

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 12, 2005**

A regular meeting of the City of Fontana Planning Commission was held on Monday, September 12, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:05 p.m. Following the Pledge of Allegiance, Commissioner Meyer gave the invocation.

ROLL CALL:

Present: Chairperson Lee, Commissioners Clark (arrived at 6:15 p.m.), Galasso, Meyer, and Slowik.

Absent: None.

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

MINUTES:

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: Approve the August 22, 2005, regular Planning Commission meeting as presented. Motion was carried by a vote of 3-0-1, with Commissioner Galasso abstaining.

PUBLIC FORUM:

Tony Orlich, Randall Avenue, spoke regarding following the money.

CONSENT CALENDAR: None.

AGENDA INFORMATION:

The Planning Commission reviewed the update of future City Council agenda items for the September 20, 2005, regular meeting; and Planning Commission items for the September 26, 2005, and, October 11, 2005, regular meetings.

Commissioner Clark arrived at 6:15 p.m.

PUBLIC HEARINGS

The public hearings were opened regarding **TENTATIVE PARCEL MAP NO. 17131:** Filed by Western States Development to request to subdivide one parcel into two parcels. The project site is an irregularly-shaped property consisting of one parcel (APN: 0233-131-40) totaling approximately 3.7 gross acres located north of Fontana Avenue on the west side of Citrus Avenue and having an approximate frontage of 200 feet on Citrus Avenue and an approximate depth of 620 feet.

and,

TENTATIVE TRACT MAP NO. 17410: Filed by Western States Development to request to subdivide approximately 2.4 gross acres of land into nine parcels for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel totaling approximately 2.4 gross acres located at the existing eastern terminus of Hibiscus Street, between Catawba Avenue and Citrus Avenue and having a frontage of approximately 200 feet north and south of the terminus.

Staff presentation by Don Williams, AICP.

No written communication was received.

Speaking for the applicant was Katherine Hall, and Jack Hall, Western States, P. O. Box 1326, Alta Loma.

No one spoke in favor or opposition.

The public hearing was closed.

The Planning Commission requested that staff work with the applicant to see that the appropriate engineering fees are applied to both the Tentative Parcel Map No. 17131 and the Tentative Tract Map No. 17410.

By consensus, the Planning Commission requested the following modification to Tentative Parcel Map No. 17131's Conditions of Approval:

5. The applicant shall submit plans to legalize the existing commercial business, **prior to map recordation.**

And, the following modifications to Tentative Tract Map No. 17410's, Conditions of Approval:

Addition of:

- **All required undergrounding of overhead utilities shall be completed.**

Deletion of:

~~68. **Access.** The development and each phase thereof shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1 (F-41)~~

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: (1) Determine that the project is Categorically Exempt pursuant to Section 3.16, Class 15 of the Local Guidelines for implementing CEQA and direct staff to file a Notice of Exemption; and, (2) approve **TENTATIVE PARCEL MAP NO. 17131**, subject to the attached Findings and Conditions of Approval, as modified above. Motion carried by a vote of 5-0.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: (1) Determine that the project is Categorically Exempt pursuant to Section 3.16, Class 32 of the Local Guidelines for implementing CEQA and direct staff to file a Notice of Exemption; and, (2) approve **TENTATIVE TRACT MAP NO. 17410**, subject to the attached findings and Conditions of Approval, as modified above. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17377**: Filed by Grand Pacific Communities to request to subdivide approximately 15.07 net acres of land into 75 single-family residential lots. The project site is a triangularly-shaped property consisting of six lots totaling approximately 15.07 net acres located on the southwest corner of Miller Avenue and Beech Avenue, having an approximate frontage of 335 ft. on Miller Avenue and an approximate frontage of 1,550 feet on Beech Avenue (APN's 1110-161-01, -15, -16, -18, 1110-111-05, and -04).

Staff presentation by Amber Gregg.
 No written communication was received.
 Speaking for the applicant was Richard Chou, Grand Pacific Communities Corp., 100 No. Barranca Avenue, Suite 950, West Covina.
 No one spoke in favor or opposition.
 The public hearing was closed.

By consensus, the Planning Commission made the following modifications to the Conditions of Approval:

Deletion of Condition No. 64, as follows:

~~64. Convert lots 18, 19, and 20 into a lettered lot for a long term detention basin.~~

Addition of Condition No. 67A, as follows:

67A. In the event that the detention basin, Lot C, is eventually retired, the City shall evaluate the use of the property as an auxiliary facility to the regional trail facilities. This condition shall be placed as a note on the Final Map.

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: (1) Adopt the Mitigated 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. 17377,** subject to the attached Findings and Conditions of Approval, as modified above. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 15697/DESIGN REVIEW NO. 04-024:** Filed by East Fortune Group to request to subdivide approximately 2.8 acres into 15 single-family residential lots, and a Design Review request to construct 15 single-family homes. The project site is an rectangularly-shaped property consisting of three parcels (APNs: 0241-172-01, -02, -03) of approximately 2.8 gross acres, with a frontage of approximately 520 feet on the south side of Elaine Avenue and a frontage of approximately 320 feet on the east side of Palmetto Avenue, and having an approximate depth of 320 feet south of Elaine Avenue and 520 feet east of Palmetto Avenue.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant was Thomas Lee, East Fortune Groups, Inc., 506 N. Garfield Avenue, #210, Alhambra.

No one spoke in favor or opposition.

The public hearing was closed.

By consensus, the Planning Commission requested that staff check the dimensions of the front lighting fixtures so that they are consistent with the dimensions of the houses.

Also, the Planning Commission requested that floor plan proposed for Lot 12 be changed to a floor plan better suited to the dimensions of the lot.

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: (1) 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 **TENTATIVE TRACT MAP NO. 15697, AND DESIGN REVIEW NO. 04-024,** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearings were opened regarding **DESIGN REVIEW NO. 05-010:** Filed by Centex Homes to request construction of 239 single-family homes, including a model home complex ranging from 2,420 square feet to 4,063 square feet. The project is located on two sites: Project Site No. 1 is an irregularly-shaped property composed of Tentative Tract Map No. 16290-1 and Tentative Tract Map No. 16325 (approximately 196 bts) located at the existing intersection of Duncan Canyon and Coyote Canyon Road and having a frontage of approximately 2,200 feet along the proposed westerly extension of Coyote Canyon, and having a varying depth of 100 feet to 1,100 feet south of the proposed extension of Coyote Canyon Road. Project Site No. 2 is a rectangularly-shaped property composed of Tentative Tract No. 16290-2 (43 lots) and is located approximately 2,500 feet west of the existing intersection of Duncan Canyon and Coyote Canyon Road and having a frontage of approximately 630 feet on the north side of proposed westerly extension of Coyote Canyon Road and having an approximate depth of 770 feet north of extension of Coyote Canyon Road.

and,

DESIGN REVIEW NO. 05-017: Filed by Centex Homes to request construction of 111 single-family homes, including a model home complex. The project is located on an irregularly-shaped property composed of Tentative Tract Map No. 16290 (111 lots) located 2,500 feet west of the existing intersection of Coyote Canyon Road and Roadrunner Road and having a frontage of approximately 900 feet along the proposed westerly extension of Coyote Canyon, and having a varying depth of 700 feet to 1,100 feet north of the proposed extension of Coyote Canyon Road.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant was Debra Meier, Centex Homes, 1265 Corona Pointe Court, Corona; and, David W. Kent, KTG Architects, 17992 Mitchell, Irvine.

No one spoke in favor.

Speaking in opposition were Gary Simpson, 4717 Roadrunner Road; Bruce Nave, 15292 Coyote Canyon Road; Tony Orlich, Randall Avenue; and, Jeff Crawford.

The public hearing was closed.

By consensus, the Planning Commission requested staff work with the applicant regarding consistency with the specific plan, and also the horse trail possibilities.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Continue **DESIGN REVIEW NO. 05-010**, and, **DESIGN REVIEW NO. 05-017**, to the next regular Planning Commission meeting on September 26, 2005. Motion carried by a vote of 5-0.

The Planning Commission took a break from 8:55 p.m. to 9:07 p.m.

The public hearing was opened regarding **DESIGN REVIEW NO. 03-027R1**: Filed by Shea Homes to request a revision to Design Review No. 03-027 amending Phase III (Tract No. 16184) of the Hunter's Ridge residential development to allow for a gated entry and private street. The project site begins at a point approximately 3,000 feet south of the northerly terminus of Foxborough Drive (gate structure) and extends north along the cross-section of Foxborough Drive to its terminus approximately 3,000 feet to the north.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant was Robert Ryan, Shea Homes, 1250 Corona Pointe Court, Suite 600, Corona.

No one spoke in favor.

Speaking in opposition was Gary Simpson, 4717 Roadrunner Road.

The public hearing was closed.

By consensus, the Planning Commission requested that staff check on Condition No. 11 regarding red curbing on the bulb of the turn-a-round, and also, regarding horse trail access.

Motion made by Commissioner Clark, seconded by Commissioner Galasso, to: (1) Determine that this project is Categorically Exempt pursuant to Section 5.10, of the Local CEQA Guidelines and direct staff to file the Notice of Exemption; and, approve **DESIGN REVIEW NO. 03-027R1**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17523**: Filed by Spectra Homes, LLC to request subdividing a parcel of land, approximately .9 adjusted gross acres, into five 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: 0249-201-16) of approximately .9 adjusted gross acres and is located on the northeast corner of the intersection of Pine Avenue and Buckeye Drive and having a frontage of approximately 290 feet on Pine Avenue and a frontage of approximately 135 feet on Buckeye Drive.

Staff presentation by Paul Gonzales.

No written communication was received.

Speaking for the applicant was Troy Roberts, 521 ½ S. Myrtle Avenue, Monrovia.

Speaking in favor were Lawrence and Betty Olson, 18006 Pine Avenue.

No one spoke opposition.

The public hearing was closed.

By consensus, the Planning Commission made the following modifications to the Conditions of Approval:

3. This project shall comply with all applicable provisions, regulations and development standards of the ~~Specific Plan/Community Plan,~~ and the City of Fontana Zoning and Development Code and any Mitigation Monitoring Program.
17. Driveway for lot 1 shall be located as far ~~westerly~~ **easterly** to improve stopping sight distance at the intersection of Pine Avenue and Buckeye Drive.
- ~~65. Prior to map recordation the applicant shall pay a security deposit in the amount of for a split faced perimeter wall.~~

Motion made by Commissioner Slowik, seconded by Commissioner Clark, to: (1) 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. 17523**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS:

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to: continue the Planning Commission meeting past 10:00 p.m. Motion carried by a vote of 5-0.

AD-HOC APPOINTMENT OF TWO PLANNING COMMISSIONERS TO SPECIFIC PLAN AD-HOC COMMITTEE FOR THE NORTH FONTANA SPECIFIC PLAN:

Staff presentation by Don Williams, AICP.

By consensus, the Planning Commission appointed Commissioners Lee and Meyer to the Specific Plan Ad-Hoc Committee for the North Fontana Specific Plan.

REQUEST TO SCHEDULE A WORKSHOP FOR THE VALLEY TRAILS SPECIFIC PLAN:

Staff presentation by Don Williams, AICP.

By Consensus, the Planning Commission tentatively scheduled the workshop for the Valley Trail Specific Plan for 5:00 p.m. on October 25, 2005.

STAFF REPORT: None.

PLANNING MANAGER REPORT:

Planning Manager Williams informed the Planning Commission that there are only 6 more Planning Commission meetings till the end of the year and that the agendas will more than likely be heavier through the end of the year.

COMMISSION REMARKS:

Commissioner Meyer congratulated all who planned and coordinated this year's Race Fest, which was a great success. He wished everyone a good evening.

Commissioner Slowik thanked the Knights of Columbus for a letter of thanks for the recent approval of the CUP, and thanked them for continued support and wished them well. He thanked staff for the installation of the stop signs at the corner of Merrill Avenue and Tamarind Avenue. He stated that if residents receive a door bag with a "water test data form", that they should beware of solicitation. He congratulated Stater Brothers for the upcoming opening of another store on Sierra Avenue. He informed residents of where donations could be made for Hurricane Katrina relief.

Commissioner Clark wished everyone a wonderful evening.

Commissioner Lee thanked the community for all of the response to the needs here and with Hurricane Katrina.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 10:24 p.m., to the next regular Planning Commission meeting on September 26, 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