

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
June 02, 2015  
Grover W. Taylor 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, June 2, 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, Secretary Garcia, Vice Chairperson Meyer; Commissioner Quiroga; and Commissioner Rowland

Absent: None

Also Present: Attorney Andrew D. Maiorano; Planning Manager Zai AbuBakar; Assistant Planner Rina Leung; 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 Meyer, the Pledge of Allegiance was led by Commissioner Rowland.

Commissioner Meyer requested that Commissioner Comments be added to the agenda after Director Communication. Attorney Maiorano noted that this is an accidental omission from the agenda; this item should be placed on the agenda in its usual order.

Chairperson Cothran noted that even though the workshop originally on the agenda is not going to be held tonight, public comments will be taken for those wishing to do so as the workshop has been postponed until a date uncertain.

Attorney Maiorano noted that Public Communication is only for non-agendized items.

## **PUBLIC COMMUNICATIONS:**

### **A. Public Communications**

Tressy Capps spoke on the confusion and inconsistency about the Westgate Specific Plan Workshop agenda item that was "continued to a date uncertain"; there is some inconsistency - first the workshop was going to be held, then it was not, now, going to start a little of the workshop. She is not sure that legal protocol is being followed and is concerned.

Attorney Maiorano asked if Miss Capps was here to speak on the Westgate Specific Plan.

Miss Capps stated that she is speaking about the way the meeting is being conducted; the fact that the initial agenda says that Westgate was going to be held tonight. Then this agenda in writing says "continued to a date uncertain" and now we're going to have a partial workshop. Her concern is that there is no consistency how this meeting is being conducted. Miss Capps stated that this is a very important matter and it was known there were going to be a lot of people here tonight and she thinks games are being played - this isn't about Westgate, this is about how city business is being conducted and that it be done in a professional and legal manner.

Attorney Maiorano clarified that the Westgate Specific Plan was agendized and the purpose of the agenda is to give the public the opportunity to know what is going to occur so the Planning Commission does not do things that are not on the agenda. Subsequent to the agenda posting, staff recommended the workshop be postponed to another date. It would be against the intentions of the Brown Act to post it and then continue it without giving the public that read the agenda the opportunity to at least comment on it. There will be the opportunity to comment on it tonight and again when the item is brought back.

## **CONSENT CALENDAR:**

### **A. Approval of Minutes**

Approve the Planning Commission Minutes of May 19, 2015.

A motion was made by Commissioner Meyer and seconded by Commissioner Garcia to approve the minutes of the May 19, 2015, Planning Commission Meeting. Motion passed by a vote of 4-0-1 with Commissioner Rowland abstaining.

## **OTHER COMMISSION BUSINESS:**

### **A. Review of onsite pedestrian and traffic circulation for Conditional Use Permit No. 06-020R2 to operate a private elementary school at**

**an existing church located at 5401 Citrus Avenue (PLC NO. 06-015)**

Assistant Planner Rina Leung provided a review of the onsite pedestrian and traffic circulation for Conditional Use Permit No. 06-020R2.

The Planning Commission requested a status report on pedestrian and traffic circulation patterns on site.

The school is approved for 105 students, but is currently only utilizing three classrooms for approximately 30 students.

Engineering and Planning staff have done several inspections of the facility and observed the following: there were no students walking to or from school; students are dropped off and picked up in the designated area; some parents are parking in the designated parking spaces and walk into the school to pick up their children; there were no more than 10 to 15 cars on site at a given time.

Discussion was held on periodic reports being provided, if they are necessary.

Discussion was held on what the safety considerations will be when the school is at full capacity.

Staff will work with the applicant and periodically check to see when the school is nearing full capacity to provide an updated status to the Planning Commission.

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

The Planning Commission reviewed an update of future City Council Agenda items for the June 9, 2015, June 23, 2015, July 14, 2015, and July 28, 2015, meetings for the Planning Commission's information; and an update of future Planning Commission items for the June 2, 2015, June 9, 2015, June 16, 2015, July 7, 2015, and July 14, 2015, meetings for the Planning Commission's information.

Discussion was held on getting a packet before the Monarch Hills workshop; it will be a PowerPoint presentation. Commissioner Meyer notified the audience that this project has a multi-family element. The developer has been giving initial feedback on the conceptual plan.

Discussion was held on updates requested on several items including the CUP on the liquor license of the 7-11 at Arrow and Juniper; a bar in Southridge that has a high rate of calls for service; and a school on Foothill and Sierra that is next to restaurants. Planning Manager AbuBakar is working

on targeting to bring back the matter at a future meeting based on the number of agenda items.

#### **COMMISSION COMMENTS:**

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

Commissioner Meyer wished everyone a good evening.

Commissioner Meyer requested a workshop with all the things going on at the state level, on water use to get a better understanding.

Commissioner Meyer attended an event where seminarian, Tomas Guillen was present; his church hosted the event and made a major impression on the Rancho Cucamonga and Fontana.

Commissioner Garcia had no comment.

Commissioner Quiroga reminded everyone that school is out and wished all of the Fontana Unified School District students a happy and safe summer; and they will have a great school year once it starts up again.

Commissioner Quiroga appreciates the residents and that they care what happens in Fontana.

Commissioner Rowland invited everyone out to the Fontana Days Parade that begins on Sierra and Arrow and to the Fontana Days Carnival.

Chairperson Cothran invited everyone to the Fontana Days and the Miss Fontana events and hopes everyone can participate.

Chairperson Cothran shared that Miss Fontana had 441 applicants and they will have fewer than 100 going on stage.

Chairperson Cothran appreciates the sponsors – Rotolo Chevrolet, Burrtec Waste and City Councilman Michael Tahan.

#### **WORKSHOP:**

##### **A. Westgate Specific Plan (continue to a date uncertain)**

Staff recommends this item be continued to a date uncertain.

Chairperson Cothran announced that there is no presentation as the applicant is not here.

Manager AbuBakar stated that the workshop was continued at the request of the applicant.

Comments from the public will be taken on this item.

Robin Hvidston spoke in opposition to the Westgate Specific Plan; she studied the Westgate Specific Plan and it has indications of stack and pack – a term used for housing and commercial buildings where they pack people in and stack them. This is not good for the community. This part of this development is not healthy as it brings in crime, traffic congestion and communicable diseases that spread. Kathy Ponce has done an excellent presentation on the Westgate property and everyone should have the opportunity to present it tonight. She requested that she be put on the official agenda more than one time. We want to see this slow down, we want more public input, and would like to see some language that the common person can understand. These projects should not be handed off to developers or attorneys. They would like to see multiple workshops on the Westgate Development.

Discussion was held on allowing a member of the public to provide a presentation on a project. Members of the public should speak to staff.

Eddie McCloud spoke in opposition to the Westgate Specific Plan. He asked why we are still dealing with this. As he listened to invocation and we prayed for wisdom, this plan is not wise. Look to the west at what the City of Rancho Cucamonga is doing, this is doing the opposite. There are homes selling for a million dollars less than half-mile from the city; instead of moving those homes over here and selling them for \$700,000 to bring in doctors and lawyers, we want to build nonsense. This plan is ridiculous. He was asked by a buddy who the City Council is working for. If they were working for me and the people in this community this plan would have been torn up the minute it was presented. His biggest problem is that he knows the Mayor doesn't come to these meetings, but she should come to these meetings. This is going to impact the community. The Mayor will be here Tuesday but no one will want to talk about the Westgate project. What are we doing? Who are we representing? Who is important to us? Is Westgate what is important? Or am I? Are the people in this community important? He would like to retire in two years, but if Westgate is built, he will have to keep working to move to the west. He loves Fontana, but would not encourage anyone to move here now. For sale signs are popping up all over the place because people see what is coming. Tell the City Planner to build something he wants to live in. Tell Westgate to build a community they want to live in. When they build something they want to live in, we will approve it. We have all this Zone 3 – Zone 4 stuff going on, when Zone 1 homes need to go up there and everyone knows it. That map should be all white for R1 zoning, but that is not what he sees; only a little corner is R1 housing. Everything else is R3 and R4 and it is not what we want. We want to sit on our porch and enjoy my neighbors, I'm not going to be able to sit at home in a couple of years, I'm going to have to keep working because the city that I care about is doing something that says

they do not care about us. If this is done, you are saying you don't care anything about the citizens of this community. Every single person that votes yes for this project does not care about us. Victorville got in bed with Lewis Homes and now that place is a crap hole. If we get in bed with Westgate, the City of Fontana will become a crap hole and no one is going to want to live here; because I am not going to want to live here and I will not encourage anyone to live here. He learned a lesson to never move in to a community with vacant land and a bunch of politicians who do not know what they are going to do. If we are not going to do it the right way, don't do anything, leave it vacant. We don't want it. He hopes the Mayor is watching this because he is still waiting for her phone call. He left a message for her and she has not returned his call. He knows the City Planner used to work for Rancho but doesn't work there anymore because they didn't see eye to eye on how the city needed to be built and now he is bringing that nonsense here. We are not saying ok and we don't want it.

Kathy Ponce spoke in opposition to the Westgate Specific Plan. Ms. Ponce thanked the Planning Commission for not cancelling tonight's meeting even if Westgate felt that they needed to. She provided a CD to the Planning Commission and challenged them to become familiar with Agenda 21 and how it will influence your children, grandchildren and great grandchildren. Why did Westgate cancel this appearance? Do they think we will go away? We won't. Do they think we will forget the issue with time? We won't. You see time is on our side. We'll have more citizens to talk to and it's going to be a bigger topic now they've pulled out of tonight's workshop. Are they going to side-bar Planning Commission and go straight to City Council like they stated in the last workshop? Are they going to try to sneak the Westgate plan through with the new General Plan Committee? Good luck because we are watching and we are going to be at the meetings. Westgate asked for this workshop and if I remember at the previous workshop, they set this date. At a couple of Planning Commission meetings ago, they stated that they wanted to get the Planning Commission's input on this plan. They are not here. This action shows that they could care less about working with you guys and they really don't care what these people think. This entire plan is a mistake. Fifty dwelling units per acre is a brand new meaning to "stack and pack". We need to stop building projects until you can prove that there is enough water for current projects in plan. Aren't we in a drought? We are told to reduce consumption by 33%; am I to reduce my water usage by 33% to give it to high density housing residents. Do not allow any more specific plans until the drought is over. This entire plan is a mistake. No apartments, no high priced condos; build single family homes when the drought is over. We don't want alleys back, what are we going back to the 70's? We're supposed to be moving forward and we're going to have alleys, rats, and homeless problems. We don't want alleys. We want to keep property rights. Proposition 13 will be under its biggest attack in 2016; you guys can help keep Prop 13 intact and help citizens of every city keep their property rights. No mixed used where they have retail business on the first floor and lofts up above. We don't want

to be an Irvine spectrum; Michael Tahan may want us to be an Irvine Spectrum, but that is not what the City of Fontana wants. Do we need development to move forward? Yes. But why do we want to copy Irvine? Why do we want to copy other cities? Let's become Fontana in our own original format. We have people here that care. We have a wonderful Planning Commission. Let's get together and come up with plans to move this city forward to be its own unique city, not a copycat. No global warming greenhouse gas reductions in any plans moving forward. We refuse to accept the SCAG population numbers – 6,000 new residents we have to plan for? We don't have to plan for this. We can say no. The Planning Commission and City Council need to say no to SCAG and SANBAG. She thanked Jesse Sandoval for being the only City Councilmember here to listen to what the people want. She hopes the mayor is watching because she has been promised a phone call or two and hasn't received them either. If you do not listen to us during this process, you will hear us at election time. We are not going away. Westgate can play their games, because you know what, we are watching and we will fight this development.

Sean Ponce spoke in opposition to the Westgate Specific Plan. Being in the architectural field and knowing about how plans come together, and then seeing this for the first time and it was a very heated workshop that was at 9:00, he thinks that is unfortunate that with that time we shouldn't have workshops at 9:00 when no one can show up; we need to have these workshops on a Saturday morning at 10 so everybody can get involved. This designer, Jesse, does not want to work with community, this is the way, if he doesn't want to work with the community, then we shouldn't work with him. He should be tossed off the project. We should not do a project that involves the community if he doesn't want to work with it. Forty-one percent of residences in Fontana move to Rancho Cucamonga because Fontana does not have the bigger homes they are looking for. Proof is in the pudding with them all over there on the west side of Wilson. How about instead of Westgate, we cut taxes and keep our water rates the same? Wouldn't that be more advantageous for the existing residents? But it looks like we are going to suffer because we live in Fontana for the people that we don't even know, like 100,000 plus or whatever the number is; we certainly don't want to do that. The Mayor said at the City Council meeting to tell her ways to save water, well if we don't do the Westgate project, we won't need to share our water with the extra population. He has over 1,500 signatures and he will continue to campaign to save our way of life in Fontana. He has not walked all the houses yet, but he will. Because that's what it's going to take to show you guys what needs to be done. He's not yelling at all of you guys, but he's really upset because this is a city with families, and we want to stay in Fontana. He knows a lot of the planners and they live in Fontana but it's not helping us. Somehow or another, this Westgate has to go away or they have to do it the right way. R1 is luxury homes 10,000 sq. feet or bigger, that's what needs to be developed so that we don't have higher crime rates; but we have people that like Kaiser-Kaiser is someone who wants to hire people there, the

doctors, but they can't move them over to Kaiser in Fontana because we don't have the bigger homes. But we can solve that problem by having bigger homes in Fontana. So, I say we get someone who is going to be supportive of our way of life, a developer that cares.

Gary Gilen spoke in opposition to the Westgate Specific Plan. He has been to a lot of planning meetings, workshops and various general plan type meetings and in all these meetings, we're told that the residents desire to live in little tiny apartments where they walk everywhere. But, he just saw several people come up here and say they want to have houses. He just wanted to put that out there because he really gets sick of hearing this lie of what we want when people are saying the exact opposite. He recently attended a planning meeting in another city and they were talking about how there was this, what they call leakage in the city. In their mind, there were too many people that were leaving the city to spend money elsewhere. Their solution, which they claim is the community's solution, is to redesign a huge chunk of the city - socially engineer the lives of those who live in the area. He has always known in the back of his mind what this really meant, but it wasn't until he heard it again yesterday that he realized what the real intent was. The real intent is that they don't want anybody leaving; that is the goal of every plan we are seeing in the area right now. Every single city is saying the same thing, that they don't want their residents leaving and going somewhere else and spending money. We are allowed to go somewhere else if we choose to. Fontana is attempting to do what everyone else is doing and it's all based on the false science of climate change and global warming. It's the way in California. Assembly Bill says so. We are told that carbon is a poison, but if you check the periodic table of elements, you will see that carbon is one of the building blocks of life. So, as a result of this lie, we are then told that us living in houses, having yards and a couple of cars are somehow making the planet hotter. Because we have a crisis on our hands now, the government feels the need to socially engineer everything – the way we live, where we live, how we get around, how much resources we are going to keep using. The controlist want us out of our cars, they want us out of our houses; they want us to live in transit oriented developments where you live in a tiny little apartment where you are surrounded by hundreds of people at all times and when you want to go somewhere, you're only access is you walk, ride a bike, take a bus or ride on a train depending on where you live. No thank you. He doesn't want that and appears there are a lot of other people here who don't want that. He looked over the 46 page Westgate Specific Plan document online and on page 10 under project objective, under the ninth goal, it read that they "want to develop a compact community to promote a healthy village character, enhance sustainability, and conserve resources". He doesn't think we want to live in a village and conserving resources really means reducing your standard of living and he does not want to reduce his standard of living. Based on that, the Westgate Specific Plan is following the state's agenda of sustainable community strategy where you live in little compact cities. Is there anybody here that wishes they lived in one of these villages? Another

thing he wanted to point out is the fact of where we live, this is Fontana. People move to Fontana and the Inland Empire because they don't want to live in a city like Los Angeles. Why are you trying to make Fontana like Los Angeles? By definition, you are going against the hearts and minds of the residents; their very living in this city is so they don't have to be around Westgate Specific Plans. The last thing he wanted to point out was a simple bit of common sense, by doing this plan you are assuming a whole new set of people is going to flock to Fontana to live in this thing. Yesterday it was King Jerry Brown day, the day we had to bow down at his highnesses' water restrictions that were decreed by executive order. We are being told to use less water, but at the same time, the City of Fontana is also telling us through their actions that we have enough water to serve a whole new population of residents. Do the right thing, listen to the people, we don't want to live in a little urban village where we are trapped where we live.

Beth Connors spoke in opposition to the Westgate Specific Plan. She had 12 people lined up to come and speak tonight, but when they heard it was postponed, they said they would come when it is really done. She is wondering what kind of games are being played especially after she heard last time that the developer said it doesn't matter what the Planning Commission or what the community wants, this project is going through any way. She is curious to what he knows that the rest of us don't. She wishes this project would not be approved.

Tressy Capps spoke in opposition to the Westgate Specific Plan. She said that she would love to see Fontana withdraw from the SANBAG and SCAG regional boards because they are getting ready to do some dirty things to us with the toll lanes on the 10 and 15 that is really going to impact us in a negative way. It all ties into Agenda 21 and the things that Gary spoke about. Councilmember Tahan tried to do what was best for our city, but he got chastised in a letter from Dennis Michael, SANBAG President, who had the audacity to tell Mr. Tahan that he needs to "your service on the SANBAG board means a commitment to advancing regional issues ..." In other words, screw Fontana, you gotta think what is better for the region. That is wrong. She hopes that Dennis Michael, who is the president of SANBAG, doesn't get to be the mayor of Rancho Cucamonga anymore in the next election because he is doing things that a mayor has no business doing. He should run for assembly because he up in the state capitol, trying to do things for SANBAG and he bringing things to Cucamonga that tomorrow at the SANBAG meeting they're going to be voting on transit oriented development in Rancho Cucamonga. So he's bringing all this crap to his town. That's going to be his legacy. He's not going to be around to see the damage he does and the same thing with this toll lane business. They are having toll lane meeting at Jessie Turner tonight at 7:00. That is going to be a disaster for our community. And here our Councilman tries to do something to protect us and he gets chastised by the Mayor of Rancho Cucamonga acting in his capacity as president for SANBAG. So there is just something about this

regional form of representation that takes all the power away from the people and we don't get to decide our own futures. This is wrong. We are very serious about Westgate not happening, so if Westgate people are watching she gave them two words "CEQA Attorney".

Neete Chaudhry moved here two weeks ago from Rancho Cucamonga from a condo rental; anything that she wanted to have that she could afford to have was one of those large planned communities that were rentals. You could not buy a condo in Rancho Cucamonga or a small residence under \$400,000. She moved to Fontana because it has the suburbaness that she was looking for, the large houses, affordable in family communities. She originally looked at buying off of East, but backed out of the deal because church behind the house was zoned for a four story parking garage and a bridge. She moved to Sierra Lakes and was happy with it, but then found out about this and the warehouses going up across from Sierra Lakes and now found out about this planned community. After getting burned with the first house, she looked at the zoning and the general plan; Fontana made it very clear in their General Plan that they were trying to make it a cohesive city to make central Fontana meet north Fontana and south Fontana; that north Fontana should not be associated with Rancho Cucamonga, it should be associating as a city on its own. It wanted to increase the way of life for all residents and make it accessible to all residents. She understands the need for condos and apartments, because not everyone can afford a house. But what she saw in Rancho Cucamonga and why she left is that with these houses, condos, apartments and compact housing that people can't own, they go from one place to another, they have no sense of community; the rents keep getting raised so they move from one place to another. She loved Rancho Cucamonga because the city spent money on itself, but those large communities forced people out of it. She lived in New York and loved having the businesses on the ground floor and apartments above, but that is not what Fontana is. Fontana is not New York and it's not Los Angeles. It is a suburban community and people move here for the suburban community, for the large houses, to provide a way of life for their children and not that compact way of life. So adding large apartment complexes and when your Specific Plan and general mix use is only supposed to be 25%-35% residential, it's only supposed to be 10%-20% commercial. When you put that in your General Plan, we expect you to go with your general plan; that is what you promised us and that is a promise we are holding you to. Please consider that when you are asked to consider Westgate.

Cesar Reyes thanked all of the residents for being here; he is not against the Westgate development, but it is not the right place to put these warehouses; north Fontana is a nice quiet community. He is in favor of providing jobs and we need the money, but he thinks it would be better if we built a mall like Victoria Gardens, something nice. He asked the Planning Commission to think twice about the Westgate development. We want to keep our neighborhoods nice and quiet. We don't want to bring the outsiders provide

jobs for other cities we want to keep it for us. He asked the Planning Commission to not care about the money, care about us, and the community.

DeChrista Johnson spoke in opposition to the Westgate Specific Plan. She spoke on the smaller lot homes on San Sevaine already approved and asked if they would lower property values of houses already there because those are lower and that will reduce tax revenues that will go out of the city's pockets. She spoke on the retail space that is planned with the Westgate project, and if there is a plan to fill the other center there on Summit? Is there a plan to bring business in there before allowing Westgate to add more retail space? There is a grocery store space at Cherry and Baseline that is now defunct; what will be in that spot? Many business left because that huge anchor grocery store is no longer there. What are the plans to increase the improve retail space already there. There is plenty of space on Baseline that have been empty because rents are high. If Westgate is coming in, are there already businesses pledged to come in? How many Subways, Taco Bells, and pizza places can we have before we are saturated and people get tired of it? What is the plan for the reduction of revenue when the property values go down as a result of building apartments? As a result of building smaller houses on smaller lots? Tax revenue is going to go down the drain when property values go down. So you need to think about that before Westgate is allowed to come in to this community and add more space, more property that is going to lower current property values.

Angelena Jones spoke in opposition to the Westgate Specific Plan. Her husband convinced her to move over here and they saw a good future for them and their then 2-year old son. Her son is now almost 15. She works in Glendora School District and she pays taxes into the Etiwanda and Chaffey Joint Unified School District and pays taxes in Fontana. Every year her taxes go up but she is not sure what they are going to - empty buildings? To keep the value up on those until someone moves in or what? The Westgate person painted a pretty picture at the workshop last time "oh look at this" "this doesn't look like apartment homes" "doesn't look like a house"; well, if you give an adult person that knows how to color a crayon and coloring book, they will paint a picture pretty; give it to a five year old and he will color it his way. She sees them coloring it their way not our way. Where is the Mayor? She had no problem saying how she voted, and it was not in her favor. She is not here. She has yet to hear her speak on what is going on in Westgate. Is she for it? Is she against it? What is her opinion? She has seen here pumping up Ribs in a Basket that is no longer there, it is now closed. She has seen her on TV and has probably driven past her on her way to somewhere else that is probably another business closing soon. She is not sure how you can get people in and out of the Commissioner's seats, but she will start reading up on that especially when it comes to the Mayor. She is supposed to be leading us. I see an absence and it's not a good one.

Commissioner Meyer thanked the public for being here and providing a lot of good comments. He thanked Mr. Reyes for mentioning the warehouse. This is not a Commission plan and has not been a Commission plan. Those that were at the workshop heard the Commissioner's comments and questions.

Commissioner Meyer reminded staff that it was crucial that there be public input and there be meetings in the community for whatever ends up going through. Jessie Turner and Heritage would be ideal locations to have meetings. It is important to the community and vital that that information be conveyed to the consultants.

Commissioner Garcia added that everything that was said tonight is being recorded. That document will be provided to Planning staff and they will take that information into consideration. There were a lot of good things brought up, the water issue, financial viability issues, existing retail not filled, and they will be taken into consideration. This is a workshop that was postponed, there will be plenty of opportunity for additional comment and input on the plan, either shaping it into something that the community is comfortable with or taking some other action.

Discussion was held on this project being driven by the developer, the Planning Commission and the City Council have not required anything of the developer. If the developer chooses not to come back, this project would just go away. This project is on the developer's timeline; when they bring the proposal to the table, it is their rendering. The Planning Commission has not sat down and ask them to change anything; the previous workshop was just a presentation from the developer. With a project this size, it could take a while with environmental documents and testimony. They are still working on the EIR and comments are being addressed.

Discussion was held on this project being a request from the developer to change some of the land uses from what they currently are and to create a development agreement.

Commissioner Garcia emphasized that there is an existing Westgate Specific Plan in place since October 1996; the reason that this development is coming back to us through this process is because the developer wants to change the existing specific plan; there are a lot of things that they are proposing to change and zoning is the big one. The developer wants to change the terms of the existing plan and it is up to the Planning Commission to hear out their proposal, provide a recommendation to the City Council on whether we support it or not. It is then up to the City Council to make that final decision to approve. In this instance, we are a recommending body to the City Council, they have the ultimate approval. It is only changes to the existing plan that we will provide recommendations on.

Robert McNair spoke on being thankful that it was mentioned how things work

with the Planning Commission being a body that recommends to the City Council. He asked who the City Council is. Where are they? He lived in San Bernardino previously and saved to move to Fontana. He would like some explanation on who says yes or no and stamps this thing?

Attorney Maiorano provided info regarding running the risk of violating the Brown Act if there was a quorum of public officials of the same board present at the Planning Commission meeting. More information is in the Brown Act under California Government Code.

Commissioner Meyer shared that information on City Council and other boards is available at [Fontana.org](http://Fontana.org).

Chairperson Cochran explained that 90% of what goes on here does not go to City Council for approval and any decision can be appealed. The Planning Commissioners were appointed by City Council to handle planning issues; for legislative issues, the Planning Commission continues to work on it, then make a recommendation either for or against it that is forwarded to the City Council for approval.

Attorney Maiorano shared that staff can help out the community, they do not have to wait for a meeting.

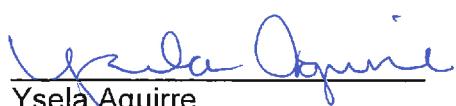
Manager AbuBakar asked residents to call 909.350.7625 to be placed on the notice list for the Westgate Specific Plan project.

Discussion was held on waiting to hear what the Westgate developer plans to do.

Discussion was held on the Monarch Hill Workshop to be held on June 9, 2015. Manager AbuBakar notified residents that they can contact her for information on the project.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 7:25 p.m. to the Joint City Council and Planning Commission Workshop on Tuesday, June 9, 2015, at 5:30 p.m. in the Grover W. Taylor Council Chambers, then to the Regular Planning Commission meeting on Tuesday, June 16, 2015, 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 16th DAY OF JUNE, 2015.



Phil Cothran  
Chairperson