

**MINUTES OF THE CITY OF FONTANA
SPECIAL PLANNING COMMISSION MEETING
July 08, 2015
Heritage Neighborhood Center**

CALL TO ORDER/ROLL CALL:

A. 6:30 P.M. Call to Order/Roll Call

A special meeting of the City of Fontana Planning Commission was held on Wednesday, July 8, 2015, in the Heritage Neighborhood Center, 7350 W. Liberty Parkway Fontana, California 92336. Chairperson Cothran called the meeting to order at 6:31 p.m.

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

Absent: None

Also Present: Attorney Andrew D. Maiorano; Director James Troyer; Associate Planner DiTanyon Johnson; 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 Garcia.

PUBLIC COMMUNICATIONS:

A. Westgate

Project Planner, DiTanyon Johnson, Associate Planner, provided the staff report.

Director Troyer provided information on the process of tonight's special meeting as follows: Planner Johnson will provide a staff report; the applicant will provide their presentation; there will be no questions during staff's and the applicant's reports; the Planning Commission will ask questions of staff or the applicant; the members of the public will have an opportunity to ask any questions or make any comments; the Planning Commission will then make

final comments.

At this time, no development is being approved or proposed to be approved, this is an only an opportunity to receive comments. There is already a development plan in place that was approved in 1996 and there is a development plan in place; the applicant is proposing to revise the previously approved plan.

Planner Johnson introduced the project applicants, Doug Ford, Jeff Pierson, Jess Harris, and Dave Crook.

Planner Johnson provided the history, purpose, land use comparison, and a summary of the Westgate Specific Plan.

Speaking for the applicant, Doug Ford thanked staff for the opportunity to share the project with everyone. Mr. Ford spoke on he and several of the other planners from this project also having worked on projects in the Village of Heritage. All of their combined experience is about 120 years of working with the City of Fontana.

Mr. Ford spoke on this being a long-term project that may not be developed for another 20-30 years and residential in 10-15 years. The Westgate project has incorporated recycled water use into the project – this will be the first master planned community within the city with reclaimed water. It will provide water for landscaping and other features in the project; it will also have a well on site and water rights.

The Westgate project is entirely in the Etiwanda School District with two elementary sites one in Falcon Ridge has already been purchased and will be starting construction this year and opening in April 2017; Chaffey High School District has purchased a 60 acre site but is not sure when they will develop it.

The applicant's goal is to summarize the design concepts for the Specific Plan and the evolution of the plan.

Speaking for the applicant, Jess Harris spoke on how the applicant arrived at the land uses and shared that not all parts of the properties are owned by Intel. Mr. Harris provided a virtual tour of the project via pictures of similar projects.

Secretary Garcia requested information on an economic, alternative or comparative analysis to make sure this is the right plan for the highest and best use for this area; something that shows what is existing and what is proposed so he can to figure out in an objective manner what the benefit is of this new plan as opposed to the existing plan. He wants his decision on this project to be supported by data and some kind of analysis to be objective in his decision.

Vice Chairperson Meyer confirmed that there is already a currently approved plan.

Vice Chairperson Meyer asked for information regarding where the warehouses would go under the current plan.

Commissioner Quiroga requested information on the acres of open space in the current plan versus what is being proposed. Staff shared that the existing plan allows for 81 acres of open space and the proposed plan allows 89 acres and will provide a break down for the Edison corridor and schools acreage.

Chairperson Cothran asked for clarification on the project being 1/3 commercial; 1/3 open space and 1/3 residential.

Applicant confirmed that the plan as proposed is 1/3 mixed use, 1/3 residential and the remaining 1/3 is a combination of open space, parks, trail systems and school sites; the entire plan is 230 acres and the corridor is approximately 90 acres. The applicant will work with staff to get back with the actual information.

Applicant stated that there are approximately 47 acres of public parks in this plan, 9 acres for the private park recreation areas, and 55 improved acres excluding the utility corridor and the school sites; it is the ratios used for development in this community and meets the standard. There is no comparison of acreage to the 1996 plan currently available. Staff and the applicant will check the math and provide updated information later.

Discussion was held on the 1996 plan having 2,300 dwelling units and the proposed plan has 5,800 dwelling units.

Applicant stated that the currently approved plan has roughly four times more warehousing than the new proposed plan; and indicated the warehousing area on the map.

Chairperson Cothran requested information on the percentage of residential in the 1996 plan; that number was not available.

Scott Olson apologized if he sounds aggressive but he is from San Bernardino and has been dealing with City Council for years and the rumors are true, it's worse. He is not used to Fontana. This was an amazing presentation; the pictures were amazing, shows why anyone would not want to do this. He can understand the developers want to put their best foot forward, but looking at reality an acre is 209 ft. x 209 ft., less than 43,000 sq. ft. In their numbers, they tell you they will put 24.1 to 39 units in one acre of density, yet they didn't mention a single building over three stories tall. How do you put a decent sized home? They also say they are going to put up to 3,000 sq. ft. in certain areas, who wouldn't want those sizes and 1,700 being

the smallest. Would anyone want to explain why they left out the fact that some of these buildings will be 5 to 7 story stack and packs? That you will be looking at square footages of less than 1,000 sq. ft. in each unit? They won't verify if the higher density units will be rentals or home ownership. Living in San Bernardino, he is familiar with rental market; when you start talking about rentals, because they have way too many of them and if you want to build really nice small rentals and in 5 or 6 years they turn into Section 8 they can take some of San Bernardino's residents. It's not a funny thing, his city is bankrupt. They are bankrupt because they have lots of fluffy sales pitches like airports and SBX bus systems. When he looks at this design, he asked if SBX will be built in this development; because if it does, you will have to deal with Transit Orientated Development. The developers are very nice and use "walkable communities" "smart growth" and avoided key words used to identify sustainable development. When you tell us the state handed down rules and regulations, what they are talking about is sustainable development. They are not telling you how they are going to cram 24-39 units anywhere; there is no description; he can understand the developers doing this, because the more units you can shove into a square footage space, the lower your land acquisition costs, the lower your building costs, and the higher the profits. The problem is you get what they have in San Bernardino where they have stuff like Arden-Guthrie where it started out wonderful, high density and in the end, they bulldozed it because it was worse crime than Watts. When you start cramming people into small places, they start out with home ownership, then you get bankruptcies and people wanting more space, they don't want to share walls with their neighbors, they want to raise a family and they turn into rentals the law allows anybody who owns a property to turn it into rentals. Give yourself 10 years and look at San Bernardino's bright moments, you'll be there if you pack and stack it too high. People don't want townhouses. The developers will tell you it's the new lifestyle, it's the new choice, but if you look at a poll on where people want to live and how they want to live, mixed use housing or mixed used development, he gave the developer credit for being the first developers to use the term "mixed used development" which means mixing residential with commercial and warehouses. Walkable communities mean you can walk to everything, and there is nothing wrong with that, unless you have a population that you are stuck with and wants out, just like San Bernardino.

Kathy Ponce studied and lived this plan for a long time; the developers are great people, she got to know them personally and they are very nice people. She is concerned about her city. We need development to get those tax dollars to come in to help fund our city. We need some nice affordable mid-range apartment complexes in the north end. We talked about one apartment complex up here tonight, when there are four possibly going in. They were on the books as 50 units per acre, and they were brought down to 39 units per acre. What has made Fontana great? When you tell someone you live in Fontana, I live in Heritage, I live in Sierra Lakes, I live in Hunters Ridge, you are known for where you live, the community you live in. And that's what I

want to see Fontana be moving forward; I want to see more homes, more communities, yes we need apartments, but a lot of you here don't go on a regular basis to the City Council meetings; a lot of you here don't go on a regular basis to the Planning Commission meetings and I hope that you start because we have a lot of high density projects that are already in place that's going to meet our mandate for high density housing and state mandate for high density housing, you all need to look into that. Is the state setting that number or is it the City wanting to set that number to bring in more funds to the city? We have arboretum that's going to be coming in, a Lewis project, all high density. Please go down to the Planning Commission and get a copy of it; Monarch Hills, yes, it just passed, we have some 10,000 sq. ft. homes on lots that are going to be built, but they also put townhomes and condominiums into that. Everything passing in Fontana for north Fontana is high density and it concerns her as a citizen and she wants it to concern every single person in north Fontana. She wants everyone to start coming to the City Council meetings. She wants them to look at the agendas for the Planning Commission meetings because everything has to go through them first. Don't lose sight of what has made north Fontana great. What makes people want to live here? Use these 964 acres that we have left wisely. Take an interest in your city, yes we need development, yes we need retail, yes we need some apartment complexes but we should not be using every ounce of community property that we have for high density.

Vera Eyzendooren had lived in Fontana for 22 years. When she first moved here, the population was 75,000; when she moved away it was 135,000. When she lived here, she used to be able to leave her door and windows open; but before leaving she had a security system. She sells homes in Fontana and every home that she sells has monitored alarms, most houses. If you are a Fontana citizen, you should worry when you hear high density. What kind of construction is it? The pictures look beautiful, but that's not what it's all about, they do not tell you everything. Whenever they tell you, their vision, my vision, his vision, you should worry. Is it your vision for all this construction? She does not think so. And it should not be your vision. She clarified that high density is mandated by the United Nations, it has nothing to do with your city. This is a sovereign country, we should have nothing to do to abide with United Nations; United Nations should worry about the war instead of telling us how we should live, where we should live and what kind of property we should live in. She sold a property at Shady Trails; they have mixed high density and regular residential homes. It was three years old when she sold it, the seller did not know that they had an enhancement fee; so when they sold their property, they had to pay half a percent of the sales price for enhancement purposes on a complex that is full of dog poop, she has pictures. When they first bought it, the association fees were \$250 and it went up to over \$500. He said this is for people that are willing to pay for extra amenities. They don't come free, they cost you a lot of money; and it cost the city, not it costs the people that are buying and selling the properties. These people are not interested in housing people or seniors; they are interested in

making money. If they are interested in housing seniors and people, they would go to Twenty Nine Palms where there is a lot of room for construction. The Commissioners questions sounded concerned and she hopes they will do the right decision and reject this plan. If they do not reject it, the City Council can reject it. If the City Council does not reject it, you need to vote them out.

Sean Ponce, Westgate with all the apartment living and high density, may have to change Miss Fontana to Miss Funtucky; which is something we have been trying to get away from with Heritage we have a great development there, there are some problems with it; Hunters Ridge, Sierra Lakes and other developments around this Westgate area. Roughly 800,000 people are going to be impacted. What he would like to see is Westgate develop elevations and floor plans as to a general layout to show what exactly it will look like instead of conceptual drawings. Do the developers of Westgate have thousands of dollars to lose in equity of their homes like us? That's what's at stake. We are at stake of losing equity in our homes as this property is developed, and it deteriorates as San Bernardino, as Ontario, as other cities have developed these high densities homes around them lost equity in their homes and some of us are relying on that equity for our retirement. Workshop One was about mixed uses with apartments above and retail below, thank you for getting rid of all of the apartments above the retail. The residents are expecting our water bills to go down before Westgate goes up. Has heard rumors about Nestle making a deal with Fontana that he will look into, if so, then we have more water than what we are being told; which he wouldn't be surprised because there's a lot stuff going on in northern California with water being dumped in the ocean. Eliminate all retail to protect existing retail. We have retail on Baseline and Cherry and other surrounding areas, surrounding Westgate that are empty. I say, we help out the existing retail and not put any retail in. My main question is with this drought, even though it is going to be reused water, what are we doing developing during a drought; we should do what Rancho Cucamonga is doing and not have any construction going on during this drought or plan for no construction during this drought, that should be our main objective so that the homeowners' water rates are not going to go up because we're going to be supporting Westgate in this construction because construction does take a lot of water. Police are dealing with the drug trade from Mexico and with this general plan, the drug trade will be here in Fontana and I'm hoping that's not going to happen. And I'm encouraging everybody that came here, thank you so much for coming and being concerned citizens because it is something we should be concerned about; we can no longer leave the Planning Commission or the City Council with decisions that are going to affect our lives. They have things on their agenda that are trying to meet and stuff and they can't always tell you what is going on, but I would say, definitely get involved. Come to the Planning Commission meetings and the City Council meetings and start making your voice be heard, that will affect how they make their decisions.

Loree Masonis missed a good portion of the meeting, but based on her observations, this was very interesting and she is grateful she came. Her one concern is that this plan almost seems like it's supposed to be a city within a city. She is a native Californian and is accustomed to many bubbles and busts in real estate markets and her share of planned communities. She wants to know what the incentive for this long term project is. The area most concerning to her is the economy. There should be an economic analysis because we do not have a great economy, even though the Inland Empire is often presented as a great opportunity for people to move here, show me where the jobs are at and where people will move and have wonderful careers. She is sick and tired of people her age with 20-something year old kids that are college graduates and still working part time or not started their careers; struggle because spouse lost real good job or things happen and they are still struggling. She doesn't see how this very ambitious plan and poor economy plus underemployed populous will be successful. Given this record of empty houses, high foreclosures experienced in the Inland Empire, it just doesn't match very well. She doesn't see the beauty of the plan in the time we're living in. If the economy was sturdy and active then she could see this attracting the 50 to 65 year old empty nesters; the only thing missing that would make it parallel to a retirement community is large dining room for the community. She doesn't see the vision; it is not obvious to her that it is a good plan.

Tressy Capps, spoke on what concerns her is that it went from 2,300 units to 5,800 units, that's more than double the units. She is a real estate agent and agrees that crime is a problem. Homeowners, the dues go up and compressing all of those people together is going to bring in more crime, more human beings all squished together like that, and traffic. Just like we have these two officers over here in the corner, (she asks them if they are SWAT or Sting) would be real busy if you bring in all of these people and crush them in like that. She doesn't think it's a really good idea. They bought up Cucamonga and Ontario. What she has seen go on in Ontario is Agenda 21. She was in downtown Ontario yesterday in the City Hall area and it is awful. She used to do work at Ontario Music and they have built this cluster of high rise and it's terrible. We can't bring that to Fontana. On the corner of 4th and Archibald, it's stack and pack as far as you can see; Cucamonga is doing the same thing with high rise apartments; that's not Fontana.

Felix Jones moved to Fontana in 1979. He grew up here, served in the military and finally made it back to the place that he loves. He works for the school district. He has seen Fontana thrive while communities around us did not thrive because of the vision out leadership had and he heard a lot fear tonight and is not sure how healthy that is. He thinks genuine concern is great, but he has more questions because this is his first time coming to one of these meetings. Senior living was brought up and he thinks that's awesome. He would like to know how many of those units will be senior living? He would like more information about the change, seemed like the

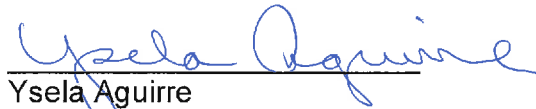
original proposal was mostly warehouse use and it was cut to about ¼ and is curious to what that is and what is the implication of that change? Were those warehouses going to bring in revenue? He is curious about the timelines, when the schools are coming? He has more questions and is really excited because he sees the land as an opportunity to grow and thrive. He is excited to see Fontana move forward and stay strong.

Vice Chairperson Meyer thanked all of the people that showed up and took the time to be here tonight as well as staff.

Director Troyer shared his card for any questions on this project or any project for any activity in our great city.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 8:17 p.m. to a Joint City Council and Planning Commission Workshop on Tuesday, July 14, 2015 at 5:30 p.m. in the City Hall Executive Conference Room, then to the Regular Planning Commission Meeting on Tuesday, July 21, 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 4th DAY OF AUGUST, 2015.



Phil Cothran
Chairperson