

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
September 15, 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, September 15, 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, and Commissioner Rowland

Absent: None.

Also Present: Attorney Andrew D. Maiorano; Planning Manager Zai AbuBakar; Assistant Planner Jon S. Dille; Senior Planner Shannon J. Casey, AICP; 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 Secretary Garcia, the Pledge of Allegiance was led by Commissioner Quiroga.

PUBLIC COMMUNICATIONS:

A. Public Communications

None.

CONSENT CALENDAR:

A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of September 1, 2015.

A motion was made by Commissioner Meyer and seconded by Commissioner Rowland to approve the minutes of the September 1, 2015, Planning Commission Meeting. Motion passed by a vote of 5-0.

PUBLIC HEARINGS:

A. Master Case No. 15-036; Minor Modification to Tentative Tract Map No. 17828; Design Review Project No. 15-004 for 19 single-family homes.

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

Discussion was held on the trigger for the third garage.

Discussion was held on the façade of the homes that look flat in the drawings.

The Public Hearing was opened.

Chairperson Cothran appreciates the lot size and what has been done with this project.

Speaking for the applicant, Michael Lutz, Chief Operating Officer, spoke on the u-shape at the rear of the house creating outdoor private spaces.

Vice Chairperson Meyer likes the plan.

Discussion was held on how to ensure the u-shaped space does not become an enclosed space. The applicant understands that the homeowners have an obligation to come to the city and get permits, and as a developer, he cannot regulate what is done with that space. Good citizens come to the city and seek a permit, others do not.

Discussion was held on where there might be models of this type of home.

Staff will correct a typo on page 22 regarding "Lennar Homes".

Discussion was held on the quality and standards meeting the City's criteria. Planning staff will verify that construction meets the plans such as variations, frontage, and offset for the elevations, shutters, veneers, and trim around the windows.

Discussion was held on having staff bring back pictures of the models once they are built. The applicant expects to have all the homes sold out before construction is complete on the first home.

Discussion was held on why the builder should come to Fontana.

The applicant provided information on his background with home building.

Attorney Maiorano reminded the Planning Commissioners that they are to focus on design review for this project.

The applicant commented that the design is driven by the city's code and design guidelines; they determine the setbacks on the home and what the city expects the finished product is going to look like. These homes have large footprints but they are being built on large lots. The applicant has tried to be careful about what was done with the second floor and tried to create a lot of articulation with setbacks along the front of the home. The applicant indicated that the dotted lines on the first floor of the plan represent the outside lines of the second floor and they have a fair amount of movement going on along the front. The applicant is not building homes that are flat across the front. The homes have a fair amount of movement and they tried to be careful about creating rooflines between the garage, the main part of the home and the entry area. Some entry areas have a lot of attention paid to the porches. The focus is on the human scale as you approach the home and entryway. The applicant paid attention to not building stucco boxes, used a fair amount of masonry across the elevations - wrapping at front corner so it's not a flat masonry front on the home and returns come to the fence line. The homes have a greater degree of street scape.

Discussion was held on this project not being in the Providence Point Specific Plan.

Discussion was held on the applicant building to standard development.

Discussion was held on the price of the homes being from the mid \$400,000 to the low \$500,000.

Discussion was held on the street parking spaces being sufficient for this project.

This project will not have a Homeowner's Association.

The applicant thanked Planner Dille and city staff for the invaluable assistance in this process.

The Public Hearing was closed.

ACTION: Motion was made by Secretary Garcia and seconded by Commissioner Garcia to: 1) Determine that the project is Categorically Exempt pursuant to Section 15332, (Class No. 32, In-Fill Development Project) and direct staff to file a Notice of Exemption.; 2) Approve Design Review Project No. 14-003. Motion passed by a vote of 5-0.

B. Master Case No. 15-030; Tentative Parcel Map No. 15-003 review and approval of tentative parcel map to subdivide one (1) parcel of approximately 0.93 acres into three (3) single-family residential lots.

Staff requests that the Planning Commission continue this item to the November 3, 2015, Planning Commission meeting. The required public hearing notice sign was not correctly posted on the property in accordance with Section 30-32(b), Zoning and Development Code.

The Public Hearing was opened.

ACTION: Motion was made by Vice Chairperson Meyer and seconded by Commissioner Rowland to continue this item to the November 3, 2015, Planning Commission Meeting. Motion passed by a vote of 5-0.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for the September 22, 2015, and October 13, 2015, meetings for the Planning Commission's information; and an update of future Planning Commission items for the October 6, 2015, October 20, 2015, and November 3, 2015, meetings for the Planning Commission's information.

Manager AbuBakar notified the Planning Commission that there is no Planning Commission and City Council Joint meeting on September 22, 2015. There was to be a workshop on the real live feed security cameras, but it will be scheduled to a future date; staff will notify the Commission when that date has been determined.

Manager AbuBakar reminded the Planning Commission about the electric fence site tour to be held on October 6, 2015 at 3:00 p.m. The Planning Commissioners will meet at City Hall and will travel in a City vehicle.

Future meeting items were reviewed.

Discussion was held on the date of the fence appeal. The date of the appeal will be a future date, possibly November 3, 2015.

Discussion was held on the Westgate Specific Plan and the Landscape Ordinance being on the October 20, 2015, agenda. If the City does not adopt a City tailored ordinance by December 1, 2015, it will by default adopt the model ordinance set by the state. Manager AbuBakar will mail the Commissioners the model ordinance for their review.

Discussion was held on how this ordinance will affect Specific Plans.

Discussion was held on future developers designing their project to meet the water reduction usage.

Discussion was held on the reduction goals.

Chairperson Cothran opened up the Public Comment.

Kathy Ponce spoke on the City of Upland and the City of Rancho Cucamonga's landscape ordinance. Upland's is horrible and restrictive, Rancho's is more detailed and specific on the types of plants you can have. It gives the city more of an option and has percentages of what the green grass can be. If we can focus on having a large variety of plants to choose from for our developers coming in and for our specific plans it could keep our homes beautiful in the city. Rancho's plan has a clause to rescind the ordinance when the drought is over.

Kathy Ponce spoke on the budget that was up a couple of months ago and if a vacant building was going to be used for emergency services. Someone came to her with concerning issues on that building; that it is going to be the headquarters for cameras that the Police Chief would like to put in for the license plate readers. This will go before the City Council in November; she has all of the financials on what this will cost the city millions of dollars. These license plate reader cameras will be put on the poles throughout the city to watch our moves. She was very concerned that that room was going to be used for these cameras with no policy in place and this has not been brought forth to the public. She is concerned because there has already been a site for a test of these cameras – Sierra Lakes - due to a particular person living in that area, but she cannot validate that. She wants the Planning Commission to please continue to look at things when they come forth – when it comes to this camera issues, they are doing a lot of research on this and will bring some information forth. She personally thinks this is a Fourth Amendment violation. She wanted to thank the Commissioners for questioning things that come forth such as the real time camera issue that almost got through; this is a great Planning Commission with the citizens and the community on their side.

COMMISSION COMMENTS:

A. Planning Commission Remarks

Secretary Garcia wished his daughter Julia a happy fourth birthday; and also wished his wife a Happy birthday.

Secretary Garcia wished everyone a good evening.

Commissioner Rowland sent condolences to her best friend on the loss of her mother and to Vice Chairperson Meyer on the loss of his father.

Commissioner Quiroga expressed condolences to the Meyer family.

Commissioner Quiroga congratulated the City Attorney Maiorano and his family on the birth of their son.

Commissioner Quiroga wished the citizens of Fontana a good weekend.

Chairperson Cothran expressed condolences to Vice Chairperson Meyer on the loss of his father.

Chairperson Cothran shared that people do watch the Planning Commission meeting on television and appreciates those that are concerned with what the Commission does.

Attorney Maiorano introduced his son Luca.

Chairperson Cothran congratulated Attorney Maiorano on the birth of his son.

Vice Chairperson Meyer checked with engineering today and will have to wait for Duncan Canyon to open up until early October; the delay is due to the rain.

Vice Chairperson Meyer invited everyone to the Sacred Heart Annual Festival, on October 25-27, 2015.

Vice Chairperson Meyer announced that Fontana Day is on Friday, September 25, 2015, at the LA County Fair.

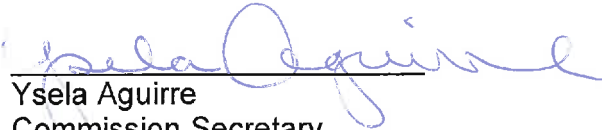
Vice Chairperson Meyer announced that Valley Kia had their ground breaking in Council Chambers today.

Vice Chairperson Meyer shared that his father passed away unexpectedly on Monday and thanked his fellow commissioners, city staff, members of the community, and church members for their support. He had a brother who died as an adult and now has company. He learned a lot from his parents and ten and half years ago his parents got to see him the first time on television. He learned from them the importance of volunteering. His dad was a farmer and was still volunteering for something; veterans were his passion and he was a District Commander for the VFW. His sense of volunteering and commitment and caring about the community, he really learned that from them; to be positive and try to change things.

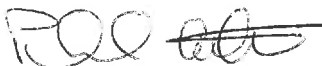
Vice Chairperson Meyer requested that tonight's meeting be adjourned in memory of his father.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:19 p.m. in memory of Robert J. Meyer to an electric fence tour at 3:00 p.m. then to the Regular Planning Commission Meeting on Tuesday, October 6, 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 6th DAY OF OCTOBER, 2015.


Phil Cothran
Chairperson