

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
December 01, 2015
Steelworkers Auditorium**

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, December 1, 2015, in the Steelworkers' Auditorium, 8437 Sierra Avenue, Fontana, California. Chairperson Cothran called the meeting to order at 6:00 p.m.

Present: Chairperson Cothran, Vice Chairperson Meyer, Commissioner Quiroga, and Commissioner Rowland

Absent: Secretary Garcia

Also Present: Attorney Victor Ponto; Community Development Director James Troyer; Chief of Police Rod Jones; Senior Planner Orlando Hernandez; Associate Planner Paul Gonzales; Assistant Engineer Ricardo Garay; City Clerk Tonia Lewis, and Planning Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance

Following the Invocation given by Vice Chairperson Meyer, the Pledge of Allegiance was led by Commissioner Quiroga.

PUBLIC COMMUNICATIONS:

A. Public Communications

Kathy Ponce requested a report on the 7-11 on Cherry Avenue and requested the hours of operation be changed.

CONSENT CALENDAR:

A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of November 17, 2015.

Approve the Regular Planning Commission Meeting Minutes of November 17, 2015.

A motion was made by Vice Chairperson Meyer and seconded by Commissioner Rowland to approve the Minutes of the November 17, 2015, Planning Commission Meeting with the addition of "...at 7:00 a.m."

PUBLIC HEARINGS:

A. Regulations Regarding Medical Cannabis Uses

Rod Jones, Chief of Police, provided the staff report.

The Public Hearing was opened.

Max Decker spoke in opposition to this item and shared the benefits of allowing limited medical cannabis distribution.

Velinka Udicki spoke in opposition to this item.

Kathy Ponce spoke in favor of this item.

Discussion was held on the type of vehicles used in delivery.

Discussion was held on jurisdictional issues.

Discussion was held on complaints on illegal dispensaries.

The Public Hearing was closed.

ACTION: Motion was made by Vice Chairperson Meyer and seconded by Commissioner Quiroga to 1) adopt Resolution No. PC 2015-10 and forward a recommendation to the City Council to adopt an ordinance amending Section 30-7 to prohibit dispensaries, cannabis manufacturers, cultivation, and delivery of cannabis in the City. Motion passed by a vote of 4-0.

B. Master Case No. 15-025; Tentative Parcel Map No. 19624 - a request for review and approval of a tentative parcel map to subdivide one (1) parcel of approximately 2.18 acres into three (3) single-family residential lots with a remainder parcel.

Paul Gonzales, Associate Planner, provided the staff report.

Discussion was held on the septic and sewer systems.

The Public Hearing was opened.

Speaking for the applicant, Stefan Lanthier, spoke on being unable to connect to the existing sewer.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Rowland and seconded by Commissioner Quiroga to 1) Determine that the project is Categorically Exempt pursuant to Section 15315; Class 15, Minor Subdivision; and 2) Approve Tentative Parcel Map No. 15-002. Motion passed by a vote of 4-0.

C. Master Case No. 14-043; Zone Change No. 14-007; Tentative Tract Map No. 18987 - a Zone Change request to change the zoning district from Multi-Family Residential (R-3) to Medium Density Residential (R-2) and a Tentative Tract Map (TTM No. 18987) to subdivide approximately 19.8 acres into 102 single-family residential lots.

Orlando Hernandez, Senior Planner, provided the staff report.

Discussion was held on the condition regarding security gates.

Discussion was held on the size of the lots.

Discussion was held on the offset of the streets.

The Public Hearing was opened.

Speaking for the applicant, Steve Berzansky, spoke on the number of lots and this project not being part of an owner's association.

Discussion was held on the lack of amenities.

The Public Hearing was closed.

Discussion was held on the size of lots in specific plans and the number of lots not requiring amenities.

Director Troyer spoke on the new R2 standards and no amenities being required of the developer.

Discussion was held on this project being designed as 4,000 square foot lots with amenities and being denied by City Council; the applicant is now coming back with 5,000 square foot lots with no amenities and meeting the new R2 standards. R2 standards do not require amenities.

The Public Hearing was re-opened.

Speaking for the applicant, Ray Allard spoke on the applicant paying park fees.

Matthew Slowik spoke on establishing acreage thresholds to help distinguish between small and large projects.

ACTION: Motion was made by Vice Chairperson Meyer and seconded by Commissioner Rowland to Adopt Resolution PC No. 2015-11 forwarding a recommendation to the City Council to 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and direct staff to file a Notice of Determination; 2) Adopt an ordinance approving Zone Change No. 14-007; and 3) Approve Tentative Tract Map No. 18987. Motion passed by a vote of 4-0.

DIRECTOR COMMUNICATIONS:

A. Conditional Use Permit 14-042 and Administrative Site Plan 14-050 - Arrow Recovery Project

Director Troyer informed the Planning Commission that the applicant of the project for Arrow Recovery on Slover Avenue and Cypress Avenue is no longer pursing the recycling facility. Staff will be working with the applicant to amend the ASP application. The applicant has a valid CUP, but once the applicant is approved for a new project, the applicant will withdraw the previously approved CUP. If the applicant does not withdraw their previously approved CUP, then staff will continue to review the recycling facility for the Planning Commission.

If the previously approved CUP goes forward, the Fire Department will review the risk management assessment and report back to the Planning Commission.

Attorney Ponto clarified that the CUP was already approved.

The Planning Commission received and filed this report.

B. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for the December 8, 2015 and December 22, 2015, meetings for the Planning Commission's information; and an update of future Planning Commission items for the December 15, 2015 and January 5, 2016, meetings for the Planning Commission's information

COMMISSION COMMENTS:

A. Planning Commission Remarks

Commissioner Rowland had no comment.

Vice Chairperson Meyer requested that the Conditions of Approval for the 7-11 on Cherry Avenue be brought before the Planning Commission for review.

Vice Chairperson Meyer wished everyone a happy and holy Lady of Guadalupe day.

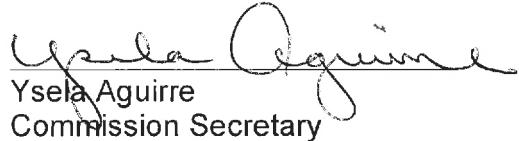
Commissioner Quiroga wished everyone a good evening and to stay warm.

Chairperson Cothran announced that his fourth child was recently married.

Director Troyer invited everyone to one of five Open Houses in the City of Fontana for the General Plan Update to share their plans for Fontana's future. They will be held Monday, December 7, at David W. Long School; Monday, December 7, at Southridge Middle School; Tuesday, December 8, at Sequoia Middle School; Wednesday, December 9, at Wayne Ruble Middle School; and Wednesday, December 9, at Palmetto Elementary School.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:19 p.m. to the Regular Planning Commission Meeting on Tuesday, December 15, 2015, at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.


Ysela Aguirre
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE
PLANNING COMMISSION ON THE 15TH DAY OF DECEMBER,
2015.**



Phil Cothran
Chairperson