/or customers".

The Public Hearing was opened.

Discussion was held on the sewer.

Speaking for the applicant, Dan Richards, spoke on enjoying working with staff and requested further reduction to the fees in ASP Condition No. 29 due to lack of development of the 7.4 acres on the property. Applicant agrees with all other Conditions of Approval.

No member of the audience spoke in favor or opposition to the project.

Engineer Garay spoke on the storm drain fees being required as part of the Municipal Code whenever a project comes for any improvement including landscaping, store areas, and parking areas. All parts of the property will be used.

The applicant requested the Planning Commission recommend to the City Council to reduce the storm drain fees.

The Public Hearing was closed.

**ACTION:** Motion was made by Secretary Garcia and seconded by Commissioner Rowland to Adopt Resolution PC No. 2015-03 forwarding a recommendation to the City Council to 1) Adopt the Mitigated Negative Declaration and direct staff to file a Notice of Determination; 2) Adopt an ordinance approving Specific Plan Amendment No. 14-005; 3) Approve Administrative Site Plan No. 14-045; 4) Approve Conditional Use Permit No. 14-041 along with the changes to ASP Condition No. 29 and CUP Condition No. 9 as recommended by staff. 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 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 21, 2015 and May 5, 2015 meetings for the Planning Commission's information.

Discussion was held on specific agenda items.

## **COMMISSION COMMENTS:**

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

Commissioner Quiroga shared the highlights of the Fontana Middle School Travel Club visit to the east coast and thanked the community for their support.

Commissioner Quiroga hoped everyone had a happy Easter.

Commissioner Quiroga thanked God for blessing him and his family.

Secretary Garcia wished his son a happy 7th birthday.

Secretary Garcia wished everyone a good evening.

Commissioner Rowland thanked staff and applicants for their patience as they learn the ropes.

Commissioner Rowland spoke on the National Day of Prayer on May 7, 2015, at 5:30 p.m. at Sierra Lakes Golf Course.

Commissioner Rowland shared that she attended a pageant in San Bernardino with the Miss Fontana contestants.

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 one (1)

million dollars. More information is available at [www.relayforlife.org/fontanaca](http://www.relayforlife.org/fontanaca)

Commissioner Rowland shared that the Fontana Unified School District Clothes Closet is available for anyone that needs clothes or shoes.

City Clerk Tonia Lewis wished her husband a happy wedding anniversary and her daughter a happy 25th wedding anniversary.

Vice Chairperson Meyer requested information on the General Plan Advisory Committee (GPAC) and whether there will be representatives of the City Council and Planning Commission on the Committee. Planning Manager AbuBakar will check with Director James Troyer and will email the information to Commissioners.

Vice Chairperson Meyer wished everyone a continued happy Easter season.

Vice Chairperson Meyer wished everyone a good evening.

## **WORKSHOP:**

A Planning Commission Workshop was held immediately following this meeting regarding Information on Brown Act, Conflict of Interest, and Findings of Land Use Decisions, and the Role of the City Attorney.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 7:37 p.m. to a Workshop immediately following, then to the Joint City Council and Planning Commission Workshop on Tuesday, April 14, 2015 at 5:30 p.m. in the Grover W. Taylor Council Chambers, then to the Regular Planning Commission meeting on Tuesday, April 21, 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 21st DAY OF APRIL, 2015.**



Phil Cothran  
Chairperson