

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 7, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, August 7, 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 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 Planners Charles Fahie, AICP, Orlando Hernandez, and Kevin Ryan, Associate Planners Stephanie Hall, and DiTanyon Johnson, Assistant Planners Jon S. Dille, and Dawn Rowe, City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Planning Commission Secretary Orvene Steenbock.

**MINUTES.**

MINUTES

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to Approve the minutes of the July 18, 2007, regular Planning Commission meeting as presented. Motion was carried by a vote 3-0-2, with Commissioners Galasso, and Slowik abstaining.

APPROVE  
July 18, 2007

**PUBLIC FORUM.**

PF

Tony Orlich, Randall Avenue, spoke regarding constitution rights

**OTHER COMMISSION BUSINESS.** None

OCB

**CONSENT CALENDAR.** None

CC

**AGENDA INFORMATION.**

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the August 14, 2007, and, August 28, 2007, meetings and the Planning Commission items for the August 21, 2007, and September 4, 2007, meeting.

**PUBLIC HEARINGS.**

PH

The public hearing was opened regarding **GENERAL PLAN AMENDMENT NO. 07-002/ZONE CHANGE NO. 07-001 AND ADMINISTRATIVE SITE PLAN NO. 07-026.** Filed by Fontana Sierra Summit, LLC to request a General Plan Amendment to change the land use designation from Regional Mixed Use (RMU) to Multi-Family Residential (R-MF) and a Zone Change to change the zoning from Regional Mixed Use (R-MU) to Multi-Family Residential (R-3) The project site is an irregularly-shaped property consisting of five parcels (APNs 0239-161-16, -23, -25, -26 and -43) totaling approximately 36.9 gross acres located on the east side of Sierra Avenue, approximately 1,200 feet south of Casa Grande Avenue and having an approximate frontage of 670 feet on Sierra Avenue and an approximate depth of 1,300 feet.

PH-1  
DENY  
GPA 07-002  
ZC 07-001  
ASP 07-026

Staff presentation by Orlando Hernandez, staff recommends that the Planning Commission recommend denial to the City Council  
No written communication was received  
Speaking for the applicant Mel Mercado, Corman Leigh, 32823 Highway 79 South, Temecula  
No one spoke in favor  
Speaking in opposition was Tony Orlich, Randall Avenue  
The public hearing was closed  
The Planning Commission discussed and deliberated after the public hearing was closed At the direction of Mr Ballinger, the staff recommendation in the staff report was amended from denial by the Planning Commission to a recommendation from the Planning Commission to the City Council to deny the proposals

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to 1) Recommend that the City Council deny **GENERAL PLAN AMENDMENT NO. 07-002, ZONE CHANGE NO. 07-001, AND ADMINISTRATIVE SITE PLAN NO. 07-026,** and forward to the City Council for appropriate action Motion carried by a vote of 5-0

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 07-013.** Filed by Mr and Mrs Stamps, to request a Conditional Use Permit for approval of a new CUP to obtain an Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine for a Bona Fide Public Eating Place) license to be operated in conjunction with a restaurant (Wing-Stop) The project site is a rectangularly-shaped property consisting of five parcels (APNs 0255-191-31 through -35) of approximately 4.0 adjusted gross acres, which is located approximately 575 feet south of the southwest corner of the intersection of Slover Avenue and Sierra Avenue, and having a frontage of approximately 660 feet on the west side of Sierra Avenue and a depth of approximately 264 feet. The business is located at 10650 Sierra Avenue, Suite C

PH-2  
APPROVE  
CUP 07-013

Staff presentation by Jon S Dille, staff recommends approval  
 No written communication was received  
 Speaking for the applicant Kathy and Andrew Stamps, DKLD as One, Inc ,  
 9686 Nolbrook Drive, Rancho Cucamonga  
 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 2006,  
 and direct staff to file a Notice of Exemption, 2) make a finding of Public  
 Convenience or Necessity; and, 3) approve **CONDITIONAL USE PERMIT  
 NO. 07-013**, subject to the attached Findings and Conditions of Approval  
 Motion carried by a vote of 5-0

The public hearing was opened regarding **CONDITIONAL USE PERMIT  
 NO. 07-017** Filed by Mr John Ahn to request a Conditional Use Permit  
 (CUP) No 07-017 to review and approve a new Alcoholic Beverage Control  
 (ABC) Type 47 (On-Sale Beer, Wine and Distilled Spirits for a Bona Fide  
 Public Eating Place) License The project site is an irregularly-shaped  
 property (APN 1119-191-02) consisting of approximately 0 8 adjusted gross  
 acres located at 16635 Sierra Lakes Pkwy, Suite 130, which is located  
 approximately 813 feet west of Sierra Avenue, and having a frontage of  
 approximately 25 feet on the south side of Sierra Lakes Parkway, and a depth  
 of approximately 175 feet.

PH-3  
 APPROVE  
 CUP 07-017

Staff presentation by Dawn Rowe, staff recommends approval  
 No written communication was received  
 Speaking for the applicant Keri Dempster and John Ahn, Onaskaki Sushi,  
 8592 Los Coyote Drive, Buena Park.  
 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 Galasso, seconded by Commissioner Meyer,  
 to 1) Determine that the project is Categorically Exempt pursuant to  
 Section 3 16, Class 1 of the Local Guidelines for Implementing CEQA 2006,  
 and direct staff to file a Notice of Exemption, and, 2) approve **CONDITIONAL  
 USE PERMIT NO. 07-017**, subject to the attached Findings and Conditions  
 of Approval Motion carried by a vote of 5-0

The public hearing was opened regarding **DESIGN REVIEW NO. 07-021**.  
 Filed by PRP Investors-Fontana, LLC to request a revision of an approved  
 Design Review to modify the elevations of a previously proposed Best Buy  
 building to accommodate a different use, modify the elevations for a Mimi's

PH-4  
 APPROVE  
 DR 07-021

Restaurant, add two retail commercial pads, and to establish a 40,400 square foot medical office building on approximately 14.3 adjusted gross acres. The project site is an irregularly-shaped property consisting of eight parcels (APNs 1119-221-15, -16, -33, and -36 through -40) of approximately 14.3 adjusted gross acres, and is located on the southeast corner of Casmalia Street and Sierra Avenue across the street from the Lowe's center and having a frontage of approximately 600 feet on Sierra Avenue and a depth of approximately 1,000 feet along Casmalia Street.

Staff presentation by Charles Fahie, AICP, staff recommends approval  
 No written communication was received  
 Speaking for the applicant Greg Lukosky, PRP Investors Fontana, 415 29<sup>th</sup> Street, Newport Beach  
 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) Direct staff to file a Notice of Determination, and, 2) approve **DESIGN REVIEW NO. 07-021.** Motion carried by a vote of 5-0

**PUBLIC FORUM CONTINUED.** None

**OTHER COMMISSION BUSINESS.** None

**STAFF REPORTS.** None

**DIRECTOR REPORT.**

**MEMO ON DESIGN REVIEW NO. 05-070.** A request for a minor change in window sizes for a previously approved Design Review (Tentative Tract Map No 17884), located at the northwest corner of Citrus Avenue and Walnut Avenue. The memo advised the Planning Commission of the Director's Action to approve the minor change

Staff presentation by Don Williams, AICP  
 Speaking for the applicant was Yoon Kim, Young Homes, 10370 Trademark Street, Rancho Cucamonga

**COMMISSION REMARKS.**

Commissioner Clark informed the Commission and staff that tonight would be his last night on the Planning Commission, as he has accepted a job in another state and would be relocating his family in the very near future. He stated that it has been a tremendous experience being on the Planning Commission, and working with the City Council, Ken Hunt, Don Williams and staff. He commented that it has been a privilege to serve the City of Fontana. He wished everyone a good evening.

Commissioner Meyer stated that he has appreciated working with Commissioner Clark, and all the help he has offered since he had joined the Planning Commission. He wished God's blessings on Commissioner Clark and his family.

Commissioner Galasso stated that he had the privilege of knowing what a wonderful person Bea Watson was for the past 30 or more years. He stated that she was one of the first people he met when he moved to Fontana. He expressed his deepest sympathy to Bea's family at her passing. He wished Commissioner Clark and his family the very best.

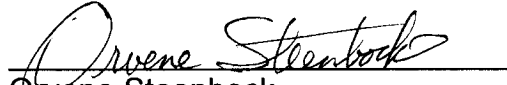
Commissioner Slowik stated that the County of San Bernardino is in the process of amending the U S Fish and Wildlife regulations regarding the kangaroo rat, and informed the residents that the County would be receiving comments on the proposed regulations until August 20<sup>th</sup>. He thanked the Fontana Unified School District for the tour of new schools offered to the school bond committee. He commended the recent inductees on the Wall of Fame, especially David Blair, Maurice Edy, and Bob Bollinger. He expressed his condolences to the DeTomaso Family, the Cola Family, the Coccia Family, the Molina Family, and the Watson Family. He expressed prayers to those who have been sick recently, Joe Garcel, Ron Bitonti, Darleen Martin, and the Mayor Mark Nuaimi. He congratulated Commissioner Clark on his new job and offered prayers for him and his family.


Commissioner Lee stated that Commissioner Clark was a short timer to Fontana, and Bea Watson was a long term person, and stated that whether you serve the City of Fontana for one day or a life time that your contribution helps to make Fontana great. She expressed her prayers to the Family of Bea Watson.

**PUBLIC FORUM CONTINUED.** None

**ADJOURNMENT.**

By consensus, the Planning Commission meeting was adjourned at 7 28 p m , in memory of Bea Watson, to a workshop in the Executive Conference Room to discuss the proposed changes to the Fontana Zoning & Development Code, then to the next regular Planning Commission meeting on Tuesday, August 21, 2007, at 6 00 p m , in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.

  
Orvene Steenbock  
Planning Commission Secretary

  
Carole Lee  
Chairperson

The City of Fontana Planning Commission and Staff met for a workshop on Tuesday, August 7, 2007, in the City Hall Executive Conference Room, 8353 Sierra Avenue, Fontana, California after the regular Planning Commission meeting to review and discuss the proposed changes to the Fontana Zoning and Development Code The workshop was called to order at 7 36 p m by Chairperson Lee, Commissioners Galasso, Meyer, and Slowik present. The workshop was adjourned at 10 22 p m