

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 13, 2005**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, December 13, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:06 p.m. Following the Pledge of Allegiance, Commissioner Slowik 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; Senior Planners Charles Fahie, AICP, and Orlando Hernandez; Associate Planner DiTanyon Johnson; City Attorney Jeffrey Ballinger; City Clerk Bea Watson, and Commission Secretary Orvene Steenbock.

**MINUTES:**

Motion made by Commissioner Clark, seconded by Commissioner Galasso, to: Approve the November 22, 2005, regular Planning Commission meeting as presented. Motion was carried by a vote of 4-0-1, with Commissioner Meyer abstaining.

**PUBLIC FORUM:**

Tony Orlich, Randall Avenue, spoke regarding politics.

**CONSENT CALENDAR:** None.

**AGENDA INFORMATION:**

The Planning Commission reviewed the update of future City Council agenda items for December 20, 2005, regular meeting; and Planning Commission items for the January 10, 2006, January 24, 2006, and January 31, 2006, regular meetings.

**PUBLIC HEARINGS**

**DESIGN REVIEW NO. 05-010 AND DESIGN REVIEW NO. 05-017 (CONTINUED FROM 11-22-05):** 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 DiTanyon Johnson.

Motion made by Commissioner Meyer, 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 January 24, 2006. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE PARCEL MAP NO. 17614/CONDITIONAL USE PERMIT NO. 04-031/ADMINISTRATIVE SITE PLAN NO. 04-037**: Filed by Mr. Jose Espinoza to request a Tentative Parcel Map to merge two parcels into one lot and a Conditional Use Permit request to permit an existing church, additional classrooms, additional restrooms and additional parking. Located at 15998 Merrill Avenue.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant were Pastor Jose Luis Espinoza, Calvary Chapel Hispano, 15998 Merrill Avenue; Doug Andresen, 17087 Orange Way; and, Pat Quezada, Calvary Chapel, 12039 Blackstone Court.

No one spoke in favor.

Speaking in opposition were Richard Beigle, 67 Mira Collaro, San Clemente; and, Arturo Mier, 18121 Catherine Circle, Villa Park.

The public hearing was closed.

By consensus, the Planning Commission made the following changes to the Conditions of Approval:

Modification of Condition No. 13, as follows:

13. There shall be no more than 25 ~~children~~ **people** permitted in each modular building for a total of 75 ~~children~~ **people**.

Deletion of Condition No. 48, as follows:

- ~~48. The project shall be served by the City's sanitary sewer system and all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer. (Projects located outside of the City will be required to execute an Irrevocable Annexation Agreement with the City)~~

The Planning Commission requested that staff work with the applicant to establish hours for the church and also hours for possible summer Bible school. Staff to bring back a report on the hours and also verification from the City Engineer regarding the deletion of Condition No. 48.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: 1) Determine that this project is Categorically Exempt pursuant to Class 32 (Infill Development) Section 3.16, of the Local CEQA Guidelines and direct staff to file the Notice of Exemption; and, approve **TENTATIVE PARCEL MAP NO. 17614, CONDITIONAL USE PERMIT NO. 04-031, AND ADMINISTRATIVE SITE PLAN NO. 04-037,** subject to the attached Findings and Conditions of Approval, with the above modifications. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 02-017R1:** Filed by Hyun C. Park to request to modify the approved Conditions of Approval to extend the expiration date for the approved design review application by one year to establish a 12,384 square foot retail center on approximately 1.3 acres. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0192-121-24) located on the northwest corner of Arrow Boulevard and Tamarind Avenue and having a frontage of approximately 250 feet on the west side of Tamarind Avenue and a frontage of approximately 220 feet on the north side of Arrow Boulevard.

Staff presentation by Charles Fahie, AICP.  
No written communication was received.

Speaking for the applicant were Ming Chou, Prosperity Consulting Group, 2145 S. Brea Canyon Road, Diamond Bar; and, Hyun Park, 3732 Highway 138, Phelan.

No one spoke in favor or opposition.

The public hearing was closed.

By consensus, the Planning Commission requested that the mailbox be removed from the tree and placed on a proper mailbox holder. Also, the following change was made to Condition No. 11:

11. The establishment or installation of public pay telephones is only permitted on the exterior of buildings by approval of the Planning Commission through approval of a Design Review application and on the ~~exterior~~ **interior** of the buildings by approval of staff through approval of an Administrative Site Plan application in a commercial zone within the City of Fontana.

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, 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 the revision to Condition No. 4 to extend the expiration date for **DESIGN REVIEW NO. 02-017**, to three years from the original approval date, with the above modification to the Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-031 (CONTINUED FROM 11-8-05)**: 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, located on the west side of Sierra Avenue, approximately 500 feet north of Randall Avenue and having 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.

Speaking in favor was Tony Orlich, Randall Avenue.

No one spoke in opposition.

The public hearing was closed.

By consensus, the Planning Commission requested the deletion of Condition No. 67, as follows:

~~67. Provide streetlights along Valley Boulevard and Almond Avenue frontage as required by the City Engineer.~~

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: 1) Determine that the project is Categorically Exempt pursuant to Section 3.16, Class 32 of Local CEQA Guidelines and direct staff to file the Notice of Exemption; and, 2) approve **DESIGN REVIEW NO. 05-031**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 3-0-2, with Commissioners Galasso and Lee abstaining.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-042**: Filed by K. Hovnanian Homes to request site and architectural approval of 56 single-family residential lots. The project is a rectangularly-shaped property consisting of two parcels (APNs: 0239-141-11, and -19) totaling approximately 19.3 gross acres located at the southeast corner of Casa Grande Avenue and Citrus Avenue, and having a frontage of approximately 1,200 feet on Casa Grande Avenue and a frontage of approximately 640 feet on Citrus Avenue.

Staff presentation by Orlando Hernandez.

No written communication was received.

Speaking for the applicant was Shelly Jordan, K. Hovnanian Forecast Homes, 4240 Jurupa Street, Ontario.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Slowik, seconded by Commissioner Clark, to: 1) Direct staff to file a Notice of Determination; and, 2) approve **DESIGN REVIEW NO. 05-042**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

**DESIGN REVIEW NO. 04-046/CONDITIONAL USE PERMIT NO. 05-024**:

Filed by Mr. James Fong to request a Design Review and Conditional Use Permit for Phase II of Acme Mini-Storage to construct an addition of approximately 91,476 square feet of storage area to an existing 131,095 square foot mini-storage facility. The proposed addition will incorporate seven new buildings; however, the applicant is proposing to substitute some of the self-storage buildings for recreational vehicle parking. There are four different options for the site lay-outs. **Staff requests** that the Planning Commission continue the public hearing for Design Review No. 04-046 and Conditional Use Permit No. 05-024 to the January 24, 2006, Planning Commission meeting, to allow the applicant to file revised plans.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Continue the public hearing for **DESIGN REVIEW NO. 04-046 AND**

**CONDITIONAL USE PERMIT NO. 05-024**, to the January 24, 2006, Planning Commission meeting. Motion carried by a vote of 5-0.

**OTHER COMMISSION BUSINESS:**

**2006 PLANNING COMMISSION CALENDAR AND FILING SCHEDULE DEADLINES:**

Staff presentation by Don Williams, AICP.

**STAFF REPORT:** None.

**DIRECTOR REPORT:**

Director Williams reminded the Commission that tonight's meeting would be adjourned to the Joint Planning Commission/City Council workshop scheduled for 5:00 p.m. on December 20, 2005. He suggested that due to the many agenda items scheduled for the January 24, 2006, regular Planning Commission meeting that the Commission might consider starting earlier.

By consensus, the Planning Commission decided to start the January 24, 2006, regular Planning Commission meeting at 5:00 p.m.

Director Williams reminded the Planning Commission that there would also be a Joint Planning Commission/City Council workshop scheduled for January 31, 2006.

**COMMISSION REMARKS:**

Commissioner Clark reminded everyone that this is the last regular Planning Commission of the year. He wished everyone a Merry Christmas and a safe New Year.

Commissioner Meyer wished everyone a Happy Holiday Season, a Merry Christmas, A Happy New Year, and a wonderful Feast of Three Kings. He thanked the Commission and staff for helping him to "learn the ropes" this past year.

Commissioner Galasso wished everyone a Merry Christmas. He thanked staff for all their hard work and assistance, especially Director Don Williams. He stated that he attends the weekly DAB meeting, and that he appreciates getting the insight of what is coming to the Planning Commission in the future. He wished everyone a Happy Holiday Season.

Commissioner Slowik wished everyone a Merry Christmas and Happy New Year. He congratulated Council Member Janice and Steve on their recent

wedding and wished them a life of love and happiness. He congratulated Parks and Recreation Commissioner Lydia Wibert on recently receiving her bachelor's degree from Cal State San Bernardino. He informed everyone of the upcoming seminar on affordable housing that will be held on January 26, 2006. He stated that years ago he had recycled enough aluminum cans to pay his way to Hawaii, he brought up a recent newspaper article on Tony Orlich's recycle efforts and commended him on this. He thanked the Kiwanis Club on its recently sponsored service clubs luncheon at Sons of Italy, which was a toy drive. He stated that he had attended the recent City of Fontana Christmas Party and commended staff for the wonderful event. He requested that this evening's meeting be adjourned in memory of the teens that lost their lives in a recent traffic accident at the corner of Slover and Sierra Avenues. He wished Jean Jordan a speedy recover.

Commissioner Lee thanked staff for its hard work this past year, especially the planners for their work on the items to bring them forward to the Planning Commission. She thanked attorney Jeff Ballinger for his help and patience with the many legal issues that come before the Planning Commission. She thanked Bea Watson and City staff for the wonderful Festival of Winter activities. She wished everyone a Peaceful and Blessed Holiday.

**PUBLIC FORUM CONTINUED:** None.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting was adjourned at 8:12 p.m., in memory of the Bloomington teens recently killed in the traffic accident, to a Joint Planning Commission/City Council workshop on December 20, 2005, at 5:00 p.m. in the Executive Conference Room, then to the next regular Planning Commission meeting on January 24, 2006, at 5:00 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