

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
June 7, 2016
Grover W. Taylor Council Chambers**

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, June 7, 2016, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Vice Chairperson Meyer called the meeting to order at 6:01 p.m.

Present: Chairperson Garcia, Vice Chairperson Meyer, Secretary Quiroga, Commissioner Gongora, and Commissioner Sanchez.

Absent: None

Also Present: Attorney Victor Ponto; Planning Manager Zai AbuBakar; Senior Planner Shannon J. Casey; Associate Planner Catherine Lin; Assistant Planner Alejandro Rico; 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 Vice Chairperson Meyer, the Pledge of Allegiance was led by Commissioner Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of May 17, 2016.

A motion was made by Vice Chairperson Meyer and seconded by Commissioner Quiroga to approve the Minutes of the May 17, 2016, Planning Commission Meeting.

Motion passed by a vote of 4-0-1 with Chairperson Garcia abstaining.

PUBLIC HEARINGS:

A. Master Case No. 15-002 - Climate Action Plan - Cancel Public Hearing (Continued from November 17, 2015).

Catherine Lin, Associate Planner, provided the staff report.

Discussion was held on this plan not existing anymore if it is withdrawn.

Discussion was held on effects of withdrawing the Climate Action Plan.

Discussion was held on CEQA environmental impacts and possible mitigation measures on projects based on the City of Fontana's current policies and practices.

Discussion was held on taking what the City is already compliant on and adding it to the General Plan.

Discussion was held on the General Plan process.

The Public Hearing was opened.

Kathy Ponce spoke on Catherine's work and being wonderful to work with them. She spoke on other cities that are suing due to Climate Action Plans and not wanting to have them. She spoke on what happens when a city comes together and researches together and sees that this was not good for Fontana; we will work together as a city to do what is best for the city and the citizens of Fontana.

The Public Hearing was closed.

Commissioner Sanchez questioned what the intent was of the Climate Action Plan. There was a lot of pressure to pass it and is concerned that it will come up packaged as something else.

Discussion was held on the possibility of a new Climate Action Plan coming forward in the future.

Manager Abu Bakar stated that we do not know what is coming from the state and staff cannot speculate on what may happen in the future.

Attorney Ponto stated that the Planning Commission has no duty to affirm or not affirm; if the Planning Commission supports staff's recommendation, it is the same as not approving it.

Commissioner Quiroga spoke on voting on this item.

Attorney Ponto stated if the Planning Commission votes on it, resources are wasted by having to forward it to City Council.

Discussion was held on folding the Climate Action Plan into the General Plan.

ACTION: Motion was made by Vice Chairperson Meyer and seconded by Commissioner Sanchez to take this item off calendar Motion passed by a vote of 3-2 with Commissioner Quiroga and Commissioner Sanchez in opposition.

B. Master Case No. 12-072; Design Review Project No. 16-010 - A Design Review request to construct 200 single-family homes ranging from approximately 1,866 square feet to approximately 2,590 square feet.

Shannon J. Casey, AICP, Senior Planner, provided the staff report.

Staff has not received any communication in favor or opposition to this project.

Staff provided a correction to Condition No. 9 on the development impact fees should be \$750.

Discussion was held on construction measures to mitigate the noise from the AM PM gas station for lots 7, 8, 9 and 21.

Discussion was held on the lot sizes; the lot was subdivided in 2014 under the old R-2 zone City standards.

Discussion was held on the model homes.

Discussion was held on second story enhancements for homes that back up to Mango, Baseline and Sierra Avenue.

Discussion was held on the widening of Sierra Avenue and sidewalk enhancements.

Kathy Raasch, Senior Engineer, spoke on the widening of Sierra Avenue and improvements to San Jacinto and Sierra Avenue.

Discussion was held on the size of the garage being based on the number of bedrooms.

The Public Hearing was opened.

Speaking for the applicant, Ryan Combs, Senior Project Manager, thanked staff for their work. He has four other active communities in Fontana. This project has two product lines, Jubilee and Symphony. They plan to start models at the end of July. The special mitigations for the noise are a tall wall and special windows on the second floor of the homes near the gas station. They may also have a lower sale price for the homes and trees to mitigate the light. They want to make sure the homeowner is happy with their home.

Discussion was held on the city ordinance only allowing a three foot retaining wall and a six foot wall, to a maximum of nine feet.

Discussion was held on adding a condition regarding the special windows.

Discussion was held on the design of the barbeques. Applicant is aware of the barbecue preference in the City of Fontana.

Speaking for the applicant, Architect, Bryan Love.

Discussion was held on ensuring the spare room could not be made into a fifth bedroom.

Discussion was held on the parking for the public park.

Discussion was held on parking ordinances; the Police Department handles those ordinances.

No member of the audience spoke in favor or opposition to this project.

The Public Hearing was closed.

Discussion was held on requiring the AM PM to look at noise generating things on their end if they come in to upgrade to LED lighting.

Discussion was held on the median on Sierra Avenue; it will be a painted double double until the raised median is installed.

ACTION: Motion was made by Commissioner Quiroga and seconded by Commissioner Sanchez to 1) Determine that an Addendum to the Gabriella Mitigated Negative Declaration (MND) adopted by the City Council on October 14, 2014 anticipated the proposed development and also adequately identified any potential impacts associated with this project and that this Addendum determined that there are no new additional impacts beyond what was anticipated in the MND; and, 2) Approve Design Review No. 16-010 with an added condition to upgrade the windows. Motion passed by a vote of 5-0.

C. Master Case No. 16-025; Zoning Code Amendment No. 16-005 - an amendment to Chapter 30, Article III (Design and Administrative Site Plan Review) Section 30-104, and Section 30-113 of the Fontana Zoning and Development Code.

Alejandro Rico, Assistant Planner, provided the staff report.

Discussion was held on Entitlement Applications.

Discussion was held on the number of increased applications to be reviewed by the Planning Commission.

Commissioner Meyer requested adding the word "or designee" after Community Development Director.

The Public Hearing was opened.

No member of the audience spoke in favor or opposition to this project.

The Public Hearing was closed.

ACTION: Motion was made by Vice Chairperson Meyer and seconded by Commissioner Sanchez to adopt Resolution PC No. 2016-04, a resolution forwarding a recommendation to the City Council: 1) Finding that there will be no significant environmental impacts caused by this Zoning Code Amendment; therefore, a Notice of Exemption has been prepared pursuant to Sections 15378 (Project), and 15061 (b) (3) (Review of Exemption), of the California Environmental Quality Act; and, 2) To adopt an ordinance approving Master Case Number (MCN) No. 16-025 and Zoning Code Amendment (ZCA) No. 16-005, an amendment to Chapter 30, Article III (Design and Administrative Site Plan Review) Section 30-104 and Section 30-113 of the Fontana Municipal Code with the addition of "or designee". 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 Joint Planning Commission and City Council Workshop on June 28, 2016, meetings for the Planning Commission's information; and an update of future Planning Commission items for the June 21, 2016 meetings for the Planning Commission's information.

Manager AbuBakar noted that the Fontana Forward Open House dates will be rescheduled.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Gongora thanked everyone for tuning in and those in the audience.

Commissioner Gongora enjoyed being in the Fontana Days Parade.

Commissioner Gongora wished everyone a good evening.

Commissioner Gongora encouraged everyone to vote.

Vice Chairperson Meyer congratulated Phil Cothran on his new grandchild.

Vice Chairperson Meyer congratulated the teens that were confirmed at Sacred Heart.

Vice Chairperson Meyer wished everyone a good evening.

Commissioner Sanchez thanked everyone for the opportunity to serve the City of Fontana.

Commissioner Sanchez encouraged everyone to vote. He is very proud of his daughter for running for Assemblywoman.

Commissioner Sanchez reminded everyone of the June 24, 2016, Chamber of Commerce Installation Dinner for new president, Phil Cothran.

Commissioner Sanchez spoke on enjoying working with the Planning Commissioners and appreciates the difference of opinions and outspokenness.

Commissioner Sanchez wished everyone a good evening.

Commissioner Quiroga commented on the busy year he has been having. He is excited to spend time with his family.

Chairperson Garcia congratulated the Cothran family on their new addition.

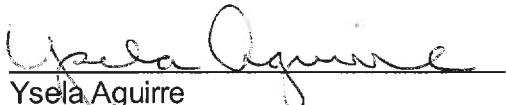
Chairperson Garcia echoed Commissioner Sanchez's sentiment on working with a good group of people and being able to conduct a meeting in a civil manner. They work together to make the right decision for the city and the citizens of Fontana.

WORKSHOP:

None.

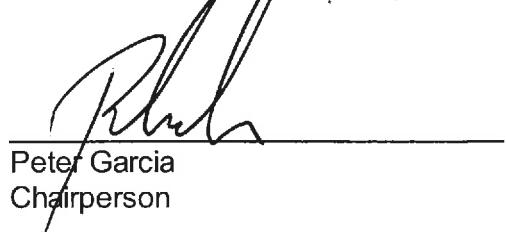
ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:34 p.m. to the Regular Planning Commission Meeting on Tuesday, June 21, 2016, 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 21st DAY OF JUNE, 2016.**



Peter Garcia
Chairperson