

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
August 04, 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, August 4, 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 Quiroga

Absent: Commissioner Rowland

Also Present: Attorney Andrew D. Maiorano; Planning Manager Zai AbuBakar; Senior Planner Orlando Hernandez; 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 Quiroga.

PUBLIC COMMUNICATIONS:

A. Public Communications

None.

CONSENT CALENDAR:

A. Approval of Minutes

Approve the Special Planning Commission Meeting Minutes of July 8, 2015 and Regular Planning Commission Meeting Minutes of July 21, 2015.

Communication was received at the dais from a community member regarding the July 8, 2015, minutes with no action required.

Vice Chairperson Meyer recused himself from voting on the July 21, 2015, Planning Commission Minutes.

Commissioner Quiroga recused himself from voting on the July 21, 2015, Planning Commission Minutes.

Attorney Maiorano corrected the minutes of July 21, 2015 as follows:

- On page 14 of 82 of the staff report, in the seventh paragraph adding "requiring applicant to submit CC and Rs to the City for approval".
- Page 19 of 82 of the staff report [minutes page 7 of 11], in the last paragraph adding "could" after "...suggested the Planning Commission..."

Vice Chairperson Meyer requested clarification on changing the word "now" to "not" on page 21 of 82 of the staff report [July 21, 2015, Planning Commission Minutes] in the last paragraph; it will be corrected to "not".

A motion was made by Vice Chairperson Meyer and seconded by Commissioner Quiroga to approve the minutes of the July 8, 2015, Special Planning Commission Meeting with a corrections to page 1 of 8 adding "Chairperson Cothran and..." to the first paragraph under Public Communication. Motion passed by a vote of 4-0.

A motion was made by Vice Chairperson Meyer and seconded by Secretary Garcia to continue the approval of the July 21, 2015, Planning Commission Meeting minutes to provide Commissioner Rowland an opportunity to comment. Motion passed by a vote of 4-0.

PUBLIC HEARINGS:

A. Master Case No. 14-087, Tentative Parcel Map No. 14-016 (TPM 19485), Administrative Site Plan No. 14-042, Minor User Permit No. 14-010, a request to establish the use of a veterinary hospital.

The Public Hearing was opened.

Staff requested this item be continued to August 18, 2015.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Garcia and seconded by Commissioner Quiroga to move this item to August 18, 2015. Motion passed by a vote of 4-0.

B. Master Case No. 14-100, Tentative Parcel Map No. 14-018 (Parcel Map No. 19588), a request for the reconfiguration of two (2) existing lots.

Orlando Hernandez, Senior Planner, provided the staff report.

Staff received communication in opposition to this project.

The Public Hearing was opened.

Vice Chairperson Cothran explained that the item being heard tonight was strictly to take two unequal parcels of land and making them two equal parcels and not with the processing or operation of the plant.

Attorney Maiorano confirmed that tonight's item is only for the Tentative Parcel Map; the Chairperson has discretion on what is relevant to that determination and comments are allowed. The Planning Commission was advised to not rely on irrelevant information to make a decision today.

Greg Stafford spoke on concerns regarding the removal of the existing perimeter wall. He wanted to know if the wall was going to be taken down at one time or if it will be done piece by piece. He is concerned with privacy and his dog.

Speaking for the applicant, John Killen agreed with the conditions of approval and with staff's findings and recommendations. There will be some considerations with property owners on the block wall. There are still some issues with building officials on the retaining wall.

Senior Planner Hernandez stated the project is required to provide a block wall; the project applicant can work with the property owner. Staff's preference is to demolish the existing wall and build one; however, the property owners' agreement is needed to do that. If the applicant and property owners are not in agreement, the applicant can place the new wall entirely inside of his property. There are some options, if this project goes forward, the developer will coordinate with the property owner.

Discussion was held on the security fencing.

The applicant spoke on some grade difference between the two properties.

The applicant is happy to work with the property owner for an amicable solution.

Greg Stafford agreed to working with the applicant on the removal of the wall and is looking forward to working the applicant.

Senior Planner Hernandez added that there is an opportunity to condition the applicant to put up a temporary chain link fence during construction of the wall for the security of the properties.

Vice Chairperson Meyer asked about a condition on payphones. Senior Planner Hernandez stated that the site is fully secure, so there is no access to the inside and no one would have the ability to go in and use a public pay phone.

Vice Chairperson Meyer would be more comfortable with having a condition for the consistency of every other commercial project.

Senior Planner Hernandez confirmed that the public pay phone condition is No. 8 in the ASP Conditions of Approval.

The Public Hearing was closed.

Vice Chairperson Meyer was unsure if the applicant was in agreement with the added condition of the temporary chain link fence.

The Public Hearing was reopened.

The applicant was in agreement with the added condition regarding the temporary chain link fence.

The Public Hearing was closed.

ACTION: Motion was made by Vice Chairperson Meyer and seconded by Commissioner Quiroga by to 1) Direct Staff to file a Notice of Exemption; 2) Approve Tentative Parcel Map No. 14-016; 3) Approve Administrative Site Plan No. 14-042; and 3) Approve Minor Use Permit No. 14-010 with the addition of condition regarding the temporary chain link fence. Motion passed by a vote of 4-0.

Discussion was held on the risk management plan being prepared and reviewed by local agencies before a building permit is issued.

Discussion was held on having the risk management plan and review information brought back to the Planning Commissioner for informational purposes. The environmental consultant will have the report done in 4 to 6 weeks; local agencies will review the document and satisfactory of the Planning Commission.

Discussion was held on the local agencies understanding the review request.

The process and operation of the plant is not on the agenda, but any member of the public can speak to any of the local agency representatives present

tonight in the audience.

Kristen Riegel, MPH, REHS, Supervising Hazmat Specialist, San Bernardino County Fire Department spoke on being happy to assist the City with any review and recommendation.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

The Planning Commission reviewed an update of future City Council Agenda items for the August 11, 2015 and August 25, 2015 meetings for the Planning Commission's information; and an update of future Planning Commission items for the 18, 2015, September 1, 2015 meetings for the Planning Commission's information.

Discussion was held on an item on the City Council agenda regarding solar panels. State Code does not allow regulation on solar panels by the Planning Commission.

Manager AbuBakar will provide a status update on ABC licenses at the August 18, 2015, Planning Commission meeting.

Discussion was held on planning and land use compatibility and how the Planning Commission can be prepared for these types of issues. Staff will come back with some available dates to hold a workshop on land use compatibility.

COMMISSION COMMENTS:

A. Planning Commission Remarks

Commissioner Quiroga pointed out that we had an applicant that brought a project forward that the Planning Commission voted on. There was a concerned citizen that came forward with his concerns. He appreciates how the applicant was mindful about the concerns and was willing to put the neighbor's concerns at ease. As Commissioners, it is important to take the people that are affected into consideration.

Commissioner Quiroga has family visiting from Colombia that leaves tomorrow night after being here for two weeks. It is always fun seeing family and showing them what your life is like. It was a great experience for them and a happy time for his family; he thanked his cousins Gabriel, Blanca, and Nicholas for coming to visit.

Vice Chairperson Meyer announced that Pastor Ben of Sacred Heart will be celebrating his 20th year as a Roman Catholic priest on Sunday at 2:00 p.m.

at Sacred Heart Church.

Vice Chairperson Meyer announced that he was in Philadelphia for a national conference where he was one of four Californians honored with a special advocacy award. He appreciated that he was awarded the Robert L. Oakley by the American Association of Law Librarians (AALL) honored him and the other recipients for their efforts in getting legislation passed two years ago on the Uniform Electronic Legal Materials Act.

Vice Chairperson Meyer wished everyone a good evening.

Chairperson Cothran congratulated Commissioner Meyer.

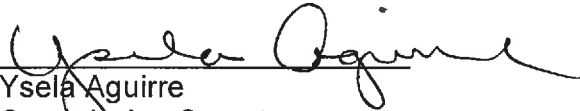
Chairperson Cothran wished Commissioner Rowland well.

WORKSHOP:


NEC of Citrus and I-10 FWY Retail Center (Con't from 07/07/2015)

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 6:47 p.m. in memory of Don Case to the scheduled Regular Planning Commission Meeting on Tuesday, August 18, 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 18th DAY OF AUGUST, 2015.


Phil Cothran
Chairperson