

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
JUNE 20, 2006**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, June 20, 2006, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Vice Chairperson Slowik called the meeting to order at 6:04 p.m. Following the Pledge of Allegiance led by Commissioner Clark, Commissioner Meyer gave the invocation.

ROLL CALL:

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

Absent: Chairperson Lee.

Also Present: Director of Community Development Don Williams, AICP; Associate Planner Shannon J. Casey, AICP; Assistant Planners Jon Dille, and Paul Gonzales; City Attorney Jeffrey Ballinger; City Clerk Bea Watson, and Commission Secretary Orvene Steenbock.

MINUTES: None.

MINUTES

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding the Media.

CONSENT CALENDAR:

CC

CONDITIONAL USE PERMIT NO. 96-26R3: Transfer of an ABC License that was previously approved under Conditional Use Permit No. 95-26R2 for La Mexicana Meat Market located at 9069 Citrus Avenue.

TRNSFR
CUP
#95-26R3

Motion made by Commissioner Clark, seconded by Commissioner Galasso, to: Accept the Consent Calendar as presented. Motion carried by a vote of 4-0.

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the June 27, 2006, and, July 11, 2006, meetings and Planning Commission items for the June 22, 2006, workshop, and, the July 5, 2006, meeting.

PUBLIC HEARINGS

PH

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17634**: Filed by Palm Investment Group to request a Tentative Tract Map to subdivide approximately 4.8 gross acres of land into 20 parcels for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of two parcels totaling approximately 4.8 gross acres located on the west side of Mango Avenue, approximately 1,550 feet south of Baseline Avenue and having a frontage of approximately 300 feet on Mango Avenue. **Staff recommends** that the Planning Commission move to continue the public hearing for Tentative Tract Map No. 17634 to the July 5, 2006, Planning Commission meeting, to allow the applicant additional time to work with adjacent property owners regarding the wall heights.

PH-1
CONT
TTM #17634

Staff recommends to continue to the July 5, 2006 Planning Commission meeting.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Continue **TENTATIVE TRACT MAP NO. 17634**, to the Planning Commission meeting of July 5, 2006. Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17161 (CONTINUED FROM 6-6-06)**: Filed by Mr. Amin Khalili, PE, Blackstone Engineering to request to subdivide a parcel of approximately 1.5 adjusted gross acres into seven lots for the purpose of single-family residential development. The lots range in size from 6,867 square feet to 9,727 square feet. The project site is a irregularly-shaped property consisting of one parcel (APN: 0251-012-12) of approximately 1.5 adjusted gross acres and is located on the southeast corner of the intersection of Mallory Drive and Citrus Avenue and having a frontage of approximately 183 feet on the south side of Mallory Drive and a frontage of approximately 310 feet on the east side of Citrus Avenue.

PH-2
APPROVE
TTM #17161

Staff presentation by Jon S. Dille, staff recommends approval.

No written communication was received.

Speaking for the applicant was Amin Khalili, Blackstone, 4505 Allstate, Suite 5, Riverside.

No one spoke in favor.

Speaking in opposition was Tony Orlich, Randall Avenue.

The public hearing was closed.

The Planning Commission discussed and deliberated after the public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, 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, 2) Approve

TENTATIVE TRACT MAP NO. 17161. Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE PARCEL MAP NO. 17267:** Filed by John Rasic to request to subdivide one parcel into two parcels.

PH-3
APPROVE
TPM #17267

The project site is a rectangularly-shaped property consisting of one parcel (APN No. 0237-101-32), located on the west side of Catawba Avenue at the intersection of Catawba Avenue and Aliso Drive and having an approximate frontage of 330 feet on Catawba Avenue and an approximate depth of 660 feet.

Staff presentation by Paul Gonzaless, staff recommends approval.

No written communication was received.

Speaking for the applicant was Joe Blum, 1910 Sunset Boulevard, Los Angeles.

No one spoke in favor or opposition.

The public hearing was closed.

The Planning Commission discussed and deliberated after the public hearing was closed.

By consensus, the Planning Commission made modification to Condition No. 52, as follows:

~~52. Residential Addressing. The street shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (1/2) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Standard 901.4.4 [F81]~~

52. Commercial/Industrial Addressing. Commercial and industrial developments of 100,000 square feet or less shall have the street address installed on the building with numbers that are a minimum of six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: 1) Determine that the project is Categorically Exempt pursuant to Section 3.16, Class 15 of the Local Guidelines for Implementing CEQA and direct staff to file a Notice of Exemption; and, 2) approve **TENTATIVE PARCEL MAP NO. 17267,** subject to the attached Findings and Conditions of Approval, as modified. Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE PARCEL MAP NO. 17495/DESIGN REVIEW NO. 05-048, AND VARIANCE NO. 05-011:** Filed by Hilton, LLC to request approval of a tentative parcel map to create four industrial lots, a design review application to construct approximately 62,000 square feet of industrial building space in four buildings, and a variance to allow internal building setbacks of zero feet. The property is an irregularly-shaped property consisting of one parcel (APN No. 1110-151-03) of approximately four acres on the north side of Hilton Drive approximately 874 feet east of the intersection of Redwood Avenue and Hilton Drive and having approximately 284 feet of frontage on Hilton Drive. This property is within the West End Specific Plan area.

PH-4
 APPROVE
 TPM #17495
 DR #05-048
 VAR #05-011

Staff presentation by Shannon J. Casey, AICP, staff recommends approval. No written communication was received. Speaking for the applicant was Gary Rierson, RKZ, Inc., 3002 Dow Avenue, #118, Tustin. No one spoke in favor or opposition. The public hearing was closed. The Planning Commission discussed and deliberated after the public hearing was closed.

By consensus, the Planning Commission made modifications to the Conditions of Approval, as follows:

- 9. ~~The applicant shall provide a minimum of 102 parking spaces dimensioned a minimum of 9-foot by 19-foot. Parking spaces in excess of the required 102 spaces may be reduced to 9-foot by 17-foot per the West End Specific Plan.~~ **The applicant shall increase the size of the compact parking stalls directly adjacent to Building No. 1 to 18-foot in length.**
- 9A. **The applicant shall amend the landscape and irrigation plans to include vines planted along the decorative block wall on the west property line and decorative up-lighting to highlight landscaping and building architecture throughout the project site.**
- 20. ~~All new nonresidential developments with 20,000 square feet or greater~~ **four buildings shall provide an information area easily accessible to employees offering information on available transportation alternatives, such as: metrolink service schedules, transit route schedules and maps, rideshare matching services, available employees or customer incentives and air quality information.**

- 99A. **Commercial/Industrial Addressing.** Commercial and industrial developments of 100,000 square feet or less shall have the street address installed on the building with numbers that are a minimum of six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. **Standard 901.4.4 [F82]**

Motion made by Commissioner Meyer, seconded by Commissioner Clark, 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 **TENTATIVE PARCEL MAP NO. 17495, DESIGN REVIEW NO. 05-048, AND VARIANCE NO. 05-011,** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

OTHER COMMISSION BUSINESS:

RESET VENTANA SPECIFIC PLAN WORKSHOP FROM JUNE 22, 2006.

Director Williams expressed staff's request to reschedule the Ventana Specific Plan Workshop which had previously been scheduled for June 22, 2006. He stated that the July 18, 2006, Planning Commission meeting currently has only one item on the agenda, and questioned the Commission about the possibility of having the regular meeting at 6:00 p.m. and then adjourning to the Executive Conference Room for the workshop immediately after.

By consensus, the Planning Commission agreed to hold the workshop regarding the Ventana Specific Plan immediately after the July 18, 2006, regular Planning Commission meeting.

STAFF REPORTS: None.

DIRECTOR REPORT:

Director Williams stated that he had no comments at this time.

COMMISSION REMARKS:

Commissioner Meyer wished Chairperson Lee a speedy recovery. He wished everyone a happy, safe and patriotic Fourth of July.

Commissioners Galasso had no remarks.

Commissioner Clark wished everyone a safe Fourth of July, and stated that he would see them at the next Planning Commission meeting on July 5, 2006.

Commissioner Slowik wished Chairperson Lee a speedy recovery. He congratulated all of the 2006 graduates, especially those that received the 2006 Rotary Club Scholarship Awards. He requested that this evenings meeting be adjourned in memory of Joe Taratino, who has worked hard at the Sons of Italy for many years.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:07 p.m., in Memory of Joe Taratino, to the next regular Planning Commission meeting on July 5, 2006, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA,

Orvene Steenbock
Planning Commission Recording Secretary

Matthew Slowik
Vice-Chairperson