

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
SEPTEMBER 16, 2008**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, September 16, 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 Young, Jr., the invocation was given by Chairperson Slowik.

**ROLL CALL:**

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

Absent: None.

Also Present: Director of Community Development Don Williams, AICP; Senior Planners Shannon Casey, AICP, and, Charles Fahie, AICP; Associate Planner Paul Gonzales; Assistant Planners Arely Monarez, and, Salvador Quintanilla; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis and Planning Commission Secretary Orvene Steenbock.

**MINUTES:**

MINUTES

Motion made by Commissioner Meyer, seconded by Commissioner Lee, to: Approve the minutes of the September 2, 2008 regular Planning Commission meetings, as presented. Motion was carried by a vote 5-0.

APPROVE  
9/2/08

**PUBLIC FORUM:**

PF

Tony Orlich, Randall Avenue, spoke regarding election or parties.

**CONSENT CALENDAR:**

None.

CC

**AGENDA INFORMATION:**

AGDA INF

The Planning Commission reviewed the update of future City Council agenda items for the September 23, 2008, and, October 14, 2008, meetings, and the Planning Commission items for the October 7, 2008, and October 23, 2008, meetings.

**PUBLIC HEARINGS:**

PH

The public hearing was opened regarding **ADMINISTRATIVE SITE PLAN NO. 07-061 AND CONDITIONAL USE PERMIT NO. 08-011:** Filed by

PH-1  
APPROVE

Andresen Architecture, to request an Administrative Site Plan (ASP) for a façade change of an existing building and a Conditional Use Permit (CUP) for the proposed use of a recycling center closed to the general public.

ASP 07-061  
CUP 08-011

The project site is an irregularly-shaped property of approximately 1.5 gross acres located at 10312 Almond Avenue, approximately 1300 feet south of the intersection of Almond Avenue and Valley Boulevard and having a frontage of approximately 80 feet on the west side of Almond Avenue and a depth of 546 feet (APN 0234-201-01).

Staff presentation by Paul Gonzales, staff recommends approval.

No written communication was received.

Speaking for the applicant was Doug Andresen, 17087 Orange Way; and, Grant Tuttle.

Speaking in favor was Pete Cross, Remax, 3100 E. Cedar Street, Suite 7, Ontario.

No one spoke in opposition.

The public hearing was closed.

The Planning Commission discussed and deliberated after the public hearing was closed.

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

**Project:** Conditional Use Permit No. 08-011 for a **Ferris and non Ferris Metal** recycling center.

9. ~~Proposed~~ Boston Ivy shall be planted and maintained along the entire length of the exterior of the southerly facing wall adjacent to the I-10 Freeway.
  
13. 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 **Minor Use Permit** ~~Conditional Use Permit (CUP)~~. **In each case, the location of the public pay telephone shall be specifically identified in the Minor Use Permit.** ~~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.~~
  
10. This Conditional Use Permit is conditional upon the permittee proceeding with a good faith intent to commence upon the proposed use within two years after the effective date of the approval, or such other specified as a condition of approval. No permittee shall obtain any right solely by reason of such conditional use permit issuance, unless and until such good faith intent to commence upon the proposed use is evidenced. Evidence of a good faith intent to commence upon the proposed use shall consist solely of the following, as applicable:

- (A) For a conditional use permit for which no other entitlements or permits are required, actual use of the subject site for the use that is authorized by the conditional use permit has commenced within such time period.
- (B) In addition, for a conditional use permit for which a building permit is required to comply with any condition of the conditional use permit, all appropriate building permits have been obtained and construction has commenced within such time period.
- (C) An extension of up to an additional twelve (12) months beyond the initial time period provided in subparagraph (a) may be granted by the Director of Community Development upon a showing by the applicant of unavoidable delay not caused by the applicant. An applicant for an extension of this time limit must submit a written request to the reviewing body for a time extension before the original time limit expires. Appeals of the Director of Community Development's decision shall be made to the Planning Commission as set forth in Article II, Section 30-33 of this chapter.

Deletion of the following conditions:

- ~~36. The project's sewerage system is to be served by an on-site septic system which must be reviewed and permitted by the City and the County Department of Health Services. Appropriate plans and application forms are to be filed with, reviewed by, and approved by both agencies. The applicant or any successors in interest in this Tract/Parcel Map shall construct an on-site dry sewer lateral and shall connect to a public sewer system when it becomes available, and shall pay any and all fees related to thereto.~~
- ~~76. The Tract or Parcel map shall record prior to the issuance of any permits.~~
- ~~81. The existing private sewage system will have to be modified as required to accommodate the new use. Plans and/or supporting data will have to be submitted to, and approved by, the Building & Safety Department regarding the new use and necessary modifications. Additionally, approval from the Regional Water Quality Control Board, Santa Ana Region, is required for the new use.~~
- ~~88. The existing parcels shall be combined into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued.~~

Motion made by Commissioner Slowik, seconded by Commissioner Young, Jr., to: 1) Direct staff to file the Notice of Exemption, and, 2) approve **ADMINISTRATIVE SITE PLAN NO. 07-061 AND CONDITIONAL USE PERMIT NO. 08-011.** Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 07-042 AND CONDITIONAL USE PERMIT NO. 07-035:** Filed by Mr. Robert Hanover, to request a Design Review to construct two buildings, a one (1) and three (3) story mini-storage building totaling approximately 145,648 square feet and including retail and office space totaling approximately 6,231 square feet, and a Conditional Use Permit request to permit the use of the proposed mini-storage secondary to the proposed retail and office use, and for the inclusion of recreational vehicle parking on-site. The project site is a rectangularly-shaped property consisting of one (1) parcel (APN: 0251-202-05) of approximately 3.8 adjusted gross acres, located at 16796 Boyle Avenue, approximately 480 feet east of the northeast corner of the intersection of Boyle Avenue and Juniper Avenue, having a frontage of approximately 301 feet on the north side of Boyle Avenue, and a depth of approximately 535 feet. **Staff recommends** that the Planning Commission accept the withdrawal of Design Review No. 07-042 and Conditional Use Permit No. 07-035.

PH-2  
WITHDRAW  
DR 07-042  
CUP 07-035

By consensus, the Planning Commission accepted the withdrawal of **DESIGN REVIEW NO. 07-042 AND CONDITIONAL USE PERMIT NO. 07-035.**

The public hearing was opened regarding **DESIGN REVIEW NO. 07-047:** Filed by Panattoni Development Company, LLC, to request approval of a design review to construct two warehouse/distribution industrial buildings totaling 197,548 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.

PH-3  
APPROVE  
DR 07-047

Staff presentation by Salvador Quintanilla, staff recommends approval. No written communication was received. Speaking for the applicant was Jacob LeBlanc, Panattoni Development Co., LLC, 34 Tesla, Suite 200, Irvine. 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 modified the Conditions 68 & 69 to read as follows:

- 68. Provide a 4.5 foot wide sidewalk strip dedication along each driveway approach to maintain pedestrian accessibility.
- 69. The applicant shall be responsible to pay any additional cost that results from any revisions made to the City approved improvement plans for the Jurupa Avenue Improvement Project.

Motion made by Commissioner Meyer, seconded by Commissioner Lee, to: 1) Adopt Mitigated Negative Declaration and direct staff to file the Notice of Determination; and, 2) approve **DESIGN REVIEW NO. 07-047.** Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 18426:** Filed by Intex Properties Inland Corporation, to request a tentative tract map to subdivide approximately 44.5 gross acres of property into 114 lots for single-family residential development. The project site is an irregularly-shaped property consisting of six parcels (APNs: 0226-132-05, -06, -07 and 0226-134-02, -06, -07) of approximately 44.5 adjusted gross acres located at the northeast corner of the intersection of San Sevaine Road and the future western terminus of Sierra Lakes Parkway and having a approximate frontage of 800 feet on San Sevaine Road and an approximate frontage of 1,850 feet on the future western extension of Sierra Lakes Parkway. The site is generally bounded to the north by several utility easements (So. Cal. Edison, So. Cal. Gas, and Fontana Water Co.) and Rosena Park, a public park.

PH-4  
 APPROVE  
 TTM 18426

Staff presentation by Salvador Quintanilla, staff recommends approval. No written communication was received. Speaking for the applicant was Doug Ford, Intex Properties Inland Corporation, 6101 Cherry 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.

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

Condition No. 70 to read as follows:

- 70. Limits of construction on Sierra Lake Parkway shall be extended ~~at 10 feet beyond~~ **to the street centerline.**

Deletion of Condition Nos. 41 and 91, as follows:

- ~~41. Applicant shall have engineered improvement plans prepared by a professional engineer registered in the State of California. All required public improvements, including but not limited to: streets, storm drainage systems, sewers, utilities, traffic signals, street~~

~~lights, stripping, signs and markings (included any required traffic control and/or detour plans) shall conform to City Standards and Specifications, and as approved by the City Engineer and/or City Traffic Engineer, as required.~~

~~A. The length, width and depth to be determined by the completion of a final hydrology/hydraulic study and any proposed tentative tract lot restrictions.~~

~~B. Applicant shall post securities for the basin. The securities amount shall include the costs for constructing the basin, backfilling the basin, disposing of all related facilities no longer required once the basin is no longer needed, and the cost to re-grade the site to a suitable condition as required by the City Engineer. In addition, the posted securities shall include the cost of maintenance of the basin for a period of twenty-five years, unless the maintenance of the basin is covered by a Community Facilities District.~~

~~C. Applicants shall dedicate any drainage easements necessary for the placement of the ultimate storm drain pipe of existing facility as approved by the City Engineer. Drainage Easement width shall be per City Standards.~~

~~D. Execute a "Declaration of Dedication" Agreement covering the establishment of a flood regulation basin to detain and regulate storm water runoff.~~

~~E. Provide a disclosure notice to any purchaser of subdivided or developable land of the requirement to dedicate and construct said detention basin and related facilities and agreements.~~

~~91. Additional Requirements. Emergency access road near the S.G.V.M.D. easement shall be built a minimum of 20 feet wide, paved, and unobstructed prior to issuance of building permits.~~

Motion made by Commissioner Lee, seconded by Commissioner Young, Jr., to: 1) Direct staff to file a Mitigated Negative Declaration and Notice of Determination; and, 2) approve **TENTATIVE TRACT MAP NO. 18426**, 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

Director Williams had no comments.

**COMMISSION REMARKS:**

Commissioner Lee reminded of the Grand Opening of Fontana Park on October 25, 2008, 10:00 a.m. to 4:00 p.m. and the Teen Fest on October 11, 2008. She wished everyone a good evening.

Commissioner Galasso wished everyone a good night.

Commissioner Meyer informed everyone of the Rotary fine Commissioner Slowik received for overextending a meeting. He wished everyone a good evening and a great week.

Commissioner Young, Jr. reminded of the Teen Fest, the Grand Opening of Fontana Park, and Teen Night hosted by the Boys and Girls Club at Almeria and Southridge Middle Schools every Wednesday 6:00 p.m. to 8:00 p.m. and Friday 6:00 p.m. to 9:00 p.m.

Commissioner Slowik stated that he overextended the meeting by only one (1) minute. He stated that the City Council has moved the November 11, 2008, City Council meeting to November 13, 2008. He stated that Biogenic will be preparing children's finger print identity kits for parents this Saturday, at Rotolo Chevrolet.

**PUBLIC FORUM CONTINUED:** None.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting was adjourned at 7:07 p.m., to the next regular Planning Commission meeting on Tuesday, October 7, 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