

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

The Planning Commission and staff met for a workshop at 5:00 p.m. on Tuesday, October 25, 2005, in the City Hall Executive Conference Room, 8353 Sierra Avenue, Fontana, California prior to the regular Planning Commission meeting to discuss the Valley Trails Specific Plan. Chairperson Lee called the workshop to order at 5:01 p.m., with Commissioners Clark, Galasso, Meyer, and Slowik (arrived at 5:04 p.m.) present.

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, October 25, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:12 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: Director of Community Development Don Williams, AICP; Principal Planner Craig Bruorton, AICP; Associate Planner Shannon J. Casey, AICP; Assistant Planners Jon S. Dille, Sean Flanagan, Amber Gregg, and Paul Gonzales; City Attorney Jeffrey Ballinger; City Clerk Assistant Martha Steenbock, and Commission Secretary Orvene Steenbock.

MINUTES:

Motion made by Commissioner Clark, seconded by Commissioner Galasso, to: Approve the minutes of the October 11, 2005, regular Planning Commission meeting as presented. Motion was carried by a vote of 4-0-1, with Commissioner Slowik abstaining.

PUBLIC FORUM:

Tony Orlich, Randall Avenue, spoke regarding corporate control.

CONSENT CALENDAR:

CONDITIONAL USE PERMIT NO. 99-28R1: A person-to-person transfer of an Alcohol Beverage Control (ABC), Type 20 (Off-Sale Beer and Wine) License with a previously approve conditional use permit for Quick Food Market, located at 17294 Valley Boulevard.

Staff presentation by Jon S. Dille.

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: Accept and file 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 November 1, 2005, and November 15, 2005, regular meetings; and Planning Commission items for the November 8, 2005, and November 22, 2005, regular meetings.

PUBLIC HEARINGS

The public hearing was opened regarding **DEVELOPMENT AGREEMENT FOR THE SUMMIT AT ROSENA SPECIFIC PLAN (CONTINUED FROM 10-11-05):** Filed by JW Mitchell Land Co., LLC to request a Development Agreement between the City of Fontana and the JW Mitchell Land Company, LLC for the Summit and Rosena Specific Plan. 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 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 Don Williams, AICP.

No written communication was received.

Speaking for the applicant was Donovan Collier, 550 E. Hospitality Lane.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Galasso, seconded by Commissioner Meyer, to: Adopt **RESOLUTION NO. PC 2005-10,** recommending the City Council adopt an ordinance approving the **SUMMIT AT ROSENA DEVELOPMENT AGREEMENT.** Motion carried by a vote of 4-0-1, with Commission Slowik abstaining.

The public hearing was opened regarding **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 presentation by Don Williams, AICP.

No written communication was received.

Speaking for the applicant was Debra Meier, Centex Homes, 1265 Corona Pointe Ct. Corona.

No one spoke in favor.

Speaking in opposition were Gary Simpson, 4717 Roadrunner Road; and, Bruce Nave, 15292 Coyote Canyon Road.

The public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Continue **DESIGN REVIEW NO. 05-010 AND DESIGN REVIEW NO. 05-017**, to the next regular Planning Commission meeting on November 8, 2005, Planning Commission meeting. 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. 05-043/CONDITIONAL USE PERMIT NO. 05-032**: Filed by Young Homes, LLC to request construction of 74 single-family homes within previously approve Tentative Tract Map No. 16723, and Conditional Use Permit No. 05-032 is a request to utilize a previously approve off-site model home complex for marketing purposes. The project site is a rectangularly-shaped property

consisting of 74 single-family parcels (APNs 0241-061-05, -06, -22, and -23) of approximately 20 gross acres and is located on the northeast corner of Walnut Avenue and Cypress Avenue and having a frontage of approximately 1,350 feet on Walnut Avenue and a frontage of approximately 660 feet on Cypress 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 made the following changes to the staff report:

Plotting Criteria:

PLAN NO.	322	406	408	501	505
PERCENTAGES*	10 0-40%	10 15-40%	10-40%	10-40%	10-40%

*No more than one plan may be plotted at this 40% maximum, and all plans must be present at no less than the 40% minimum identified.

Motion made by Commissioner Meyer, 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; 2) approve **DESIGN REVIEW NO. 05-043 AND CONDITIONAL USE PERMIT NO. 05-032.** Motion carried by a vote of 4-0-1, with Commissioner Galasso abstaining.

Commissioner Galasso returned.

The public hearings were opened regarding:

CONDITIONAL USE PERMIT NO. 97-01R1: Filed by the City of Fontana to request a revocation of Conditional Use Permit No. 97-01R1 for an Alcohol Beverage Control Type 48 License (On Sale General for Public Premises, which authorizes the sale of beer, wine and distilled spirits for consumption on the licensed premises). The project site is a rectangularly-shaped property consisting of one parcel located at 16823 Arrow Boulevard, on the south side of Arrow Boulevard approximately 125 feet west of Nuevo Avenue and having

an approximate frontage of 40 feet on Arrow Boulevard and an approximate depth of 119 feet.

Written communication in favor received from Madeline Chero, United Steelworkers of America, 16855 Arrow Boulevard.

Speaking in opposition was Armando H. Chavira, Esq., 20700 Ventura Boulevard, #227, Woodland Hills.

CONDITIONAL USE PERMIT NO. 97-01R2: Filed by Silvana Roasas/Yesenia Rosas to request a Conditional Use Permit No. 97-01R2 for person-to-person transfer of a Type 48 ABC License (On-Sale General for Public Premises, authorizes the sale of beer, wine and distilled spirits for consumption on the licensed premises). The project site is a rectangularly-shaped property consisting of one parcel located at 16823 Arrow Boulevard, on the south side of Arrow Boulevard approximately 125 feet west of Nuevo Avenue and having an approximate frontage of 40 feet on Arrow Boulevard and an approximate depth of 119 feet.

Written communication in favor received from Madeline Chero, United Steelworkers of America, 16855 Arrow Boulevard.

Speaking in opposition was Armando H. Chavira, Esq., 20700 Ventura Boulevard, #227, Woodland Hills.

CONDITIONAL USE PERMIT NO. 97-035: Filed by the City of Fontana to request revocation of Conditional Use Permit No. 97-035 for a Type 47 Alcohol Beverage Control License (On Sale General, for Bona Fide Eating Place, authorizing the sale of beer, wine and distilled spirits for consumption on the premises) at 16689 Foothill Boulevard. The project site is an irregularly-shaped property located at 16689 Foothill Boulevard, on the southwest corner of Juniper Avenue and Foothill Boulevard, and having approximately 280 feet of frontage along Foothill Boulevard and an approximate depth of 275 feet along Juniper Avenue.

Speaking in favor were Michelle Bender, 8158 Juniper Avenue; and Terri Canales, 8159 Juniper Avenue.

Motion made by Commissioner Galasso, seconded by Commissioner Meyer, to: Continue **CONDITIONAL USE PERMIT 97-01R1, CONDITIONAL USE PERMIT NO. 97-01R2,** and, **CONDITIONAL USE PERMIT NO. 97-035,** to the next regular Planning Commission meeting on November 8, 2005. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-030:** Filed by Hogle-Ireland to request approval of a design review application to construct an approximately 189,000 square foot speculative industrial building

on approximately nine (9) acres in the Southwest Industrial Park Specific Plan area. The property is located at 15100 Santa Ana Avenue, approximately 350 feet west of Beech Avenue and having approximately 635 feet of frontage along Santa Ana Avenue.

Staff presentation by Shannon J. Casey, AICP.

No written communication was received.

Speaking for the applicant was Deirdre McCollister, Hogle-Ireland, 4280 Latham Street, #C, Riverside.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Adopt the Negative Declaration and California Fish and Game De Minimis Impact Finding and direct staff to file the Notice of Determination; and, approve **DESIGN REVIEW NO. 05-030**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 05-034**: Filed by Tafe Boyd to request a conditional use permit to operate a 13,483 square-foot children’s party rental facility in a pre-existing building in the Business Park Area of the West End Specific Plan, located at 7719 Edison Avenue.

Staff presentation by Sean Flanagan.

No written communication was received.

Speaking for the applicant were Ted Tompkins, Out 2 Party, P. O. Box 836, Verdugo City; and, Tafe Boyd, Out 2 Party, 1422 W. 8th Street, Upland.

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:

2. This project will comply with all applicable provisions, regulations and development standards in the City of Fontana Municipal Code and the ~~Empire Center~~ **West End** Specific Plan.
6. The number of parking spaces required is 11 spaces.
The number of parking spaces is **shall be** 25 spaces.
7. This project will comply with all applicable provisions, regulations and development standards of the ~~Empire Center~~ **West End** Specific Plan along with the City of Fontana Municipal Code.

8. **Public pay telephones are permitted only with the prior written approval of the City. A public pay telephone is permitted on the exterior of a building/structure subject to an approved CUP. A public pay telephone is permitted on the interior of the building/structure subject to an approved ASP. In each case, the location of the public pay telephone shall be specifically identified in the CUP and ASP.**

21. No alcoholic beverage shall be consumed, **stored**, and/or purchased at the above listed business.

22. No overnight parties shall be conducted at business.
 - a. **Children will not be left outdoors and/or unattended.**
 - b. **Applicant shall maintain a sign-in log sheet with a parent, guardian, or responsible adult is required for each party, as well as a staff member.**

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Determine that the project is categorically exempt pursuant to Section 3.16, Class 1 of the Local CEQA Guidelines, and direct staff to file the Notice of Exemption; and, approve **CONDITIONAL USE PERMIT NO. 05-034**, with Conditions of Approval, as modified above. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS:

Director Williams stated that staff would like to schedule a Joint Workshop between the City Council and the Planning Commission to discuss the Duncan Canyon Specific Plan. The Planning Commission agreed to schedule the Joint Workshop on Tuesday, December 20, 2005, at 5:00 p.m.

Director Williams reported that staff is also wanting to schedule a workshop in January, 2006, to discuss the following topics, on Art in Public Places Ordinance, Inclusionary Zoning Ordinance, and Route 66 landscape improvements. The Planning Commission provided staff direction to proceed.

Director Williams encouraged the Planning Commissioners to forward any comments they had regarding the Providence Point Specific Plan as soon as possible.

Director Williams stated that the next League of Cities Planning Institute would be held March 22 through 24, 2006, in Monterey.

STAFF REPORT: None.

DIRECTOR REPORT:

DISCUSSION ON NOVEMBER 8, 2005, PLANNING COMMISSION MEETING:

It was determined that there would be a quorum, with Commissioners Clark, Meyer, and Slowik in attendance.

Staff presentation by Don Williams, AICP.

COMMISSION REMARKS:

Commissioner Clark stated that the next agenda will be quite busy. He wished everyone a good evening, and wished the volley ball team good luck this evening.

Commissioner Meyer wished Commissioners Galasso and Lee good luck on their upcoming trip to China. He wished everyone a good evening.

Commissioner Slowik wished all those traveling to China with the Fontana Chamber of Commerce a good trip. He stated that the San Bernardino County Museum Association would be having a "Wildlife Art Festival" November 18, 19, and 20, 2005 at the San Bernardino County Museum, 2024 Orange Tree Lane, in Redlands, with a Duck Fest on Friday, November 18, 2005, from 6:00 to 9:00 p.m. He stated that the City of Fontana is progressing nicely with improvements along Alder Avenue including a traffic signal at the corner of Alder and San Bernardino Avenues. He stated that the County of San Bernardino Redevelopment Agency is in the process of relinquishing land in the SWIP area of Fontana, and this will be good news to the City of Fontana Redevelopment Agency. He encouraged everyone to come out to the Scarecrow Fall Festival at Miller Park on Saturday, October 29, 2005, from 12:00 p.m. to 6:00 p.m.

Commissioner Lee recognized Craig Bruorton for his contribution and dedication to the City of Fontana over the past 20 years, and commended him for his pivotal roll in the Planning Department.

Director Williams stated that during his 20 years in the Planning field he has rarely found a planner to be such a wonderful mentor and coach to his fellow planners, and stated that Mr. Bruorton is an amazing individual and a true professional.

Planner Bruorton thanked the Planning Commission and Director Williams for the recognition and stated that it has been a joy to work for the City of Fontana during the past 20 years.

Commissioner Lee stated that she appreciates all the efforts Mr. Bruorton makes to make her job easier as well as the Planning Commission's.

Commissioner Slowik congratulated Principal Planner Bruorton and thanked him for his commitment to the City of Fontana.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 8:22 p.m., to the next regular Planning Commission meeting on November 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