

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

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, April 15, 2008, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Slowik called the meeting to order at 6:10 p.m. Following the Pledge of Allegiance led by Commissioner Galasso, the invocation was given by Commissioner Young, Jr.

ROLL CALL:

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

Absent: None.

Also Present: Director of Community Development Don Williams, AICP; Senior Planner Orlando Hernandez; Associate Planner DiTanyon Johnson; Assistant Planners Jon S. Dille, and Dawn Rowe; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis; and Planning Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Lee, seconded by Commissioner Galasso, to: Approve the minutes of the April 1, 2008, regular Planning Commission regular Planning Commission meetings as corrected. Motion was carried by a vote 3-0-2, with Commissioners Meyer, and Young, Jr. abstaining.

APPROVE
4/1/08

PUBLIC FORUM:

PF

Fontana Middle School Travel Club, 8429 Mango Avenue, thanked the Planning Commission for their support, and presented the Commissioners with plaques.

Tony Orlich, Randall Avenue, spoke regarding campaign money.

CONSENT CALENDAR: None.

CC

AGENDA INFORMATION:

AGDA INF

The Planning Commission reviewed the update of future City Council agenda items for the April 22, 2008, and May 13, 2008, meetings, and the Planning Commission items for the May 6, 2008, and, May 20, 2008, meetings.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **DESIGN REVIEW NO. 04-029/ CONDITIONAL USE PERMIT NO. 05-036:** Filed by Mr. Doug Andresen, to request a Design Review for the site plan and architectural plans and a Conditional Use Permit to operate a 12,315 square foot automobile repair facility with six service bays of approximately 2,000 square feet each. The project site is a rectangularly-shaped property consisting of two parcels (APN 0190-282-22 and -23) of approximately 1.2 adjusted gross acres and is located approximately 317 feet west of the northwest corner of the intersection of Foothill Boulevard and Tamarind Avenue and having a frontage of approximately 180 feet on the north side of Foothill Boulevard and a depth of approximately 298 feet.

PH-1
APPROVE
DR 04-029
CUP 05-036

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

No written communication was received.

Speaking for the applicant was Crystal Ballesteros, Andresen Architecture, Inc., 17087 Orange Way.

No one spoke in favor.

Speaking in opposition were Joe Garcia, 17421 Paine Street; Julian Gaxiola, 17431 Paine Street; Richard Moscone, 46 Stoney Pt., Laguna Niguel, and, Bert Bene, 17320 Paine Street.

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 Lee, to: 1) Adopt the Negative Declaration and direct staff to file the Notice of Determination; and, 2) approve **DESIGN REVIEW NO. 04-029, AND CONDITIONAL USE PERMIT NO. 05-036.** Motion carried by a vote of 5-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 07-033/ADMINISTRATIVE SITE PLAN NO. 07-048:** Filed by Andresen Architecture, Inc., to request a conditional use permit for the review and approval of a new Conditional Use Permit (CUP) to operate an existing church assembly and an Administrative Site Plan No. 07-048 for the construction of a 1,427 square foot new Fellowship Hall. The project site is a rectangularly-shaped property consisting of one parcel (APN No.: 0192-221-32) of approximately 0.8 gross acres located on the northeast corner of the intersection of Valencia Avenue and Palmetto Avenue, having a frontage of approximately 125 feet along Palmetto Avenue, and an approximate dept of 277 feet.

PH-2
CONTINUE
CUP 07-033
ASP 07-048

Staff presentation by Orlando Hernandez, staff recommends continuance.

Motion made by Commissioner Meyer, seconded by Commissioner Young, Jr., to: Continue **CONDITIONAL USE PERMIT NO. 07-033, AND ADMINISTRATIVE SITE PLAN NO. 07-048,** to a date uncertain. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 07-043/ MINOR USE PERMIT NO. 08-03:** Filed by New West Homes, to request design review for 19 single-family homes ranging in size from 2,744 square feet to 3,287 square feet, and a Minor Use Permit for the use of an off-site model home complex. The project site is a rectangularly-shaped property consisting of 19 parcels (Tentative Tract Map No. 16243) of approximately 4.7 gross acres, located approximately 1,400 feet south of the intersection of South Highland Avenue and Walnut Avenue and having an approximate frontage of 335 feet on the east side of Hemlock Avenue within the California Landing Specific Plan.

PH-3
 APPROVE
 DR 07-043
 MUP 08-003

Staff presentation by DiTanyon Johnson, staff recommends approval. Written communication was received from Gary & Maria Stansberry, 15195 Wright Court.

Speaking for the applicant was Frank Graceffa, New West Home, 450 Newport Center, #480, Newport Beach.

Speaking in favor was Larry Mills, 6788 Lindbergh Avenue.

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:

- 15. All landscape and irrigation plans shall comply with the City of Fontana Standard Specifications. **Applicant shall provide trees, irrigation for such trees, on Lot Nos. 9 and 10, to be placed in front of each window of the east-facing elevations to the satisfaction of the Director of Community Development, the size and type of trees shall be determined, with consultation with the City's landscape architect, by mutual agreement of the applicant and the Director of Community Development.**

- 32. At least one (1) month prior to construction inform the Etiwanda School District of the schedule for the project and the expected impact ~~on our site~~ **to the school** while installing the temporary fencing.

Motion made by Commissioner Lee, seconded by Commissioner Young, Jr., to: 1) Determine that the project is Categorically Exempt pursuant to Class 32 (Infill Development) Section 3.16, of the Local CEQA Guidelines and direct staff to file the Notice of Exemption; and, 2) approve **DESIGN REVIEW NO. 07-043, AND MINOR USE PERMIT NO. 08-003,** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

PUBLIC FORUM CONTINUED: None.

OTHER COMMISSION BUSINESS: None.

STAFF REPORTS: None.

DIRECTOR REPORT:

D R

A MINOR MODIFICATION TO THE SHARED DRIVEWAY LENGTH FOR A PREVIOUSLY APPROVED DESIGN REVIEW (DESIGN REVIEW NO. 07-018, HOLIDAY INN SITE): 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 and Citrus Avenues having a frontage of 308 feet on the east side of Citrus Avenue and an approximate depth of 607 feet east of Citrus Avenue.

Staff presentation by Don Williams, ACIP

A MINOR MODIFICATION TO THE SITE PLAN TO ACCOMMODATE RECIPROCAL ACCESS SHARED DRIVEWAY LENGTH FOR A PREVIOUSLY APPROVED DESIGN REVIEW (DESIGN REVIEW NO. 07-013, ARCO AM/PM SITE): The project site is a square-shaped property consisting of one parcel (APN No. 0240-011-52) located on the south east corner of South Highland Avenue and Citrus Avenue.

Staff presentation by Don Williams, ACIP

Director Williams had no comments.

COMMISSION REMARKS:

Commissioner Galasso stated he had no comments.

Commissioner Young, Jr. stated it is a great day in the City of Fontana, with the upcoming grand opening of the Lewis Library and Technology Center on Saturday, April 19, 2008. He informed the residents that Assembly Member Wilmer Amina Carter, along with the Legislative Black Caucus; and 5th District Supervisor Josie Gonzales, along with the San Bernardino County Board of Supervisors will be hosting the "Allenworth's Centennial Exhibition Reception" on Friday, April 18, 2008 at the San Bernardino County Government Center, from 5:00 p.m. to 7:00 p.m.

Commissioner Lee thanked the community for participating the Mayor's Gala. She thanked the Fontana Middle School Travel Club for their thank you and the plaque. She reminded everyone of the upcoming Annual Prayer Breakfast that will be held on Thursday, May 1, 2008, at 8:00 a.m. She wished everyone a good evening and a blessed week.

Commissioner Meyer thanked the Fontana Middle School Travel Club for the plaques. He thanked everyone that showed up for the Mayor's Gala, and stated that the new library is a very amazing place. He commended the City Attorney Ballinger, for his well behaved children, which attended this evening's meeting.

Commissioner Slowik commended Suzanne Nuaimi for chairing the Mayor's Gala Committee and the success of this year's event. He expressed his thanks to everyone who contributed to the Library, the Fontana Middle School Travel Club, and this year's Celebrity Luncheon fundraiser for the Boys and Girls Club. He stated that on April 22, 2008, Earth Day, there will be an event at Harmony at Centerstone Estates. He stated that the Vietnam Memorial traveling Wall will be at Miller Park, from May 1st through May 5th, 2008.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:42 p.m., to the next regular Planning Commission meeting on Tuesday, May 6, 2008, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.

Orvene Steenbock
Planning Commission Secretary

Matthew Slowik
Chairperson