

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 22, 2005**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, November 22, 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 Clark gave the invocation.

ROLL CALL:

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

Absent: Commissioner Meyer.

Also Present: Director of Community Development Don Williams, AICP; Senior Planner DiTanyon Johnson; Assistant Planner Amber Gregg; City Attorney Jeffrey Ballinger; City Clerk Bea Watson, and Commission Secretary Orvene Steenbock.

MINUTES:

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Approve the November 8, 2005, regular Planning Commission meeting as corrected. Motion was carried by a vote of 2-0-2, with Commissioners Galasso and Lee abstaining.

PUBLIC FORUM:

Tony Orlich, Randall Avenue, spoke regarding media and rezoning.

CONSENT CALENDAR:

CONDITIONAL USE PERMIT NO. 98-21R2: A person-to-person transfer of a Type 48 ABC license with a previously approved Conditional Use Permit for El Portal located at 8891 Sierra Avenue.

Staff presentation by Amber Gregg.

Motion made by Commissioner Galasso, seconded by Commissioner Clark to: Accept the Consent Calendar as presented. Motion carried by a vote of 4-0.

AGENDA INFORMATION:

The Planning Commission reviewed the update of future City Council agenda items for December 6, 2005, and, December 20, 2005, regular meetings; and Planning Commission items for the December 13, 2005, regular meeting.

PUBLIC HEARINGS**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 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 December 13, 2005. Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-024:** Filed by Spectra Homes, LLC to request construction of 15 single-family homes. The project site is a rectangularly-shaped property consisting of three parcels (APNs: 0241-182-21, -22, and -23) of approximately 3.4 gross acres located approximately 1,000 feet north of the intersection of Miller Street and Alder Avenue, and having a frontage of approximately 242 feet on the west side of Alder Avenue having an approximate depth of 616 feet west of Alder Avenue.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant were Doug Andresen, 17087 Orange Way; and Kevin Roberts, Spectra Homes, 517 S. Myrtle Avenue, #201, Monrovia.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Galasso, seconded by Commissioner Clark, to: 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 **DESIGN REVIEW NO. 05-024**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

OTHER COMMISSION BUSINESS: None.

STAFF REPORT: None.

DIRECTOR REPORT:

PLANNING DIVISION MONTHLY REPORT FOR – OCTOBER, 2005:

Staff presentation by Don Williams, AICP.

Director Williams stated that the agenda for the Joint City Council/Planning Commission workshop scheduled for December 20th, 2005, has been changed. The North Fontana Ad Hoc Committee would be rescheduled to meet on December 6, 2005, and confirmed that Planning Commissioners Lee and Meyer are the designated members and requested an alternate be assigned in case Commissioner Meyer is unable to attend. The other item scheduled for the workshop that evening, Ventana at Duncan Canyon will be heard as planned

By consensus, the Planning Commission assigned Commissioner Clark as alternate to the North Fontana Ad Hoc Committee.

Director Williams stated that another Joint City Council/Planning Commission workshop has tentatively been scheduled for January 31st, 2006, to discuss the following: Inclusionary Ordinance, Art in Public Places Ordinance, the Fontana Promenade Specific Plan, and the landscape design guidelines for Route 66/Foothill Boulevard. He informed the Commission that the January 10th, 2006, regular Planning Commission meeting agenda has only 1 item at this time and asked the Commission if their preference might be to cancel that Planning Commission meeting.

By consensus, the Planning Commission canceled the January 10, 2006, regular Planning Commission meeting, due to there being no items agendized for that meeting.

Director Williams introduced Gabriela Sanchez, and stated that she would be assisting Cecilia Henderson regarding the initiation of Annexation #161.

COMMISSION REMARKS:

Commissioner Galasso wished the Commission, staff and the community a Happy Thanksgiving.

Commissioner Clark wished the residents and staff a Happy Thanksgiving.

Commissioner Lee wished the Commission, community and staff a Wonderful Thanksgiving. She reminded everyone of the upcoming Christmas Parade on December 10, 2005.

Commissioner Slowik congratulated Director Williams on his "acting skills" at the recent APA, and stated that he had done a wonderful job in assisting with a program presentation. He stated that the local service organizations would be hosting a luncheon at the Sons of Italy on Monday, December 12, 2005, and that the cost would be \$12.00 and an unwrapped toy for Toys 4 Tots. He welcomed Gabriela Sanchez, and commended staff for the time well spent on the annexations process. He wished everyone a Happy Thanksgiving and a safe Holiday Season.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 6:44 p.m., to the next regular Planning Commission meeting on December 13, 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