

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 28, 2005**

A regular meeting of the City of Fontana Planning Commission was held on Monday, February 28, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:07 p.m. Following the Pledge of Allegiance, Commissioner Clark gave the invocation.

**ROLL CALL:**

Present: Chairperson Lee, Commissioners Clark, Galasso, Meyer, and Slowik.

Absent: None.

Also Present: Planning Manager Don Williams, AICP; Senior Planner Orlando Hernandez; Associate Planners Shannon J. Casey, AICP; Planning Intern Paul Gonzales; City Attorney Jeffrey Ballinger; City Clerk Bea Watson; and Commission Secretary Orvene Steenbock.

**MINUTES:**

Motion made by Commissioner Clark, seconded by Commissioner Meyer to: Approve the February 14, 2005, regular Planning Commission meeting as presented. Motion was carried by a vote of 5-0.

**CONSENT CALENDAR:**

**LIBRARY CONSISTENCY:**

Staff presentation by Don Williams.

Motion made by Commissioner Slowik, seconded by Commissioner Lee to accept the Consent Calendar as presented. Motion carried by a vote of 5-0.

**AGENDA INFORMATION:**

The Planning Commission reviewed the update of future City Council Agenda items for the March 1, 2005, and, March 15, 2005, regular meetings; and Planning Commission items for the March 14, 2005, and, March 28, 2005, regular meeting.

**PUBLIC HEARINGS**

Commissioner Meyer removed himself due to the fact that this item had been discussed at a former Planning Commission meeting prior to his appointment.

The public hearing was opened regarding **DESIGN REVIEW NO. 04-025/CONDITIONAL USE PERMIT NO. 04-016 (CONTINUED FROM 12-13-04)**: Filed by Doug Jacobs to request a design review to construct a new 84,031 square foot mini-warehouse, and a 6,890 square foot retail building on approximately 4.8 acres. Located at 11110 Sierra Avenue.

Staff presentation by Orlando Hernandez.

No written communication was received.

Speaking for the applicant was Rick Blomgren, Axxess Architects, 18652 Florida Street #200, Huntington Beach; Doug Jacobs, 6820 Indiana Avenue #210, Riverside; James Harley, All Cities Permit Services, 8621 Juniper Avenue #207, Fontana; and, Andrew Walker, Inc. Construction, 3544 University Avenue, Riverside.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Adopt the Mitigated Negative Declaration and the Fish and Game De Minimis Impact Finding, approve **CONDITIONAL USE PERMIT NO. 04-016**, subject to the Findings, being brought back at the March 14, 2005, Planning Commission meeting, and, direct staff to bring back **DESIGN REVIEW NO. 04-025**, at the March 14, 2005, Planning Commission meeting. Motion carried by a vote of 4-0-1, with Commissioner Meyer abstaining.

Commissioner Meyer returned.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 16870**: Filed by SC Fontana Development Corp., to request review and approval of Tentative Tract Map No. 16870 to subdivide approximately 8.6 gross acres into 36 single-family residential lots. Located on three parcels (APNs 0226-092-03, -04, and -05) totaling approximately 8.6 gross acres at the northeast corner of the intersection of the proposed Knox Avenue extension and the proposed Icon Street, and having approximately 780 feet of frontage along the Edison right-of-way. Tentative Tract No. 16870 is Planning Area 9 of the Citrus Heights North Planning Area.

Staff presentation by Shannon J. Casey, AICP.

No written communication was received.

Speaking for the applicant was Bryan Goodman, SC Fontana Development Corporation, 1156 N. Mountain Avenue, Upland.

No one spoke in favor or opposition.

The public hearing was closed.

By consensus, the Planning Commission deleted the following condition from the Conditions of Approval:

~~68. **Access. The development and each phase thereof shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1 [F-41]**~~

Motion made by Commissioner Galasso, seconded by Commissioner Lee, to: Direct staff to file the Notice of Determination of a previously approved CEQA document; and, approve **TENTATIVE TRACT MAP NO. 16870**, subject to the attached Findings and Conditions of Approval, as modified above. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 16871**: Filed by SC Fontana Development Corp., to request review and approval of Tentative Tract Map No. 16871 to subdivide approximately 9.1 gross acres into 34 single-family residential lots. Located on three parcels (APNs 0226-092-02, -03, and -04) totaling approximately 9.1 gross acres generally located 780 feet east of the proposed Knox Avenue extension and north of the proposed Icon Street, and having approximately 952 feet of frontage along the Edison right-of-way and directly east of Tentative Tract No. 16870. Tentative Tract Map No. 16871 is Planning Area 11 of the Citrus Heights North Planning Area.

Staff presentation by Shannon J. Casey, AICP.

No written communication was received.

Speaking for the applicant was Bryan Goodman, SC Fontana Development Corporation, 1156 N. Mountain Avenue, Upland.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Direct staff to file the Notice of Determination of a previously approved CEQA document; and, approve **TENTATIVE TRACT MAP NO. 16871**, subject to the attached Findings and Conditions of Approval, with renumbering as needed. Motion carried by a vote of 5-0.

**DESIGN REVIEW NO. 03-033**: Filed by Michael Dorriz to request site and architectural approval of two buildings of approximately 9,000 and 10,500 square feet for the purpose of automotive repair. Located on the northeast corner of Cherry Avenue and Aliso Drive. **Staff requests** that the Planning Commission continue this item to the March 14, 2005, Planning Commission meeting.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Continue the public hearing for **DESIGN REVIEW NO. 03-033**, to the March 14, 2005, Planning Commission meeting. Motion carried by a vote of 5-0.

**DEVELOPMENT CODE (CHAPTER 30) AMENDMENT NO. 04-011 (CONTINUED FROM 2-14-05)**: Filed by the City of Fontana to request adoption of a resolution recommending approval of Development Code Amendment No. 04-011 to the City Council. Located citywide. **Staff requests** that the Planning Commission continue the public hearing on this matter to the March 14, 2005, Planning Commission meeting.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Continue the public hearing for **DEVELOPMENT CODE AMENDMENT NO. 04-011**, to the March 14, 2005, Planning Commission meeting. Motion carried by a vote of 5-0.

**OTHER COMMISSION BUSINESS:**

**AMENDMENT TO PLANNING COMMISSION BY-LAWS:** Filed by the City of Fontana to request amendment to Planning Commission Rules and Regulations for the City Planning Commission (“By-Laws”) in order to move the Public Forum section of the Agenda.

Staff presentation by Don Williams, AICP.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Adopt **RESOLUTION NO. PC 2005-03**, amending the Planning Commission’s By-Laws. Motion carried by a vote of 5-0.

**STAFF REPORT:** None.

**PLANNING MANAGER REPORT:**

Manager Williams reminded the Commissioners of the League of Cities Conference and encouraged them to let staff know as soon as possible, if they would be attending the Conference which would be in Pasadena from April 13, to 15, 2005.

**PUBLIC FORUM:** None.

**COMMISSION REMARKS:**

Commissioner Meyer stated that 2 out of the 12 months of this year have already past.

Commissioner Clark thanked the Chamber of Commerce for the fun Race Week events. He encouraged residents to get involved and become aware of the issues that affect their surroundings.

Commissioner Slowik stated that the Race Week activities were highly successful, especially Friday night's Monte Carlo Night, which was very well attended. He reminded everyone of the upcoming Mayor's Gala.

Commissioner Galasso stated that, on behalf of the Chamber of Commerce, he thanked everyone that attended the Race Week events. He also thanked California Speedway, Mark Mayuga, and all of the sponsors of these events. He thanked everyone that attended the events, especially those that stayed at the Race Fest regardless of the rainfall. He reminded everyone of the next Chamber Mixer that will be held on St. Patrick's Day, March 17, 2005, at Rock Honda.

Commissioner Lee thanked the viewers at home for staying with us throughout tonight's meeting. She encouraged them to contact Don Williams (dwilliams@fontana.org) through the internet with their concerns, if they are unable to attend the Planning Commission meetings. She stated that her family enjoyed the Race Fest activities, and waited in line for various Racers autographs. She stated that the Mayor's Gala for the Arts would be at Jack Bulik Park on April 2, 2005.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting was adjourned at 8:29 p.m. to the next regular Planning Commission meeting on March 14, 2005, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.

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Orvene Steenbock  
Planning Commission Recording Secretary

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Carole Lee  
Chairperson