

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
MARCH 14, 2005**

A regular meeting of the City of Fontana Planning Commission was held on Monday, March 14, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:08 p.m. Following the Pledge of Allegiance, Commissioner Meyer gave the invocation.

**ROLL CALL:**

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

Absent: None.

Also Present: Planning Manager Don Williams, AICP; Public Services Director Curtis Aaron; Senior Park Planner Paul Burton; Senior Planner Kevin Ryan; Assistant Planner Amber Gregg; 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 28, 2005, regular Planning Commission meeting as presented. Motion was carried by a vote of 5-0.

**PUBLIC FORUM:**

Tony Orlich, Randall Avenue, spoke regarding garbage TV media.

**CONSENT CALENDAR:**

**FONTANA PARK (NORTH FONTANA):**

Staff presentation by Don Williams, AICP; Public Services Director Curtis Aaron; and Baxter Miller, BMLA, Inc.

Speaking in favor was Frank Williams, 8711 Monroe Court, Suite B, Rancho Cucamonga.

Motion made by Commissioner Galasso, seconded by Commissioner Meyer 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 15, 2005, and April 5, 2005, regular meetings; and Planning Commission items for the March 28, 2005, and, April 11, 2005, regular meetings.

**PUBLIC HEARINGS**

**DESIGN REVIEW NO. 03-033 (CONTINUED FROM 2-28-05):** 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 within the Southwest Industrial Park Specific Plan. **Staff requests** that the Planning Commission continue the public hearing for Design Review No. 03-033 to April 11, 2005, Planning Commission meeting, to allow staff additional time to analyze the project (Motion and second below.)

**DESIGN REVIEW NO. 04-025 (CONTINUED FROM 2-28-05):** 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 requests** that the Planning Commission continue the public hearing for Design Review No. 04-025 to the March 28, 2005, Planning Commission meeting, to allow the applicant additional time to revise the elevations. (Motion and second below.)

**DEVELOPMENT CODE (CHAPTER 30)/AMENDMENT NO. 04-004 (FONTANA AUTO CENTER OVERLAY DISTRICT):** Filed by the City of Fontana to request adoption of a resolution recommending approval of Development Code Amendment No. 04-004 to the City Council. Located south of the 210 Freeway, between Citrus Avenue to the west and Sierra Avenue to the east, on both the north and south frontages of South Highland Avenue. **Staff requests** that the Planning Commission continue the public hearing for Development Code Amendment No. 04-004 Fontana Auto Center Overlay District, to a date undetermined, to allow staff sufficient time to respond to comments received on the draft Environmental Impact Report and circulate the document for an additional 30 day review period.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Continue the public hearing for **DESIGN REVIEW NO. 03-033**, to the April 11, 2005, Planning Commission meeting; continue the public hearing for **DESIGN REVIEW NO. 04-025**, to the March 28, 2005, Planning Commission meeting; and, continue the public hearing for **DEVELOPMENT CODE AMENDMENT NO.**

**04-004 FONTANA AUTO CENTER OVERLAY DISTRICT** to a date undetermined. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 04-003**: Filed by C.R. Carney Architects, Inc., to request the addition of a 48,239 square foot tilt up warehouse building and site improvements. Located near the northeast corner of Etiwanda Avenue and Santa Ana Avenue, approximately 450 feet east of Etiwanda Avenue, in the Fontana Gateway Specific Plan.

Staff presentation by Amber Gregg.  
 No written communication was received.  
 Speaking for the applicant Paul Soucier, 12968 Santa Ana Avenue.  
 No one spoke in favor or opposition.  
 The public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to: Adopt the Negative Declaration and California Fish and Game De Minimis Impact Finding and direct staff to file the Notice of Determination, and; approve **DESIGN REVIEW NO. 04-003** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DEVELOPMENT CODE (CHAPTER 30) AMENDMENT NO. 04-011 (CONTINUED FROM 2-28-05)**: Filed by the City of Fontana to request review of the proposed changes in Development Code Amendment No. 04-011 and Zone Change No. 05-001 and recommend approval to the City Council. Located citywide.

Staff presentation by Kevin Ryan.  
 No written communication was received.  
 Speaking in favor were Yoon Kim, Arthur Levine, Reggie King, and Ray Allard, Young Homes, 10370 Trademark Street, Rancho Cucamonga; and, Bradley Karvasek, Holland Development, 424 S. Laureltonite, Anaheim.  
 Speaking in opposition was Tony Orlich, Randall Avenue.  
 The public hearing was closed.

By consensus, the Planning Commission made changes to the Development Code (Chapter 30) Amendment No. 04-011, that were to numerous to mention.

By consensus, the Planning Commission requested the following items be brought back to the Commission for discussion:

1. The maximum grade for driveways shall be 10 percent, **it was requested to raise this to 12 percent.**
2. The setbacks on side loading garages.
3. The line of site (8 foot plus).
4. the Boulevard Overlay.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Recommend to the City Council that the project has been reviewed under a previous Final Environmental Impact Report (2003 General Plan, State Clearing House No. 2003031083) pursuant to Section 15162 of the Local CEQA Guidelines and direct staff to file the Notice of Determination; and, adopt **RESOLUTION PC NO. 2005-04**, a resolution forwarding a recommendation that the City Council approve **DEVELOPMENT CODE AMENDMENT NO. 04-011 AND ZONE CHANGE NO. 05-001**. Motion carried by a vote of 5-0.

**STAFF REPORT:** None.

**PLANNING MANAGER REPORT:**

**PLANNING DIVISION MONTHLY REPORT FOR JANUARY 2005:**

Staff presentation by Don Williams, AICP.

Manager Williams discussed the fact that the case load for the Planning Commission has increased up to 8 – 10 items per agenda, and asked for the Planning Commission's input on how to handle this problem.

Commissioner Lee suggested that we stick to 2 meetings per month and perhaps start earlier.

Commissioner Slowik suggested that we have more frequent meetings.

Manager Williams suggested that if future meetings run too long, that the last few items be carried over to the next week, for a special meeting, as needed.

Manager Williams stated that it has been recommended to the City Council that the Planning Division introduce Minor Use Permits and Minor Variance to help reduce the Planning Commission's load. He stated that the City Council has agreed to entertain this possibility, but they would like input from Planning Commission and requested two Planning Commissioners be selected for the City Council's Ad-Hoc Committee on Planning processing changes. He stated that the selection of an Ad-Hoc Committee would be agendized for the next Planning Commission meeting.

Manager Williams stated that at the last Planning Commission meeting, the Planning Commission approved a mini-warehouse, with the Design Review to be brought back. He stated that the Planning Division has not received the information from the applicant, that an appeal of the Planning Commission's decision has been filed by a resident, and that the Design Review has been put on hold pending the outcome of the appeal at a dinovo hearing of the City Council.

Manager Williams stated that he would be out of the office from March 23, 2005, to April 4, 2005, and also April 11, 2005, through April 15, 2005, and will not attend the next two Planning Commission meetings; Principal Planner Craig Bruorton will be the Acting Planning Manager for those two meetings.

**COMMISSION REMARKS:**

Commissioner Galasso reminded everyone of the Chamber Mixer to be held at Rock Honda on Thursday, March 17, 2005, starting at 5:30 p.m.

Commissioner Slowik cautioned residents about a company that has been posting door tags offering to do water sample testing. He stated that he feels these tests are not accurate and that it is a private company trying to sell something.

Commissioner Meyer stated that it is an exciting time to be living in the north end of Fontana, with the opening of the Falcon Ridge shopping center, and the work starting on Coyote Canyon. He wished everyone a great St. Patrick's Day, a good Holy Week, and a Happy Easter.

Commissioner Clark encouraged residents to stay involved in the community. He encouraged future homebuyers to check with the City to become informed of the zoning around the area of their new house. He congratulated the Fontana Little League for the wonderful Opening Day Ceremonies. He reminded everyone of the Arbor Day Activities at Miller Park on March 19, 2005, from 10:00 a.m. to 2:00 p.m.

Commissioner Lee stated that she had already made her contribution to the opening of Falcon Ridge shopping center. She stated that not only is there a lot of activity in the north end of Fontana, but that there is a lot happening in the central and south areas also. She stated that she had attended a hockey game at Jack Bulik Park and also Little League Opening Ceremonies at the same time. She reminded everyone of the upcoming Mayor's Gala and encouraged interested residents to purchase their tickets on-line. She wished everyone a Wonderful Holy Week.

**PUBLIC FORUM CONTINUED:** None.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting was adjourned at 9:35 p.m. to the next regular Planning Commission meeting on March 28, 2005, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.

---

Orvene Steenbock  
Planning Commission Recording Secretary

---

Carole Lee  
Chairperson