

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
JANUARY 15, 2008**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, January 15, 2008, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:07 p.m. Following the Pledge of Allegiance, the invocation was given by Chaplain R. Hurley.

ROLL CALL:

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

Absent: None.

Also Present: Director of Community Development Don Williams, AICP; Senior Planner Shannon Casey, AICP; Associate Planner Paul Gonzales; Assistant Planners Arely Monarez, and Salvador Quintanilla; Planning Intern Nicole Solano; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis; and Planning Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Slowik, seconded by Commissioner Young, Jr., to: Approve the minutes of the December 18, 2007, regular Planning Commission meeting as corrected. Motion was carried by a vote 5-0.

APPROVE
Dec. 18, 2007

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding peace.

Robert McGinty, 11269 Citrus Avenue, spoke regarding zoning, requesting that the Planning Commission review the existing zoning on properties located within the boundaries of Citrus Avenue, Sierra Avenue, Jurupa Avenue and Santa Ana Avenue, to determine if another zone would be appropriate. By consensus, the Planning Commission directed staff to put the item on the Planning Commission agenda of February 5, 2008, as a Directors Report so that the item can be discussed.

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 January 22, 2008, and February 12, 2008, meetings and the Planning Commission items for the February 5, 2008, meeting.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 18209:** Filed by Apex Land Surveyor, to request a tentative tract map to subdivide approximately 0.8 gross acres of property into six (6) lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN 0193-111-16) of approximately 0.9 gross acres located on the west side of Juniper Avenue and north of Athol Street and an approximate depth of 126 feet west of Juniper Avenue.

PH-1
APPROVE
TTM 18209

Staff presentation by Salvador Quintanilla, staff recommends approval. No written communication was received. Speaking for the applicant was Brad Owens, Apex Land Surveyor, 393 E. Center Street, Suite 151, Anaheim. 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 Slowik, to: 1) Direct staff to file a Notice of Exemption; and, 2) approve **TENTATIVE TRACT MAP NO. 18209,** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 18472:** Filed by Mr. Carl T. Kobbins, Jr., to request subdivision of a property of approximately 2.2 adjusted gross acres into eight (8) lots ranging in size from 7,200 square feet to 10,423 square feet, for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one (1) parcel (APN 0233-052-13) of approximately 2.2 adjusted gross acres and is located on the northeast corner of the intersection of Merrill Avenue and Catawba Avenue having a frontage of approximately 313 feet on the north side of Merrill Avenue, and a frontage of approximately 300 feet on the east side of Catawba Avenue.

PH-2
APPROVE
TTM 18472

Staff presentation by Arely Monarez, staff recommends approval. No written communication was received. Speaking for the applicant was Carl T. Kobbins, Jr., C. T. K. Inc., 8880 Benson Avenue, Montclair. 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 Young, Jr., to: 1) Adopt the Mitigated Negative Declaration and direct staff to file the

Notice of Determination; and, 2) approve **TENTATIVE TRACT MAP NO. 18472.** Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 18536:** Filed by Manual Badiola II, to request a Tentative Tract Map No. 18536 for a subdivision of approximately 8.9 acres into 33 single-family lots for residential development. The project site is a rectangularly-shaped property consisting of two parcels (APN 0240-021-26, and -38) totaling approximately 8.9 gross acres located on the northeast corner of Citrus Avenue and Chase Road and having an approximate frontage of 216 feet on Citrus Avenue, an approximate frontage of 96 feet on Oleander Avenue, and having a depth of 1,400 feet.

PH-3
APPROVE
TTM 18536

Staff presentation by Paul Gonzales, staff recommends approval.

No written communication was received.

Speaking for the applicant was Manual Badiola II, 10803 Foothill Boulevard, Suite 112, 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.

By consensus, the Planning Commission added Condition No. 45a, as follows:

- 45a. Prior to the issuance of building permits for lot numbers one (1) through eleven (11), an improved secondary access shall be installed as shown on the accompanied map. A note to this effect shall be placed on any final map or this tentative map prior to recordation.

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: 1) Adopt the Negative Declaration, direct staff to file the Notice of Determination; and, 2) approve **TENTATIVE TRACT MAP NO. 18536,** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 18347 (TTM NO. 06-031)/DESIGN REVIEW (DR) NO. 06-056/CONDITIONAL USE PERMIT (CUP) NO. 07-012:** The Windrows – Arrow: Filed by Massoud Monshizadeh, to request a Tentative Tract Map to merge five (5) parcels into one (1) parcel for condominium purposes to develop a mixed use project which includes 12 commercial units totaling 8,126 square feet fronting on Arrow Boulevard, six (6) work/live units totaling 8,510 square feet, six (6) live/work units totaling 9,266 square feet, and 36 single family residential attached units totaling 50,752 square feet. Conditional Use Permit No. 07-012 is to allow single family attached dwellings within the Boulevard Overlay District. Design Review No. 06-056 is for the design, architecture

PH-4
CONT.
TTM 18347
DR 06-056
CUP 07-012
AND
TTM 18439
DR 07-009
CUP 07-007
2/5/08

and amenities of the proposed mixed use project; and **TENTATIVE TRACT MAP NO. 18439 (TTM NO. 07-013)/DESIGN REVIEW (DR) NO. 07-009/CONDITIONAL USE PERMIT (CUP) NO. 07-007**: The Windrows – Valencia: a request for a Tentative Tract Map to merge thirteen parcels into one parcel for Condominium purposes to develop 56 single family attached units. Conditional Use Permit No. 07-007 is to allow multiple-family dwellings within the Boulevard Overlay District. Design Review No. 07-009 is for the design and architecture of the proposed residential units which are connected to a mixed use project (TTM No. 18347, DR No. 06-056 and CUP No. 07-012) to the north. The projects are located: The Windrows Arrow at 16395 Arrow Boulevard, 16411 Arrow Boulevard, 16425 Arrow Boulevard, 16441 Arrow Boulevard and (0191-191-23). The Windrows – Valencia at 8571 Oleander Avenue, 8579 Oleander Avenue, 8589 Oleander Avenue, 16330 Valencia Avenue, 16338 Valencia Avenue, 16346 Valencia Avenue, 16354 Valencia Avenue, 16362 Valencia Avenue, 16370 Valencia Avenue, 16380 Valencia Avenue, 16392 Valencia Avenue, 16404 Valencia Avenue, 16412 Valencia Avenue. Staff recommends that the Planning Commission continue the public hearing for Tentative Tract (TTM) Nos. 06-031 and 07-013; Design Review (DR) Nos. 06-056 and 07-009; and Conditional Use Permit (CUP) Nos. 07-012 and 07-007 until February 5, 2008.

Motion made by Commissioner Meyer, seconded by Commissioner Young, Jr., to: 1) Continue the public hearing for **TENTATIVE TRACT (TTM) NOS. 06-031, 07-013; DESIGN REVIEW (DR) NOS. 06-056 AND 07-009; AND CONDITIONAL USE PERMIT (CUP) NOS. 07-012 AND 07-007** until February 5, 2008. Motion carried by a vote of 5-0.

PUBLIC FORUM CONTINUED: None.

OTHER COMMISSION BUSINESS: None.

STAFF REPORTS: None.

DIRECTOR REPORT: D R

Director Williams had no comments.

COMMISSION REMARKS:

Commissioner Meyer congratulated Commissioner Slowik on his recent presentation to the Rotary Club. He congratulated the Community Development Department on their new building.

Commissioner Galasso reminded everyone of the upcoming Mayor’s Roundtable event hosted by the Chamber of Commerce, with a breakfast or lunch.

Commissioner Slowik wished everyone a Happy New Year. He stated that the City is off to a grand start with the opening of the new Community Development Building. He stated that

both Commissioner Young, Jr. and himself will be having a hamburger eating challenge on February 6, 2008, at the McDonald's on the corner of Foothill Boulevard and Citrus Avenue, along with pledges, a portion of the proceeds of McDonalds' sales will go to the Fontana Middle School Travel Club.

Commissioner Young, Jr. requested that this evening's meeting be adjourned in memory of Lester Waleszonia, a coach that was very active in the City of Fontana for many years, and a Campus Security Officer at A.B. Miller High School.

Commissioner Lee wished everyone a very Happy New Year.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:28 p.m., in memory of Lester Waleszonia, and Frank Vidergar, to the Fontana Parks tour on January 30, 2008, at 1:00 p.m., then to the next regular Planning Commission meeting on Tuesday, February 5, 2008, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.

Orvene Steenbock
Planning Commission Secretary

Carole Lee
Chairperson