

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 7, 2008**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, October 7, 2008, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Vice Chairperson Meyer called the meeting to order at 6:00 p.m. Following the Pledge of Allegiance led by Commissioner Young, Jr, the invocation was given by Iman Hafiz Faiz Shah, of the AR-RAHMAN Islamic Center.

ROLL CALL:

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

Absent: Chairperson Slowik.

Also Present: Director of Community Development Don Williams, AICP; Senior Planner Orlando Hernandez; Associate Planner Paul Gonzales; Assistant Planner Jon S. Dille; Annexation Program Coordinator Cecilia Lopez-Henderson; Senior Associate Engineer Leticia Ortiz; Community Policing Technician Wendy Felshaw; City Attorney Jeffrey Ballinger; and Planning Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Lee, seconded by Commissioner Young, Jr, to: Approve the minutes of the September 16, 2008, regular Planning Commission meeting, as presented. Motion was carried by a vote 4-0.

APPROVE
9/16/08

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding the economy.

CONSENT CALENDAR:

None.

C C

By consensus, the Planning Commission moved "Other Commission Business" to the beginning of the agenda, as requested by staff.

OTHER COMMISSION BUSINESS:

O C B

INFORMATION ITEM FOR ANNEXATION NO. 08-002 (CITY ANX. NO. 172 LIES BETWEEN FOOTHILL BOULEVARD AND IVY AVENUE, ON THE EAST SIDE OF CALABASH AVENUE):

ANNEX
08-002

Filed by the City of Fontana, to request review of Annexation area and receive and file report. The annexation area comprises approximately five acres and generally lies between Foothill Boulevard and Ivy Avenue, with Calabash Avenue bordering

the area on the west side.

Staff presentation by Cecilia Lopez-Henderson

AGENDA INFORMATION:

AGDA INF

The Planning Commission reviewed the update of future City Council agenda items for the October 14, 2008, and, October 28, 2008, meetings, and the Planning Commission items for the October 23, 2008, and November 18, 2008 meetings.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **MINOR USE PERMIT NO. 08-008:** Filed by Mr. Tony Younan, to request a Minor Use Permit (MUP) for review and approval for an existing liquor store operating under CUP No. 02-017, to transfer the ownership of an existing Alcoholic Beverage Control (ABC) Type 21 (Off-Sale General) license. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0193-071-77) of approximately 0.5 adjusted gross acres, located at 16405 Merrill Avenue, Suite C, on the southeast corner of Merrill Avenue and Date Avenue.

PH-1
APPROVE
MUP 08-008

Staff presentation by Jon S. Dille, and Wendy Felshaw, staff recommends approval.

No written communication was received.

Speaking for the applicant was Dick Evitt, Jimmy's Food & Liquor, 5905 Wincliff Drive, Riverside.

No member of the public spoke in favor.

Speaking in opposition were Larry Elwell, Date Elementary School, 9011 Oleander Avenue; Annie Ramirez, School Translator; Guadalupe Ortiz, 8967 Date Street; Elidia Cardenas, 16311 Valencia Avenue, #3; Alicia Arroyo, 8967 Date Street; and, Maria Chavarria, 9525 Madrona.

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) 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; and, 2) approve **MINOR USE PERMIT NO. 08-008,** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

By consensus, the Planning Commission agreed to open Public Hearings 2 and 3, to be heard together.

The public hearings were opened regarding **ADMINISTRATIVE SITE PLAN NO. 07-004/CONDITIONAL USE PERMIT NO. 07-006 AND ADMINISTRATIVE SITE PLAN NO. 07-046/CONDITIONAL USE PERMIT NO. 07-031:** Filed by David Eshleman, to request an Administrative Site Plan (ASP No. 07-004) for a new 18,348 square foot truck inspection building and a Conditional Use Permit (CUP No. 07-006) for the proposed use of tractor trailer leasing, sales, and repair. An Administrative Site Plan (ASP No. 07-046) for a façade change to an existing 9,600 square foot building, and conversion of an existing residence and garage to an office and show room. Additionally, Conditional Use Permit (CUP No. 07-031) is requested to approve an existing 9,600 square foot building for a race and repair shop. The project site is a rectangularly-shaped property consisting of two parcels (APN 0237-191-01 and -12), of approximately 13.5 gross acres located on the southeast corner of Santa Ana Avenue and Catawba Avenue, and having an approximate frontage of 950 feet on Catawba Avenue, and an approximate frontage of 630 feet on Santa Ana Avenue, and a depth of 630 feet.

PH-2
CONT 10-23-08
ASP 07-004
CUP 07-006
ASP 07-046
CUP 07-031

and,

ADMINISTRATIVE SITE PLAN NO. 07-047/CONDITIONAL USE PERMIT NO. 07-032: Filed by David Eshleman, to request an Administrative Site Plan (ASP) for a new 10,454 square foot building with office and truck inspection area, and a Conditional Use Permit (CUP) for the proposed use of a tractor trailer leasing, sales, and repair area. The project site is a rectangularly-shaped property of two parcels (APN 0237-191-27 and -28) of approximately seven (7) gross acres located 1300 feet south of the intersection of Santa Ana Avenue and Catawba Avenue, on the east side of Catawba Avenue and having an approximate frontage of 500 feet on Catawba Avenue, and a depth of 630 feet.

PH-3
CONT 10-23-08
ASP 07-047
CUP 07-032

Staff presentation by Paul Gonzales, and Leticia Ortiz, staff recommends approval.

No written communication was received.

Speaking for the applicant was Ray Allard, Allard Engineering, 8253 Sierra Avenue; David Eshleman, 10840 Bennett Drive; Doug Andresen, Andresen Architect, 17087 Orange Way; and, Michael Schaefer, 215 N. "D" Street, San Bernardino.

Speaking in favor was Francisco Valenciano, 11191 Catawba Avenue.

No member of the public spoke in opposition.

By consensus, the Planning Commission closed the public hearings at 7:38 p.m., for a brief Public Forum and a break.

PUBLIC FORUM CONTINUED:

P F

Fontana Middle School Travel Club, Daniel Quiroza, spoke regarding a walk/run-a-thon at the school on October 17, 2008, quirde@fUSD.net

WALK-A-THON

The public hearings were reopened at 7:58 p.m. for **ADMINISTRATIVE SITE PLAN NO. 07-004 AND CONDITIONAL USE PERMIT NO. 07-006, ADMINISTRATIVE 07-046 AND CONDITIONAL USE PERMIT NO. 07-031, ADMINISTRATIVE SITE PLAN NO. 07-047 AND CONDITIONAL USE PERMIT NO. 07-032.**

PH-2 & -3
CONT
ASP 07-004
CUP 07-006
ASP 07-046
CUP 07-031
ASP 07-047
CUP 07-032
10-23-08

The public hearings were closed.

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

The Planning Commission took a break from 8:55 p.m. to 9:04 p.m.

The Planning Commission continued the discussion and deliberation after the break.

Motion made by Commissioner Lee, seconded by Commissioner Young, Jr, to: Continue the public hearing for **ADMINISTRATIVE SITE PLAN NO. 07-004 AND CONDITIONAL USE PERMIT NO. 07-004 ADMINISTRATIVE SITE PLAN NO. 07-046 AND CONDITIONAL USE PERMIT NO. 07-031 DESIGN REVIEW NO. 07-047 AND CONDITIONAL USE PERMIT NO. 07-032** until the Thursday, October 23, 2008, Planning Commission meeting to work between the applicant and staff for the direction given by the Planning Commission. Motion carried by a vote of 4-0.

STAFF REPORTS: None.

DIRECTOR REPORT:

D R

Director Williams had no comments.

Planner Hernandez requested at workshop regarding Kaiser Hospital item DRP#07-046/AMD#08-006 on November 18, 2008's agenda. By consensus, the Planning Commission requested the agenda items for the November 18, 2008, regular Planning Commission meeting be limited and not schedule a workshop for this item, just have staff present the item at the meeting.

COMMISSION REMARKS:

Commissioner Galasso congratulated Commissioner Meyer for running his first Planning Commission meeting, and commended him on the good job he did. He reminded the public of the upcoming "Art in the Park" on November 15, 2008, featuring "Colors of the Dragon".

Commissioner Lee commented on her daughter's birthday yesterday, stated her daughter is a teacher at Sierra Lake Elementary School, and she is very proud of her. She stated it has been a great evening, commended the Planning Commission for the great work done this evening on behalf of our community, and the tough decisions made. She requested anyone able to come out and help at Palmetto Elementary School, on October 17, 2008, from 8:00 a.m. to noon, that Target will be remodeling the school library.

Commissioner Young, Jr. reminded the teens of the Teen Fest that will be held on October 11, 2008 at Southridge Park and the Don Day Community Center, from 12:00 p.m. to 4:00 p.m. He stated that on October 16, 2008, Wilmer Amina Carter will be hosting a Health Seminar on diabetes at San Bernadine Hospital, and Healthy Fontana will have a booth set up. He stated that residents will be able to vote early at the Lewis Library and Technology Center starting October 21, 2008 from 11:00 a.m. to 8:00 p.m. He encouraged the residents to come out to the Grand Opening of Fontana Park on October 25, 2008, at 11:00 a.m.

Commissioner Meyer thanked the Planning Commissioners for their assistance this evening and Ms. Steenbock for covering the City Clerk's duties. He encouraged everyone to come out to the Grand Opening of Fontana Park, and to attend Center Stage's new show which starts this week, entitled "Five Guys Named Moe"

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 9:50 p.m., to the next regular Planning Commission meeting on Thursday, October 23, 2008, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.

Orvene Steenbock
Planning Commission Secretary

Lawrence Meyer
Vice Chairperson