

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
MAY 1, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, May 1, 2007, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:09 p.m. Following the Pledge of Allegiance, Commissioner Clark gave the invocation.

**ROLL CALL:**

Present: Chairperson Lee, Commissioners Clark, Galasso, Meyer, and Slowik(arrived at 6:41 p.m.

Absent: None.

Also Present: Director of Community Development Don Williams, AICP; Senior Planner Charles Fahie, AICP; Associate Planner Stephanie Hall, and DiTanyon Johnson; Assistant Planner Dawn Rowe; Strategic Transportation Engineer Manager Paul Balbach; Accountant I Lynn Rogers; Supervising Traffic System Specialist Tom Neary; City Clerk Tonia Lewis, and Planning Commission Secretary Orvene Steenbock.

**MINUTES:**

MINUTES

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Approve the minutes of the April 3, 2007, regular Planning Commission meeting as presented. Motion was carried by a vote of 4-0.

APPROVE  
4-3-07

**PUBLIC FORUM:**

PF

Tony Orlich, Randall Avenue, spoke regarding activism.

**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 May 8, 2007, May 22, 2007, May 24, 2007 and May 31, 2007, meetings and the Planning Commission items for the May 15, 2007, June 5, 2007, and June 19, 2007, meetings.

**PUBLIC HEARINGS:**

PH

The public hearing was opened regarding **2007/2008-2013/2014 (CAPITAL IMPROVEMENTS PROGRAM (CIP))**: Filed by the City of Fontana to request a finding that the CIP is in conformance with the goals and policies of the City's 2003 General Plan. Located citywide.

PH-1  
approve  
07/08-13/14  
CIP

Staff presentation by Lynn Rogers, and Paul Balbach, staff recommends approval.

No written communication was received.

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 Galasso, to: 1) Find that the information and proposed projects identified in the 2007/2008 – 2013/2014 CIP are in conformance with the goals and policies of the 2003 General Plan; 2) recommend that City Council adopt a Negative Declaration of environmental impact, and direct staff to file the Notice of Determination; and, 3) recommend that the City Council adopt the **2007/2008 – 2013/2014 CAPITAL IMPROVEMENT PROGRAM**. Motion carried by a vote of 4-0

The public hearing was opened regarding **VARIANCE NO. 07-001**: Filed by Rush Trucking to request a variance from the maximum square footage of 100 square feet allowed for pylon signs to a maximum of 200 square feet. The project site is a rectangularly-shaped property (APN: 0235-19-16) of approximately 2.3 gross acres and is located approximately 426 feet west of the intersection of Valley Boulevard and Elm Avenue having a frontage of approximately 165 feet on the south side of Valley Boulevard and an approximate depth of 642 feet south of Valley Boulevard. **Staff requests** that the Planning Commission continue the public hearing for Variance No. 07-01 to the June 5, 2007, Planning Commission meeting.

PH-2  
Cont.  
VAR 07-001  
6/5/07

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to: Continue the public hearing for **VARIANCE NO. 07-001**, to the June 5, 2007, Planning Commission meeting. Motion carried by a vote of 4-0

The public hearing was opened regarding **DESIGN REVIEW NO. 06-059**: Filed by Stratham Homes to request construction of 74 single-family homes including a model home complex with homes ranging in size from 3,885 square feet to 4,662 square feet. The project site is an irregularly-shaped property (Tentative Tract Map No. 17342) comprised of approximately 35 gross acres located on the northeast corner of Summit Avenue and Citrus Avenue, with a frontage of 789 feet on the east side of Citrus Avenue and an approximate depth of 1,302 feet east of Citrus Avenue and frontage of 615 feet on Summit Avenue and a depth of 1,334 north of Summit Avenue.

PH-3  
APPROVE  
DR 06-059

Staff presentation by DiTanyon Johnson, staff recommends approval.  
 No written communication was received.  
 Speaking for the applicant was Stacie Arrigo, Bassenian Lagoni Architects,  
 2031 Orchid Drive, #100, Newport Beach.  
 No one spoke in favor.  
 Speaking in opposition was Tony Orlich.  
 The public hearing was closed.  
 The Planning Commission discussed and deliberated after the public  
 hearing was closed.

Commissioner Slowik arrived at 6:41 p.m.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik,  
 to: 1) Find that the project has been reviewed under the previous Mitigated  
 Negative Declaration for associated Tentative Tract Map No. 17342 and has  
 adequately identified the impacts associated with the project, pursuant to  
 Section 15162 of the CEQA Guidelines and direct staff to file a Notice of  
 Determination; and, 2) approve **DESIGN REVIEW NO. 06-059**, subject  
 to the attached Findings and Conditions of Approval. Motion carried by a  
 vote of 5-0

The public hearing was opened regarding **GENERAL PLAN AMENDMENT  
 NO. 06-013**: Filed by the City of Fontana to request a proposal to update the  
 City’s General Plan Circulation Element and the Circulation Master Plan Map  
 to reflect new street alignments, classifications, names, and other minor  
 changes associated with approved and/or proposed land use applications  
 accepted for processing since the City adopted the current General Plan.  
 Located citywide.

PH-4  
 APPROVE  
 GPA 06-013  
 ADOPT  
 RES. PC  
 2007-03

Staff presentation by Charles Fahie, AICP, Paul Balbach, and Tom Neary, staff  
 recommends approval.  
 No written communication was received.  
 No one spoke in favor or opposition.  
 The public hearing was closed.  
 The Planning Commission discussed and deliberated after the public  
 hearing was closed.

The Planning Commission directed staff to review the portion of Locust Avenue/Armstrong  
 Road from Jurupa Avenue to Slover Avenue to determine the appropriate roadway category  
 and amend the map as appropriate prior to final action by the City Council. Motion made by  
 Commissioner Slowik, seconded by Commissioner Clark, to: 1) Find that the project has been  
 reviewed under the previous Environmental Impact Report for the City of Fontana General Plan  
 adopted by the City Council on October 23, 2003, and direct staff to file a Notice of Determination;  
 and, 2) adopt **RESOLUTION NO. PC 2007-03**, and forward a recommendation to the City Council  
 to adopt a resolution approving **GENERAL PLAN AMENDMENT (AMD) NO. 06-013**. Motion  
 carried by a vote of 5-0

**OTHER COMMISSION BUSINESS:** None.

**STAFF REPORTS:** None.

**DIRECTOR REPORT:**

**DESIGN REVIEW NO. 07-002:** A minor change in the housing mix for a previously approved Design Review (Tentative Tract Map No. 16919), located east of Oleander Avenue and approximately 440 feet south of Walnut Avenue.

Staff presentation by Don Williams, AICP.

**DESIGN REVIEW NO. 06-07:** A minor change in the housing mix for a previously approved design review. (Tentative Tract Map No. 16383 and 17460), located on the east side of Oleander Avenue, north of Baseline Avenue.

Staff presentation by Dawn Rowe.

Director Williams reminded the Planning Commissioners of the upcoming tour of indoor go-cart facilities. He stated that the report on mini storage facilities requested by the Planning Commission will be available at the next meeting. He stated the City Council would be meeting on May 31, 2007, to discuss the Lytle Creek Apartments, and requested that the Lytle Creek Apartments sub committee attend, if possible.

**COMMISSION REMARKS:**

Commissioner Galasso reminded everyone that this Saturday, May 5, 2007, would be the Miss Fontana Pageant, held at 6:00 p.m. at the Fontana High School Auditorium. He stated that this year's Police and Fire Recognition Dinner would be Thursday, May 24, 2007. He thanked Director Williams and staff for the new Planning Commission binders.

Commissioner Meyer reminded everyone that the "Topping Ceremony" for the new library would be on May 11, 2007 from 9:00 a.m. to 11:00 a.m. He wished everyone a good evening.

Commissioner Clark wished everyone a good evening.

City Clerk Lewis stated that the Fontana Historical Society is selling Fontana afghans for \$75.00, and reminded everyone that Memorial Rose Garden has roses available and will soon be expanding with a Veteran's Memorial Rose Garden.

Commissioner Slowik also reminded everyone that the "Topping Ceremony" for the new library would be on May 11, 2007 from 9:00 a.m. to 11:00 a.m.

**PUBLIC FORUM CONTINUED:** None.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting was adjourned at 7:44 p.m. to the next regular Planning Commission meeting on Tuesday, May 15, 2007, 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