

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
MAY 2, 2006**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, May 2, 2006, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 5:07 p.m. Following the Pledge of Allegiance, Commissioner Galasso gave the invocation.

ROLL CALL:

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

Absent: Commissioner Slowik.

Also Present: Director of Community Development Don Williams, AICP; Senior Planner Orlando Hernandez; Associate Planners Shannon J. Casey, AICP, and DiTanyon Johnson; Assistant Planners Jon S. Dille, Paul Gonzales, and Amber Gregg; Redevelopment and Special Projects Manager Mark Mayuga; Resource/Budget Officer James Riley; Account Clerk II Steve McGuffey; City Clerk Bea Watson, and Commission Secretary Orvene Steenbock.

MINUTES:

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Approve the minutes of the April 12, 2006, regular Planning Commission meeting and, the minutes of the April 18, 2006, regular Planning Commission meeting as presented. Motion was carried by a vote of 4-0.

PUBLIC FORUM:

Tony Orlich, Randall Avenue, spoke regarding Empire.

CONSENT CALENDAR: None.

AGENDA INFORMATION:

The Planning Commission reviewed the update of future City Council agenda items for the May 9, 2006, May 23, 2006, and, June 13, 2006; and Planning Commission items for the May 16, 2006, and June 6, 2006, meetings.

PUBLIC HEARINGS

The public hearing was opened regarding **2006/2007 – 2012/2013 CAPITAL IMPROVEMENTS PROGRAM (CIP)**: Filed by the City of Fontana to request a presentation on the Preliminary 2006/2007 – 2012/2013 Capital Improvement Program (CIP). Located citywide.

Staff presentation by James Riley, and, Steve McGuffey.
No written communication was received.
No one spoke in favor or opposition.
The public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to:
1) Find that the information and proposed projects identified in the 2006/2007 – 2012/2013 CIP are consistent with the goals and policies of the 2003 General Plan; 2) recommend that the City Council adopt a Negative Declaration of environmental impact and a California Fish and Game De Minimis Impact Finding, and direct staff to file the Notice of Determination; 3) recommend that the City Council adopt the **2006/2007 – 2012/2013 CAPITAL IMPROVEMENTS PROGRAM**. Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE PARCEL MAP NO. 16567/ADMINISTRATIVE SITE PLAN NO. 02-023 (CONTINUED FROM 4-18-06)**: 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 presentation by Jon S. Dille.
No written communication was received.
Speaking for the applicant Adriana Gomez, Andresen Architecture, 17087 Orange Way.
No one spoke in favor or opposition.
The public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Lee, to: 1) Determine that the project is categorically exempt pursuant to Section 3.16, Class 32 of the Local Guidelines for Implementing CEQA and direct staff to file a Notice of Exemption; and, 2) approve **TENTATIVE PARCEL MAP NO.**

16567 AND ADMINISTRATIVE SITE PLAN NO. 02-023. Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-062/CONDITIONAL USE PERMIT NO. 05-047:** Filed by Nadel Architects, Inc., to request a design review for the construction of an approximate 15,780 square foot retail building (Longs Drugs) and a Conditional Use Permit for a "Type 21" ABC License, for the off-site sale of beer and wine within the proposed retail building. The project is located at 15080 Summit Avenue in the Summit Heights Gateway Shopping Center.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant Harris Shapiro, Nadel Architect, 1990 S. Bundy, Los Angeles; and, Joe Cavanaugh, Longs Drugs, 141 N. Civic, Walnut Creek.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: 1) Direct staff to file the Notice of Determination; and, 2) approve **DESIGN REVIEW NO. 05-062 AND CONDITIONAL USE PERMIT NO. 05-047,** subject to the attached Findings, and Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 06-004:** Filed by Bimco In. (Red Brick Pizza), to request a Conditional Use Permit for a new Alcohol Beverage Control (ABC) License, Type 41 (On-Sale Beer and Wine for a Bona Fide Public Eating Place). The project site is a rectangularly-shaped property consisting of one parcel (APN: 0194-381-42) located at 11201 Sierra Avenue, southeast of Underwood Drive and Sierra Avenue in the Sierra Crossroads Shopping Center and having a frontage of approximately 31 feet on Sierra Avenue and having a depth of 65 feet.

Staff presentation by Paul Gonzales.

No written communication was received.

Speaking for the applicant Mo Rahman, Red Brick Pizza, 11201 Sierra Avenue #1A.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Galasso, seconded by Commissioner Clark, 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, approve **CONDITIONAL USE PERMIT NO. 06-004,** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW SIGN NO. 06-028:** Filed by Ray Bragg, Redevelopment and Special Projects Director, City of Fontana, to request approval and creation of two wall murals as part of the City's mural program; 1) 252 square foot eight-panel mural at 8585 Sierra Avenue; 2) 375 square foot unit at 8462 Sierra Avenue. The project is located at 8462 Sierra Avenue (northeast corner of Valencia Avenue and Sierra Avenue) and 8585 Sierra Avenue (mid-block between Arrow Avenue and Spring Street on the west side of Sierra Avenue).

Staff presentation by Shannon J. Casey, AICP, and Mark Mayuga
 No written communication was received.
 Speaking in favor was Tony Orlich, Randall Avenue.
 No one spoke in opposition.
 The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to:
 1) Determine that the project is categorically exempt pursuant to Section 3.16, Class 1 of the Local CEQA Guidelines and direct staff to file the Notice of Exemption; and, 2) approve **DESIGN REVIEW SIGN NO. 06-028,** subject to the attached Findings outlined in Section 3-170(2) of the Municipal Code and Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17535/DESIGN REVIEW NO. 05-023:** Filed by Mike Ho, Hunttec Development to request a Tentative Tract Map for a one-lot Condominium Airspace Map to develop 23 condominium units. Design Review No. 05-023 is a request to develop 23 condominium units on approximately 2.0 acres in the C-2 with Boulevard Overlay (General Commercial with Boulevard Overlay) zoning district.

Staff presentation by Shannon J. Casey, AICP.
 No written communication was received.
 Speaking for the applicant Mike Ho, Hunttec Development, 150 North Santa Ana Avenue, Suite 645, Arcadia.
 No one spoke in favor or opposition.
 The public hearing was closed.

By consensus, the Planning Commission request staff work with the Applicant regarding playground equipment installed on the Tot Lot, and also modified Condition No. J. (2) as follows:

J. (2) Install at least one duplex receptacle **on each all** within garage.

Motion made by Commissioner Clark, seconded by Commissioner Lee, to: 1) 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. 05-023 AND TENTATIVE TRACT MAP NO.**

17535, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

OTHER COMMISSION BUSINESS: None.

STAFF REPORTS: None.

DIRECTOR REPORT: None.

COMMISSION REMARKS:

Commissioners Galasso wished everyone a good evening.

Commissioner Meyer stated that he had checked his calendar and that the Special Meeting planned for June 15, 2006, at 5:00 p.m. was fine. He stated that the State of California had just released the population results and that the City of Fontana is currently at 165,000.

Commissioner Clark wished Commissioner Slowik a speedy recovery.

Commissioner Lee wished everyone a good evening.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 6:20 p.m., to the next regular Planning Commission meeting on May 16, 2006, at 5:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA,

Orvene Steenbock
Planning Commission Recording Secretary

Carole Lee
Chairperson