

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
JUNE 27, 2005**

A regular meeting of the City of Fontana Planning Commission was held on Monday, June 27, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Vice Chairperson Slowik called the meeting to order at 6:08 p.m. Following the Pledge of Allegiance, Commissioner Clark gave the invocation.

ROLL CALL:

Present: Commissioners Clark, Galasso, Meyer, and Slowik.

Absent: Chairperson Lee.

Also Present: Planning Manager Don Williams, AICP; Principal Planner Craig Bruorton, AICP; Associate Planners Shannon Casey, AICP, and DiTanyon Johnson; Assistant Planners Jon S. Dille and Amber Gregg; City Attorney Salvador Salazar; City Clerk Bea Watson; and Commission Secretary Orvene Steenbock.

MINUTES:

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: Approve the June 13, 2005, minutes of the regular Planning Commission meeting as presented. Motion was carried by a vote of 2-0-2, with Commissioners Clark, and Meyer abstaining.

PUBLIC FORUM:

Tony Orlich, Randall Avenue, spoke regarding media reform.

CONSENT CALENDAR: None.

AGENDA INFORMATION:

The Planning Commission reviewed the update of future City Council Agenda items for the July 5, 2005, and, July 19, 2005, regular meetings; and Planning Commission items for July 11, 2005, and, July 25, 2005, regular meetings.

PUBLIC HEARINGS

AMENDMENT NO. 1 OF THE SIERRA LAKES DEVELOPMENT AGREEMENT (CONTINUED FROM 6-13-2005): The project was continued to allow staff to finalize the changes on the agreement. Additional time is needed to finalize the changes on the agreement; therefore, **staff requests** that Amendment No. 1 of the Sierra Lakes Development Agreement be continued to the regularly scheduled meeting of the Planning Commission on July 11, 2005.

Motion made by Commissioner Galasso, seconded by Commissioner Clark, to: Continue **AMENDMENT NO. 1 OF THE SIERRA LAKES DEVELOPMENT AGREEMENT** to the regularly scheduled meeting of the Planning Commission on July 11, 2005. Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 16790:** Filed by Carl Kobbins, Jr., to request to subdivide two parcels of land, approximately 2.1 adjusted gross acres, into nine lots for the purpose of single-family residential development, 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 two parcels (APNs 0192-263-17 and 0192-263-25) of approximately 2.1 adjusted gross acres and is located approximately 120 feet south of the southwest corner of Ceres Avenue and Alder Avenue and having a frontage of approximately 108 feet on the west side of Alder Avenue.

Staff presentation by Jon S. Dille.

No written communication was received.

Speaking for the applicant was Carl T. Kobbins, Jr., 8880 Benson Avenue #100, Montclair.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Continue **TENTATIVE TRACT MAP NO. 16790 AND VARIANCE NO. 05-004,** to the regularly scheduled meeting of the Planning Commission on July 11, 2005. Motion carried by a vote of 4-0.

The public hearing was opened regarding **AMENDMENT NO. 04-008 (A GENERAL PLAN AMENDMENT) AND ZONE CHANGE NO. 04-007:** Filed by the City of Fontana to request a General Plan Amendment from Multi-Family Residential (R-MF) to General Commercial (C-G) and a Zone Change from Multi-Family Residential (R-3) to General Commercial (C-2) (APNs: 1110-361-14, -15, -16, -17, -18, -19, -20, -21, -22, and -23) The subject site is located on the north side of Foothill Boulevard between Almeria Avenue and Tokay Avenue. This approximately 20.9 acre site is generally rectangular in shape and consists of ten (10) lots with approximately 1,300 feet of

frontage on the north side of Foothill Boulevard and with approximately 700 feet of frontage on both Almeria Avenue and Tokay Avenue.

Staff presentation by Craig L. Bruorton, AICP.
 No written communication was received.
 No one spoke in favor or opposition.
 The public hearing was closed.

Planner Bruorton stated that he had received one voice mail in opposition, but the person had not left a name or number.

Motion made by Commissioner Galasso, seconded by Commissioner Meyer, to: Adopt **RESOLUTION PC NO. 05-006**, recommending that the City Council: 1) adopt a Negative Declaration and State of California De Minimis Impact Finding; 2) adopt a resolution recommending approving of **AMENDMENT NO. 04-008 (A GENERAL PLAN AMENDMENT)**, and, adopt an ordinance approving **ZONE CHANGE NO. 04-007**. Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 04-040/CONDITIONAL USE PERMIT NO. 05-017**: Filed by Bonaldo Engineering to request a Design Review for an approximately 33,000 square feet retail and office building. Filed by Thrifty-Payless, Incorporated, to request a Conditional Use Permit for a Type 21 Alcohol Beverage Control (ABC) license for the sale of alcohol for off-site consumption. The project site is an irregularly-shaped property consisting of approximately 4.8 gross acres (3.4 net acres) at the southeast corner of Baseline Avenue and Beech Avenue (APN 1110-051-07) and having approximately 640 feet of frontage on Baseline Avenue, approximately 300 feet of frontage on Beech Avenue, and approximately 300 feet of frontage on Sultana Avenue.

Staff presentation by Shannon J. Casey, AICP.
 No written communication was received.
 Speaking for the applicant was Kamel Tadros, T & Y Construction, 1221 E. 8th Street, Upland; and, Robert Lewis, Pacific Development, One Corporate Plaza, Newport Beach.
 No one spoke in favor or opposition.
 The public hearing was closed.

By consensus, the Planning Commission added Conditions Nos. 24a, and 81a, as follows:

- 24a. The applicant shall provide direct pedestrian access (sidewalk) from Baseline Avenue to the entrance of the office building at the corner of Baseline Avenue and Sultana Avenue.**

81a. All construction shall be in compliance with the approved Storm Water Quality Management Plan.

Motion made by Commissioner Clark, seconded by Commissioner Galasso, to: 1) Adopt the Negative Declaration and California Fish and Game De Minimis Impact Finding and direct staff to file the Notice of Determination; and, 2) approve **DESIGN REVIEW NO. 04-040 AND CONDITIONAL USE PERMIT NO. 05-017**, with modifications listed above. Motion carried by a vote of 4-0.

The public hearing was opened regarding **SPECIFIC PLAN NO. 03-010 (SUMMIT AT ROSENA SPECIFIC PLAN)**: Filed by JW Mitchell Land Co., LLC to request a proposal to construct a master-planned community containing a maximum 475 single-family dwelling units on approximately 91.2 acres, 425 multi-family residential units on approximately 37.7 acres, a four acre multi-use activity center, and a 20-acre passive park. The project site is an irregularly-shaped property consisting of nine parcels (APNs 0239-131-44, -50, -51, and 0239-141-16, -20, -24) of approximately 180 gross acres, with a frontage of approximately 1,000 feet on Summit Avenue and a frontage of approximately 3,000 feet on Sierra Avenue.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant was Lloyd Zola, HDR (representing J. W. Mitchell Co.), 3600 Lime, Suite 715, Riverside.

Speaking in favor was Yvonne Medina, Fontana Unified School District, 9680 Citrus Avenue.

Speaking in opposition was Tony Orlich, Randall Avenue.

The public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to: continue the **SUMMIT AT ROSENA SPECIFIC PLAN** to the July 25, 2005 Planning Commission meeting. Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17596**: Filed by Marc Lebanoff to request a tentative tract map to create 15 condominium units on approximately 5.4 gross acres. The project site is a rectangularly-shaped property consisting of one parcel (APN 0255-041-01) of approximately 5.4 gross acres and is located approximately 332 feet south of the intersection of Slover Avenue and Juniper Avenue and having a frontage of approximately 328 feet on the east side of Juniper Avenue and an approximate depth of 623 feet east of Juniper Avenue.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant was Marc Lebanoff, 2595 West Post Road, #A, Las Vegas, Nevada.

No one spoke in favor or opposition.

The public hearing was closed.

By consensus, the Planning Commission requested staff check to confirm that the parking spaces listed in the staff report are correct as follows:

8. The number of parking spaces required = 207 spaces.
The number of parking spaces provided = 181 spaces.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Direct staff to file the Notice of Determination, and approve **TENTATIVE TRACT MAP NO. 17596**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 14243**: Filed by Ten-Ninety, Ltd., to request a tentative tract map to create 46 single-family residential lots on approximately 8.1 net acres. The project site is a rectangularly-shaped property consisting of one parcel (APN 0255-041-01) of approximately 5.4 gross acres and is located approximately 332 feet south of the intersection of Slover Avenue and Juniper Avenue and having a frontage of approximately 328 feet on the east side of Juniper Avenue and an approximate depth of 623 feet east of Juniper Avenue.

Staff presentation by Amber Gregg.

No written communication was received.

Speaking for the applicant was Charles Rollins, Ten-Ninety, Ltd., 470 Harrison, Corona.

Speaking in favor was Juan M. Avina, 15647 Willow Drive.

No one spoke in opposition.

The public hearing was closed.

By consensus, the Planning Commission request staff confirm that lot no. 30 is buildable.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, 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. 14243**. Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 04-064/TENTATIVE PARCEL MAP NO. 16893/VARIANCE NO. 04-009**: Filed by Hogle-Ireland, Inc., to request a Design Review No. 04-064 to develop an industrial business park consisting of 13 tilt-up buildings ranging from 7,140 square feet to 22,818 square feet in size. Tentative Parcel Map No. 16893 is

a request to subdivide six parcels into thirteen parcels. Variance No. 04-009 is a request to reduce the side yard setback from five feet to zero. The project site is an irregularly-shaped property consisting of six parcels (APN's 1110-151-04, and 1110-151-06 through 1110-151-10) of approximately 9.9 gross acres and is located on the northwest corner of Hilton Drive and Hemlock Avenue in the West End Specific Plan and having an approximate frontage of 1,450 feet on Hilton Drive and an approximate frontage of 238 feet on Hemlock Avenue.

Staff presentation by Amber Gregg.
 No written communication was received.
 Speaking for the applicant was Pamela Steele, Hogle-Ireland, Inc., 4280 Latham Street, Suite C, Riverside.
 No one spoke in favor or opposition.
 The public hearing was closed.

By consensus, the Planning Commission requested the deletion of Condition No. 147, as follows:

~~147. Applicant shall provide three (3) feet high landscaping along project site facing West Liberty Parkway to provide adequate screening.~~

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to: 1) Direct staff to file the Notice of Determination and California Fish and Game De Minimis Impact Finding prepared for the project; and, 2) approve **DESIGN REVIEW NO. 04-064, TENTATIVE PARCEL MAP NO. 04-026, AND VARIANCE NO. 04-009**, with the above modification. Motion carried by a vote of 4-0.

OTHER COMMISSION BUSINESS: None.

STAFF REPORT: None.

PLANNING MANAGER REPORT:

Manager Williams stated that the resolution changing the Planning Commission meeting night from the second and fourth Mondays to the second and fourth Tuesdays of each month, would be coming to the Planning Commission, for consideration, in the next couple of meetings. He stated that the City Council had taken action at the June 21, 2005 City Council meeting, increasing the Planning Commissioner's pay to \$100.00 per meeting. He stated that in early June the Lewis Division requested a photo of each Commissioner for a City/County Directory.

COMMISSION REMARKS:

Commissioner Galasso wished everyone a Happy 4th of July.

Commissioner Meyer wished everyone a Happy 4th of July, and encouraged people to celebrate our nation's freedom.

Commissioner Clark wished everyone a Happy 4th of July and encouraged people to come out to Fontana High School for the Firework Spectacular, which he stated is an excellent event. He requested that the meeting night change to Tuesday nights occur as soon as possible. He thanked the residents that attended this evening meeting.

Commissioner Slowik wished everyone a Happy 4th of July and encouraged people to come to Fontana High School for a safer way to spend the holiday. He wished City Treasurer Janet Koehler-Brooks a Happy Birthday on July 6th, and City Clerk Bea Watson a Happy Birthday on July 1st.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 9:44 p.m., to the next regular Planning Commission meeting on July 11, 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