

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
MAY 15, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, May 15, 2007, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:00 p.m. Following the Pledge of Allegiance, Commissioner Meyer 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; Principal Planner Craig Bruorton, AICP; Senior Planner Charles Fahie, AICP; Assistant Planners Paul Gonzales, and Arely Monarez; Planning Intern Stephanie Liu; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Planning Secretary Jeannie Hawley.

MINUTES:

MINUTES

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Approve the minutes of the May 1, 2007, regular Planning Commission meeting as presented. Motion was carried by a vote of 5-0.

APPROVE
5-1-07

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding political parties - lobby's.

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 31, 2007(special meeting), and June 12, 2007, meetings and the Planning Commission items for the June 5, 2007, and June 19, 2007, meetings.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **DESIGN REVIEW NO. 05-061/**
CONDITIONAL USE PERMIT NO. 05-045: Filed by Chevron-Michael Kurkjian to request a design review and a conditional use permit to establish a Chevron gas station with a 3,600 square foot retail center, a 400 square foot fast food area, 1,050 square feet of office space, and a full service car wash on approximately 2.5 adjusted gross acres. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0255-041-14) of approximately 2.5 adjusted 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-1
APPROVE
DR 05-061
CUP 05-045

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 Eiskine 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 Slowik, seconded by Commissioner Galasso, to: 1) Direct staff to file a Notice of Determination; 2) approve **DESIGN REVIEW NO. 05-061;** and, 3) approve **CONDITIONAL USE PERMIT NO. 05-045.** Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 06-058:** Filed by Andresen Architecture to request construction of fifteen (15) single-family homes within previously approved Tentative Tract Map No. 15697. The project site is an irregularly-shaped property consisting of three parcels (APNs 0241-172-01, -02, and -03) totaling approximately 3.5 gross acres located on the southeast corner of Palmetto Avenue and Elaine Drive and having a frontage of approximately 517 feet on Elaine Drive and an approximate frontage of 310 feet on Palmetto Avenue.

PH-2
APPROVE
DR 06-058

Staff presentation by Paul Gonzales, staff recommends approval.

No written communication was received.

Speaking for the applicant was Doug Andresen, Architect, 17087 Orange Way.

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 deleted Condition No. 29 of the Conditions of Approval, as follows:

~~29. Applicant shall submit an exhibit indicating the location of the additional streetlights to meet City Standard Plans and the plan to install them.~~

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: 1) Direct staff to file the Notice Determination of a previously approved CEQA document; and, 2) approve **DESIGN REVIEW NO. 06-058**. Motion carried by a vote of 5-0.

The following three public hearings were opened concurrently, regarding:

TENTATIVE TRACT MAP NO. 18137/DESIGN REVIEW NO. 06-052:

Filed by Crestwood Corporation, to request the subdivision of one lot of approximately 4.5 adjusted gross acres into 19 lots ranging in size from 6,125 square feet to 13,043 square feet for, the purpose of single-family residential development, and design review for the construction of the 19 houses ranging in size from 2,021 square feet to 3,063 square feet.

The project site is a rectangularly-shaped property consisting of one parcel (APN 0240-021-19) of approximately 4.5 adjusted gross acres and is located approximately 280 feet south of the southeast corner of the intersection of Citrus Avenue and Walnut Avenue, and having a frontage of approximately 312 feet on the east side of Citrus Avenue and a depth of approximately 646 feet;

PH-3
APPROVE
TTM 18137
DR 06-052

TENTATIVE TRACT MAP NO. 18260/DESIGN REVIEW NO. 06-054:

Filed by Crestwood Corporation, to request the subdivision of four (4) lots of approximately 5.8 adjusted gross acres into 23 lots ranging in size from 6,044 square feet to 9,238 square feet, for the purpose of single-family residential development, and design review for the construction of the 23 houses ranging in size from 2,021 square feet to 3,063 square feet. The project site is a irregularly-shaped property consisting of four parcels (APN 0240-021-18, 0240-021-19, 0240-021-03, and 0240-021-04) of approximately 5.8 adjusted gross acres and is located approximately 588 feet south of the southeast corner of the intersection of Citrus Avenue and Walnut Avenue, and having a frontage of approximately 314 feet on the east side of Citrus Avenue and a depth of approximately 994 feet;

PH-4
APPROVE
TTM 18260
DR 06-054

and,

TENTATIVE TRACT MAP NO. 18261/DESIGN REVIEW NO. 06-053:

Filed by Crestwood Corporation, to request the subdivision of two lots of approximately 5.9 adjusted gross acres into 24 lots ranging in size from 6,064 square feet to 12,164 square feet, for the purpose of single-family residential development, and design review for the construction of the 24 houses ranging in size from 2,021 square feet to 3,063 square feet. The project site is a irregularly-shaped property consisting of two (2) parcels (APN 0240-021-03 and APN 0240-021-04) of approximately 5.9 adjusted gross acres and is located approximately 280 feet south of the southwest corner of the intersection of Oleander Avenue and Walnut Avenue, and having a frontage of approximately 471 feet on the west side of Oleander Avenue and a depth of approximately 662 feet.

PH-5
APPROVE
TTM 18261
DR 06-053

Staff presentation by Arely Monarez, staff recommends approval.

No written communication was received.

Speaking for the applicant was Kevin Rend, Crestwood Corporation, 510 W. Citrus Edge Street, Glendora.

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 Meyer, to: 1) Adopt the Negative Declaration and direct staff to file the Notice of Determination; and, 2) approve **TENTATIVE TRACT MAP NO. 18137, AND DESIGN REVIEW NO. 06-052.** Motion carried by a vote of 5-0

PH-3
MOTION
TTM 18137
DR 06-052

By consensus, the Planning Commission modified to the Conditions of Approval, for Tentative Tract Map No. 18260, and Design Review No. 06-054, as follows:

PH-4
MOTION
TTM 18260
DR 06-054

Added;

10A. The applicant shall construct a six (6) foot high tubular steel fence behind the right of way between Tentative Tract Map Nos. 18260, 18261, and the existing Meza property to the south of "E" Street.

10B. Thee applicant shall construct a six (6) foot high tubular steel fence along the frontage of Citrus Avenue for Letter Lot B.

Deleted;

~~50. Access to any phased construction site shall be restricted by a temporary installation of a chain link fence with locks to restrict public access, but allowing emergency vehicle access as per City acceptable arrangements.~~

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: 1) Adopt the Negative Declaration and direct staff to file the Notice of Determination; and, 2) approve **TENTATIVE TRACT MAP NO. 18260, AND DESIGN REVIEW NO. 06-054.** Motion carried by a vote of 5-0

By consensus, the Planning Commission added Condition No. 10A, to Tentative Tract Map No. 18261 and Design Review No. 06-053, as follows:

PH-5
MOTION
TTM 18261
DR 06-053

10A. The Applicant shall construct a six (6) foot high tubular steel fence behind the right of way between Tentative Tract Map Nos. 18260, 18261, and the existing Meza property to the south of "E" Street.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: 1) Adopt the Negative Declaration and direct staff to file the Notice of Determination; and, 2) approve **TENTATIVE TRACT MAP NO. 18261, AND DESIGN REVIEW NO. 06-053.** Motion carried by a vote of 5-0

OTHER COMMISSION BUSINESS: None.

STAFF REPORTS: None.

DIRECTOR REPORT:

Director Williams reminded the Planning Commission that the evening's meeting would be adjourned to a workshop immediately after the meeting, regarding a new residential product presented by Hal Woods of Centerstone Communities. He stated that there are no items scheduled for the July 3rd Planning Commission meeting.

By consensus, the Planning Commission cancelled the July 3, 2007, regular Planning Commission meeting.

By consensus, the Planning Commission rescheduled the July 17, 2007, regular meeting to Wednesday, July 18, 2007, at 6:00 p.m.

Director Williams requested that a couple of the Planning Commissioners attend the special City Council meeting scheduled for May 31, 2007.

By consensus, the Planning Commission agreed to have Commissioners Lee and Slowik, attend the special City Council meeting on May 31, 2007, at 6:00 p.m.

COMMISSION REMARKS:

Commissioner Galasso reminded everyone of this year's Fontana Chamber Dinner honoring the City's Fire and Police employees at Sierra Lakes on Thursday, May 24, 2007. He congratulated City Attorney Jeffrey Ballinger on making partnership at Best, Best and Krieger.

Commissioner Meyer stated that he had attended the “topping off” ceremony on the new library and that the Library Funding Committee has almost reached its goal of fundraising. He stated that the name has been established as the “Lewis Library and Technology Center” within in it will be the “Dr. Martin Luther King Jr Children’s Library”.

Commissioner Clark wished all the ladies a belated Happy Mother’s Day. He congratulated Steve and Janice on the birth of their baby.

Commissioner Slowik wished all the ladies a belated Happy Mother’s Day. He asked City Clerk Tonia Lewis to announce Fontana Days.

City Clerk Tonia Lewis stated that Fontana Days would be held from May 31st through June 3rd, with the Rotary’s Pancake Breakfast on Saturday at the Women’s Club, and the Parade at 11:00 a.m. from Sierra Avenue and Arrow Boulevard to Veterans Park, where the carnival will be located. She stated that the Grand Marshal for the Parade will be former Police Chief Ben Abernathy.

Commissioner Slowik congratulated Joe Mitchell for receiving the Small Businessman of the Year Award. He congratulated Janice and Steve on the birth of their baby.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:15 p.m. to a workshop immediately after this meeting in the Executive Conference Room regarding a new residential product (Centerstone); then to the next regular Planning Commission meeting on Tuesday, June 5, 2007, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA,

Jeannie Hawley
Planning Secretary

Carole Lee
Chairperson