

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
MAY 20, 2008**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, May 20, 2008, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Slowik called the meeting to order at 6:08 p.m. Following the Pledge of Allegiance led by Commissioner Meyer, the invocation was given by Commissioner Galasso.

ROLL CALL:

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

Absent: Commissioner Young, Jr.

Also Present: Principal Planner Craig Bruorton, AICP; Senior Planner Shannon Casey; Associate Planner DiTanyon Johnson; Associate Planner Paul Gonzales; City Attorney A. Haviva Shane; City Clerk Tonia Lewis; and Planning Commission Secretary Orvene Steenbock.

PUBLIC FORUM: None.

PF

CONSENT CALENDAR: None.

CC

AGENDA INFORMATION:

AGDA INF

The Planning Commission reviewed the update of future City Council agenda items for the May 27, 2008, and, June 10, 2008 meetings, and the Planning Commission items for the June 3, 2008, and June 17, 2008, meetings.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **DESIGN REVIEW NO. 07-029/ TENTATIVE TRACT MAP NO. 18443:** Filed by Hector Ruiz, to request a Tentative Tract Map to merge five parcels into one parcel for condominium purposes to develop 33 single-family attached units. A Design Review for the design and architecture of the proposed residential condominium units. The project site is an irregularly-shaped property consisting of five parcels (APNs 0190-182-06, -07, -19, -25 and 28) totaling approximately 2.7 adjusted gross acres located on the south side of Malaga Avenue and having an approximate frontage of 262 feet and an approximate depth of 300 feet along Malaga Avenue. **Staff requests** that this project be continued to a date uncertain, due to a noticing error.

PH-1
CONT.
DR 07-029
TTM 18443

No written communication was received.

No one spoke in favor.

Speaking in opposition was Diane Dixler, 16942 Malaga.

Motion made by Commissioner Meyer, seconded by Commissioner Lee, to: Continue the Public Hearing for **TENTATIVE TRACT MAP NO. 18443, AND DESIGN REVIEW NO. 07-029,** to a date uncertain. Motion carried by a vote of 4-0.

The public hearing was opened regarding **ADMINISTRATIVE SITE PLAN NO. 07-023/CONDITIONAL USE PERMIT NO. 07-016:** Filed by Mr. Nizael Garcia, Jr., to request an Administrative Site Plan (ASP) for a façade change of an existing building to a sales office, the addition of an incidental repair/installation shop for service of vehicles for sale onsite and a Conditional Use Permit (CUP) to allow car sales. The project site is a rectangularly-shaped property of approximately 0.7 gross acres located at 8910 Juniper Avenue, on the southwest corner of Juniper Avenue and Merrill Avenue, and having a frontage of 288 feet on Merrill Avenue and a depth of 115 feet (APN: 0193-111-01).

PH-2
APPROVE
ASP 07-023
CUP 07-016

Staff presentation by Paul Gonzales, staff recommends approval.

No written communication was received.

Speaking for the applicant was Nizael Garcia, Jr., 25180 Coral Canyon Road, Corona.

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 Galasso, seconded by Commissioner Lee, to: 1) Direct staff to file the Notice of Exemption, and, 2) approve **ADMINISTRATIVE SITE PLAN NO. 07-023, AND CONDITIONAL USE PERMIT NO 07-016.** Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 18631/CONDITIONAL USE PERMIT NO. 08-010 AND DESIGN REVIEW NO. 07-048:** Filed by Mr. Brad Buller, to request a subdivision of approximately 1.7 acres into 26 residential condominiums (all for-sale units), thus creating individual units for sale that will have separate legal descriptions. Including a Conditional Use Permit to allow for the construction of the condominium and a Design Review for the site and architectural review of the proposed condominiums. The project site is a rectangularly-shaped property (APN: 0190-041-01) that is approximately 1.7 gross acres located approximately 142 feet north of the intersection of Foothill Boulevard and Oleander Avenue and having a frontage of 490 feet on the west side of Oleander Avenue and a depth of approximately 150 feet west of Oleander Avenue. The project is located in the Northgate Specific Plan.

PH-3
APPROVE
TTM 18631
CUP 08-010
DR 07-048

Staff presentation by DiTanyon Johnson, staff recommends approval.

No written communication was received.

Speaking for the applicant were Brad Buller, Land Matters, 10877 Yuba Court, Rancho Cucamonga; Liane Takano, Related California, 18201 Von Karman Avenue, Suite 900, Irvine; and Eric Peterson.

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. 11(a), to the Conditions of Approval, as follows:

11(a): The applicant shall submit a safety plan to the Planning Division to provide for safety of the tot lot, including, as may be required by the Planning Division, fencing and other safety measures.

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, 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 a Notice of Exemption; and, 2) approve **TENTATIVE TRACT MAP NO. 18631, CONDITIONAL USE PERMIT NO. 08-010, AND DESIGN REVIEW NO. 07-048,** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding **GENERAL PLAN AMENDMENT NO. 07-009/ZONE CHANGE NO. 07-007/TENTATIVE PARCEL MAP NO. 18963/DESIGN REVIEW NO. 07-045 AND ADMINISTRATIVE VARIANCE NO. 07-001:** Filed by the City of Fontana Housing Authority, to request a General Plan Amendment to modify the Land Use Policy Map and change the General Plan designation on approximately 4.9 acres from General Commercial (C-G) to Medium Density Residential (R-M). A Zone Change request to modify the zoning on the Zoning District Map and change the zoning from General Commercial (C-G) to Medium Density Residential (R-2). A Design Review request to construct 50 affordable apartments, including a Tentative Parcel Map request to merge the existing three parcels into one parcel and an Administrative Variance request to vary the parking setback from adjacent zoning districts from ten feet to five feet. The project site is a rectangularly-shaped property consisting of three parcels (APN: 0251-061-03, -36 and -37) of approximately 4.9 gross acres located on the northwest corner of Valley Boulevard and Juniper Avenue having a frontage of 385 feet on the north side of Valley Boulevard and approximately 589 feet on the west side of Juniper Avenue.

PH-4
ADOPT
RES. 08-02
APPROVE
GPA 07-009
ZC 07-007
TPM 18963
DR 07-045
AV 07-001

Staff presentation by DiTanyon Johnson, staff recommends approval.

Written communication was received from the Fontana Unified School District.

Speaking for the applicant were Dan Smith, and Brent Mickey.

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. 8, of the Conditions of Approval, as follows:

- 8. No vehicle parking shall be allowed on the private drive aisles and streets within this development and, adequate reservation of spaces for visitors and occupants shall also be maintained as approved by the Director of Community Development. Enforcement of these parking requirements shall be done by the property management company.

Motion made by Commissioner Meyer, seconded by Commissioner Lee, to: 1) Adopt **RESOLUTION NO. PC 2008-02**, and forward a recommendation to the City Council to adopt the Negative Declaration and direct staff to file the Notice of Determination; and, 2) adopt a resolution approving **GENERAL PLAN AMENDMENT NO. 07-009**, and adopt an ordinance approving **ZONE CHANGE NO. 07-007**; and, 3) forward a recommendation to the City Council to approve **TENTATIVE PARCEL MAP NO. 18963, ADMINISTRATIVE VARIANCE NO. 07-001, AND DESIGN REVIEW NO. 07-045**. Motion carried by a vote of 4-0.

PUBLIC FORUM CONTINUED: None.

OTHER COMMISSION BUSINESS: None.

STAFF REPORTS: None.

DIRECTOR REPORT: D R

Planner Bruorton had no comments.

COMMISSION REMARKS:

Commissioner Galasso stated he had no comments.

Commissioner Meyer requested the staff of the new Lewis Library and Technology Center be invited to give a presentation at an upcoming Planning Commission meeting. He reminded everyone to remember the reason behind the Memorial Day Holiday. He congratulated the young men and women that had their confirmation last Friday night.

Commissioner Lee stated that the 6th anniversary of her father's passing is coming soon and that he was a Veteran. She encouraged everyone to come out to Fontana Day's activities. She wished everyone a peaceful and safe Memorial Day.

City Clerk Lewis reviewed the details of the many activities of Fontana Day's, especially the parade on June 7, 2008, starting at 11:00 a.m.

Commissioner Slowik wished everyone a safe Memorial Day. He congratulated the new Miss Fontana, Amanda Cothran, and her court. He encouraged everyone to come out to the grand opening of the Village of Heritage Neighborhood Center.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:42 p.m., in memory of Commissioner Lee's Father, Ernest G. Sachse, Jr., to the next regular Planning Commission meeting on Tuesday, June 3, 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