

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
DECEMBER 4, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, December 4, 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, the invocation was given by Commissioner Slowik.

ROLL CALL:

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

Absent: None.

Also Present: Director of Community Development Don Williams, AICP; Senior Planners Shannon Casey, AICP, and Orlando Hernandez; Associate Planners Paul Gonzales, and DiTanyon Johnson; Assistant Planners Dawn Rowe; Public Works Manager Dan Chadwick; City Attorney Jeffrey Ballinger; and Planning Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Meyer, seconded by Commissioner Young, Jr., to: Approve the minutes of the November 6, 2007, regular Planning Commission meeting as corrected. Motion was carried by a vote 4-0-1, with Commissioner Lee abstaining.

APPROVE
Nov. 6, 2007

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding city and county government - developers

OTHER COMMISSION BUSINESS: None.

OCB

DIRECTOR REPORT:

D R

By consensus, the Planning Commission moved the Director's Report regarding the Civic Center Sign Program to the beginning of the agenda.

CIVIC CENTER SIGN PROGRAM:

Staff presentation by Don Williams, AICP, and Dan Chadwick.

CONSENT CALENDAR: None.

CC

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the December 11, 2007, meeting and the Planning Commission items for the December 18, 2007, meeting.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **DESIGN REVIEW NO. 05-071 AND TENTATIVE PARCEL MAP NO. 17811:** Filed by Rick Faulkner to request approval of a design review application to construct two industrial buildings totaling 36,220 square feet on approximately 2.0 acres; and a parcel map to merge three parcels of approximately 3.9 acres into two parcels within the Southwest Industrial Park Specific Plan area. The project site is a rectangularly-shaped property consisting of three parcels (APNs: 0237-101-01, -20, and -21) totaling approximately 3.9 adjusted gross acres located at the southeast corner of Slover Avenue and Poplar Avenue and having approximately 286 feet of frontage along Slover Avenue and approximately 608 feet of frontage along Poplar Avenue.

PH-1
APPROVE
DR 05-071
TPM 17811

Staff presentation by Orlando Hernandez, staff recommends approval. No written communication was received. Speaking for the applicant Rick Faulkner, 3410 La Sierra Avenue, F272, Riverside. 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 the Conditions of Approval, as follows:

Added Condition No. 7a;

- 7a. The establishment or installation of public pay telephones is only permitted on the exterior of buildings by approval of a Design Review application and on the interior of buildings by approval of staff through approval of an Administrative Site Plan application in a commercial/industrial zone within the City of Fontana.

Deleted Tentative Parcel Map Condition No. 54, and deleted Design Review Condition No. 79

- 54. ~~Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access, parking areas, drives and drainage acceptance.~~
- 79. ~~Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access, parking areas, drives and drainage acceptance~~

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: 1) Determine that the project is Categorical Exempt pursuant to Section 3.16, Class 32 (Infill Development Projects) of Local CEQA Guidelines and direct staff to file the Notice of Exemption; and, 2) approve **DESIGN REVIEW NO. 05-071 AND TENTATIVE PARCEL MAP NO. 17811**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

Commissioner Galasso removed himself due to a possible financial conflict.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 07-009**: Filed by Kaiser Foundation Hospital, to request a Conditional Use Permit to place a 10,000 square foot construction trailer for project and management of the future improvement and renovation of Kaiser Hospital, and to permanently allow four (4) existing modular offices to remain on site. Located at 17234 Valley Boulevard, on the north side of Valley Boulevard, adjacent to and east of Kaiser Hospital.

PH-2
APPROVE
CUP 07-009

Staff presentation by Orlando Hernandez, staff recommends approval. No written communication was received. Speaking for the applicant Nancy Burke, Kaiser Permanente, 825 Colorado Boulevard, Suite 222, Los Angeles. 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 the Conditions of Approval, as follows:

Added Condition No. 12a;

12a. The establishment or installation of public pay telephones is only permitted on the exterior of buildings by approval of a Design Review application and on the interior of buildings by approval of staff through approval of an Administrative Site Plan application in a commercial/industrial zone within the City of Fontana.

Modified Condition Nos. 10, and 12;

10. Modular Offices No. 5 ~~and 6~~ shall be removed by January **31**, 2008.

12. Modular Offices No. **6 and 8** shall be removed by September **30**, 2008.

Motion made by Commissioner Young, Jr., seconded by Commissioner Meyer, to: 1) Determine that the project is Categorical Exempt pursuant to

Section 3.16, Class 11 of Local Guidelines and direct staff to file the Notice of Exemption; and, 2) approve **CONDITIONAL USE PERMIT NO. 07-009**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0-1, with Commissioner Galasso abstaining.

Commissioner Galasso returned.

The public hearing was opened regarding **ADMINISTRATIVE SITE PLAN NO. 06-036/CONDITIONAL USE PERMIT NO. 06-029/VARIANCE NO. 07-005 AND LOT LINE ADJUSTMENT NO. 07-021**: Filed by Faiz A. Shah to request an Administrative Site Plan and Conditional Use Permit for the proposed construction of a 7,656 square foot Islamic Center (mosque) for services and worship, in addition to the request for the tenant improvement to an existing structure for a facilities office; the variance request is to reduce perimeter landscape buffer width, and the Lot Line Adjustment request is to merge two legal parcels into one. The project is a rectangularly-shaped property consisting of two parcels (APN's 0241-091-13 and 14) located on the east side of Sierra Avenue, approximately 300 feet north of Miller Avenue, with an approximate frontage of 141 feet, and a depth of approximately 355 feet.

PH-3
APPROVE
ASP 06-036
CUP 06-029
VAR 07-005

Staff presentation by Dawn Rowe, staff recommends approval. No written communication was received.

Speaking for the applicant Faiz Shah, AR-Rahman Islamic Center, 1 Sierra Avenue; and, Shoaib Siddiqui, Inland Engineers & Associates, 1117 Minerva Court, Riverside.

Speaking in Favor were Omar Zaki, 6578 Sunbeam Drive, Riverside; and, Tony Orlich Randall Avenue.

No one spoke in 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. 90, as follows:

- 90. ~~The development and each phase thereof shall have a minimum of 2 points of vehicular access for fire and other emergency equipment and for routes of escape which will safely handle evacuations, shall be required.~~

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 **ADMINISTRATIVE SITE PLAN NO. 06-036**; 3) approve **CONDITIONAL USE PERMIT NO. 06-029**; and, 4) approve **VARIANCE NO. 07-005**. Motion carried by a vote of 4-0-1, with Commissioner Slowik abstaining.

The public hearing was opened regarding **TENTATIVE PARCEL MAP NO. 18847**: Filed by Mr. Basil Fabrizio to request a Tentative Parcel Map to subdivide approximately 1.7 acres into nine (9) industrial condominiums, thus creating individual units with separate legal descriptions. The project site is a rectangularly-shaped property consisting of one parcel (APN: 1110-151-52) of approximately 1.7 acres and is located approximately 630 feet west of the intersection of Foothill Boulevard and Hemlock Avenue with a frontage of approximately 330 feet on the north side of foothill Boulevard and a depth of 227 feet north of Foothill Boulevard.

PH-4
APPROVE
TPM 18847

Staff presentation by DiTanyon Johnson, staff recommends approval. No written communication was received. Speaking for the applicant Ray Allard, 8253 Sierra Avenue. 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. 6a, as follows:

- 6a. The establishment or installation of public pay telephones is only permitted on the exterior of buildings by approval of a Design Review application and on the interior of buildings by approval of staff through approval of an Administrative Site Plan application in a commercial/industrial zone within the City of Fontana.

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: 1) Determine that the project is Categorically Exempt pursuant to Class 1 (Existing Facilities) Section 3.16, of the Local CEQA Guidelines and direct staff to file a Notice of Exemption; and, 2) approve **TENTATIVE PARCEL MAP NO. 18847**, 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. 07-018 AND CONDITIONAL USE PERMIT NO. 07-019**: Filed by Rudy Silva-VIP STAY to request a Design Review and Conditional Use Permit for an approximate 79,951 square foot hotel (Holiday Inn) and future sit-down restaurant pad of approximately 8,100 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0240-011-17) of approximately 4.6 acres and is located approximately 607 feet south of the intersection of South Highland Avenue and Citrus Avenue having a frontage of 308 feet on the east side of Citrus Avenue and an approximate depth of 607 feet east of Citrus Avenue.

PH-5
APPROVE
DR 07-018
CUP 07-019

Staff presentation by DiTanyon Johnson, staff recommends approval.

No written communication was received.

Speaking for the applicant Van Cao, VIP Stay LLC, 4590 MacArthur Boulevard, Newport Beach; and, Rudy Silva, VIP Stay, 171 Mayhem Way, Pleasant Hill.

No one spoke in favor.

Speaking in opposition were Erick Porta, 6729 Sunridge Court; and, Julie Lamoureux, 6757 Winter Night Court.

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:

Modified Condition Nos. 29, and 48;

29. All landscape and irrigation plans shall comply with the City of Fontana Standard Specifications. **Enhanced landscaping to protect the privacy of the occupants of the properties to the south and east of the project shall be provided to the satisfaction of the Director of Community Development.**

48. All plan check fees shall be paid with the first complete submittal(s) for plan checking. Final determination of all plan check fees will be made prior to ~~final map recordation and must be paid in full prior to map recordation~~ **building permits.**

Deleted Condition Nos. 62 and 63;

~~62. Pay all plan check fees, G.I.S., fees and provide monumentation deposit.~~

~~63. All necessary easements must be indicated on the Final Map. Easement widths shall be per City Standard.~~

Motion made by Commissioner Slowik, seconded by Commissioner Meyer, to: 1) Adopt the Negative Declaration and direct staff to file the Notice of Determination; and, 2) approve **DESIGN REVIEW NO. 07-018 AND CONDITIONAL USE PERMIT NO. 07-019**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **ADMINISTRATIVE SITE PLAN NO. 06-041 AND CONDITIONAL USE PERMIT NO. 06-035**: Filed by George Sumney to request an Administrative Site Plan (ASP) for a façade change of an existing single-family home to a sales office and a Conditional Use Permit (CUP) to allow for truck sales on the site. The project site is a rectangularly-shaped property of approximately 2.0 gross acres located at 15848 Slover Avenue, approximately 300 feet west of the intersection of Slover Avenue

PH-5
APPROVE
ASP 06-041
CUP 06-035

and Catawba Avenue and having a frontage of 250 feet on the north side of Slover Avenue and a depth of 287 feet (APN 0237-052-05).

Staff presentation by Paul Gonzales, staff recommends approval.

No written communication was received.

Speaking for the applicant George Sumney, 7863 Sierra Avenue, Suite A.

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. 16, as follows:

- 16. Truck delivery and idling will be limited to the hours of 8 a.m. until 8 6 p.m. Monday thru ~~Friday~~ **Sunday**.

Motion made by Commissioner Young, Jr., seconded by Commissioner Meyer, to: 1) Direct staff to file the Notice of Exemption, and, 2) approve ADMINISTRATIVE SITE PLAN NO. 06-041 AND CONDITIONAL USE PERMIT NO. 06-035. Motion carried by a vote of 5-0.

PUBLIC FORUM CONTINUED: None.

OTHER COMMISSION BUSINESS: None.

STAFF REPORTS: None.

DIRECTOR REPORT:

D R

CIVIC CENTER SIGN PROGRAM:

Staff presentation by Don Williams, AICP.

Director Williams stated he had no comments.

COMMISSION REMARKS:

Commissioner Galasso stated he had no comment, and wished the community a good evening.

Commissioner Young, Jr. requested that this evening's meeting be adjourned in memory of John Eric Knabenbauer, a local resident and CalTrans worker, who recently died as a result of injuries sustained from a car accident while working on Interstate 215 near San Bernardino.

Commissioner Meyer Happy Hanukkah tonight, and Happy Feast of Guadalupe next week.

Commissioner Slowik reminded everyone of the Christmas Parade on Saturday, including the Festival of Winter, the Art Association open house, and ice skating near the Art Depot. He requested that this evening's meeting be adjourned in Memory of Michael Reed and Dale Franco.

Commissioner Lee encouraged everyone to come out and enjoy the Aloha Christmas Activities this Saturday. She wished the Islamic Community Good Luck on their new building.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:32 p.m., in memory of John Eric Knabenbauer, Michael Reed and Dale Reed, to the next regular Planning Commission meeting on Tuesday, December 18, 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