

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 15, 2006**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, August 15, 2006, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:07 p.m. Following the Pledge of Allegiance, Commissioner Slowik 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 Planner Charles Fahie, AICP; Associate Planner DiTanyon Johnson; Assistant Planner Jon S. Dille; City Attorney Jeffrey Ballinger; City Clerk Bea Watson, and Commission Secretary Orvene Steenbock.

**MINUTES:**

MINUTES

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Approve the minutes of the July 18, 2006, and August 1, 2006, regular Planning Commission meetings as presented. Motion was carried by a vote of 5-0.

APPROVE  
7/18/06

**PUBLIC FORUM:**

PF

Tony Orlich, Randall Avenue, spoke regarding the economy.

**CONSENT CALENDAR:** None.

CC

**AGENDA INFORMATION:**

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the August 22, 2006, September 12, 2006 and September 26, 2006, meetings, and Planning Commission items for the August 16, 2006, September 5, 2006, and September 19, 2006, meetings.

**PUBLIC HEARINGS:**

PH

The public hearing was opened regarding **DESIGN REVIEW NO. 05-019 (CONTINUED FROM 7-5-06)**: Filed by Sam Perricone to request comments on the Draft Environmental Impact Report (DEIR) for a proposed project consisting of three (3) distribution/manufacturing buildings totaling 1,277,728

PH-1  
RECEIVE  
COMMENTS  
DEIR FOR

square feet (Building A/399,880 square feet, Building B/433,680 square feet, and Building C/444,168 square feet) in three (3) phases on a total of approximately 62.5 adjusted gross acres (Phase I/21.0 acres, Phase II/20.6 acres, and Phase III/20.8 acres). The project site is a rectangularly-shaped property consisting of four parcels (APNs: 0237-131-11, and -12, 0237-141-04, and 0193-411-01) totaling approximately 62.5 adjusted gross acres located on the north side of Jurupa Avenue bounded by Poplar Avenue to the east, Hemlock Avenue to the west and traversed north to south by Elm Avenue and Beech Avenue creating three distinct and separate project sites. Site 1 has a frontage of approximately 1,250 feet on Jurupa Avenue and approximately 700 feet of frontage on Hemlock Avenue and Beech Avenue. Site 2 has a frontage of approximately 1,250 feet on Jurupa Avenue and approximately 700 feet of frontage on Beech Avenue and Elm Avenue. Site 3 has a frontage of approximately 1,250 feet on Jurupa Avenue and approximately 700 feet of frontage on Elm Avenue and Poplar Avenue.

DR 05-019

Staff presentation by Charles Fahie, AICP, staff recommends receiving comments on the DEIR.

No written communication was received.

No one spoke in favor.

Speaking in opposition were Irene R. Chavarria, 11391 Jordan Place; and, Tom Portillo, 11330 Elm Avenue.

The public hearing was closed.

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

By consensus, the Planning Commission moved to: Receive public comment on the Draft EIR, provide staff with comments on the Draft EIR, and direct staff to prepare the Final EIR and schedule the project for a future public hearing.

The public hearing was opened regarding **TENTATIVE PARCEL MAP NO. 17187/DESIGN REVIEW NO. 05-072:** Filed by Mr. Stefan Smith and Jeffrey Fowler, to request a tentative parcel map and design review to subdivide two parcels totaling approximately 1.5 adjusted gross acres into eight industrial condominiums and construct two buildings totaling 16,696 square feet for general office spaces. The condominium units range in size from 1,685 square feet to 2,740 square feet. The project site is an irregularly-shaped property consisting of two parcels (APNs: 1100-391-08, and -09) totaling approximately 1.5 adjusted gross acres and is located approximately 130 feet south of the southeast corner of the intersection of Miller Avenue and Edison Avenue and having a frontage of approximately 300 feet on the west side of Edison Avenue and a depth of approximately 205 feet.

PH-2  
APPROVE  
DR 05-072  
TPM 17187

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

No written communication was received.

Speaking for the applicant was Jeffrey Fowler, 9921 Brier Lane, Santa

Ana.

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 the Conditions of Approval, as follows:

Addition,

- 9A. **Public pay telephones are permitted only with the prior written approval of the City. A public pay telephone is permitted on the exterior of a building/structure subject to an approved Conditional Use Permit. A public pay telephone is permitted on the interior of a building/structure subject to an approved Administrative Site Plan. In each case, the location of the public pay telephone shall be specifically identified in the Conditional Use Permit and/or Administrative Site Plan.**

Deletion, due to duplication,

- 47. ~~The project shall be served by the City's sanitary sewer system and all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer. (Projects located outside of the City will be required to execute an Irrevocable Annexation Agreement with the City)~~

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, 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 **DESIGN REVIEW NO. 05-072 AND TENTATIVE PARCEL MAP NO. 17187**, subject to the attached Findings and conditions of Approval, with the above modifications. Motion carried by a vote of 5-0.

The public hearing was opened regarding **GENERAL PLAN AMENDMENT NO. 06-001/ZONE CHANGE NO. 06-001, AND TENTATIVE TRACT MAP NO. 17342**: Filed by Stratham Homes to request a General Plan Amendment to modify the Land Use Policy Map and change the General Plan designation on approximately three (3) acres from Community Commercial (C-C) to Residential Planned Community (R-PC) and approximately 2.5 acres from Residential Planned Community (R-PC) to Community Commercial (C-C). Along with a Zone Change request to modify the zoning on the Zoning District Map and change the zoning on approximately three (3) acres from Community Commercial (C-1) to Residential Planned Community (R-PC) and approximately 2.5 acres from Residential Planned Community (R-PC) to Community Commercial (C-1).

PH-3  
ADOPT  
RES PC06-08  
GPA 06-001  
APPROVE  
ZC 06-001  
TTM 17342

Along with a Tentative Tract Map request to subdivide approximately 26 gross acres into 76 single-family residential lots (10,000 square foot minimum lot size).

Staff presentation by DiTanyon Johnson, staff recommends approval.

No written communication was received.

Speaking for the applicant was David Hammer, Allard Engineering, 8253 Sierra Avenue.

No one spoke in favor or opposition.

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 **RESOLUTION NO. PC 2006-08**, and forward a recommendation to the City Council to adopt the Mitigated Negative Declaration and direct staff to file the Notice of Determination, adopt a resolution approving **GENERAL PLAN AMENDMENT NO. 06-001**, and adopt an ordinance approving **ZONE CHANGE NO 06-001**; 2) forward a recommendation to the City Council to approve **TENTATIVE TRACT MAP NO. 17342**. Motion carried by a vote of 5-0.

The public hearing was opened regarding **GENERAL PLAN AMENDMENT NO. 06-07/VARIANCE NO. 06-001/TENTATIVE TRACT MAP NO. 17734, AND DESIGN REVIEW NO. 06-001**: Filed by Mr. Ralph Hastings to request a General Plan Amendment to modify the Land Use Policy Map and change the General Plan designation on approximately 4.7 acres from General Commercial (C-G) to Light Industrial (L-1) and a Variance request to allow the internal setback from five feet to zero feet. Along with a tentative tract map to subdivide approximately 4.7 gross acre parcel into 16 industrial condominium units ranging in size from approximately 2,952 square feet to 10,320 square feet and a design review for the site and architecture review of the 16 industrial condominiums. The project site is a rectangular-shaped property (APN: 1110-151-20) on approximately 4.7 gross acres and is located on the southwest corner of Hilton Avenue and Hemlock Avenue having a frontage of 680 feet on the south side of Hilton Avenue and an approximate frontage of 340 feet on the west side of Hemlock Avenue.

PH-4  
ADOPT  
RES PC06-09  
APPROVE  
VAR 06-001  
TTM 17734  
DR 06-001

Staff presentation by DiTanyon Johnson, staff recommends approval.

No written communication was received.

Speaking for the applicant was Ralph Hastings, RLH & Associates, 5031 Birch Street, A, Newport Beach; John Turner, Foothill Business, 17637 Pomerado Road, San Diego; and, Steve Reiner, DRC, Inc., 800 S. Rochester, Ontario.

No one spoke in favor.

Speaking in opposition was Carl Atkinson, Wheels Etc., 15186 Foothill Boulevard.

The public hearing was closed.

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

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to:  
 1) Adopt **RESOLUTION NO. PC 2006-09**, and forward a recommendation to the City Council to adopt a resolution approving **GENERAL PLAN AMENDMENT NO. 06-007**; 2) forward a recommendation to the City Council to approve **VARIANCE NO. 06-001, TENTATIVE TRACT MAP NO. 17734 AND DESIGN REVIEW NO. 06-001**, and adopt the Negative Declaration and direct staff to file the Notice of Determination. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 06-003/ TENTATIVE PARCEL MAP NO. 17813**: Filed by Hogle-Ireland, to request approval of a design review to construct two industrial buildings totaling 42,335 square feet on approximately 2.24 acres; and a parcel map to subdivide one parcel of approximately 5.65 acres into two parcels in the Southwest Industrial Park Specific Plan area. The property is located at 13560 Colombard Court, at the northwest corner of Colombard Court and Cabernet Drive and having approximately 430 feet of frontage along Colombard Court and approximately 280 feet of frontage along Cabernet Drive.

PH-5  
 APPROVE  
 DR 06-003  
 TPM 17813

Staff presentation by Don Williams, staff recommends approval.

No written communication was received.

Speaking for the applicant was Deirdre McCollister, Hogle-Ireland, 4280 Latham Street, #C, Riverside; and, Hank Brumley, Alliance Commercial Partners, 165 S. Union Boulevard, Suite 510, Lakewood.

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 modified Condition No. 54 of the Conditions of Approval, as follows:

- 54. Record the approved subdivision map or a lot line adjustment in accordance with the City Code as required for the project site. **This condition may be waved or modified at the discretion of the City of Fontana Director of Community Development or the Director of Engineering.**

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, 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 **DESIGN REVIEW NO. 06-003 AND TENTATIVE PARCEL MAP NO. 17813**, subject to the attached Findings and Conditions of Approval, with the above modifications. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE PARCEL MAP NO. 17522**: Filed by McArtherBird, to request a Tentative Parcel Map to subdivide one parcel into four commercial parcels. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0255-041-14) of approximately nine gross acres and is located on the southwest corner of Slover Avenue and Sierra Avenue and having a frontage of approximately 580 feet on Sierra Avenue and a depth of approximately 600 feet along Slover Avenue.

PH-6  
APPROVE  
TPM 17522

Staff presentation by Charles D. Fahie, AICP, staff recommends approval. No written communication was received. Speaking for the applicant was Kevin Bird, Sierra Center South Fontana, LLC, 617 Erskine Drive, Pacific Palisades. No one spoke in favor or opposition. 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 Lee, to: 1) Determine that the project is Categorically Exempt pursuant to Section 3.16, Class 15 of the Local Guidelines for Implementing the California Environmental Quality Act (2004) and direct staff to file a Notice of Exemption; and, 2) approve **TENTATIVE PARCEL MAP NO. 17522**. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-063/ TENTATIVE PARCEL MAP NO. 17649**: Filed by Ware Malcomb to request approval of a design review to construct three industrial buildings totaling 493,725 square feet on approximately 24.9 gross acres; and a parcel map to combine seven parcels into three parcels in the West End Specific Plan area. The project site is an irregularly-shaped property consisting of seven parcels (APNs: 1100-011-01, -02, -03, -04, -05, -06, and -07) totaling approximately 24.9 gross acres located at the southeast corner of Baseline Avenue and Cherry Avenue, and having an approximate frontage of 1,120 feet on Baseline Avenue and an approximate frontage of 440 feet on Cherry Avenue.

PH-7  
APPROVE  
TPM 17649  
DENY  
DR 05-063

Staff presentation by Don Williams, staff recommends approval of Tentative Parcel Map No. 17649, and denial of Design Review No. 05-063. No written communication was received. Speaking for the applicant was Doug Ford, Unitex, 6101 Cherry Avenue; Michael K Schafer, Ware Malcomb, 10 Edelman, Irvine; Jess Harris, JHA Consulting, 420 Exchange, Irvine; Matthew Addington, Hall & Foreman, Inc., 9130 Anaheim Place, #120, Rancho Cucamonga; and, Jeffrey L. Pierson, Intex Properties, 6101 Cherry Avenue. 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 modified the Conditions of Approval, as follows:

20 F. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (i.e.; concrete swale to slag or dirt swale.), **unless otherwise approved by the Director of Community Development.**

58. Record the approved subdivision map or a lot line adjustment in accordance with the City Code as required for the project site. **This condition may be waved or modified at the discretion of the City of Fontana Director of Community Development or the Director of Engineering.**

Motion made by Commissioner Clark, seconded by Commissioner Galasso, to: 1) Adopt the Negative Declaration and California Fish and Game DeMinimis Impact Finding and direct staff to file the Notice of Determination; 2) approve **TENTATIVE PARCEL MAP NO. 17649**, subject to the attached Findings and Conditions of Approval; and 3) deny **DESIGN REVIEW NO. 05-063**, subject to the attached Findings for denial. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 06-005/ CONDITIONAL USE PERMIT NO. 06-012**: Filed by Panattoni Development to request a design review and conditional use permit for site and architectural review of two (2) manufacturing buildings totaling 205,919 square feet (Building A/85,601 square feet and Building B/120,318 square feet) on a total of approximately 9.0 gross acres. The project site is a trapezoidally-shaped property consisting of two parcels (APNs: 1110-391-01, and -02) totaling approximately 9.0 gross acres located on the southwest side of Roanoke Avenue and Cherry Avenue with a frontage of approximately 400 feet on Roanoke Avenue and approximately 750 feet of frontage on Cherry Avenue in the West End Specific Plan.

PH-8  
APPROVE  
DR 06-005  
CUP 06-012

Staff presentation by Charles Fahie, AICP, staff recommends approval.

No written communication was received.

Speaking for the applicant was Dan Floriani, Panattoni Development Co., LLC, 18111 Von Karman Avenue, Irvine.

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 request staff work with the applicant regarding additional landscape and lighting along Cherry Avenue.

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to:  
1) Adopt the Negative Declaration and Fish and Game DeMinimis Impact Finding and direct staff to file a Notice of Determination; 2) approve **DESIGN REVIEW NO. 06-005**; and approve **CONDITIONAL USE PERMIT NO. 06-012**. Motion carried by a vote of 5-0.

**OTHER COMMISSION BUSINESS:** None.

**STAFF REPORTS:** None.

**DIRECTOR REPORT:**

**REQUEST FOR A WORKSHOP FOR THE PROPOSED SIERRA SUMMIT SPECIFIC PLAN:**

By consensus, the Planning Commission scheduled the workshop for the proposed Sierra Summit Specific Plan for after the regular Planning Commission meeting of September 19, 2006, in the City Hall Executive Conference Room.

Director Williams had no comments.

**COMMISSION REMARKS:**

Commissioners Galasso, Clark, and Slowik stated they had no comment this evening.

Commissioner Meyer stated he would see everyone at the next meeting.

Commissioner Lee wished everyone a good evening.

**PUBLIC FORUM CONTINUED:** None.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting was adjourned at 9:29 p.m. to a special meeting on August 16, 2006, at 6:00 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