

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
JUNE 3, 2008**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, June 3, 2008, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Slowik called the meeting to order at 6:02 p.m. Following the Pledge of Allegiance led by Commissioner Galasso, the invocation was given by Commissioner Meyer, followed by a moment of silence, for all of the military that have passed before.

**ROLL CALL:**

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

Absent: Commissioner Young, Jr.

Also Present: Director of Community Development Don Williams, AICP; Senior Planner Charles Fahie, AICP; Assistant Planner Jon S. Dille; City Attorney Jeffrey Ballinger; and Planning Commission Secretary Orvene Steenbock.

**MINUTES:**

MINUTES

Motion made by Commissioner Meyer, seconded by Commissioner Lee, to: Approve the minutes of the May 6, 2008 as corrected, and May 20, 2008, as presented for the regular Planning Commission meetings. Motion was carried by a vote 4-0.

APPROVE  
5/6/08  
5/20/08

**PUBLIC FORUM:**

PF

Tony Orlich, Randall Avenue, spoke of Memorial Day Reflection.

**CONSENT CALENDAR:**

CC

**FONTANA UNIFIED SCHOOL DISTRICT, ELEMENTARY SCHOOL NO. 29:**

FUSD  
SCH #29

The Fontana Unified School District (FUSD) is in the process of acquiring a rectangularly-shaped property consisting of four parcels (APNs: 0249-011-69, -73, -75, and -76) of approximately 6.5 acres located on the southeast corner of Merrill Avenue and Alder Avenue and having a frontage of approximately 1,000 feet on Merrill Avenue and a depth of approximately 285 feet on Alder Avenue, for the construction and operation of a public school. A single-family residence and a closed Christian school exist on the proposed school site. The proposed school site is surrounded by residential uses in all directions.

Staff presentation by Don Williams, AICP, and Charles Fahie, AICP.

Motion made by Commissioner Lee, seconded by Commissioner Meyer,

to: Accept the Consent Calendar, as presented. Motion carried by a vote of 4-0.

**AGENDA INFORMATION:**

AGDA INF

The Planning Commission reviewed the update of future City Council agenda items for the June 10, 2008, and June 24, 2008, meetings, and the Planning Commission items for the June 17, 2008, July 1, 2008, and, July 15, 2008, meetings.

**PUBLIC HEARINGS:**

PH

The public hearing was opened regarding **DESIGN REVIEW NO. 07-047 (CONTINUED FROM MAY 6, 2008)**: Filed by Panattoni Development Company, LLC, to request approval of a design review application to construct two warehouse/distribution industrial buildings totaling 187,562 square feet. The project site is an irregularly-shaped property consisting of one parcel (APN: 0237-191-43) of approximately 9.0 adjusted gross acres and is located approximately 313 feet east of the intersection of Catawba Avenue and Jurupa Avenue having a frontage of 449 feet on the north side of Jurupa Avenue and an approximate depth of 722 feet. **Staff requests** that the Planning Commission continue the project to a date uncertain due to a minor modification to the proposed site plan.

PH-1  
CONT  
DR 07-047  
UNCERTAIN

Motion made by Commissioner Lee, seconded by Commissioner Galasso, to: Continue the public hearing for **DESIGN REVIEW NO. 07-047**, to a date uncertain. Motion carried by a vote of 4-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 08-003**: Filed by Mr. Michael Kurkjon to request a Conditional Use Permit to obtain a new Alcoholic Beverage Control (ABC) Type 20 (Off-Sale Beer and Wine) license to be operated in conjunction with a convenience store (Extra Mile). The project site is a rectangularly-shaped property consisting of one parcel (APN: 0255-041-26) of approximately 2.1 adjusted gross acres, located on the southwest corner of the intersection of Slover Avenue and Sierra Avenue, and having a frontage of approximately 450 feet on the south side of Slover Avenue and a second frontage of approximately 238 feet on the west side of Sierra Avenue. The business is located at 10510 Sierra Avenue.

PH-2  
APPROVE  
CUP 08-003

Staff presentation by Jon S. Dille, staff recommends approval. No written communication was received. Speaking for the applicant were Bruce Evans, and Michael Kurkjon, 3085 East La Palma Avenue, 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.

By consensus, the Planning Commission modified the Conditions of Approval, as follows:

Deleted Condition Nos. 13 and 25;

13. ~~The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the State Alcoholic Beverage Control Department. Failure to comply with these requirements shall constitute grounds for revocation of a conditional use permit.~~

25. ~~Payphones shall be adjusted to receive no incoming calls.~~

Motion made by Commissioner Meyer, seconded by Commissioner Lee, 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. 08-003**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

**PUBLIC FORUM CONTINUED:** None.

**OTHER COMMISSION BUSINESS:**

**DISCUSS ATTENDING WORKSHOP:** "Building Healthy Livable Hometowns" on June 16, 2008, at 8:00 a.m. to 10:30 a.m., at the Heritage Neighborhood Center, located at 7350 West Liberty Parkway.

Staff presentation by Don Williams, AICP.

By consensus, the Planning Commission moved the regularly scheduled Planning Commission meeting of Tuesday, July 15, 2008, to Wednesday, July 16, 2008.

**STAFF REPORTS:** None.

**DIRECTOR REPORT:**

D R

Director Williams had no comments.

**COMMISSION REMARKS:**

Commissioner Lee encouraged everyone to participate in the 95<sup>th</sup> Annual Fontana Days events. She requested that the evening meeting be adjourned in memory of Fontana School District Former Administrator, Marty Kamper.

Commissioner Meyer encouraged everyone to come out to Fontana Days. He stated that he attended the Grand Opening of the Village of Heritage Neighborhood Center and that it is a beautiful facility.

Commissioner Galasso thanked Senior Planner Charles Fahie, AICP for providing the Planning information on the Arboretum, in such a timely manner.

Commissioner Slowik reminded everyone to get out and vote this evening if they haven't already. He invited everyone to come out for the Rotary Club's Pancake Breakfast this Saturday morning. He stated that the 99<sup>th</sup> Annual Rotary International Convention will be held from June 15<sup>th</sup> to the 19<sup>th</sup>. He encouraged residents to come out to the Downtown Cultural Arts event on June 28 at the Art Depot from 5:00 to 6:00 p.m. with "Music Under the Stars" at 6:00 p.m. He stated that evening is also the Chamber Installation Dinner. He encouraged everyone to come out to the Fourth of July Event at Fontana High School Stadium. He stated that he attended the Police and Fire Recognition Dinner, and congratulated all who received recognition. He congratulated Fire Chief Fred Roy on his retirement. He congratulated all of the graduates, especially those receiving Rotarian Scholarships. He requested this evening's meeting be adjourned in memory of long-time Fontana resident, Louis Brewster, Sr.

Director Williams reminded everyone of the Dedication of the Martin Luther King, Jr. Children's Library on June 21, 2008, from 10:00 a.m. to 12 noon, Commissioner Slowik spoke up and added information about the associated Golf Tournament fundraiser for the Children's Library at the Red Hill Golf Course on June 16, 2008.

**PUBLIC FORUM CONTINUED:** None.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting was adjourned at 7:42 p.m., in memory of Marty Kamper, and Louis Brewster, Sr., to the "Building Healthy Livable Hometown" workshop on June 16, 2008, at 8:00 a.m., then to the next regular Planning Commission meeting on Tuesday, June 17, 2008, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.

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Orvene Steenbock  
Planning Commission Secretary

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Matthew Slowik  
Chairperson