

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
October 4, 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, October 4, 2016, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Garcia called the meeting to order at 6:03 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 Orlando Hernandez; Policing Technician Wendy Radcliffe; 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 Quiroga, the Pledge of Allegiance was led by Commissioner Gongora.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Tressy Capps spoke on her Measure 1 signs getting stolen. She is opposing the measure – an Etiwanda School District bond. She wrote a piece that will be in the ballot guide and an opinion piece that will be in the Fontana Herald Newspaper. She spoke on the Etiwanda School District having money and the biggest reserve in San Bernardino County so they do not need \$137 million that will be a 25 year tax that people have to pay.

Michelle Benavides spoke on mail box break-ins; and funds being collected to replace the current mailboxes with stronger ones.

Chairperson Garcia invited the speaker to bring up her issues during the Public Hearing portion of an item on the agenda and directed her to speak with Senior Planner Hernandez. New provisions for stronger boxes on new developments will be discussed during the Public Hearing item. The Mayor is in communication with the post office on this item, but the City has no authority over mailboxes.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of September 20, 2016.

A motion was made by Commissioner Gongora and seconded by Commissioner Sanchez to approve the Minutes of the September 20, 2016, Planning Commission Meeting. Motion passed by a vote of 4-0-1 with Commissioner Garcia abstaining.

PUBLIC HEARINGS:

A. Master Case No. 13-046; Design Review No. 16-019; Temporary Use Permit No. 16-088 - a request for approval for the site and architecture review to construct seventy-seven (77) single-family homes ranging in size from 1,689 square feet to 2,479 square feet.

Staff has requested that this item be moved to a date uncertain.

ACTION: A motion was made by Commissioner Meyer and seconded by Commissioner Gongora to carry this item to a date uncertain. Motion passed by a vote of 5-0.

B. Master Case No. 16-041; Design Review No. 16-017; Temporary Use Permit No. 16-081 - A Design Review request to construct 30 single-family homes ranging from approximately 1,746 square feet to approximately 3,100 square feet. A Temporary Use Permit is for the construction of a model home complex.

Senior Planner Orlando Hernandez provided the staff report.

Commissioner Gongora recused himself from hearing this item.

Staff did not receive any communication in favor or opposition to this project.

Staff provided additional Condition No. 1A in a memo at the dais; and a change to page 3 of the staff report regarding the percentage of the plotting of the homes.

Discussion was held on stronger mailboxes being required for future developments. We cannot add this condition of approval to previously approved projects.

Planning Manager AbuBakar spoke on the mailboxes made after 2006 being the sturdiest; the old ones are not manufactured anymore.

Chairperson Garcia spoke on recommendations for residents to get together and install

new boxes.

Planning Manager AbuBakar informed residents to call her office, 909.350.7625, for letters staff received from the Post Office.

The Public Hearing was opened.

Speaking for the applicant, Kim Berry, Griffin Residential, spoke on trying to build 30 houses. She spoke on the Post Office providing the options on mailboxes available. The applicant has selected the highest grade that is strongest and sturdiest.

Applicant has read, understood and agreed to the conditions of approval.

Discussion was held on the motivation for the side door.

Commissioner Meyer complimented the look of the plan above the walls.

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

The Public Hearing was closed.

Discussion was held on the sidewalks being on both sides.

ACTION: A motion was made by Commissioner Meyer and seconded by Commissioner Sanchez to 1) Determine that the project is Categorically Exempt pursuant to Section No. Section 15332; Class 32, (In-Fill Development) of the California Environmental Quality Act, direct staff to file a Notice of Exemption; and, 2) Approve Design Review No. 16-017 and Temporary Use Permit No. 16-081 with the addition of Condition 1A. Motion passed by a vote of 4-0-1 with Commissioner Gongora abstaining.

**C. Master Case No. 15-065; Tentative Tract Map No. 09-001Ex (TTM No. 18673)
- A request for a five-year time extension for Tentative Tract Map No. 18673
(Arboretum Specific Plan).**

Senior Planner Orlando Hernandez provided the staff report.

Staff did not receive any communication in favor or opposition to this project.

Discussion was held on the reason for the extension.

Discussion was held on what affect this has on the previous map.

The Public Hearing was opened.

Speaking for the applicant, Stacey Sassaman, spoke on the plan being originally approved in 2009. Due to the recession, the project was shelved. The applicant is now ready to move forward with the project.

Discussion was held on the extending of the recording of the map.

Discussion was held on the project breaking ground this year.

Applicant has read, understood and agreed to the conditions of approval.

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

The Public Hearing was closed.

ACTION: A motion was made by Commissioner Sanchez and seconded by Commissioner Meyer to 1) Determine that the Final Environmental Impact Report (FEIR) (SCH No. 2006071109) certified for the Arboretum Specific Plan has adequately identified the impacts associated with Tentative Tract Map No. 18673 and that no previously reviewed impacts have changed and direct staff to file a Notice of Determination; and, 2) Approve Tentative Tract Map No. 18673, subject to the attached Findings and Conditions of Approval. Motion passed by a vote of 5-0.

UNFINISHED BUSINESS:

A. Video Surveillance Camera Condition of Approval

Planning Manager AbuBakar provided an update on the Video Surveillance Camera Condition of Approval and the types of business that will be mandated to have it as a Condition of Approval. Live feed will no longer be required. The Police Department will come back to the City Council if it will be required in the future.

Planning Manager AbuBakar thanked Policing Technician Wendy Ratcliffe for assisting Planning Staff with this condition and Phil Cothran for taking this item before the Chamber of Commerce. Staff recommends it be a mandate for all ABC licenses and the Planning Commission will have discretion to add it for other businesses i.e. check cashing, etc.

Discussion was held on the impact to previously approved projects. The Condition cannot be applied to existing businesses with ABC licenses; however, it could be required if a business wants to upgrade their ABC license.

Planning Manager AbuBakar spoke on staff going back to inventory all licenses to create an ABC license data base.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

The Planning Commission reviewed an update of future City Council Agenda items for October 11, 2016, and October 25, 2016, for the Planning Commission's information; and an update of future Planning Commission agenda items for the October 18, 2016 and November 1, 2016 for the Planning Commission's information.

Planning Manager AbuBakar announced the Move on the Trail event on Saturday, October 8, 2016. Planning Division staff will have a booth to provide information on the General Plan Update; and there will be a Downtown Area Plan Workshop on October 15,

2016, at the Fontana Community Senior Center.

Commissioner Meyer requested Le Schwab Tires be prepared on how they will or have corrected the landscaping and trash enclosure issue.

Commissioner Meyer asked about the Electric Fence Amendment item what it entails. Planning Manager responded that the amendment is wide open in allowing electric fence citywide.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Vice Chairperson Meyer announced that Shannon Casey has left the Planning Department to move on to a position in the Engineering Department. Planning Manager AbuBakar added that he will be working on water quality and landscaping. He will be presenting at the November 1, 2016, Planning Commission meeting and we can congratulate him then.

Vice Chairperson Meyer invited everyone to the Multicultural Ministry Hawaiian Luau Dinner at Sacred Heart. The cost is \$20 per person and tickets can be purchased by contacting the parish office.

Vice Chairperson Meyer wished everyone a good evening.

Commissioner Gongora expressed concerns on parking around Dolores Huerta International Academy; parents are parking down the street and children are walking across the street. Planning Manager AbuBakar will talk to Engineering staff to try to address the issue.

Commissioner Gongora expressed concerns on the wall of IAB located on the south end of Walnut Village – a long wall across Mango. It is discolored and has graffiti everywhere. Any reports of activity can be emailed to Planning Manager AbuBakar.

Commissioner Gongora requested if the green transformer boxes along Sierra Avenue could be painted as they are done in downtown Riverside with images to make them more historically aligned. Planning Manager AbuBakar stated that the transformers are property of Edison and she will contact the Edison's representative for information.

Commissioner Gongora thanked Planning Manager AbuBakar for elevating the concerns from residents.

Commissioner Gongora wished everyone a good night and a good week.

Commissioner Sanchez congratulated Phil Cothran for the event at the Fontana Woman's Club.

Commissioner Sanchez is looking forward to restoration of Fontana Woman's Club to bring it back to its original condition.

Commissioner Sanchez is honored to be a part of this team.

Commissioner Sanchez thanked his wife for allowing him to come out and be here.

Commissioner Sanchez spoke on the Lights On After School event at Fontana Middle School on October 20, 2016. RSVP to 909.349.6944.

Commissioner Sanchez reminded everyone to vote.

Commissioner Quiroga congratulated his niece Erika and Chris who are getting married on Friday and wished them the best of luck.

Commissioner Quiroga greeted his cousin, Olga, visiting from New York.

Chairperson Garcia spoke on the Fontana Unified School District Superintendent's Community Cabinet Event being held on October 12, 2016, at the Jessie Turner Health and Fitness Center. It will be a great event.

Chairperson Garcia wished everyone a good evening.

WORKSHOP:

None.

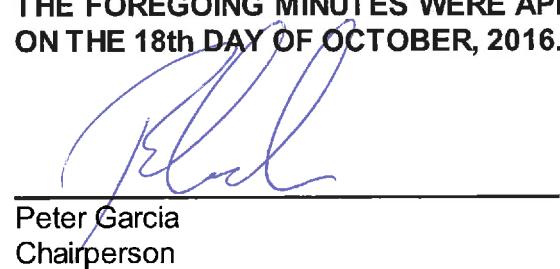
ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:09 p.m. to the Regular Planning Commission Meeting on Tuesday, October 18, 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 18th DAY OF OCTOBER, 2016.**



Peter Garcia
Chairperson