

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
AUGUST 5, 2008**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, August 5, 2008, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Slowik called the meeting to order at 6:04 p.m. Following the Pledge of Allegiance led by Commissioner Galasso, the invocation was given by Rev. John Cager, Bethel AME Church.

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 Shannon Casey; Associate Planners Paul Gonzales, and DiTanyon Johnson; Assistant Planners Arely Monarez, and Salvador Quintanilla; FPD Special Operations Secretary Wendy Felshaw; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis and Planning Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Meyer, seconded by Commissioner Young, Jr., to: Approve the minutes of the July 16, 2008, regular Planning Commission meetings, as presented. Motion was carried by a vote 5-0.

APPROVE
7/16/08

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding media failure.

CONSENT CALENDAR:

None.

CC

AGENDA INFORMATION:

AGDA INF

The Planning Commission reviewed the update of future City Council agenda items for the August 12, 2008, August 26, 2008, and September 9, 2008, meetings, and the Planning Commission items for the August 19, 2008, and, September 2, 2008, meetings.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **DESIGN REVIEW NO. 07-031/ CONDITIONAL USE PERMIT NO. 07-024 (CONTINUED FROM 7-1-08 AND 7-16-08)**: Filed by Bethel AME Church, to request a Design Review for an approximately 18,501 square foot worship facility and a Conditional Use Permit for the use of the facility as a place of assembly and a Sunday school. The project site is a rectangularly-shaped property consisting of two parcels (APNs 0240-031-04 and -05) of approximately 2.0 gross acres and is located approximately 193 feet west of the intersection of Oleander Avenue and Baseline Avenue having a frontage of 158 feet on the north side of Baseline Avenue and an approximate depth of 511 feet.

PH-1
APPROVE
DR 07-031
CUP 07-024

Staff presentation by Salvador Quintanilla, staff recommends approval. No written communication was received. Speaking for the applicant was Rev. John Cager, Bethel AME Church, 16262 Baseline Avenue. 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 Young, Jr., to: 1) Adopt the Negative Declaration and direct staff to file the Notice of Determination; and, 2) approve **DESIGN REVIEW NO. 07-031, AND CONDITIONAL USE PERMIT NO. 07-024.** Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 18689**: Filed by C.T.K., Inc., to request a tentative tract map to subdivide approximately 1.4 gross acres of property into five (5) single-family residential lots. The project site is a rectangularly-shaped property consisting of one parcel (APN 0193-201-15) of approximately 1.4 gross acres and is located on the south side of Randall Avenue, west side of Juniper Avenue and having an approximate frontage of 298 feet on Randall Avenue and an approximate depth of 205 feet.

PH-2
APPROVE
TTM 18689

Staff presentation by Salvador Quintanilla, staff recommends approval. No written communication was received. Speaking for the applicant was Carl T. Kobbins, C.T.K. Inc., 8880 Benson Avenue, Suite 100, 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 Lee, seconded by Commissioner Galasso, to: 1) Direct staff to file a Notice of Exemption; and, 2) approve **TENTATIVE**

TRACT MAP NO. 18689, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 06-036 AND TENTATIVE TRACT MAP NO. 18135**: Filed by Jorge Sandoval, to request a Tentative Tract Map for a one-lot Condominium Airspace Map to develop 28 condominium units. A Design Review request to develop a 28-unit condo project on approximately 2.4 acres in the R-1 (Single-Family Residential) zone with the Boulevard Overlay zoning district. The project site is a rectangularly-shaped property consisting of one parcel (APN 0230-041-32) totaling approximately 2.4 adjusted gross acres located on the east side of Banana Avenue and having an approximate frontage of 165 feet and an approximate depth of 625 feet along Banana Avenue (8185 Banana Avenue).

PH-3
APPROVE
DR 06-036
TTM 18135

Staff presentation by Paul Gonzales, staff recommends approval. No written communication was received. Speaking for the applicant was Jorge Sandoval, Capital Development Homes, 10350 Heritage Park Drive, Santa Fe Springs. 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 Lee, seconded by Commissioner Young, Jr., to: 1) Determine that the project in Categorical Exempt pursuant to Section 3.16, Class 32 of the Local CEQA Guidelines and direct staff to file the Notice of Exemption; and, 2) approve **DESIGN REVIEW NO. 06-036 AND TENTATIVE TRACT MAP NO. 18135**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 08-05**: Filed by Mr. and Mrs. Schneider, to request review and approval of a new Conditional Use Permit (CUP) for a person to person transfer of ownership, Type 48 (On-Sale General Public Premises) Alcoholic Beverage Control (ABC) License for an existing establishment of approximately 1,571 square feet. The project is a rectangularly-shaped property consisting of one parcel (APN: 0191-162-06) of approximately 0.2 adjusted gross acres, located at 16788 Arrow Boulevard, which is located approximately 494 feet east of the northeast corner of the intersection of Arrow Boulevard and Juniper Avenue having a frontage of approximately 39 feet on the north side of Arrow Boulevard, and a depth of approximately 163 feet.

PH-4
APPROVE
CUP 08-005

Staff presentation by Arely Monarez, staff recommends approval. No written communication was received. Speaking for the applicant was Rick Schneider, Kicks Sports Pub, 10495 Hidden Farm Road, Alta Loma. 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 Lee, to: 1) Determine that the project is Categorically Exempt pursuant to Section 3.16, Class 1 of the Local Guidelines for Implementing the California Environmental Quality Act (2006), and direct staff to file a Notice of Exemption; and, 2) approve **CONDITIONAL USE PERMIT NO. 08-005**, 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. 18639 AND DESIGN REVIEW NO. 07-041**: Filed by Citrus Baseline LLC., to request construction of a new 163 unit condo complex consisting of 34 three story buildings with proposed recreational amenities to include two tot-lots, swimming pool, spa, open area and recreational room. The project site is an irregularly-shaped property consisting of seven parcels (APNs: 0240-021-09, -13, -14, -15, -16, -30, and 44) of approximately 13.6 adjusted gross acres and is located east of the intersection of Citrus Avenue and Chase Road, and having a frontage of approximately 625 feet on Citrus Avenue, a frontage of approximately 312 feet on Oleander Avenue, and a depth of approximately 1,312 feet.

PH-5
APPROVE
TTM 18639
DR 07-041

Staff presentation by Paul Gonzales, staff recommends approval.

No written communication was received.

Speaking for the applicant was Ray Fernandez, Citrus Baseline LLC., 1615 East Skyline Drive, La Habra Heights.

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:

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- K. ~~Install at least one duplex receptacle within garage~~ In addition to any required receptacles for laundry appliances (washer and dryer) located in the garage, install at least one duplex receptacle on each wall of the garage

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- A. Barbecue pits (all barbecue pits shall be constructed with shelves, and an area for food preparation and be enclosed in a island).

- B. Public pay telephones are permitted only with the prior written approval of the City. A public pay telephone is permitted on the exterior of a building/structure subject to an approved Conditional Use Permit (CUP). A public pay telephone is permitted on the interior of a building /structure subject to an approved Administrative Site Plan (ASP). In each case, the location of the public pay telephone shall be specifically identified in the CUP and/or ASP.

Motion made by Commissioner Young, Jr., seconded by Commissioner Lee, to: 1) Adopt the Mitigated Negative Declaration and direct staff to file a Notice of Determination; and, 2) approve **DESIGN REVIEW NO. 07-041 AND TENTATIVE TRACT MAP NO. 18639.** Motion carried by a vote of 5-0.

PUBLIC FORUM CONTINUED: None.

OTHER COMMISSION BUSINESS: None.

STAFF REPORTS: None.

DIRECTOR REPORT:

D R

REVISED CHANGES TO THE SANTA BARBARA ARCHITECTURE FOR THE SINGLE-FAMILY DETACHED HOMES APPROVED AS PART OF DESIGN REVIEW NO. 07-044 (WILLIAM FOX HOMES): The project site is a squarely-shaped property consisting of thirteen parcels (APNs: 0240-071-02, -24, -31, -33, -34, -36, -38, and -44 through -49) of approximately 9.1 gross acres located on the southwest corner of Walnut Avenue and Juniper Avenue and having an approximate frontage of 633 feet on the south side of Walnut Avenue and an approximate frontage of 630 feet on the west side of Juniper Avenue.

Staff presentation by Don Williams, AICP.

PROGRESS REPORT FOR STREET IMPROVEMENTS ON DUNCAN CANYON ROAD: The segment of Duncan Canyon Road from Roadrunner Road to Coyote Canyon Road, in the Coyote Canyon Specific Plan.

Staff presentation by DiTanyon Johnson.
Speaking for the applicant was Debra Meyer, Centex Homes.

Director Williams inquired if any of the Commissioners would like to attend the “2008 San Bernardino County Water Conference”, which will be held on August 14, 2008, at the Ontario Conference Center, starting at 8:30 a.m. It was undetermined how many Commissioners would be attending, and the Commission then decided to adjourn this evening's meeting to the Water Conference, in case three or more decided to attend.

Director Williams stated he had attended a Landscape Alliance meeting and questioned the Commission as to whether the City of Fontana should host a Landscape Alliance meeting in the near future. By consensus, the Planning Commission felt this would be a wonderful event to host.

COMMISSION REMARKS:

Commissioner Galasso stated he would not be in town for the next meeting and wished everyone a great evening.

Commissioner Young, Jr. wished everyone a safe National Night Out. He stated that the Fontana Chamber of Commerce would be hosting a golf tournament on August 27, 2008, starting at 8:30 a.m. He stated that many students are starting back to school and that scholarship information is still available through Wilmer Amina Carter's Office, for those students headed for, or returning to college, other information available is swimming pool safety, and bicycle helmet safety.

Commissioner Meyer wished everyone a happy evening and a great week.

Commissioner Lee stated appreciation to staff for their continued assistance. She reminded everyone to drive with caution with many students returning to school. She thanked the community for their many prayers, for both, her grandson's surgery and her recent accident, and stated that they are both doing much better.

Commissioner Slowik expressed thanks for all who participated in the Boys and Girls Club Golf Tournament on August 1, 2008. He wished Dorothy Arnell well.

Director Williams stated three of the City's outstanding public employees recently retired. He thanked them for their many years of hard work and dedication. These retirees were Linda Nunn, Paul Balbach, and Ken Herron.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:52 p.m., in memory of Cory Geiger, to the San Bernardino County Water Conference on Thursday, August 14, 2008, at 8:30 a.m., at the Ontario Conference Center, then to the next regular Planning Commission meeting on Tuesday, August 19, 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