

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 11, 2005**

The Planning Commission and staff met for a workshop at 5:00 p.m. on Tuesday, October 11, 2005, in the City Hall Executive Conference Room, 8353 Sierra Avenue, Fontana, California prior to the regular Planning Commission meeting to discuss the Providence Point Specific Plan. Chairperson Lee called the workshop to order at 5:14 p.m., with Commissioners Clark, Galasso, and Meyer (arrived at 5:42 p.m.) present.

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, October 11, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:03 p.m. Following the Pledge of Allegiance, Commissioner Clark gave the invocation.

ROLL CALL:

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

Absent: Commissioner Slowik.

Also Present: Deputy City Manager Debbie Brazill; Director of Community Development, Don Williams, AICP; Senior Planner Orlando Hernandez; Associate Planner DiTanyon Johnson; Assistant Planners Jon S. Dille, and, Paul Gonzales; City Attorney Jeffrey Ballinger; City Clerk Bea Watson; and Commission Secretary Orvene Steenbock.

MINUTES:

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: Approve the September 26, 2005, regular Planning Commission meeting as presented. Motion was carried by a vote of 3-0-1, with Commissioner Clark abstaining.

PUBLIC FORUM:

Tony Orlich, Randall Avenue, spoke regarding media.

CONSENT CALENDAR: None.

AGENDA INFORMATION:

The Planning Commission reviewed the update of future City Council agenda items for the October 18, 2005, regular meeting; and Planning Commission items for the October 25, 2005, and November 8, 2005, regular meetings.

PUBLIC HEARINGS

DESIGN REVIEW NO. 05-010 AND DESIGN REVIEW NO. 05-017 (CONTINUED FROM 9-26-05):

Filed by Centex Homes to request a Design Review to construct a total of 350 single-family homes, including two model home complexes ranging from 2,420 square feet to 4,304 square feet. Design Review No. 05-010 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 Road, 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 16290-2 (43 lots) and is located approximately 630 feet on the north side of the proposed westerly extension of Coyote Canyon Road, and having an approximate depth of 770 feet north of the extension of Coyote Canyon Road. Design Review No. 05-017 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 Road, and having a varying depth of 700 feet to 1,100 feet north of the proposed extension of Coyote Canyon Road. **Staff requests** that the Planning Commission continue Design Review No. 05-010 and Design Review No. 05-017, to the October 25, 2005, Planning Commission meeting.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking in favor was Gary Simpson, 4717 Roadrunner Road.

No one spoke in opposition.

The public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to: Continue the public hearing for **DESIGN REVIEW NO. 05-010 AND DESIGN REVIEW NO. 05-017** to the October 25, 2005, Planning Commission meeting. Motion carried by a vote of 4-0.

The public hearing was opened regarding **SPECIFIC PLAN NO. 03-010 (SUMMIT AT ROSENA SPECIFIC PLAN) (CONTINUED FROM 7-25-05):** Filed by JW Mitchell Land Co., LLC, to request a proposal to construct a

master-planned community of 475 single-family dwelling units on approximately 91.2 acres, 425 multi-family residential units on approximately 37.7 acres, an eight 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 through -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, with a depth of approximately 3,500 feet north of Summit Avenue and approximately 2,000 feet west of Sierra Avenue.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant was Lloyd Zola, 3600 Lime Street, 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 Galasso, seconded by Commissioner Lee, to: Adopt **RESOLUTION PC NO. 2005-09**, recommending that the City Council: 1) adopt a Statement of Override Consideration relating to the unmitigatable impact to local air quality, 2) Certify the Final Environmental Impact Report, 3) adopt an ordinance approving the **SUMMIT AT ROSENA SPECIFIC PLAN (SPECIFIC PLAN No. 03-010)**; and 4) continue the **DEVELOPMENT AGREEMENT** to the October 25, 2005, Planning Commission meeting. Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-047**: Filed by the City of Fontana to request construction of a new two-story 27,052 square foot City Hall building expansion and a four-story parking structure. The project site is a rectangularly-shaped property consisting of two parcels (APNs: 0192-031-23, and -24) totaling approximately 4.7 gross acres located on the east side of Sierra Avenue between Upland Avenue and Seville Avenue, and having an approximate frontage of 520 feet on Sierra Avenue.

Staff presentation by Orlando Hernandez, and Debbie Brazill.

No written communication was received.

No one spoke in favor.

Speaking in opposition was Tony Orlich, Randall Avenue.

The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: 1) 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, 2) approve **DESIGN REVIEW NO. 05-047**, 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. 17388/DESIGN REVIEW NO. 05-018**: Filed by Mr. Joseph Bashoura to request a subdivision of two lots of approximately 4.1 adjusted gross acres into 18 lots ranging in size from 6,001 square feet to 11,016 square feet, for the purpose of single-family residential development, and design review for the construction of the 18 houses ranging in size from 2,439 square feet to 2,698 square feet. The project site is a rectangularly-shaped property consisting of two parcels (APNs: 0240-012-10, and -11) of approximately 4.1 adjusted gross acres and is located on the northwest corner of the intersection of Walnut Street and Oleander Avenue, and having a frontage of approximately 670 feet on the north side of Walnut Street and a frontage of approximate 280 feet on the west side of Oleander Avenue.

Staff presentation by Jon S. Dille.

No written communication was received.

Speaking for the applicant was Joseph Bashoura, ELBA, Inc., 910 N. Amelia, San Dimas.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Lee, 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, approve **TENTATIVE TRACT MAP NO. 17388, AND DESIGN REVIEW NO. 05-018**. Motion carried by a vote of 4-0.

The public hearing was opened regarding **COMMUNITY PLAN AMENDMENT NO. 05-001**: Filed by Centerstone Community, Inc., to request amending the Centerstone Community Plan map and text to include Tentative Tract Map No. 16839 and Tentative Tract Map No. 16503 into the Centerstone Community Plan. The project site is a rectangularly-shaped property consisting of 149 lots totaling approximately 39.5 gross acres located on the northwest corner of Baseline Avenue and Hemlock Avenue, having an approximate frontage of 1,320 feet on Baseline Avenue and an approximate frontage of 630 feet on Hemlock Avenue and approximately 650 feet on the proposed future extension of San Sevaine Avenue. (APNs: 0228-101-09, thru -11, -13, -14).

Staff presentation by DiTanyon Johnson.
No written communication was received.
Speaking for the applicant was Hal Woods, Center Communities, 3500 W. Lake Center Drive, #B, Santa Ana.
No one spoke in favor or opposition.
The public hearing was closed.

Motion made by Commissioner Galasso, seconded by Commissioner Clark, to: 1) Find that a Negative Declaration (ND) was previously prepared and approved for each of the two tracts associated with this project. The NDs analyzed and discussed all potential environmental impacts. None of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent EIR or ND have occurred. (Section 15164 of the State CEQA Guidelines.) Additionally, this action does not include any additional impacts beyond those impacts already disclosed in the previous NDs and no further environmental review is required, and direct staff to file the Notice of Determination; and, approve **COMMUNITY PLAN AMENDMENT NO. 05-001**. Motion carried by a vote of 4-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 96-012R2**: Filed by Charles Rehmati to request an Alcohol Beverage Control (ABC) license upgrade from a Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General). The project site is a rectangularly-shaped property consisting of one parcel located at 16331 Merrill Avenue, approximately 150 feet southeast of Merrill Avenue and Oleander Avenue, and having an approximate frontage of 50 feet on Merrill Avenue and approximate depth of 150 feet.

Staff presentation by Paul Gonzales.
No written communication was received.
Speaking for the applicant was Charles Rehmati, 16331 Merrill Avenue.
No one spoke in favor or opposition.
The public hearing was closed.

By consensus, the Planning Commission requested staff check the Development Code regarding awnings; check to make sure property is paved on the east side of the building to the property line; and made the following addition to the Conditions of Approval:

- 23. The applicant shall remove the existing non-conforming cabinet sign within 45 days of the approval of Conditional Use Permit NO. 96-12R2.**

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: 1) 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 the upgrade to **CONDITIONAL USE PERMIT NO. 96-012R2**, subject to the attached Findings and Conditions of Approval, with the above listed addition. Motion carried by a vote of 4-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 05-030/VARIANCE NO. 05-010 AND VARIANCE NO. 05-012**: Filed by C & C Signs to request a Conditional Use Permit to increase a new wall sign to a height of six and one-half feet. Variance No. 05-010 is a request to exceed the maximum sign area for a wall sign permitted by the Municipal Code. The Code permits 100 square feet and C & C Signs is proposing approximately 140 square feet of sign area. Additionally, a second variance (Variance No. 05-012) is requested by the applicant for four (4) new secondary picture signs resulting in an additional 96 square feet. The project is an irregularly-shaped property consisting of one parcel located at 16055 Foothill Boulevard on the southeast corner of Foothill Boulevard and Tokay Avenue with an approximate frontage of 340 feet and approximate depth of 590 feet.

Staff presentation by Paul Gonzales.

No written communication was received.

Speaking for the applicant was Chris Canzone, C & C Signs, 11622 Anabel Avenue, Garden Grove.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Lee, to: Determine that the project is categorically exempt pursuant to Section 3.16, Class 11 of the Local CEQA Guidelines and direct staff to file a Notice of Exemption. Motion carried by a vote of 4-0.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Approve **CONDITIONAL USE PERMIT NO. 05-030**, subject to the attached Findings. Motion carried by a vote of 4-0.

Motion made by Commissioner Meyer, seconded by Commissioner Lee, to: Approve **VARIANCE NO. 05-010**, subject to the attached Findings. Motion carried by a vote of 4-0.

Motion made by Commissioner Meyer, seconded by Commissioner Lee, to: Deny **VARIANCE NO. 05-012**, for four (4) secondary signs and 96 additional square feet subject to the attached Findings. Motion carried by a vote of 3-1, with Commissioner Clark voting against.

OTHER COMMISSION BUSINESS: None.

STAFF REPORT: None.

DIRECTOR REPORT:

Director Williams reminded the Commission that there would be a workshop on Tuesday, October 25, 2005, at 5:00 p.m. to discuss the Valley Trails Specific Plan.

PUBLIC FORUM CONTINUED:

Bruce Nave, 15292 Coyote Canyon Road, spoke in opposition to the Coyote Canyon project.

COMMISSION REMARKS:

Commissioner Meyer wished everyone a good evening.

Commissioner Clark wished everyone a good evening

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 8:06 p.m., to a workshop on October 25, 2005, at 5:00 p.m. in the Executive Conference Room, 8353 Sierra Avenue, Fontana, California, regarding the Valley Trails Specific Plan, and then to the next regular Planning Commission meeting on October 25, 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