

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
SEPTEMBER 26, 2005**

A regular meeting of the City of Fontana Planning Commission was held on Monday, September 26, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:02 p.m. Following the Pledge of Allegiance, Commissioner Meyer gave the invocation.

**ROLL CALL:**

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

Absent: Commissioner Clark.

Also Present: Planning Manager Don Williams, AICP; Senior Planners Orlando Hernandez, and, Kevin Ryan; Associate Planner DiTanyon Johnson; Assistant Planners Jon S. Dille, and, Paul Gonzales; Project Specialist Elisa Grey; City Attorney Jeffrey Ballinger; and Commission Secretary Orvene Steenbock.

**MINUTES:**

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: Approve the September 12, 2005, regular Planning Commission meeting as presented. Motion was carried by a vote of 4-0.

**PUBLIC FORUM:**

Tony Orlich, Randall Avenue, spoke regarding the news media and greed.

**CONSENT CALENDAR:** None.

**AGENDA INFORMATION:**

The Planning Commission reviewed the update of future City Council agenda items for the October 4, 2005, and, October 18, 2005, regular meetings; and Planning Commission items for the October 11, 2005, and, October 25, 2005, regular meetings.

**PUBLIC HEARINGS**

The public hearing was opened regarding **DESIGN REVIEW NO. 05-010 AND DESIGN REVIEW NO. 05-017 (CONTINUED FROM 9-12-05)**: Filed by Centex Homes to request construction of a total of 350 single-family homes, including two model home complexes ranging from 2,420 square feet to 4,304 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 lots) 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 Map 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. **Staff requests** that the Planning Commission continue the public hearing for Design Review No. 05-010 and Design Review No. 05-017 to the October 11, 2005, Planning Commission meeting.

Staff presentation by DiTanyon Johnson.

Written communication was received from Bruce Nave, 15292 Coyote Canyon Road.

Speaking in favor of the continuance was Gary Simpson, 4717 Roadrunner Road.

No one spoke in opposition.

The public hearing was closed.

Motion made by Commissioner Galasso, seconded by Commissioner Meyer, to: Continue the public hearing for **DESIGN REVIEW NO. 05-010 AND DESIGN REVIEW NO. 05-017**, to the October 11, 2005, Planning Commission meeting. Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17054/DESIGN REVIEW NO. 04-030/CONDITIONAL USE PERMIT NO. 05-029**: Filed by Mr. Jimmy Lee to request construction of a new six unit condominium complex consisting of one two-story building with proposed recreational amenities to include a tot-lot, a barbeque area and a large lawn area. The project site is an irregularly-shaped property consisting of one parcel (APN: 0193-022-13) of approximately 0.5 adjusted gross acres and is located on the southwest corner of the intersection of Merrill Avenue and Fontana Avenue, and having a frontage of approximately 155 feet on Fontana Avenue.

Staff presentation by Jon S. Dille.

No written communication was received.  
 Speaking for the applicant was Jimmy Lee, Office for Flying Architects, 15694 Willow Glen Drive, Chino Hills.  
 No one spoke in favor or opposition.  
 The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: 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, approve **TENTATIVE TRACT MAP NO. 17054, DESIGN REVIEW NO. 04-030, AND CONDITIONAL USE PERMIT No. 05-029.** Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE PARCEL MAP NO. 17122:** Filed by Mr. Suresh Doddiah to request to subdivide a parcel of land, approximately 0.4 adjusted gross acres, into three lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0190-131-33) of approximately 0.4 adjusted gross acres and is located approximately 260 feet west of the southwest corner of the intersection of Miller Avenue and Sierra Avenue, and having a frontage of approximately 139 feet on the south side of Miller Avenue.

Staff presentation by Jon S. Dille.  
 No written communication was received.  
 No one spoke for the applicant.  
 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 modification to Condition No. 23, of the Conditions of Approval:

23. The owner/developer shall submit to the State Water Resources Control Board a Notice of Intent (NOI) to comply with the terms of the General Construction Activity Storm Water Permit to discharge storm water associated with construction activity which includes clearing, grading or excavation that result in the disturbance of at least one acre of total land area. ~~Construction activity on sites of less than one acre requires a permit if the construction is part of a larger common plan of development or sale.~~ The owner/developer shall submit to the city a copy of the State's Approved General Permit issued for this project.

Motion made by Commissioner Slowik, seconded by Commissioner Meyer, to: Determine that 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, approve **TENTATIVE TRACT MAP NO. 17122**, with above listed modification. Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-033**: Filed by Lennar Homes to request site and architectural approval of 125 single-family residential lots. The project site is an irregularly-shaped property consisting of two parcels (APNS: 0226-092-62, and -64) totaling approximately 20.4 net acres located on the east side of Lytle Creek Road, and south of the proposed east-west extension of Casa Grande Avenue and having an approximate frontage of 1,280 feet on Lytle Creek Road and an approximate frontage of 1,640 feet on the proposed extension of Casa Grande Avenue, and an approximate frontage of 1,735 feet on the Southern California Edison easement on the southeast property line of the project.

Staff presentation by Orlando Hernandez.

No written communication was received.

Speaking for the applicant was Ryan Combe, Lennar Homes, 291 N. Main Street, Suite 301, Corona.

No one spoke in favor.

Speaking in opposition was Tony Orlich, Randall Avenue.

The public hearing was closed.

By consensus, the Planning Commission requested that the applicant work with staff regarding the size of the front exterior lighting.

The Planning Commission also requested the following modification to the Plotting Criteria:

PLAN NO.	One	Two	Three	Four	Five
<b>PERCENTAGES</b>	10-20%	15-30%	20- <del>35</del> 40%	25- <del>35</del> 40%	0-15%

Motion made by Commissioner Galasso, seconded by Commissioner Meyer, to: (1) Direct staff to file a Notice of Determination, (2) approve **DESIGN REVIEW NO. 05-033**, subject to the attached Findings and Conditions of Approval, with above modifications. Motion carried by a vote of 4-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 05-028**: Filed by K & A Ventures, LLC., to request a new Alcohol Beverage Control (ABC) license, Type 41 (On-Sale Beer and Wine for a Bona Fide Public Eating Place). The project site is a rectangularly-shaped property consisting of one parcel located at 15218 Summit Avenue, northwest of Summit Avenue and Beech Avenue in the Falcon Ridge Shopping Center.

Staff presentation by Paul Gonzales.

No written communication was received.

Speaking for the applicant was Ron Alfonso, Moes Southwest Grill, 15218 Summit Avenue, Suite 500.

No one spoke in favor or opposition.

The public hearing was closed.

By consensus, the Planning Commission requested the following modification to Condition No. 12 of the Conditions of Approval:

12. Hours of operation shall be permitted Monday through Saturday between the hours of 11 a.m. and 9 p.m., and Sunday between 11 a.m. and 6 9 p.m.

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: Determine that the project is categorically exempt pursuant to Section 3.16, Class 1 of the Local Guidelines for Implementing CEQA and direct staff to file a Notice of Exemption; and, approve **CONDITIONAL USE PERMIT NO. 05-028**, subject to the attached Findings and Conditions of Approval, with the above modification. Motion carried by a vote of 4-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17460**: Filed by Richard Massaro to request a tentative tract map to subdivide an approximately two (2) gross acre property into ten (10) lots for the purpose of developing nine single-family residential dwelling units and one detention basin. The project site is an irregularly-shaped property consisting of two parcels (APNS: 0240-052-28, and -29) of approximately 2.0 gross acres located on the west side of Cypress Avenue approximately 980 feet north of Baseline Avenue and having an approximate frontage of 110 feet on Cypress Avenue and approximate depth of 914 feet west of Cypress and further described as being bounded on the north by the proposed east-west extension of "B" Avenue.

Staff presentation by Paul Gonzales.

No written communication was received.

Speaking for the applicant was Mark Dowling, De Oro Properties, 1757 S. Euclid, Ontario.

Speaking in favor was Saralee Schultz, 7123 Cypress Avenue.

No one spoke in opposition.

The public hearing was closed.

By consensus, the Planning Commission requested the deletion of Conditions No. 6 of the Conditions of Approval, as follows:

- ~~6. No solid masonry wall shall be higher than nine (9) feet from top of ground when used in combination with a retaining wall.~~

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: Adopt the Negative Declaration and direct staff to file a Notice of Determination; and, approve **TENTATIVE TRACT MAP NO. 17460**, subject to the attached Findings and Conditions of Approval, with the above listed modification. Motion carried by a vote of 4-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 05-035/DESIGN REVIEW SIGN NO. 05-078**: Filed by the City of Fontana to request a Conditional Use Permit for the design and construction of a 65-foot high freeway sign containing an electronic message board and individual auto dealer logos. The proposed message board is located on the west side of Cypress Avenue approximately 425 feet north of the intersection of South Highland Avenue and Cypress Avenue (APN 0240-041-42).

Staff presentation by Elisa Grey and Kevin Ryan.

Two written communications were received from Larry R. Quiel, Quiel Bros. Electric Sign Service Co., Inc., 272 S. "I" Street, San Bernardino.

No one spoke in favor.

Speaking in opposition were Scott Herndon, Quiel Bros. Signs, 272 S. "I" Street, San Bernardino; Claude Ellema, National Sign & Marketing, 4881 Murrieta Street, Chino; and, Dana Winant, Quiel Signs, 272 S. "I" Street, San Bernardino.

The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: Adopt the Negative Declaration of Environmental Impact and the State of California Department of Fish and Game De Minimis Impact Finding prepared for Conditional Use Permit No. 05-035, and Design Review Sign No. 05-078, and direct staff to file a Notice of Determination; and, approve **CONDITIONAL USE PERMIT NO. 05-035, AND DESIGN REVIEW SIGN NO. 05-078**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

**OTHER COMMISSION BUSINESS:** None.

**STAFF REPORT:** None.

**PLANNING MANAGER REPORT:**

**PLANNING DIVISION MONTHLY REPORT FOR AUGUST 2005:**

Staff presentation by Don Williams, AICP.

**REVISED PLANNING COMMISSION CALENDAR FOR 2005:**

Staff presentation by Don Williams, AICP.

**COMMISSION REMARKS:**

Commissioner Galasso congratulated Don Williams on his promotion to Director of Community Development. He reminded everyone that the Fontana Chamber of Commerce would be hosting the upcoming Women's Expo at Etiwanda Gardens.

Commissioner Meyer congratulated Don Williams. He reminded the residents that the next round of community meetings would be starting soon and encouraged them to attend. He wished everyone a good night.

Commissioner Slowik congratulated Stater Brothers for the grand opening of a fifth store in the City of Fontana. He stated that the grand opening had a great attendance. He reminded everyone of the "Perspective Art Showcase" to be held in the City Hall Chamber Lobby on Tuesday, October 4, 2005, at 5:00 p.m. He invited everyone to attend the 1<sup>st</sup> Annual Citizen of the Year Award Ceremony, at Sierra Lakes, sponsored by the Fontana Rotary Club. He congratulated Don Williams.

Commissioner Lee congratulated Don Williams, and thanked him for all that he does to help make the Planning Commission's job doable.

**PUBLIC FORUM CONTINUED:** None.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting was adjourned at 7:51 p.m., to a workshop on October 11, 2005, at 5:00 p.m. in the Executive Conference Room regarding the Providence Point Specific Plan, and then to the next regular Planning Commission meeting on October 11, 2005, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.

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Orvene Steenbock  
Planning Commission Recording Secretary

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Carole Lee  
Chairperson