

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
November 15, 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, November 15, 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: Vice Chairperson Meyer, Secretary Quiroga, Commissioner Gongora, and Commissioner Sanchez.

Absent: Chairperson Garcia

Also Present: Attorney Victor Ponto; Planning Manager Zai AbuBakar; Senior Planner Orlando Hernandez; Assistant Planner Jon S. Dille; Assistant Planner Alejandro Rico; Fire Marshall Brian Headley; Policing Technician Wendy Ratcliffe; and Planning Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Commissioner Gongora, the Pledge of Allegiance was led by Commissioner Quiroga.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Fran Givens thanked the Planning Commission for the seniors getting their sidewalk – but it still needs to be sanded and leveled out to eliminate cracks. She lives on the fifth floor of the Piazza building and enjoys seeing the residents going down the sidewalk so happily. She was thanked by many residents and encouraged them to thank the City of Fontana; she shared a letter with three pages of signatures. She spoke on political signs needing to come down. She thanked the Police Department for cleaning up the corner.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of November 1, 2016.

A motion was made by Commissioner Gongora and seconded by Commissioner Quiroga to approve the Minutes of the November 1, 2016, Planning Commission Meeting with correction to the convening of the meeting by Chairperson Garcia. Motion passed by a vote of 4-0.

PUBLIC HEARINGS:

A. Master Case No. 15-001; Tentative Tract Map No. 17784 (TTM No. 05-031EX)
- A request from the property owner for a two (2) year time extension for a previously approved tentative map that subdivide a parcel of approximate 2.0 adjusted gross acres into eight (8) lots for the purpose of single-family residential.

Assistant Planner Jon S. Dille provided the staff report.

Fire Marshall Headley spoke on the turnaround radius meets the standard.

The Public Hearing was opened.

The applicant was not present.

Claudia Smith spoke on not having privacy with the development of two-story homes; each neighbor will have two houses behind their homes. They have been living there since the 60's, 70's and 80's and feels as if the City of Fontana does not take care of them. They should not have two-story homes behind them and they want a 20 ft. block wall to protect their privacy. She spoke on the developer not thinking it was important enough to be here. She requested the street be on their side. They live here, shop here and pay their taxes; the developer will come in, pay the city and leave. She spoke on the former house on the property having burned down and just being buried on the lot. They will need to get rid of everything before building.

The Public Hearing was closed.

Vice Chairperson Meyer advised the speaker that her concerns cannot be answered from the dais because it is not related to the design review.

Commissioner Quiroga asked if the developer was informed of the meeting. The developer was notified.

Commissioner Quiroga asked if they were only looking at the extension or could they ask questions regarding the concerns. Vice Chairperson Meyer answered that only if it is related to tract map extension. Attorney Ponto confirmed that the item is only for the extension, not the potential development. Concerns can be addressed at a future date when the design review is requested.

Attorney Ponto requested staff speak with speaker regarding the process.

Commissioner Gongora requested a brief review on what is being done for the audience's benefit. Planning Manager AbuBakar shared that the developer is requesting an extension on the previously approved map; and the only item the Commission is considering is the two-year extension.

Discussion was held on the Developer's timeline to build.

Discussion was held on what happens if the extension is not approved; the applicant can appeal to the City Council.

Discussion was held on why the developer is not here to address any public concerns. The developer has had communication with the public on their concerns.

A motion was made by Commissioner Sanchez and seconded by Commissioner Quiroga 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, and direct staff to file a Notice of Exemption; and, 2) Approve Tentative Tract Map No. 05-031EX for a two-year time extension for Tentative Tract Map No. 17784. Motion passed by a vote of 4-0.

B. Planning No. 07-004; Design Review No. 07-006R2; Conditional Use Permit No. 16-015 - Review and approve a Design Review application for a façade change with a color change and pick-up window for CVS Pharmacy. Review and approve a Conditional Use Permit amendment for an upgrade to an ABC license for a Type 21 to allow the sale of beer, wine and distilled spirits for off-site consumption.

Assistant Planner Alejandro Rico provided the staff report.

Staff provided a memo at the dais revising Condition No. 9 regarding the hours of operation and adding Condition No. 1a regarding the rescission of the previous CUP.

Discussion was held on the makeover of the second building.

Policing Technician Ratcliffe spoke on all of the conditions being standard.

The Public Hearing was opened.

Speaking for the applicant, Ken Ahlrich spoke on being in communication with the property owner of the other building to paint it to match the color scheme.

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

Discussion was held on Design Review Item No. 16 regarding shopping carts; most of the carts are only used inside the building with a pole to not allow taking them out of the building. Staff will be available to deliver items purchased to the customer's vehicle.

Speaking for the applicant, Anthony Collier spoke on the poles being used to keep the carts in house. There will only be eight carts, hand-held baskets are mostly used.

The applicant thanked Alex for his excellent level of service.

Discussion was held on the hours of operation; by consensus, Condition No. 8 on page 58 of 65 will be removed.

Discussion was held on changing Condition No. 9 and Condition No. 17 per the applicant's request; by consensus, these conditions will not be changed.

Discussion was held on CVS meeting with Community Coalition. Commissioner Gongora is in communication with the Community Coalition and they do not want to change the standard conditions.

The applicant requested the condition regarding the security guard be removed.

Discussion was held on the applicant's request. Policing Technician Ratcliffe spoke on this being a standard condition and it has only been used once. There are steps taken before requiring the applicant to provide a security guard.

The applicant thanked for all the support.

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

The Public Hearing was closed.

Commission Gongora thanked CVS for being in the community and is hoping to see new traffic in that center.

A motion was made by Commissioner Gongora and seconded by Commissioner Sanchez to 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class 32, In-Fill Development Project) of the California Environmental Quality Act, and direct staff to file a Notice of Exemption; 2) Approve Design Review No. 07-006R2; and, 3) Approve Conditional Use Permit Amendment No. 16-015 with the changes to the conditions as discussed. Motion passed by a vote of 4-0.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

The Planning Commission reviewed an update of future City Council Agenda items for the November 22, 2016, and December 13, 2016, meetings for the Planning Commission's information; and an update of future Planning Commission agenda items for the December 6, 2016, and December 20, 2016, meetings for the Planning Commission's information.

Planning Manager AbuBakar announced the General Plan Advisory Committee meeting on Thursday, November 17, 2017, at 6:00 p.m. in the Development Services Organization Conference Room.

Planning Manager AbuBakar invited the community to the General Plan Update – Downtown Workshop No. 3 on December 3, 2016, from 9:00 a.m. to 12:00 p.m. at the

Fontana Community Senior Center, 16710 Ceres Avenue, Fontana, California.

Planning Manager AbuBakar shared that the Westgate project will be coming back before the Planning Commission on December 6, 2016. Any changes and information from the Ad Hoc Sub-Committee and City Council input will be included in the staff report.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Quiroga wished everyone a nice evening.

Commissioner Sanchez thanked everyone for coming tonight and watching on TV.

Commissioner Sanchez spoke on making the best decisions for the community.

Commissioner Sanchez congratulated the outcome of the election.

Commissioner Sanchez thanked his family for letting him serve with his fellow Commissioners and God bless America.

Commissioner Gongora thanked staff for their hard work; He spoke on the intersection of Oleander and Foothill and found out there was a grant to get a signal light there to improve safety.

Commissioner Gongora attended a conference regarding the pallet business; there is an existing reward for pallet fires in Fontana. If you know something or heard something, say something; promote safety in the community.

Commissioner Gongora congratulated those that were successful in the election; we are moving forward and the Inland Empire will move much faster working together. He thanked his colleagues for working together.

Commissioner Gongora thanked his wife and family.

Commissioner Gongora wished everyone a happy Thanksgiving and to reflect on what we are thankful for.

Vice Chairperson Meyer wished everyone a happy Thanksgiving.

Vice Chairperson Meyer welcomed Fontana School Board Member Slowik, Council Member Sandoval, School Board Member Sandoval and Mayor Warren to the meeting.

Vice Chairperson Meyer welcomed students in the audience who are working on their projects.

Vice Chairperson Meyer shared that it would have been his parents' wedding anniversary.

Vice Chairperson Meyer congratulated Phil Cothran on another grandchild.

Vice Chairperson Meyer congratulated all of the local area election winners.

Vice Chairperson Meyer congratulated Peter Garcia on his election to the school board; and Jesse Armendarez on his election to the City Council.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:07 p.m. to the Regular Planning Commission Meeting on Tuesday, December 6, 2016, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Ysela Aguirre
Ysela Aguirre
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 6th DAY OF DECEMBER, 2016.**

Larry Meyer
Larry Meyer
Vice Chairperson