

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
JULY 25, 2005**

A regular meeting of the City of Fontana Planning Commission was held on Monday, July 25, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:06 p.m. Following the Pledge of Allegiance, Commissioner Clark gave the invocation.

ROLL CALL:

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

Absent: None.

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

MINUTES:

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Approve the July 11, 2005, regular Planning Commission meeting as corrected. Motion was carried by a vote of 5-0.

PUBLIC FORUM:

Tony Orlich, Randall Avenue, spoke regarding Media – Election.

CONSENT CALENDAR:

CONDITIONAL USE PERMIT NO.96-020R1: A person-to-person transfer of a Type 21 ABC license with a previously approved conditional use permit for Lucky Stores, Inc., 16055 Foothill Boulevard.

Staff presentation by Paul Gonzales.

Motion made by Commissioner Slowik, seconded by Commissioner Clark, to: Accept the Consent Calendar as presented. Motion carried by a vote of 5-0.

AGENDA INFORMATION:

The Planning Commission reviewed the update of future City Council Agenda items for the August 2, 2005, regular meetings; and Planning Commission items for August 8, 2005, and August 22, 2005, regular meetings.

PUBLIC HEARINGS**SPECIFIC PLAN NO. 03-010 (SUMMIT AT ROSENA SPECIFIC PLAN) (CONTINUED FROM 6-27-05):**

Filed by JW Mitchell Land Co., LLC to request a proposal to construct a master-planned community containing a maximum of 475 single-family residential units on approximately 37.7 acres, a four acre multi-use activity center, a 20 acre passive park, and a 12 acre elementary school site. The project site is an irregularly-shaped property consisting of nine parcels (APNs: 0239-131-44, -50, -51, and 0239-141-16, and -20 thru -24) of approximately 180 gross acres, with a frontage of approximately 1,000 feet on Summit Avenue and approximately 3,000 feet on Sierra Avenue, and and having an approximate depth of 3,500 feet north of Summit Avenue and 2,000 feet west of Sierra Avenue. **Staff requests** that the Planning Commission continue the public hearing for Specific Plan No. 03-010 (Summit at Rosena Specific Plan) to the August 8, 2005, Planning Commission meeting.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Continue the public hearing for **SPECIFIC PLAN NO. 03-010 (SUMMIT AT ROSENA SPECIFIC PLAN)** to the August 8, 2005, Planning Commission meeting. Motion carried by a vote of 5-0.

DESIGN REVIEW NO. 05-013/CONDITIONAL USE PERMIT NO. 05-007:

Filed by Lyons, Warren and Associates to request a design review for a proposed gas station located on the northeast corner of Sierra Avenue and Jurupa Avenue (APN 0194-381-05) in the Sierra Crossroads shopping center. The conditional use permit is a request for the sale of beer and wine (Type 20 ABC License) on the premises. **Staff requests** that the Planning Commission continue this item to the August 8, 2005, Planning Commission meeting.

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: Continue the public hearing for **DESIGN REVIEW NO. 05-013 AND CONDITIONAL USE PERMIT NO. 05-007**, to the August 8, 2005, Planning Commission meeting. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 16800 (CONTINUED FROM 6-13-05):** Filed by Mr. Carl Kobbins, Jr., C.T.K., Inc., to request to subdivide a parcel of land, approximately 1.5 adjusted gross acres, into nine lots for the purpose of single-family residential

development. This property is located within the unincorporated area of San Bernardino County; however, it is located within the Island Area No. 5, which is in the process of being annexed. 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 presentation by Jon S. Dille.

No written communication was received.

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

Speaking in favor was Julie Ruiz, 9219 Poplar Avenue.

No one spoke in opposition.

The public hearing was closed.

By consensus, the Planning Commission requested that staff and the applicant work with the property owners of the 4 houses to the north of the project on Poplar Avenue for construction of sidewalks along their property.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, 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. 16800**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

Commissioner Galasso removed himself due to possible conflict of interest.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-021/CONDITIONAL USE PERMIT NO. 05-011**; Filed by Young Homes, LLC to request a Design Review to construct 97 single-family homes within previously approved Tentative Tract No. 16685, and Conditional Use Permit No. 05-011 is a request to utilize a previously approved (Design Review No. 04-019) off-site model home complex for marketing. The project site is an irregularly-shaped property (Tentative Tract Map No. 16685) consisting of 97 lots totaling approximately 25.8 gross acres located on the southwest corner of Baseline Avenue and Juniper Avenue, having an approximate frontage of 980 feet on Baseline Avenue and an approximate frontage of 1,400 feet on Juniper Avenue.

Staff presentation by Amber Gregg.

No written communication was received.

Speaking for the applicant was Michael Bass, Young Homes, 10370 Trademark, Rancho Cucamonga.

No one spoke in favor or opposition.

The public hearing was closed.

By consensus, the Planning Commission requested the following changes to the Plotting Criteria:

PLAN NO.	One	Two	Three	Four	Five
PERCENTAGES	20-40% 0-20%	20-40% 10-40%	20-40% 10-40%	20-40% 10-40%	20-40% 10-40%

Additionally, the Planning Commission further directed that no more than one plan may be plotted at this 40% maximum.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, 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. 05-021 AND CONDITIONAL USE PERMIT NO. 05-011**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0-1, with Commissioner Galasso abstaining.

Commissioner Galasso returned.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17548/DESIGN REVIEW NO. 04-043**: Filed by Nardi Associates, LLP to request a subdivision of approximately 2.2 gross acres for land ownership of 24 condominiums and a Design Review request for the site and architectural review of the 24 condominiums, ranging in size of 1,387 square feet, to 1,544 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0246-031-23) of approximately 2.2 gross acres located approximately 145 feet south of the intersection of Laurel Avenue and Upland Avenue, having a frontage of approximately 155 feet on the east side of Laurel Avenue and having an approximate depth of 535 feet east of Laurel Avenue.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant were Scott Poston, Laurel Street Development, LLC, 4241 Mentone Avenue, Culver City; and, Horberto F. Nardi, Nardi Associates, 122 S. Vine, Ontario.

Speaking in favor was Nereyda L. Rodriguez, 17933 Upland Avenue.

No one spoke in opposition.

The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: Determine that this project is Categorically Exempt pursuant to Class 32 Section 3.16, of the Local CEQA Guidelines and direct staff to file the Notice of Exemption; and, approve **DESIGN REVIEW NO. 04-043 AND TENTATIVE**

TRACT NO. 17548, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS:

AMENDMENT TO PLANNING COMMISSION BY-LAWS: Filed by the City of Fontana to request an amendment to Planning Commission Rules and Regulations for the City Planning Commission (“By-Law”) in order to move the regularly scheduled meetings from the second and fourth Mondays of each month to the second and fourth Tuesday’s of each month.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Adopt the proposed Amendment, **RESOLUTION NO. PC 2005-07**, and indicate October 11, 2005, as the Planning Commission’s desired effective date. Motion carried by a vote of 5-0.

STAFF REPORT: None.

PLANNING MANAGER REPORT:

PLANNING DIVISION MONTHLY REPORTS FOR MAY 2005, JUNE 2005, AND THE QUARTERLY REPORT FOR APRIL, MAY, AND JUNE, 2005:

Staff presentation by Don Williams, AICP.

COMMISSION REMARKS:

Commissioner Meyer wished everyone a happy end of July.

Commissioner Clark thanked the residents that came out tonight, and wished everyone a good evening.

Commissioner Galasso expressed his hopes that everyone is enjoying their summer.

Commissioner Slowik congratulated the members of both the Rotary Club, and the Sons of Italy, for celebrating 100 years of service and thanked them for their unending dedication.

Commissioner Lee wished everyone a good evening.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:25 p.m., to the next regular Planning Commission meeting on August 8, 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