

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 19, 2008**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, February 19, 2008, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:11 p.m. Following the Pledge of Allegiance, the invocation was given by Commissioner Meyer.

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 Charles Fahie, AICP; Associate Planner Paul Gonzales, and DiTanyon Johnson; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis; and Planning Commission Secretary Orvene Steenbock.

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding media or U.S.

MEDIA

OTHER COMMISSION BUSINESS:

OCB

The Planning Commission welcomed the City of Fontana's new Police Chief Rod Jones. Chief Jones introduced himself and stated that he looks forward to working with the Planning Commission.

CHIEF ROD
JONES

CONSENT CALENDAR:

None.

CC

AGENDA INFORMATION:

AGDA INF

The Planning Commission reviewed the update of future City Council agenda items for the February 26, 2008, March 7, 2008, and March 11, 2008, meetings and the Planning Commission items for the March 4, 2008, and, March 18, 2008, meetings.

**DISCUSS POSSIBLE CANCELLATION OF MARCH 4, 2008,
PLANNING COMMISSION MEETING**

CANCEL
MTG 3/4/08

The Planning Commission discussed the cancellation of the March 4, 2008, Planning Commission meeting.

Motion made by Commissioner Meyer, seconded by Commissioner Young, Jr.,

to: Cancel the March 4, 2008, regular Planning Commission meeting. Motion carried by a vote of 5-0.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 07-044:** Filed by the Fontana Redevelopment Agency, to request a Conditional Use Permit (CUP) for the proposed restaurant, for review and approval of a new CUP to obtain an Alcoholic Beverage Control (ABC) Type 41 (On-sale Beer and Wine for Bona Fide Public Eating Place) license to be operated in conjunction with the proposed 5 C's Louisiana Seafood Restaurant. The project site is a rectangularly-shaped property consisting of two parcels (APNs: 0192-151-07 and -08) of approximately 5,200 square feet, located approximately 200 feet north of the intersection of Orange Way and Sierra Avenue, and having a frontage of approximately 60 feet on the east side of Sierra Avenue and a depth of approximately 100 feet. The business is located at 8647 Sierra Avenue.

PH-1
APPROVE
CUP 07-044

Staff presentation by Charles D. Fahie, AICP; and Elisa Grey, staff recommends approval.

No written communication was received.

Speaking for the applicant were Doug Andresen, Architect, 17087 Orange Way, Honer Castille, 5C's Louisiana Seafood Restaurant, and, 1034 West Covina Parkway, West Covina.

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 requested that staff delete the current Condition No. 21 and replace in with the new Condition No. 21, as follows:

- 21. ~~The applicant shall be required to prevent loitering in the parking lot of the site.~~ **Prior to the issuance of an occupancy permit, the applicant shall provide adequate exterior lighting on the rear of the building to the satisfaction of the Building Official, Police Department, and the Director of Community Development.**

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; 2) make a finding of Public Convenience or Necessity; and, 3) approve **CONDITIONAL USE PERMIT NO. 07-044,** subject to the attached Findings and Conditions of Approval, with the above listed modification. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 07-036:**

PH-2

Filed by Westwood Design LLC, to request construction of fifteen (15) single-family homes within previously approved Tentative Tract Map No. 16583. The project site is an irregularly-shaped property consisting of three parcels (APN Nos. 0241-091-51, -59 and -62) of approximately 3.6 net acres and is located approximately 140 feet north of the intersection of Miller Avenue and Mango Avenue, and having a frontage of approximately 484 feet on Mango Avenue, and an approximate frontage of 122 feet on Miller Avenue and an approximate depth of 290 feet on Mango Avenue.

APPROVE
DR 07-036

Staff presentation by Paul Gonzales, staff recommends approval. No written communication was received. Speaking for the applicant was Kahono Oei, P. O. Box 155, Chino Hills. No one spoke in favor or opposition. The public hearing was closed. The Planning Commission discussed and deliberated after the public hearing was closed.

Commissioner Young, Jr., left at 6:51 p.m., returned at 6:53 p.m.

Motion made by Commissioner Slowik, seconded by Commissioner Young, Jr., to: 1) Direct staff to file the Notice of Exemption; and, 2) approve **DESIGN REVIEW NO. 07-036**. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW SIGN NO. 07-126**: Filed by Ed Gardner, to request review and approval of a Sign Program for Planning Area Nos. 24 and 25 of the Sierra Lakes Specific Plan. The project site is an irregularly-shaped property consisting of five parcels (APNs 1119-181-17 thru -21) totaling approximately 10.1 gross acres located 265 feet west of the intersection of Sierra Lakes Parkway and Cypress Avenue having a frontage of approximately 1,000 feet along the south side of Sierra Lakes Parkway and approximate depth of 400 feet south of Sierra Lakes Parkway.

PH-3
APPROVE
DRS 07-126

Staff presentation by DiTanyon Johnson, staff recommends approval. No written communication was received. Speaking for the applicant was Ed Gardner, National Sign Co., 1350 5th Avenue, Chino. 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. 4, as follows:

4. All signs shall be reviewed under a separate Design Review Sign application and shall comply with ~~the~~ **this** approved ~~this~~ commercial sign program.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: 1) Determine that the project is Categorically Exempt pursuant to Section 3.16, Class 11 of the Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and, 2) approve **DESIGN REVIEW SIGN NO. 07-126**, subject to the attached Findings and Conditions of Approval, with the above listed modification. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 17760**: Filed by the City of Fontana, to request a five year time extension for Tentative Tract Map (TTM) No. 17760 for a subdivision of approximately 5.5 gross acres into 31 single-family residential lots. The project site is an irregularly-shaped parcel consisting of nine parcels (APNs 0240-132-01 through -06, and 0240-341-72 through -74) of approximately 5.5 gross acres and is located approximately 330 feet south of the intersection of Walnut Village Parkway and Mango Avenue and having a frontage of approximately 380 feet on the west side of Mango Avenue and an approximate depth of 597 feet.

PH-4
APPROVE
TIME EXT
5-YRS
TTM 17760

Staff presentation by Shannon J. Casey, AICP, 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 Slowik, seconded by Commissioner Young, Jr., to: 1) Direct staff to file the Notice of Determination; and, 2) approve a **FIVE YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 17760**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

PUBLIC FORUM CONTINUED: None.

OTHER COMMISSION BUSINESS:

2008 ELECTION OF CHAIRPERSON, VICE-CHAIRPERSON AND SECRETARY

Motion made by Commissioner Galasso, seconded by Commissioner Lee, to: Nominate Commissioner Slowik as Chairperson; Commissioner Meyer as Vice-Chairperson; and, Commissioner Young, Jr. as Secretary of the Planning Commission for the upcoming year. Motion carried unanimously.

ELECTION
OFFICERS

STAFF REPORTS: None.

DIRECTOR REPORT:

D R

ADMINISTRATIVE AMENDMENTS TO CONDITIONS OF APPROVAL FOR DESIGN REVIEW, LYTLE CREEK APARTMENTS

Staff presentation by Don Williams, AICP.

Director Williams stated that half of the Planning Staff had taken a class on Power Point today and the other half would be taking it tomorrow, and that in the near future the Planning staff will be giving Power Point presentations on the Planning Commission agenda items. He stated that the Public Services Department is preparing to renovate the City Council Chamber in the near future. He congratulated the Planning Commissioners on their recent re-appointments, and congratulated the new Planning Commission officers.

Commissioner Slowik requested that even if staff gives Power Point presentation on the agenda items, that the plans still be posted on the wall for reference.

COMMISSION REMARKS:

Commissioner Meyer congratulated Commissioners Slowik and Young, Jr., on the burger eating challenge and stated that it was a very entertaining event. He reminded everyone that this weekend there will be races at California Speedway. He stated that he and Chairperson Lee are on the library board and that there are only two months until the grand opening of the new library. He congratulated the Commissioners on their reappointments and thanked the City Council. He congratulated the outgoing Chairperson, Commissioner Lee, and thanked her for the great job, skills and talent she has shared while chairing the Planning Commission meetings. He thanked the commissioners for electing him as the new Vice-Chairperson.

Commissioner Galasso thanked City Council Member Scialdone, the Mayor and City Council for his re-appointment. He stated that he has been a Planning Commissioner for the past 10 years, and during that time he has seen a great transformation in the City of Fontana.

Commissioner Slowik thanked City Council Member Roberts and the City Council for his re-appointment. He thanked the Planning Commission on his election as Chairperson. He commented on a recent article in the Federal Register regarding a recent reduction in the designated area for the gnat catcher bird. He thanked those that contributed to the Fontana Middle School Travel Club through the burger eating challenge. He requested that the meeting be adjourn in Memory of Dr. Arlene Piazza.

Commissioner Young, Jr. commented on the upcoming City Council workshop on March 7th, 2008, at 11:00 a.m. regarding the Walmart presentation for the Promenade Specific Plan. He thanked the Mayor and City Council for his re-appointment to the Planning Commission. He informed the Fontana residents of the Black History Month Art Exhibit sponsored by Assembly Member Wilmer Amina Carter, to be held on Thursday, February 21, 2008, at 335 N. Riverside Avenue, Rialto from 5:00 p.m. to 7:00 p.m.

Commissioner Lee thanked Mayor Pro Tem Warren, the Mayor and City Council for their support, and her reappointment to the Planning Commission. She congratulated the new Planning Commission officers. She congratulated Commissioners Slowik, and Young, Jr., and Mr. Daniel for their "Thrilla on Foothilla". She wished her son, Michael, a Happy

Birthday. She reminded everyone of the upcoming Coyote Park Grand Opening on March 29, 2008 at 10:00 a.m.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:44 p.m., in memory of Dr. Arlene Piazza, to the next regular Planning Commission meeting on Tuesday, March 18, 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