

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

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, June 5, 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 Slowik gave the invocation.

**ROLL CALL:**

Present: Chairperson Lee, Commissioners Galasso, Meyer, and Slowik.

Absent: Commissioner Clark.

Also Present: Director of Community Development Don Williams, AICP; Senior Planners Shannon Casey, AICP, and Orlando Hernandez; Assistant Planners Paul Gonzales, and Salvador Quintanilla; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Planning Commission Secretary Orvene Steenbock.

**MINUTES:**

MINUTES

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: Approve the minutes of the May 15, 2007, regular Planning Commission meeting as presented. Motion was carried by a vote of 4-0.

APPROVE  
5-15-07

**PUBLIC FORUM:**

PF

Tony Orlich, Randall Avenue, spoke regarding peace.

**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 19, 2007, and, July 18, 2007, meetings.

**PUBLIC HEARINGS:**

PH

The public hearing was opened regarding **VARIANCE NO. 07-001**: Filed by the City of Fontana, 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: 0235-191-16) 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 Variance No. 07-01 to a date uncertain, to allow the applicant time to gather additional information to address the Planning Divisions concerns regarding the proposed use on the project site.

PH-1  
CONT  
VAR 07-001

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: Continue the public hearing for **VARIANCE 07-001**, to a date uncertain. Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17828 (TTM NO. 06-025)**: Filed by Tanna Real Estate Inc., to request the subdivision of approximately 4.5 gross acres of land into 19 parcels for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN No. 0241-021-19) totaling approximately 4.5 gross acres located on the easterly side of Oleander Avenue, south side of Baseline Avenue and having an approximate frontage of 313 feet on Oleander Avenue and an approximate depth of 629 feet.

PH-2  
APPROVE  
TTM 17828  
(TTM 06-025)

Staff presentation by Salvador Quintanilla, staff recommends approval.

No written communication was received.

Speaking for the applicant was Marl Allison, Tanna Development, 325 E. Rowland Street, Covina.

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) Determine that the project is Categorically Exempt pursuant to Section 3.16, Class 32 of the Local Guidelines for Implementing CEQA and direct staff to file a Notice of Exemption; and, 2) approve **TENTATIVE TRACT MAP NO. 17828**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-028/ TENTATIVE TRACT MAP NO. 17483 (TTM NO. 05-023)**: Filed by Jorge Sandoval to request a Tentative Tract Map for the subdivision of one parcel into eight (8) single-family residential lots and a Design Review to construct eight (8) new single-family homes within Tentative Tract Map No. 17483. The project site is an irregularly-shaped property consisting of one parcel (APN: 0233-052-05) of approximately 1.8 adjusted gross acres and is located on the southwest corner of Citrus Avenue and Ceres Avenue, and having a frontage of approximately 289 feet on Ceres Avenue and a depth of approximately 272 feet.

PH-3  
APPROVE  
DR 05-028  
TTM 17483  
(TTM 05-023)

Staff presentation by Paul Gonzales, staff recommends approval.

No written communication was received.

Speaking for the applicant was Michael Morcos, George Behnan Architect, 151 S. Donna Court, Anaheim Hills.

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. 19, as follows:

19. **A minimum ~~50% landscaping and~~ 50% decorative hardscape are is required for the proposed letter lot on the east side of the project site.**

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: 1) Determine that the project is Categorically Exempt pursuant to Section 3.16, Class 32, of the Local Guidelines for Implementing CEQA and direct staff to file a Notice of Exemption; and, 2) approve **DESIGN REVIEW NO. 05-028, AND TENTATIVE TRACT MAP NO. 05-023 (TTM 17483)**, with the above modification to the Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 18061 (TTM NO. 06-009)/ DESIGN REVIEW NO. 06-023/ CONDITIONAL USE PERMIT NO. 07-014**: Filed by ANJ, Inc., to request the construction of a 32-unit condo complex consisting of five two-story buildings with proposed recreational amenities to include two tot-lots, a swimming pool, a recreation room, and a basketball court. The project site is a rectangular-shaped property consisting of three parcels (APN: 0246-041-01, -02, and -03) of approximately 2.7 adjusted gross acres, located on the northeast corner of Arrow Boulevard and Laurel Avenue, and having a frontage of approximately 630 feet on Arrow Boulevard and 210 feet of frontage on Laurel Avenue.

PH-4  
APPROVE  
TTM 18061  
(TTM 06-009)  
DR 06-023  
CUP 07-014

Staff presentation by Paul Gonzales, staff recommends approval.

No written communication was received.

Speaking for the applicant was Victor Palos, A & J Inc., 325 N. Second Avenue, Upland.

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 to the Conditions of Approval, as follows:

- 4. J. If feasible, the applicant shall provide an arched entryway element between Unit Nos. 10 and 11, and Unit Nos. 26 and 27, to the satisfaction of the Director of Community Development.
- K. The applicant shall provide barbeque facilities and fencing around the tot lots and the basketball court, to the satisfaction of the Director of Community Development
- L. The applicant shall employ a certified professional manager or management company to provide maintenance, security, and other services. The professional manager or management company shall be California Association of Community Managers (CAFCM) certified or equivalent.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: 1) Adopt the Negative Declaration and direct staff to file a Notice of Determination; and, 2) approve **DESIGN REVIEW NO. 06-023 AND TENTATIVE TRACT MAP NO. 18061(TTM 06-009) AND CONDITIONAL USE PERMIT NO. 07-014**, with the above added conditions. Motion carried by a vote of 4-0.

**PUBLIC FORUM CONTINUED:**

Salvador and Elizabeth Lopez, 13932 Whittram Avenue, spoke regarding the California Speedway noise. Generally, they voiced serious concern over the excessive volume of the noise and its impact on their home and community.

**OTHER COMMISSION BUSINESS:** None.

**STAFF REPORTS:** None.

**DIRECTOR REPORT:**

Director Williams had no comments.

**COMMISSION REMARKS:**

Commissioner Meyer commended the Exchange Club and all those involved with Fontana Days for a job well done. He stated that the new library still needs funds and reminded anyone interested to come out for the fund raising golf tournament on June 18<sup>th</sup> ; the proceeds will go to the Martin Luther King Children’s Library. He wished Bea Watson the best for a speedy recovery.

Commissioner Galasso had no comments.

Commissioner Slowik thanked the Exchange Club, Rotary Club, and staff for another successful Fontana Days. He commended Council Member Scialdone on his very fast time in the half marathon and thanked all those who participated in that. He wished Bea Watson a speedy recovery.

Commissioner Lee stated that she was impressed by all of the people that came out and lined the streets for the Fontana Days Parade, and stated that she enjoyed participating in it. She reminded everyone that the July 3<sup>rd</sup>, Planning Commission meeting has been canceled and that the regular meeting that was scheduled for Tuesday, July 17<sup>th</sup>, was moved to Wednesday, July 18<sup>th</sup>, 2007. She requested that this evenings meeting be adjourned in memory of Carmen Jacobson.

**PUBLIC FORUM CONTINUED:** None.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting was adjourned in memory of Carmen Jacobson, at 7:18 p.m. to the next regular Planning Commission meeting on Tuesday, June 19, 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 Secretary

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Carole Lee  
 Chairperson