

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
APRIL 25, 2005**

A regular meeting of the City of Fontana Planning Commission was held on Monday, April 25, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:01 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; Assistant Planner Jon S. Dille; 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 April 11, 2005, regular Planning Commission meeting as presented. Motion was carried by a vote of 5-0.

PUBLIC FORUM:

Tony Orlich, Randall Avenue, spoke regarding Scott Ritter – Marine.

CONSENT CALENDAR:

FONTANA UNIFIED SCHOOL DISTRICT, MIDDLE SCHOOL NO. 9: Located on the northwest corner of Baseline Avenue and Citrus Avenue.

FONTANA REDEVELOPMENT AGENCY, 2005 DISPOSITION AND DEVELOPMENT AGREEMENT (BLUEGRESS, LLC): Located between Knox Avenue and Walnut Avenue.

Motion made by Commissioner Meyer, seconded by Commissioner Clark to: Approve 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 May 3, 2005, and, May 17, 2005, regular meetings; and Planning Commission items for the May 9, 2005, and, May 23, 2005, regular meetings.

PUBLIC HEARINGS

DESIGN REVIEW NO. 04-025 (CONTINUED FROM 3-28-05): Filed by Doug Jacobs to request a proposal 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 (APN 0255-101-09). **Staff requests** that the Planning Commission remove Design Review No. 04-025 from the agenda.

Motion made by Commissioner Clark, seconded by Commissioner Galasso, to: Remove **DESIGN REVIEW NO. 04-025**, from the agenda, and direct staff to suggest to the applicant that the request be withdrawn. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 04-050:** Filed by Mr. Man Phan to request a design review for the site and architectural review of an eight unit apartment complex. Located on the west side of Date Avenue, just south of Athol Avenue. **Staff requests** that the Planning Commission continue this design review to the May 23, 2005, Planning Commission meeting, at the request of the applicant.

No written communication was received.

No one spoke in favor.

Speaking in opposition was Tony Orlich, Randall Avenue.

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: Continue the public hearing for **DESIGN REVIEW NO. 04-050**, to the May 23, 2005, Planning Commission meeting. Motion carried by a vote of 5-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 04-022:** Filed by Mr. Ghreir Wafa Aziz to request review and approval of a new conditional use permit for the transfer of ownership of an existing liquor store, Quicker Liquor. The existing store is operating with an Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) license. Located at 9757 Sierra Avenue.

Staff presentation by Jon S. Dille.

No written communication was received.

Speaking for the applicant was Dick Evitt, Quicker Liquor, 5905 Winncliff Drive, Riverside.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Galasso, seconded by Commissioner Meyer, to: Determine that the project is categorically exempt pursuant to Section 3.16, Class 1 of the Local Guidelines for Implementing CEQA; and, approve **CONDITIONAL USE PERMIT NO. 04-022**, subject to the attached Findings and Conditions of Approval, and direct staff to file the Notice of Exemption. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 16799**: Filed by Mr. Carl Kobbins, Jr., C.T.K., Inc., to request a subdivision of a parcel of land of approximately 1.2 acres into six lots for single-family residential development. Located at 9317 Acacia Avenue, on the southeast corner of Randall Avenue and Acacia Avenue.

Staff presentation by Jon S. Dille.

No written communication was received.

Speaking for the applicant was Carl Kobbins, 8880 Benson, Montclair.

No one spoke in favor.

Speaking in opposition was Tony Orlich, Randall Avenue.

The public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to: Approve **TENTATIVE TRACT MAP NO. 16799**, subject to the attached Findings and Conditions of Approval, adopt the Negative Declaration and Fish and Game De Minimis Impact Finding and direct staff to file a Notice of Determination; direct staff to file the Notice of Exemption. Motion carried by a vote of 5-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 04-010R1**: Filed by KB Home of Greater Los Angeles to request a Conditional Use Permit revision to add one additional model home to an existing model home complex. Located at 5963 Mount Lewis Lane, within the Citrus Heights Specific Plan.

Staff presentation by Don Williams, AICP.

No written communication was received.

Speaking for the applicant was Stacey Sassaman, KB Home, 801 Corporate Center Drive, Pomona.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Slowik, seconded by Commissioner Clark, to: Determine that the project is exempt pursuant to Section 5.11, of the Local CEQA Guidelines and direct staff to file a Notice of Exemption; and, approve **CONDITIONAL USE PERMIT NO. 04-010R1**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS: None

STAFF REPORT: None.

PLANNING MANAGER REPORT:

PLANNING DIVISION MONTHLY REPORT FOR MARCH 2005:

Staff presentation by Don Williams, AICP.

Manager Williams stated that Assistant Planner Sandra Rojas has accepted another job and will be moving on. He stated that the City Council/ad hoc committee to work on Planning efficiency shall meet on May 17, 2005, at 3:30 p.m. He stated that the workshop regarding Housing Law Issues will last approximately 45 minutes and will not allow the Planning Commission to cover annexation issues within the hour, and recommended that the Planning Commission hold another workshop to learn of annexation issues.

By consensus, the Planning Commission decided to meet in a workshop on May 9, 2005, at 5:00 p.m. regarding Housing Law Issues, and on May 23, 2005, at 5:30 p.m. regarding annexation.

COMMISSION REMARKS:

Commissioner Galasso mentioned the following Fontana Chamber of Commerce events: on May 7, 2005, the Miss Fontana Contest at the Civic Auditorium, and on May 28, 2005 the Police and Fire Dinner with more information to come.

Commissioner Meyer stated that on May 6, 2005, from 8:00 to 9:00 a.m. would be the Prayer Breakfast at the Fontana Women Club and that evening at the Sacred Heart Church there would be a ceremony for the Confirmation Class.

Commissioner Clark thanked the Fontana Community Little League for its wonderful program, stated that Bill Martin Park is now open, and thanked Public Services, and the Parks and Recreation Commission for the renovation of the park. He requested that staff require that developers disclose the land use policy map to new home owners.

Planning Manager Williams stated that this could be added as a condition on design reviews. The Planning Commission, by consent, directed staff to draft two conditions for future use.

Commissioner Slowik congratulated Stater Brothers for its grand opening in Falcon Ridge. He requested that this evening's meeting be adjourned in memory of former City Council Member and Planning Commissioner Anne Dunihue who recently passed away, and wished blessings to her family.

Commissioner Lee reminded the residents of the upcoming Fontana Days and stated that parade applications are available by contacting Bea Watson.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:00 p.m., in memory of Anne Dunihue, to a workshop on May 9, 2005, at 5:00 p.m. regarding Housing Law Issues, followed by the next regular Planning Commission meeting on May 9, 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