

**MINUTES OF THE CITY COUNCIL  
AND PLANNING COMMISSION  
OF THE CITY OF FONTANA  
JOINT ADJOURNED REGULAR MEETING  
JULY 24, 2009**

The Joint Adjourned Regular Meeting of the City of Fontana City Council and Planning Commission was held on Friday, July 24, 2009, in the Development Services Organization Conference Room, 8353 Sierra Avenue, Fontana, CA. Mayor Pro Tem Warren called the meeting to order at 10:08 a.m.

**Present:**

City Council: Mayor Pro Tem Warren, Council Members Roberts, Rutherford, and Scialdone.

Absent: Mayor Nuaimi.

Planning Commission: Commissioners Galasso, Garcia, and Slowik.

Absent: Chairperson Meyer, and Commissioner Lee.

Staff Members: City Manager Hunt, Assistant to the City Manager Colbrunn, Community Development Director Williams, Public Works Director Hays, City Engineer Sandoval, Building & Safety Director Shipper, other staff.

City Manager Hunt opened the meeting by stating that the reason of this meeting was due to the fact that the half hour workshop held on June 10, 2009 by BIA and City Council had not been enough. City Council had further requested the Planning Commission's attendance to receive input and guidance.

City Manager Hunt presented a brief summary behind the current discussion of Development Impact Fees.

BIA's Carlos Rodriguez and Scott Koehler presented their request for reduction of Development Impact Fees (DIF) during the current economical times. The four major points presented by BIA for consideration by the City include: 1) deferring payment of Development Impact Fees (DIF) until the issuance of Certificate of Occupancy, 2) adjusting bond policies to provide for their release and to consider allowing for the addition of liens 3) reduction in architectural standards applied to new construction; and 4) temporary reduction or waiver of DIFs through the current economic downturn.

The following items were discussed between the City Council, Planning Commission, City staff, and BIA members:

1. Current housing market;
2. Options to make homes more affordable;
  - o Reduction of interior square footage
  - o Reduction of interior and exterior amenities
  - o Reduction of architectural embellishment on sides and rear of home
  - o Change of roof line
  - o Reductions of "bump outs" on sides and rear of home
3. Bond reduction with partial completion of tract (at 50% and 75%);
4. Allowance of liens/lien agreements to secure construction;
5. Maintaining City's stability;
6. Allow staff to work with developers on a case-by-case basis to work out individual situations;
7. Keeping an open mind toward the use of new building materials and processes;

Community Development Director Williams, AICP, made a presentation to the group. The presentation included the following four topics: 1) the need for DIFs, 2) DIF comparisons from community to community, 3) Fontana's DIF process and approach, and 4) the final thoughts on the topic.

After the presentation, an open discussion occurred between all parties present.

BIA members stated the reduction fees could be temporary.

Community Development Director Williams, AICP, stated he will take a look at the current reduction in fees regarding infill areas to see if it may be feasible to extend the boundaries.

City Manager Hunt stated many of the DIFs are pass through fees and are not established by the City. He said that any reduction of fees would be required to be made up with other local revenue sources, and with the State budget deficit, it would not be feasible.

Council Member Scialdone stated that the City needs to collect the fees in order to sustain amenities throughout the City. He added that we need to wait to see how the State budget works out.

Mayor Pro Tem Warren thanked everyone for their input and requested comments from other Council Members and the Planning Commission.

Planning Commissioner Galasso stated he would support a reduction in house sizes, but not in significantly reducing architectural standards.

Planning Commissioner Garcia expressed concern regarding the 48% reduction of the DIF presented by the BIA, and is not sure what percentage would be workable for the City.

Planning Commissioner Slowik stated reducing the fees at this time would be a double edged sword to the City, with the lost of State Capital funds, even if it is just a temporary reduction, it would be difficult to make a recovery. He stated the City needs to consider the entire budget and look to see if there are other ways to help the building industry at this time.

Council Member Scialdone observed that the City is currently doing or reviewing three of the four points the BIA is requesting. He stated a reduction of fees now will only have to be made up in the end, and worries it could cause harm to the City in the future. He reported he would need staff to do a full analysis before he could support the reduction of the DIFs.


Council Member Roberts stated that the "big picture" needs to be considered, especially now with the economy changing hourly. He assured everyone that the City will look into any possibilities of what may help. He commented that the City is looking at receiving a significant budget hit from the State and is not sure of the impact. He stated that he would like to see all be as successful as possible without causing harm to the City, and feels new residents moving to the City of Fontana should receive the same standards of amenities as current residents receive.

Council Member Rutherford commented that she would love to wave a "magic wand" to reduce park fees (the BIA has specifically asked for a reduction or waiver of the City's park fees), but feels any cuts at this time would put future City Councils in a difficult situation. She stated she would support any types of reasonable and measurable changes in designs that may help. She stated the City is open to good ideas and is willing to work with all.

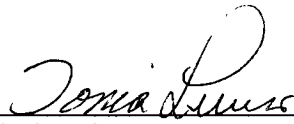
Mayor Pro Tem Warren stated that she felt good about the nature of the discussion at the workshop today. She encouraged all to come in and talk with staff regarding any individual issues that might be worked out. She requested that staff review information regarding how the current infill development impact fee reductions helped, and how possibly expanding the area will affect the City in the current economy.

Carlos Rodriguez, BIA thanked the City Council, the Planning Commission and staff for their time.

By consensus, the meeting was adjourned at 12:13 p.m.

  
\_\_\_\_\_  
Orvene Steenbock  
City Clerk Assistant

THE FOREGOING MINUTES WERE APPROVED BY THE CITY COUNCIL  
ON THE 12<sup>TH</sup> DAY OF AUGUST 2009.

  
\_\_\_\_\_  
Tonia Lewis  
City Clerk