

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
MARCH 5, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Monday, March 5, 2007, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:05 p.m. Following the Pledge of Allegiance, Commissioner Galasso 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; Assistant Planners Jon S. Dille, Paul Gonzales, and Salvador Quintanilla; Planning Intern Anthony Rice; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to: Approve the minutes of the February 20, 2007, regular Planning Commission meeting as presented. Motion was carried by a vote of 5-0.

APPROVE
2-20-07

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding media failure.

OTHER COMMISSION BUSINESS:

CONSENT CALENDAR: None.

CC

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the March 13, 2007, and, March 27, 2007 meetings and Planning Commission items for the March 20, 2007 meeting.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 06-027:** Filed by Beth Aboulafia, Hinman and Carmichael LLP, to request review and approval of a new Conditional Use Permit to operate

PH-1
CONT.
CUP 06-027

a new Alcoholic Beverage Control (ABC) Type 20 (Off-Sale Beer and Wine) License within an existing Target store of approximately 112,500 square feet. Located at 16964 Slover Avenue (APN 0254-221-53). **Staff requests** that the Planning Commission continue the public hearing for Conditional Use Permit No. 06-027 to the April 3, 2007, Planning Commission meeting. 4/3/07

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: Continue the public hearing for **CONDITIONAL USE PERMIT NO. 06-027**, to the April 3, 2007, Planning Commission meeting. Motion carried by a vote of 5-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 06-028**: Filed by Silvia Lucas Magana to request a new CUP for an existing Alcohol Beverage Control (ABC) license, Type 41 (On-Sale Beer and Wine for a Bona Fide Public Eating Place). The project site is an irregularly-shaped property consisting of one parcel (APN:0194-342-16) located at 9731 Sierra Avenue, southeast of Sierra Avenue and San Bernardino Avenue in an existing shopping center and having a frontage of 25 feet and having a depth of 60 feet.

PH-2
APPROVE
CUP 06-028

Staff presentation by Paul Gonzales, staff recommends approval. No written communication was received. Speaking for the applicant was Jeannette Sanchez, 8982 Citrus 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 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. 06-028**, subject to the attached Finding and Conditions of Approval. Motion carried by a vote of 5-0

The public hearing was opened regarding **DESIGN REVIEW NO. 06-038**: Filed by Mr. Mario DeDios, HomeQuest, LLC, to request a design review for the site plan and architectural detail for seven new single-family dwellings. The project site is an irregularly-shaped property consisting of one parcel (APN: 0193-181-54) of approximately 1.8 adjusted gross acres and is located approximately 945 feet south of the southwest corner of the intersection of Randall Avenue and Oleander Avenue, and having a frontage of approximately 265 feet on the west side of Oleander Avenue, and a depth of approximately 325 feet.

PH-3
APPROVE
DR 06-038

Staff presentation by Anthony Rice, staff recommends approval. No written communication was received. Speaking for the applicant was Robyn Blair, 231 E. Alessandro, Riverside. 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 added Condition No. 1A, as follows:

- 1A. All materials used by the applicant to market the units shall include the latest map of the City's General Plan and Zoning District Map, and a map identifying the appropriate school district.

Motion made by Commissioner Meyer, seconded by Commissioner Lee, to: 1) Direct staff to file the Notice of Exemption; and, 2) Approve **DESIGN REVIEW NO. 06-038**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS:

2007 ELECTIONS OF CHAIRPERSON, VICE-CHAIRPERSON AND SECRETARY:

Motion made by Commissioner Meyer, seconded by Commissioner Galasso to: Nominate Commissioner Lee as Chairperson; Commissioner Slowik as Vice-Chairperson; and, Commissioner Clark as Secretary, of the Planning Commission for the upcoming year. Motion carried by a vote of 5-0.

STAFF REPORTS: None.

DIRECTOR REPORT:

Attorney Ballinger stated that the Planning Commissioners had received the 2007 update regarding the Brown Act and suggested they take time to review it.

COMMISSION REMARKS:

Commissioner Galasso stated that now that the Planning Commissioners have been reappointed, he suggested that the sub-committee (Commissioners Galasso and Lee) move ahead on the evaluation of the small condominium units.

Commissioner Clark questioned staff regarding the rules and regulations regarding storage units. Director Williams stated that he would have staff prepare a memo regarding the rules and regulations of storage units.

Commissioner Meyer wished Commissioner Galasso a safe trip to China. He congratulated Chairperson Lee, Vice-Chairperson Slowik and Secretary Clark on their reappointments. He wished all of the Commissioners and Planning staff another great year working for the betterment of the City of Fontana.

Commissioner Slowik thanked Jeannie Hawley on preparing the information on the upcoming conference in such a timely manner.

Commissioner Lee wished both Commissioners Galasso and Meyer a safe and wonderful trip to China. She thanked Commissioner Galasso for coming to Palmetto Elementary School and reading "Cat in the Hat" to the kindergarten class, as part of the "Reading Across America" program.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 6:45 p.m. to the next regular Planning Commission meeting on Tuesday, March 20, 2007, 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