

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
JUNE 13, 2005**

The Planning Commission and staff met for a Workshop at 5:00 p.m. on Monday, June 13, 2005, in the Executive Conference Room, 8353 Sierra Avenue, Fontana, California, prior to the regular Planning Commission meeting to discuss a project proposed (at the southeast corner of Riverside Avenue and Sierra Avenue) by Empire Land L.L.C. The workshop was called to order at 5:13 p.m. Present were Chairperson Lee, and Commissioners Galasso, and Slowik (arrived at 5:15 p.m.).

A regular meeting of the City of Fontana Planning Commission was held on Monday, June 13, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:17 p.m. Following the Pledge of Allegiance, Commissioner Galasso gave the invocation.

ROLL CALL:

Present: Chairperson Lee, Commissioners Galasso, and Slowik.

Absent: Commissioners Clark, and Meyer.

Also Present: Planning Manager Don Williams, AICP; Principal Planner Craig Bruorton; Senior Assistant Planner Charles Fahie, AICP; Associate Planners Stephanie Hall, and DiTanyon Johnson; Assistant Planners Jon S. Dille, Amber Gregg, and, Paul Gonzales; City Attorney Jeffrey Ballinger; City Clerk Bea Watson; and Commission Secretary Orvene Steenbock.

MINUTES:

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: Approve the May 23, 2005, regular Planning Commission meeting as presented. Motion was carried by a vote of 3-0.

PUBLIC FORUM:

Tony Orlich, Randall Avenue, spoke regarding public broadcasting.

CONSENT CALENDAR: None.

AGENDA INFORMATION:

The Planning Commission reviewed the update of future City Council Agenda items for the June 21, 2005, and July 5, 2005, regular meeting, and Planning Commission items for the June 27, 2005, and, July 11, 2005, regular meetings.

PUBLIC HEARINGS

TENTATIVE TRACT MAP NO. 16800: Filed by Mr. Carl Kobbins, Jr., a request to subdivide a parcel of land of approximately 1.5 adjusted gross acres, into eight lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0233-122-47) of approximately 1.5 adjusted gross acres and is located on the northeast corner of the intersection of Randall Avenue and Poplar Avenue and having a frontage of approximately 295 feet on Randall Avenue and approximately 300 feet on Poplar Avenue. **Staff requests** that the Planning Commission continue the public hearing for Tentative Tract Map No. 16800 to the July 25, 2005, Planning Commission meeting.

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: Continue **TENTATIVE TRACT MAP NO. 16800**, to the July 25, 2005, Planning Commission meeting. Motion carried by a vote of 3-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 04-36R1 (CONTINUED FROM 5-9-05):** Filed by David Wiener, a request to replace the approved eight (8) inch running brick, Stone Products Corp. (CB-4052), on the elevations with a 100% acrylic Exterior Insulation Finish System (EIFS) for the approved design review for three (3) commercial retail buildings with a total square footage of 25,029 square feet on approximately 4.0 acres. The project site is a rectangularly-shaped property consisting of eight (8) parcels (APNs 0255-131-23 through -30) located on the west side of Sierra Avenue approximately 600 feet south of Slover Avenue having a frontage of approximately 650 feet on the west side of Sierra Avenue.

Staff presentation by Charles D. Fahie, AICP.

No written communication was received.

Speaking for the applicant was Doug Andresen, Architect, 17087 Orange Way.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: Deny the **REVISION NO. 1 TO DESIGN REVIEW NO. 04-036**, and to affirm **DESIGN REVIEW NO. 04-036**, as approved on December 13, 2004,

with staff to work with the applicant to match colors as closely as possible. Motion carried by a vote of 3-0.

The public hearing was opened regarding **DESIGN REVIEW No. 04-063:** Filed by KB Home, Greater Los Angeles, Inc., to request site and architectural review for homes on 107 single-family residential lots (19 lots in TTM No. 17021 on approximately 3.2 acres and 88 lots in TTM No. 17027 on approximately 22.2 acres) in the Southridge Village Specific Plan. The homes will be built in two tracts located in different areas of the Southridge Village Specific Plan. The homes will be built in two tracts located in different areas of the Southridge Village Specific Plan. Tentative Tract Map (TTM) No. 17021 is a rectangularly-shaped property consisting of one parcel (APN: 0237-421-77) of approximately three (3) net acres located on the southeast corner of Jurupa Avenue and Live Oak Avenue and having a frontage of approximately 6,250 feet on Live Oak Avenue. TTM No. 17027 is an irregularly-shaped parcel located on the south side of Cypress Avenue extending easterly from the Mary Vagle Nature Center along the curve of Cypress Avenue to the existing public utility corridor. The tract consist of portions of four (4) parcels (0193-391-23, -26, -27 and -32) and is approximately 22 net acres with a frontage of approximately 1,200 feet along the curve of Cypress Avenue.

Staff presentation by Charles D. Fahie, AICP.

No written communication was received.

Speaking for the applicant was Stacey Sassaman, KB Home, 801 Corporate Center Drive, Suite 201, Pomona.

No one spoke in favor.

Speaking in opposition was Tony Orlich, Randall Avenue.

The public hearing was closed.

By consensus, the Planning Commission made the following changes to Condition No. 46:

46. The County General Plan designates this property as being within Fire Safety Review Area Two (**FS2**) and all future construction shall adhere to all applicable standards and requirements of this overlay district.

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: Find that the project has been reviewed under the previous Negative Declaration for the Tentative Tract Maps (TTM No. 17021 and TTM No. 17037) pursuant to Section 15162 of the Local CEQA Guidelines; and, Approve **DESIGN REVIEW NO. 04-063.** Motion carried by a vote of 3-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17108/DESIGN REVIEW NO. 04-059/VARIANCE NO. 05-002:** Filed by Mr. Joseph Bashoura to request to subdivide a parcel of land of approximately

2.9 adjusted gross acres into 14 lots and construct 14 single-family residential homes, and a variance to allow the maximum height of the perimeter wall to exceed the maximum height allowed in the Zoning and Development Code. The project site is an irregularly-shaped property consisting of one parcel (APN: 0241-012-45) of approximately 2.9 adjusted gross acres and is located approximately 270 feet south of the southeast corner of the intersection of Montgomery Avenue and Citrus Avenue having a frontage of 60 feet on Citrus Avenue.

Staff presentation by Jon S. Dille.

No written communication was received.

Speaking for the applicant were Joseph Bashoura, Eltba, Inc., 910 N. Amelia Avenue, San Dimas; and, David White, S B & O, Inc., 9007 Arrow Route 120, Rancho Cucamonga.

Speaking in favor was Olga Acevedo, 16177 Montgomery Avenue.

No one spoke in opposition.

The public hearing was closed.

Motion made by Commissioner Slowik, seconded by Commissioner Lee, to: Adopt the Negative Declaration and California Fish and Game De Minimis Impact Finding and direct staff to file the Notice of Determination; and, approve **TENTATIVE TRACT MAP NO. 17108, DESIGN REVIEW NO. 05-059, AND VARIANCE NO. 05-002.** Motion carried by a vote of 3-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 04-066:** Filed by Ken Woods to request a design review of a 23,191 square foot multi-tenant industrial business park located within the West End Specific Plan. The project site is an irregularly-shaped property consisting of two parcels (APN: 1100-391-10 and -11) totaling 2.2 net acres located at the northwest corner of Miller Avenue and Edison Avenue, and having a frontage of approximately 370 feet along the knuckle.

Staff presentation by Amber Gregg.

No written communication was received.

Speaking for the applicant was Ken Woods, 301 N. Lake Avenue, #320, Pasadena.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: Adopt the Negative Declaration and California Fish and Game De Minimis Impact Finding prepared for the project, and direct staff to file the Notice of Determination; and, approve **DESIGN REVIEW NO. 04-066,** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 3-0.

The public hearings was opened regarding **TENTATIVE TRACT MAP NO. 16873:** Filed by SC Fontana Development Corp., to request review and approval of Tentative Tract Map No. 16873 to subdivide approximately 10 gross acres into 46 lots for the purpose of single-family residential development. The project site is an irregularly-shaped property consisting of two parcels (APNs: 226-092-63, -43) totaling approximately 5.5 net acres (10 gross acres) located on Knox Avenue approximately 1,750 feet north of Summit Avenue and having approximately 1,276 feet of frontage along north side of the Edison Right-of-way. Tentative Tract Map No. 16873 is planning Area No. 10 of the Citrus Heights North Specific Plan.

and,

TENTATIVE TRACT MAP NO. 16875: Filed by SC Fontana Development Corp., to request review and approval of Tentative Tract Map No. 16875 to subdivide approximately 13 gross acres into 56 lots for the purpose of single-family residential development. The project site is an irregularly-shaped property consisting of two parcels (APNs 226-092-43, and -63) totaling approximately 13 gross acres located on Citrus Avenue approximately 1,750 feet north of Summit Avenue and having approximately 720 feet of frontage along the west side of Citrus Avenue and approximately 860 feet along the north side of the Edison Right-of-way. Tentative Tract No. 16875 is Planning Area No. 4 of the Citrus Heights North Specific Plan.

Staff presentation by Craig Bruorton, AICP.

No written communication was received.

Speaking for the applicant was Bryan Goodman, SC Fontana Development Corp., 1156 N. Mountain Avenue, Upland.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: Direct Staff to file the Notice of Determination of a previously approved CEQA document; and, approve **TENTATIVE TRACT MAP NO. 16873.** Motion carried by a vote of 3-0.

and,

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: Direct staff to file the Notice of Determination of a previously approved CEQA document; and, approve **TENTATIVE TRACT MAP NO. 16875.** Motion carried by a vote of 3-0.

The public hearing was opened regarding **GENERAL PLAN AMENDMENT NO. 04-007/ZONE CHANGE NO. 04-006/SPECIFIC PLAN AMENDMENT NO. 04-005/TENTATIVE PARCEL MAP NO. 16718/DESIGN REVIEW NO.**

04-031/AMENDMENT NO. 5 TO THE SIERRA LAKES SPECIFIC PLAN DEVELOPMENT AGREEMENT: Filed by Sierra Lakes Land Co., LLC to request a general plan amendment to change the land use designation on approximately 1.7 acres from Recreation Facilities (P-R) and Public Facilities (P-PF) to General Commercial (C-G) within the Sierra Lakes Specific Plan; a zone change to amend the zoning district map on approximately 1.7 acres from (P-PF) to Sierra Lakes Specific Plan; a specific plan amendment that modifies the land use map boundaries to add approximately 1.7 acres of land to the Sierra Lakes Specific Plan; a tentative parcel map to subdivide approximately 16.7 acres into four parcels for the purpose of commercial development; a design review for the construction of a 140,360 square foot commercial shopping center, and an amendment to the Sierra Lakes Specific Plan development agreement. The project site is an irregularly-shaped property consisting of seven parcels (APNs 0226-201-01, -02, -03, -11, -12, and -13) totaling approximately 16.7 net acres located at the southwest corner of Sierra Lakes Parkway and Citrus Avenue, and having a frontage of 1,200 feet on Sierra Lakes Parkway and a frontage of 410 feet on Citrus Avenue.

Staff presentation by Don Williams, AICP.

No written communication was received.

Speaking for the applicant was Mark Wendel, Lewis Retail Centers, 1156 N. Mountain Avenue, Upland.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: Forward a recommendation to the City Council to certify the Final Environmental Impact Report (FEIR), adopt the Statement of Overriding Consideration, adopt the mitigation monitoring plan and direct staff to file a Notice of Determination; adopt **RESOLUTION NO. PC 2005-05**, and forward a recommendation to the City Council to adopt an ordinance approving **ZONE CHANGE NO. 04-006 AND SPECIFIC PLAN AMENDMENT NO. 04-005**, and a resolution approving **GENERAL PLAN NO. 04-007**, forward a recommendation to the City Council to approve **TENTATIVE PARCEL MAP NO. 04-016, DESIGN REVIEW NO. 04-031** and, to continue the amendment to the Sierra Lakes Development Agreement to a date uncertain. Motion carried by a vote of 3-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 16964**: Filed by Winddancer Development to request a tentative tract map to subdivide approximately 3.1 gross acres into 12 lots for single-family residential development. The project site is an irregularly-shaped property consisting of three parcels (APNs 192-243-39, -51 and -52) of approximately 3.1 gross acres and is located approximately 197 feet east of the intersection of Merrill Avenue and Palmetto Avenue and having a frontage of

approximately 340 feet on the north side of Merrill Avenue and an approximate depth of 478 feet north of Merrill Avenue.

Staff presentation by Stephanie Hall.

No written communication was received.

Speaking for the applicant was J. M. Pearson, Windancer Dev., 4244 Maine Street, Baldwin Park.

Speaking in favor were Forrest Jordan, 17388 Merrill Avenue; and, Harold Coleman, P. O. Box 521, Bloomington.

Speaking in opposition were Daniel O'Neill, 8804 Tamarind Avenue; Francisa Montoya, 17405 Anastasia Avenue; and, Kelly Vigil, 17420 Anastasia Avenue.

The public hearing was closed.

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: Adopt the Negative Declaration and Fish and Game De Minimis Impact Finding and direct staff to file a Notice of Determination; and, approve **TENTATIVE TRACT MAP NO. 16964**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 3-0.

OTHER COMMISSION BUSINESS:

APPOINTMENT OF TWO (2) PLANNING COMMISSIONERS TO AN AD HOC COMMITTEE TO REVIEW A MIXED USE DEVELOPMENT PROPOSED BY HOPKINS DEVELOPMENT ON THE NORTHWEST CORNER OF CITRUS AVENUE AND BASELINE AVENUE:

Staff presentation by Don Williams, AICP.

By consensus, the Planning Commission appointed Commissioners Galasso and Slowik to the Ad Hoc Committee to review a mixed use development proposed by Hopkins Development on the northwest corner of Citrus Avenue and Baseline Avenue.

STAFF REPORT: None.

PLANNING MANAGER REPORT:

FONTANA UNIFIED SCHOOL DISTRICT, ELEMENTARY SCHOOL NO. 29:

Staff presentation by Don Williams, AICP.

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: Make a Finding that the proposed school is in conformance with Policy No. 1 of Goal No. 1 of the Public Facilities, Services and Infrastructure

Element of the City of Fontana General Plan (Chapter 8), and generally in conformance with the 2003 General Plan. Motion carried by a vote of 3-0.

COMMISSION REMARKS:

Commissioner Galasso informed the residents of the Chamber of Commerce Installation Dinner on Friday night at Sierra Lakes where Pamela Eshleman will be installed as the new Chamber of Commerce President. He also reminded everyone of the Fontana High School 50 Year All Class Reunion at the Orange Show on Saturday.

Commissioner Slowik stated that he had received a notice regarding the 50 Year All Class Reunion which stated that there were still tickets available for anyone interested. He thanked the Exchange Club for another wonderful Fontana Days event with an attendance of over 25,000. He thanked all who attended the Rotary Pancake Breakfast on June 4, 2005. He thanked the Chamber of Commerce for the Police and Fire Recognition Dinner, and stated that it was an excellent event honoring their duties and sacrifices made for our community. He encouraged people to participate in the Fontana High School 50 Year All Class Reunion Golf Tournament on June 17, 2005, at Sierra Lakes.

Commissioner Lee stated that, as of now, over 800 people have bought tickets to attend the Fontana High School 50 Year All Class Reunion. She thanked everyone including the service clubs, residents and the entertainment, who participated in this year's Fontana Days. She congratulated Commissioner Slowik on completing his 2nd Masters Degree.

Manager Williams expressed thanks to the Planning staff, and Planning Commission for their very hard work. He also thanked City Clerk Bea Watson and Recording Secretary Orvene Steenbock for their hard work and always attending all of the Planning Commission meetings.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 8:50 p.m., to the next regular Planning Commission meeting on June 27, 2005, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.

Orvene Steenbock
Planning Commission Recording Secretary

Carole Lee
Chairperson