

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 16, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, October 16, 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, Bishop Amos Young, Sr., gave the invocation.

ROLL CALL:

Present: Chairperson Lee, Commissioners Galasso, Slowik, and Young, Jr.

Absent: Commissioner Meyer.

Also Present: Director of Community Development Don Williams, AICP; Principal Planner Craig Bruorton, AICP; Associate Planner DiTanyon Johnson; Assistant Planner Jon S. Dille; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Planning Commission Secretary Orvene Steenbock.

Swearing in of new Commissioner:

City Clerk Lewis swore in Commissioner Amos Young, Jr. to the Planning Commission.

The Commission welcomed Commissioner Young.

MINUTES:

MINUTES

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: Approve the minutes of the October 2, 2007, regular Planning Commission meeting as presented. Motion was carried by a vote 3-0-1, with Commissioner Young, Jr. abstaining.

APPROVE
Oct. 2, 2007

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding money power.

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 October 23, 2007, and November 13, 2007, meeting and the Planning Commission items for the November 6, 2007, and November 20, 2007, meetings.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17784:** Filed by Mr. Martin Anaya to request to subdivide a parcel of Approximately 2.0 adjusted gross acres into eight lots for the purpose of single-family residential development. The lots range in size from 6,012 square feet to 10,028 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN 0235-121-19) of approximately 2.0 adjusted gross acres and is located at 15661 San Bernardino Avenue, which is approximately 114 feet west of the southwest corner of the intersection of San Bernardino Avenue and Poplar Avenue and having a frontage of approximately 185 feet on the south side of San Bernardino Avenue with a depth of approximately 498 feet.

H-1
APPROVE
TTM 17784

Staff presentation by Jon S. Dille, staff recommends approval.

No written communication was received.

Speaking for the applicant Edmundo Ilabaca, 11341 Genova Road, Alta Loma.

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.

By consensus, the Planning Commission modified Conditions Nos. 42, and 44, as follows:

- 42. Reduce the landscape easement to a minimum of 5 feet landscape setback of the proposed block wall **at Lot No. 1.**
- 44. Obtain a letter/easement from adjacent property owners giving permission for drainage and sewer easement of allowing all drainage from the new development to flow into their property and holding the City harmless for all liability.

The Planning Commission requested staff work with the applicant to make sure that the streetlighting to be installed is shielded from the houses on Lime Avenue.

Motion made by Commissioner Slowik, seconded by Commissioner Young, to: 1) Adopt the Negative Declaration and direct staff to file the Notice of Determination; and, 2) approve **TENTATIVE TRACT MAP NO. 17784.** Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE PARCEL MAP NO. 18561/VARIANCE NO. 07-002 AND ADMINISTRATIVE SITE PLAN NO. 07-011:** Filed by Oxford Land Development, LLC to request to subdivide approximately 4.7 acres into nineteen (19) industrial condominiums, thus

PH-2
APPROVE
TPM 18561
VAR 07-002

creating individual units for sale that will have separate legal descriptions, including an Administrative Site Plan request for the site and architectural review of the industrial condos, along with a Variance request to reduce the required side yard setback from five feet to zero feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0237-191-04) of approximately 4.7 gross acres and is located approximately 650 feet south of the intersection of Santa Ana Avenue and Citrus Avenue with a frontage of approximately 320 feet on the west side of Citrus Avenue and a depth of 620 feet east of Citrus Avenue.

Staff presentation by DiTanyon Johnson, staff recommends approval.

No written communication was received.

Speaking for the applicant Steve Martinez, Martinez Design Group, Inc., 2472 Chambers Road, #210, Tustin.

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.

By consensus, the Planning Commission modified the Conditions of Approval, as follows:

REVISED LANGUAGE FOR ASP CONDITIONS:

Condition No. 6

The Applicant irrevocably waives, for itself and all successors to the project any rights or abilities it may have under Fontana Municipal Code Section 30-129 (or successor ordinance) to seek an amendment of this Administrative Site Plan, or a new Administrative Site Plan if this Administrative Site Plan expires.

Condition No. 9

Prior to submitting the tenant improvement for any of the nineteen industrial condominiums the amount parking required for proposed square footage on any of the given condos shall not exceed the allotted parking shown for each unit below.

UNIT NO.	ALLOTTED PARKING SPACES	UNIT NO.	ALLOTTED PARKING SPACES
BLDG 1		BLDG 8	11
Unit 1	4	BLDG 9	8
Unit 2	4	BLDG 10	
Unit 3	4	Unit 1	4
Unit 4	4	Unit 2	4
Unit 5	4	Unit 3	4
Unit 6	16	Unit 4	4
		Unit 5	4
BLDG 2	9		
BLDG 3	12		
BLDG 4	15		
BLDG 5	15		
BLDG 6	15		
BLDG 7	15		

Condition No. 26

The following Development fees must be paid prior to the issuance of building permits. These fees are estimated to be as follow:

ENGINEERING DEVELOPMENT FEES	
*Master Storm Drain Fee (4.77 Net Ac x \$23,317)	\$111,222.09 (Declez North Benefit Area)
**Flood Control Fee	\$ 0
City Sewer Fee	\$876.61 per EDU + \$25.00
Inland Empire Utility Agency (Sewer Treatment)	\$4,450.00 per EDU
TOTAL:	

Deleted:

~~16. Telephone cable, television cable and electrical boxes designed for residential use shall not be located within a city park or the parkways abutting the park.~~

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: 1) Adopt the Mitigated Negative Declaration and direct staff to file the Notice of Determination; and, 2) Approve **TENTATIVE PARCEL MAP NO. 18561, VARIANCE NO. 07-002, AND ADMINISTRATIVE SITE PLAN NO. 07-011,** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

PUBLIC FORUM CONTINUED: None.

OTHER COMMISSION BUSINESS:

PRESENTATION ON THE DOWNTOWN FAÇADE PROGRAM:

Staff presentation by Ray Bragg.

Tony Orlich, Randall Avenue, and John De Sousa, 7565 Concord, spoke regarding the Downtown Façade Program and the New Library.

CANCEL REGULARLY SCHEDULED PLANNING COMMISSION MEETING OF JANUARY 1, 2008: By consensus, the Planning Commission cancelled the regularly scheduled Planning Commission meeting of January 1, 2008.

STAFF REPORTS: None.

DIRECTOR REPORT:

D R

LEAGUE OF CALIFORNIA CITIES: Planner's Institute on March 26, 2007 to March 28, 2007, in Sacramento:

Staff presentation by Don Williams.

Director Williams stated that as of now there are no items scheduled for the November 20, 2007, regular Planning Commission meeting, and asked if the Planning Commission would like to agendaize cancellation of the November 20, 2007, Planning Commission meeting for consideration. The Planning Commission requested that this item be agendaized for action at the next regularly scheduled meeting on November 6, 2007.

By consensus, the Planning Commission unanimously voted to cancel the November 20, 2007, regular Planning Commission meeting.

Director Williams informed the Planning Commission that General Plan Amendment No. 2007-04, approved by the Planning Commission on October 16, 2007, was scheduled to go to the City Council on October 23, 2007, but has been rescheduled for the November 13, 2007 City Council meeting. He stated that the Planning Department should be moved over to the new office in the City Hall expansion by mid-January, 2008.

COMMISSION REMARKS:

Commissioner Galasso welcomed Commissioner Young, Jr. to the Planning Commission and stated that he looks forward to working with him.

Commissioner Slowik welcomed Commissioner Young, Jr. and stated that he also, looks forward to working with him. He reminded everyone of the Fontana Historical Society's Pepper Street open house and site tour on October 27, 2007; the Fontana Police Department's Red Ribbon Breakfast, at 7:30 p.m. on October 23, 2007; and the Fontana

Art Depot's art exhibit featuring Roger Trivinos from October 8, 2007 through December 21, 2007. He requested that tonight's meeting be adjourn in memory of Dale Gladding and Pat DeTomaso.

Commissioner Young, Jr. thanked Mayor Nuaimi and the City Council for giving him the opportunity to work and serve the City of Fontana. He thanked Director Williams for the tour of the Planning Department. He stated that he is looking forward to working with and learning from the Planning Commission.

Commissioner Lee stated that she is sure that the Planning Department is looking forward to the move into the new building and that it will be much more pleasant working environment for staff. She thanked Mayor Nuaimi and City Council for adding Commissioner Young, Jr. to the Planning Commission, and stated that he has a great capacity to serve the Fontana Community. She welcomed Commissioner Young, Jr. to the Planning Commission and thanked him for his time and commitment.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:46 p.m., in memory of Dale Gladding and Pat DeTomaso, to November 1, 2007, for a workshop regarding Landscape Alliance tour of Best Management Practices in Chino, California, then to the next regular Planning Commission meeting on Tuesday, November 6, 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