

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 6, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, November 6, 2007, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Vice Chairperson Slowik called the meeting to order at 6:12 p.m. Following the Pledge of Allegiance led by Commissioner Meyer, the invocation was given by Commissioner Galasso.

ROLL CALL:

Present: Commissioners Galasso, Meyer, Slowik, and Young, Jr.

Absent: Chairperson Lee.

Also Present: Director of Community Development Don Williams, AICP; Principal Planner Kevin Ryan; Senior Planner Charles Fahie, AICP; Associate Planners Stephanie Hall, and DiTanyon Johnson; Assistant Planners Arely Monarez, and Dawn Rowe; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Planning Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Galasso, seconded by Commissioner Young, Jr., APPROVE to: Approve the minutes of the October 16, 2007, regular Planning Commission meeting as corrected. Motion was carried by a vote 3-0-1, with Commissioner Meyer abstaining. Oct. 16, 2007

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding media.

OTHER COMMISSION BUSINESS: None.

OCB

CONSENT CALENDAR:

CC

FONTANA UNIFIED SCHOOL DISTRICT, CITRUS CONTINUATION HIGH SCHOOL: Located north of Santa Ana Avenue between Oleander Avenue and Cypress Avenue (APNs 0255-021-10, -11, -12, and -25), for the construction and operation of a public school.

Staff presentation by Don Williams, AICP, and Orlando Hernandez.

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: Approve the Consent Calendar as presented. Motion was carried by a vote of 4-0.

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the November 13, 2007, November 27, 2007, and December 11, 2007, meetings and the Planning Commission items for the December 4, 2007, and December 18, 2007, meetings.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **SPECIFIC PLAN AMENDMENT NO. 07-02/TENTATIVE PARCEL MAP NO. 18749/DESIGN REVIEW NO. 07-027:** Filed by Ms. Terri Allen, Phelan Development to request a Specific Plan Amendment to the Southwest Industrial Park Specific Plan to change the maximum lot coverage to 60 percent for the Light Industrial (M-1) and Medium Industrial (M-2) zoning districts. A Tentative Parcel Map request to merge five parcels into one parcel, and a Design Review request to construct an approximate 295,650 square foot warehouse building. The project site is a rectangularly-shaped property consisting of five parcels (APNs: 0237-101-06, -22, -23, -26, and -32) of approximately twelve gross acres and is located on the southeast corner of Slover Avenue and Catawba Avenue and having an approximate frontage of 630 feet on the south side of Slover Avenue and an approximate frontage of 780 feet on the west side of Catawba Avenue.

PH-1
ADOPT
RES. PC 07-09
APPROVE
SPA 07-02
TPM 18749
DR 07-027

Staff presentation by DiTanyon Johnson, staff recommends approval. No written communication was received. Speaking for the applicant Dan Florvani, Phelan Development, 23 Corporate Plaza, Suite 120, Newport Beach; and, Terri Allen, Phelan Development, 4582 Suite Drive, Huntington. 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 request staff review Condition No. 47, to see if it is applicable, and revised the language for the Southwest Industrial Park Specific Plan, as follows:

4.6.8 "M-2" Medium Industrial

d. Development Standards

1. Maximum Building Coverage – 50 percent of building site **for parcels ONE OR MORE parcels less than 5.0 gross acres.**

Motion made by Commissioner Meyer, seconded by Commissioner Young, Jr., to: 1) Adopt **RESOLUTION NO. PC 2007-09**, a resolution forwarding a recommendation to the City Council to adopt the mitigated Negative Declaration and direct staff to file the Notice of Determination, 2) adopt an ordinance approving **SPECIFIC PLAN AMENDMENT NO. 07-02**, and, 3) forward a recommendation to the City Council to approve **TENTATIVE PARCEL MAP NO. 18749 AND DESIGN REVIEW NO. 07-027**. Motion carried by a vote of 4-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 07-027**: Filed by Mor Trucks to request a Conditional Use Permit for the review and approval of a new Conditional use Permit (CUP) to operate an automobile sales agency with display of vehicles to be conducted inside the existing building of approximately 5,417 square feet. The project site is an irregularly-shaped property consisting of one parcel (APN: 0255-271-02, of approximately 5.1 gross acres and is located approximately 288 feet south of the intersection of Slover Avenue and Juniper Avenue and having a frontage of approximately 327 feet on the east side of Juniper Avenue, and an approximate depth of 622 feet. PH-2 APPROVE CUP 07-027

Staff presentation by Arely Monarez, staff recommends approval.
 No written communication was received.
 Speaking for the applicant Maurice Lebanoff, 45325 Sage Lane, #6, Palm Desert.
 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 Condition 10a. to the Conditions of Approval, as follows:

- 10a. Public pay telephones are permitted only with the prior written approval of the City. A public pay telephone is permitted on the exterior of a building/structure subject to an approved CUP. A public pay telephone is permitted on the interior of a building/structure subject to an approved MUP. In each case, the location of the public pay telephone shall be specifically identified in the CUP and/or MUP.

Motion made by Commissioner Young, Jr., seconded by Commissioner Galasso, to: 1) Determine that the project is Categorically Exempt pursuant to Section 3.15, Class 1 of the Local Guidelines for Implementing CEQA (2006); and, 2) approve **CONDITIONAL USE PERMIT NO. 07-027**, subject to the attached Conditions of Approval, with the above listed Condition, and direct staff to file the Notice of Exemption. Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 07-013/ CONDITIONAL USE PERMIT NO. 07-015/CONDITIONAL USE PERMIT NO. 07-034**: Filed by Mira Inc./Mark Sater to request a Design Review and Conditional Use Permit to construct an ARCO AM/PM gas station with a convenience store and a retail shop, the construction of a self service car wash, and a Conditional Use Permit request to obtain a Type 20, off sale beer and wine ABC licensing permit. The project is a square-shaped property consisting of one parcel (APN 0240-011-52) located on the southeast corner of South Highland Avenue and Citrus Avenue.

PH-3
APPROVE
DR 07-013
CUP 07-015
CUP 07-034

Staff presentation by Dawn Rowe, staff recommends approval.
No written communication was received.
Speaking for the applicant Alex Cuevas, C & M Design Concept, 55 E. Huntington Drive, Suite 250.
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 Condition No. 18 (a), as follows:

18 (a) Prior to the issuance of a Certificate of Occupancy for any building, the applicant must file and obtain approval of an ASP application to establish the depicted water feature on the corner of South Highland and Citrus Avenue. This water feature must be constructed and operational prior to the issuance of the first Certificate of Occupancy.

Motion made by Commissioner Meyer, seconded by Commissioner Young, Jr., to: 1) Adopt the Negative Declaration and direct staff to file a Notice of Determination; 2) approve **DESIGN REVIEW NO. 07-013**; 3) approve **CONDITIONAL USE PERMIT NO. 07-015**; and, 4) approve **CONDITIONAL USE PERMIT NO. 07-034**. Motion carried by a vote of 4-0.

The public hearing was opened regarding **DEVELOPMENT CODE AMENDMENT NO. 07-007**: Filed by the City of Fontana to request amendment of the Zoning and Development Code (Chapter 30). Located city-wide.

Staff presentation by Stephanie Hall and Kevin Ryan, 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 Meyer, seconded by Commissioner Young, Jr., to: Adopt **RESOLUTION NO. PC 2007-10**, a resolution forwarding a recommendation to the City Council to adopt an ordinance approving an amendment to Zoning and Development Code (AMD No. 07-007) and direct staff to file a Notice of Determination. Motion carried by a vote of 4-0.

PUBLIC FORUM CONTINUED: None.

OTHER COMMISSION BUSINESS:

2008 PLANNING COMMISSION CALENDAR:

Staff presentation by Don Williams, AICP.

CONSIDER CANCELLATION OF REGULARLY SCHEDULED PLANNING COMMISSION MEETING OF NOVEMBER 20, 2007:

Staff presentation by Don Williams, AICP. By consensus, the Planning Commission cancelled its regularly scheduled meeting of November 20, 2007.

STAFF REPORTS: None.

DIRECTOR REPORT:

D R

Director Williams stated that at the next City Council workshop there would be a Power Point presentation regarding the Westgate Specific Plan revisions.

COMMISSION REMARKS:

Commissioners Young, Jr., and Galasso stated that they had no comments.

Commissioner Meyer wished everyone a happy, blessed and safe Thanksgiving holiday. He informed everyone that there was still time to vote after the Planning Commission meeting, and encouraged them to do so, if they hadn't already. He welcomed Commissioner Young, Jr. to the Planning Commission, and congratulated Director Williams on the recent addition to his family. He commended Commissioner Slowik on his recent donation of \$5,000.00 to the Lewis Library and Technology Center.

Commissioner Slowik congratulated staff on the recent grand openings of Fire Station 79, and Coyote Canyon Park. He encouraged everyone to come out to the following events: "Art in the Park" on Saturday November 17, 2007; the Wildlife Art Exhibit at the San Bernardino County Museum; the Festival of Winter, the Christmas Parade which will be in memory of Bea Watson on December 8, 2007, and the Fontana Art Association's open house. He wished Commissioner Meyer a happy birthday. He asked that the evening meeting be adjourned in memory of Millie Phillips and Carl Coleman who recently passed away.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:32 p.m., in memory of Millie Phillips and Carl Coleman, to the next regular Planning Commission meeting on Tuesday, December 4, 2007, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.

Orvene Steenbock
Planning Commission Secretary

Matthew Slowik
Vice-Chairperson