

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
APRIL 18, 2006**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, April 18, 2006, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 5:03 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: Director of Community Development Don Williams, AICP; Senior Planners Charles Fahie, AICP, and Kevin Ryan; Associate Planners Shannon J. Casey, AICP, and Stephanie Hall; Assistant Planners Jon S. Dille, Paul Gonzales, and Amber Gregg; City Attorney Jeffrey Ballinger; City Clerk Bea Watson, and Commission Secretary Orvene Steenbock.

**MINUTES:** None.

**PUBLIC FORUM:**

Tony Orlich, Randall Avenue, spoke regarding a campaign funding reform.

**CONSENT CALENDAR:** None.

**AGENDA INFORMATION:**

The Planning Commission reviewed the update of future City Council agenda items for the April 25, 2006, and May 9, 2006; and Planning Commission items for the May 1, 2006, May 2, 2006, and May 16, 2006, meetings.

**PUBLIC HEARINGS**

**DESIGN REVIEW NO. 05-019:** Staff requests that the Planning Commission continue this public hearing to June 6, 2006.

Speaking in opposition were Joseph Yondell, J & B Transport, 11380 Jordan Pl.; Tom Portillo, 11330 Elm Avenue; and, Ionie Wallace, 15584 Coleen Street.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Continue the public hearing for **DESIGN REVIEW NO. 05-019**, to the June 6, 2006, regular Planning Commission meeting. Motion carried by a vote of 5-0.

**TENTATIVE PARCEL MAP NO. 16567 AND ADMINISTRATIVE SITE PLAN**

**NO. 02-023**: Filed by Mr. Doug Andresen to request a tentative parcel map to merge three of the four lots creating a commercial lot of approximately 1.1 adjusted gross acres and transfer the ownership to the remainder of the property to the adjacent residential property to the south creating a lot of 0.2 adjusted gross acres, and an administrative site plan for construction of a 9,796 square foot commercial center. The project site is an irregularly-shaped property consisting of four parcels (APNs: 0193-051-01, -28, -47, and -48) of approximately 1.3 adjusted gross acres and is located on the southwest corner of the intersection of Merrill Avenue and Date Street and having a frontage of approximately 379 feet on the south side of Merrill Avenue and a frontage of approximately 149 feet on the west side of Date Street. **Staff requests** that the Planning Commission continue the public hearing for Tentative Parcel Map No. 16567 and Administrative Site Plan No. 03-023 to the Planning Commission date of May 2, 2006, to allow the applicant to file the appropriate application with signatures from the adjacent property owner for the tentative parcel map.

Motion made by Commissioner Clark, seconded by Commissioner Galasso, to: Continue the public hearing for **TENTATIVE PARCEL MAP NO. 16567, AND ADMINISTRATIVE SITE PLAN NO. 02-023**, to the Planning Commission meeting of May 2, 2006. Motion carried by a vote of 5-0.

Commissioner Galasso removed himself, due to possible conflict of interest.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 05-046 AND CONDITIONAL USE PERMIT NO. 05-002**: Filed by Mr. and Mrs. Baker to request relocation of an existing billiard hall at 9765 Sierra Avenue from one area of the existing shopping center to another location within the same center. The second CUP would allow for the operation of an Alcohol Beverage Control (ABC) Type 40 (On-Sale Beer) License. The project site is an irregularly-shaped property consisting of one parcel (APN: 0194-442-10) of approximately 6.7 adjusted gross acres and is located approximately 320 feet south of the southeast corner of the intersection of San Bernardino Avenue and Sierra Avenue and having a frontage of approximately 462 feet on the east side of Sierra Avenue, and an approximate depth of 609 feet east of Sierra Avenue.

Staff presentation by Jon S. Dille

No written communication was received.

Speaking for the applicant Nancy and Bob Baker, 9765 Sierra Avenue; and, Michael Wiener, 718 S. Beverly Drive #215, Beverly Hills.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: 1) Determine that the project is categorically exempt pursuant to Section 3.16, Class 1 of the Local Guidelines for Implementing CEQA and direct staff to file a Notice of Exemption; and, 2) approve **CONDITIONAL USE PERMIT NO. 05-046 AND CONDITIONAL USE PERMIT NO. 06-002.** Motion carried by a vote of 4-0-1, with Commissioner Galasso abstaining.

Commissioner Galasso returned.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-040:** Filed by RB Ventures to request a design review for an industrial business park consisting of two tilt-up industrial buildings of 48,511 square feet each, and a 123,926 square foot self storage facility, consisting of 799 units. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0237-081-01) of approximately 7.8 gross acres and is located on the south side of Slover Avenue and bounded by Beech Avenue to the west and Elm Avenue to the east and having an approximate frontage of 1,240 feet on Slover Avenue and an approximate depth of 300 feet.

Staff presentation by Amber Gregg.

No written communication was received.

Speaking for the applicant Jerry Snedden, RB Ventures, 10560 Elm Avenue #B2.

No one spoke in favor or opposition.

The public hearing was closed.

By consensus, the Planning Commission deleted Condition No. 97 of the Conditions of Approval, as follows:

~~97. Main driveway entrances shall have minimum of 200 feet vehicle stacking; minor driveway entrances shall have minimum of 50 feet vehicle stacking. All distances are measured from the back of the sidewalk.~~

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: 1) Adopt the Negative Declaration and direct staff to file the Notice of Determination and California Fish and Game De Minimis Impact Finding, and, 2) approve **DESIGN REVIEW NO. 05-040.** Motion carried by a vote of 5-0.

The public hearing was opened regarding **GENERAL PLAN AMENDMENT NO. 06-002/ZONE CHANGE NO. 06-002/DESIGN REVIEW NO. 06-004/CONDITIONAL USE PERMIT NO. 06-003/VARIANCE NO. 06-002 AND TENTATIVE PARCEL MAP NO. 17977:** Filed by Fontana Housing Authority to request a design review and conditional use permit for the construction of a 90 unit affordable (very low income) senior citizen apartment complex; a Variance to deviate from the parking requirements; a General Plan

Amendment to change approximately 3.8 acres of land designate IL (Light Industrial) to C-G (General Commercial); a Zone Change from M-1 (Light Industrial) to C-2 (General Commercial); and, a Tentative Parcel Map to combine seven parcels of approximately 3.8 acres into one parcel. The project is a rectangularly-shaped property consisting of seven parcels (APNs: 0192-161-04, -05, -06, -07, -23, -24, and -25) of approximately 3.8 gross acres and is located on the southeast corner of Orange Way and Sierra Avenue and having a frontage of approximately 168 feet along Sierra Avenue.

Staff presentation by Amber Gregg.  
 No written communication was received.  
 Speaking for the applicant Stan Smith, and Leann Tacato  
 No one spoke in favor.  
 Speaking in opposition was Tony Orlich, Randall Avenue.  
 The public hearing was closed.

By consensus the Planning Commission deleted Condition No. 137 to the Conditions of Approval, as follows;

~~137. Applicant shall provide three (3) feet high landscaping along project site facing Slover Avenue to provide adequate screening.~~

Motion made by Commissioner Slowik, seconded by Commissioner Lee, to:  
 1) Forward a recommendation to the City Council to adopt the Negative Declaration of Environmental Impact and the State of California Department of Fish and Game De Minimis Impact Finding and direct staff to file a Notice of Determination; and, 2) adopt **RESOLUTION PC NO. 06-005**, forwarding a recommendation to the City Council to approve **GENERAL PLAN AMENDMENT NO. 06-002 AND ZONE CHANGE NO. 06-002**; and, 3) forward a recommendation to the City Council to approve **TENTATIVE PARCEL MAP NO. 17977, DESIGN REVIEW NO. 06-004, VARIANCE NO. 06-002, AND CONDITIONAL USE PERMIT NO. 06-003**, subject to the attached Findings and Conditions of Approval, with the deletion of Condition No. 137. Motion carried by a vote of 5-0.

**OTHER COMMISSION BUSINESS:**

Director Williams explained the relief received on fees that were granted to the owner of the RV Repair business that came before the Planning Commission on a recent agenda.

**COMMISSION REMARKS:**

Commissioners Galasso thanked those watching and expressed a good evening wish to all.

Commissioner Meyer wished everyone a good evening.

Commissioner Clark expressed his wishes to everyone for a good evening and thanks.

Commissioner Slowik reminded everyone of the Boys and Girls Club Luncheon to be held on Wednesday, April 26, 2006, at the Sons of Italy.

Commissioner Lee reminded everyone of the upcoming Fontana Days Parade, with a theme of "Stand Up America". She wished everyone a good evening.

**PUBLIC FORUM CONTINUED:** None.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting was adjourned at 6:27 p.m., to a Special Planning Commission meeting regarding a Conditional Use Permit revocation, on May 1, 2006, at 5:00 p.m. in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA, then to the next regular Planning Commission meeting on May 2, 2006, at 5:00 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