

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 8, 2005**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, November 8, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Vice-Chairperson Slowik called the meeting to order at 6:04 p.m. Following the Pledge of Allegiance led by Commissioner Clark, Commissioner Slowik gave the invocation.

ROLL CALL:

Present: Commissioners Clark, Meyer, and Slowik.

Absent: Chairperson Lee, and Commissioner Galasso.

Also Present: Director of Community Development Don Williams, AICP; Senior Planners Charles Fahie, AICP, and, Orlando Hernandez; Assistant Planner Paul Gonzales; City Attorney Jeffrey Ballinger; City Clerk Bea Watson, and Commission Secretary Orvene Steenbock.

MINUTES:

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Approve the October 25, 2005, regular Planning Commission meeting as corrected. Motion was carried by a vote of 3-0.

PUBLIC FORUM:

Tony Orlich, Randall Avenue, spoke regarding media degeneration.

CONSENT CALENDAR: None.

AGENDA INFORMATION:

The Planning Commission reviewed the update of future City Council agenda items for November 15, 2005, regular meeting; and Planning Commission items for the November 22, 2005, and December 13, 2005, regular meetings.

PUBLIC HEARINGS

The public hearing was opened regarding **DESIGN REVIEW NO. 05-010 AND DESIGN REVIEW NO. 05-017 (CONTINUED FROM 10-11-05 AND 10-25-05)**: 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.

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 November 22, 2005. Motion carried by a vote of 3-0.

The public hearings were opened regarding:

CONDITIONAL USE PERMIT NO. 97-01R1 (CONTINUED FROM 10-25-05): 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.

CONDITIONAL USE PERMIT NO. 97-01R2 CONTINUED FROM 10-25-05): 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.

And,

CONDITIONAL USE PERMIT NO. 97-035 (CONTINUED FROM 10-25-05):

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.

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to: Continue **CONDITIONAL USE PERMIT NO. 97-01R1, CONDITIONAL USE PERMIT 97-01R2, AND CONDITIONAL USE PERMIT NO. 97-035,** to a date uncertain. Motion carried by a vote of 3-0.

The public hearing was opened regarding **TENTATIVE PARCEL MAP NO. 17172:** Filed by Thatcher Engineering to request a Tentative Parcel Map to subdivide one parcel into two parcels. The project site is a rectangularly-shaped property consisting of one parcel (APN No. 0243-301-46) located on the west side of Maple Avenue approximately 200 feet south of the intersection of Montgomery Avenue and Maple Avenue and having an approximate frontage of 110 feet on Maple and an approximate depth of 183 feet.

Staff presentation by Paul Gonzales.

No written communication was received.

Speaking for the applicant was Vicky Valenzuela, Thatcher Engineering, 345 5th Street, Suite B, Redlands.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, 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. 17172,** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 3-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 04-035**: Filed by Fontana Christian Fellowship International Ministries to request a Conditional Use Permit to establish a non-profit/non-commercial ministry (place of assembly) in 5,408 square feet of suite space in the existing Vineyard Valley shopping center. The project site is a rectangularly-shaped shopping center consisting of approximately nine (9) parcels. The proposed ministry is located at 17049 Valley Boulevard in two (2) adjacent suites in the Vineyard Valley shopping center, east of and adjacent to an existing Food 4 less store. The shopping center has an approximately 1,200 feet of frontage on the south side of Valley Boulevard, and is approximately 300 feet east of Sierra Avenue.

Staff presentation by Charles D. Fahie.
No written communication was received.
Speaking for the applicant was Pastor Gary Holley.
No one spoke in favor or opposition.
The public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to:
1) Determine that the project is categorically exempt pursuant to Section 3.16, Class 1 of the Local Guidelines for Implementing the California Environmental Quality Act (2005), and direct staff to file a Notice of Exemption; and, 2) approve **CONDITIONAL USE PERMIT NO. 04-035**. Motion carried by a vote of 3-0.

The public hearing was opened regarding **VARIANCE NO. 05-009 AND DESIGN REVIEW SIGN NO. 05-074**: Filed by Lytle Development Company to request a Variance to the Sign Code to increase the existing freeway pylon sign area from 500 square feet to 600 square feet by adding a 100 square foot sign panel to the existing freeway pylon sign at the Lytle Creek Plaza. The project site is an irregularly-shaped property consisting of approximately five parcels that make up the Lytle Creek Plaza. The existing pylon sign, for the Lytle Creek Plaza commercial center at 3892 Sierra Avenue, is located on the west side of Sierra Avenue and north of the I15 freeway. The sign is constructed approximately ten feet west of the right-of-way of Sierra Avenue and approximately 100 feet north of the I15 southbound on-ramp. (APN: 0239-731-03).

Staff presentation by Charles D. Fahie, AICP.
No written communication was received.
Speaking for the applicant was Chris Warrick, Lytle Development, 180 N. Riverview Drive, Anaheim Hills.
No one spoke in favor or opposition.
The public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to:
1) Determine that the project is categorically exempt pursuant to Section 3.16, Class 1 of the Local Guidelines for Implementing the California Environmental Quality Act (2005) and direct staff to file a Notice of Exemption; 2) approve **VARIANCE NO. 05-009**; and, approve **DESIGN REVIEW SIGN NO. 05-074**.
Motion carried by a vote of 3-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-031**:
Filed by Adolfo Osequera to request construction of a two-story office building of approximately 13,148 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN 0193-161-51) totaling approximately 0.8 gross acres, with a frontage of approximately 126 feet on Sierra Avenue, and a depth of approximately 280 feet.

Staff presentation by Orlando Hernandez.
No written communication was received.
Speaking for the applicant was Doug Andresen, 17087 Orange Way.
No one spoke in favor or opposition.
The public hearing was closed.

By consensus, the Planning Commission requested that the City of Fontana, Planning Staff and the Traffic Engineer, work with the applicant to address concerns regarding access from Sierra Avenue.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to:
Continue **DESIGN REVIEW NO. 05-031**, to the December 13, 2005, regular Planning Commission meeting. Motion carried by a vote of 3-0.

OTHER COMMISSION BUSINESS: None.

STAFF REPORT: None.

DIRECTOR REPORT:

PLANNING DIVISION MONTHLY REPORT FOR SEPTEMBER 2005 AND PLANNING DIVISION QUARTERLY REPORT FOR JULY, AUGUST AND SEPTEMBER 2005:

Staff presentation by Don Williams, AICP.

Director Williams stated that the Joint City Council/Planning Commission workshop has been scheduled for December 20, 2005, and also that a Joint City Council/Planning Commission workshop is tentatively scheduled for January 31, 2006, to discuss the Art in Public Places Ordinance, guidelines for the Inclusionary Zoning Ordinance, and, the draft landscape design Route 66 Foothill Boulevard.

COMMISSION REMARKS:

Commissioner Clark reminded the residents that there were a few more minutes to get out and vote. He wished everyone a good evening.

Commissioner Meyer reminded motorists that the school year is in process and to watch their speed in school zones. He wished everyone a good Veterans Day, especially the veterans. He wished everyone a happy and healthy Thanksgiving.

Commissioner Slowik encouraged everyone to come out to the Veterans Day Ceremony at Veterans Park at 11:00 a.m. on November 11, 2005. He wished everyone a good evening.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:44 p.m., to the next regular Planning Commission meeting on November 22, 2005, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.

Orvene Steenbock
Planning Commission Recording Secretary

Matthew Slowik
Vice-Chairperson