

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
MARCH 28, 2006**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, March 28, 2006, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 5:11 p.m. Following the Pledge of Allegiance, Commissioner Galasso gave the invocation.

ROLL CALL:

Present: Chairperson Lee, Commissioners Clark(arrived at 5:34 p.m.), Galasso, Meyer, and Slowik.

Absent: None.

Also Present: Director of Community Development Don Williams, AICP; Senior Planners Orlando Hernandez, and Kevin Ryan; Associate Planners Shannon J. Casey, AICP, Stephanie Hall, and DiTanyon Johnson; Assistant Planners Jon S. Dille, Sean Flanagan, and Amber Gregg; City Clerk Bea Watson, and Commission Secretary Orvene Steenbock.

MINUTES:

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: Approve the minutes of the March 14, 2006, regular Planning Commission meeting as presented. Motion was carried by a vote of 4-0.

PUBLIC FORUM:

Tony Orlich, Randall Avenue, spoke regarding a media.

CONSENT CALENDAR: None.

AGENDA INFORMATION:

The Planning Commission reviewed the update of future City Council agenda items for the April 11, 2006, and May 9, 2006; and Planning Commission items for the April 12, 2006, April 18, 2006, May 2, 2006, and May 16, 2006, meetings.

PUBLIC HEARINGS

The public hearing was opened regarding **DESIGN REVIEW NO. 05-010/DESIGN REVIEW NO. 05-017 (CONTINUED FROM 2-28-06)**: Filed by Centex Homes to request two design reviews 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 Road 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 2,500 feet west of the existing intersection of Duncan Canyon Road and Coyote Canyon Road and having a frontage of approximately 630 feet on the north side of 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, and having a varying depth of 700 feet to 1,100 feet north of proposed extension of Coyote Canyon Road.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant were Debra Meier, Centex Homes, 2280 Wardlow Circle, Corona.

Speaking in favor was Gary Simpson, 4717 Roadrunner Road; and, Bruce Nave.

Speaking in opposition was Tony Orlich, Randall Avenue.

The public hearing was closed.

Commissioner Clark arrived at 5:34 p.m.

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: 1) Direct staff to file the Notice of Determination for Design Review No. 05-010; 2) approve **DESIGN REVIEW NO. 05-010**, subject to the attached Findings and Conditions of Approval; 3) direct staff to file the Notice of Determination for Design Review No. 05-017; and, 4) approve **DESIGN REVIEW NO. 05-017**, subject to the attached Finding and Conditions of Approval, 5) with added compliance of previously approved EIR. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW SIGN NO. 05-070**: Filed by Mr. Brian Williams, Lewis Retail Centers/National Sign

Company, to request review and approval of a Sign Program for Planning Area Nos. 24, 25, and 26 of the Sierra Lakes Specific Plan. The project site is an irregularly-shaped property consisting of nine parcels (APNs 0239-274-02 thru -09 and 239-201-54) totaling approximately 21.3 gross acres located at the southeast corner of Sierra Lakes parkway and Citrus Avenue having approximately 2500 feet of frontage along the south side of Sierra Lakes Parkway and approximately 515 feet along the east side of Citrus Avenue.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant was Brian Williams, Lewis Retail Centers/National Sign Company, 1156 Mountain Avenue, Upland.

No one spoke in favor or opposition.

The public hearing was closed.

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

- 8. The applicant shall work with staff to include additional veneer on the monument signs to the satisfaction of the Director of Community Development.**

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to:

1) Determine that the project is Categorically Exempt pursuant to Section 3.16, Class 11 of the Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and, 2) approve **DESIGN REVIEW SIGN NO. 05-070**, subject to the attached Findings and Conditions of Approval.

Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-049:**

Filed by Mr. Alan Sieroty to request a Design Review for the construction of an industrial building of approximately 96,998 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0238-091-87) of approximately five gross acres located approximately 1,000 feet south of the intersection of Slover Avenue and Jasmine Street and having a frontage of 330 feet on the east side of Jasmine Street and an approximate depth of 700 feet east of Jasmine Street.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant was Gary Rierson, RKZ Architects, 3002 Dow Avenue No. 118, Tustin.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: 1) Adopt the Negative Declaration and Fish and Game De Minimis Impact

Finding and direct staff to file the Notice of Determination; and, approve **DESIGN REVIEW NO. 05-049**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearings were opened regarding:

DESIGN REVIEW NO. 05-054/CONDITIONAL USE PERMIT NO. 05-041:

Filed by K. Hovnanian Homes to request site and architectural approval of 33 single-family residential lots within Tract Map No. 16518, Conditional Use Permit No. 05-041 is a request to allow an off-site model home complex. The project site is a rectangularly-shaped property consisting of four parcels (APNs 0243-051-13, 0243-051-16, 0243-051-34, 0243-051-38) and having 9.2 gross acres located on the northwest corner of Miller Avenue and Maple Avenue, and having approximately 388 feet of frontage on Miller Avenue and approximately 590 feet of frontage on Maple Avenue.

DESIGN REVIEW NO. 05-055/CONDITIONAL USE PERMIT NO. 05-041:

Filed by K. Hovnanian Homes to request site and architectural approval of 35 single-family residential lots within Tract Map No. 16482, and Conditional Use Permit No. 05-041 is a request to allow an off-site model home complex. The project site is a rectangularly-shaped property consisting of one parcel (APN 0243-051-17) and having 10 gross acres located on the northeast corner of Miller Avenue and Locust Avenue, and having approximately 510 feet of frontage on Miller Avenue and approximately 490 feet of frontage on Locust Avenue.

DESIGN REVIEW NO. 05-056/CONDITIONAL USE PERMIT NO. 05-041:

Filed by K. Hovnanian Homes to request site and architectural approval of 16 single-family residential lots within Tract Map No. 17167, and Conditional Use Permit No. 05-041 is a request to allow an off-site model home complex. The project site is an irregularly-shaped property consisting of one parcel (APN 0243-141-29) and having four gross acres located south of Fairview Drive between Williams Road and Maple Avenue, and having approximately 330 feet of frontage on Williams Road and approximately 70 feet of frontage on Maple Avenue.

DESIGN REVIEW NO. 05-057: Filed by K. Hovnanian Homes to request site and architectural approval of 17 single-family residential lots within Tract Map No. 16579. The project site is a rectangularly-shaped property consisting of one parcel (APN 0243-241-02) and having 5.2 gross acres located on the southeast corner of Baseline Avenue and Locust Avenue, and having approximately 630 feet of frontage on Baseline Avenue and approximately 290 feet of frontage on Maple Avenue.

Staff presentation by Orlando Hernandez.

No written communication was received.

Speaking for the applicant were Shelly Jordan, K. Hovnianian Forecast Homes, 13332 Silver Stirrup, Corona; and, Steve Stand, KTG Architects, 17992 Mitchell Street, Irvine.

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:

Deletion of Conditions No. 6, as follows:

~~6. This project shall comply with all applicable provisions, regulations and development standards of the Citrus Heights North Specific Plan, City of Fontana Zoning and Development Code and any Mitigation Monitoring Program.~~

The applicant shall post the most recent City of Fontana General Plan Map, size 24-inches by 36-inches, in all offices selling new homes in the subdivision, whether on-site or remote. The project site/tract boundary shall be clearly delineated on the General Plan map. Additionally, a 24-inch by 36-inch map showing the school district boundaries (for all districts in the City) shall be displayed. The General Plan information and school district boundaries may be included on the same map. The map shall be clearly and prominently displayed and be visible to all persons entering the sales office.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: 1) direct staff to file a Notice of Exemption; and, 2) approve **DESIGN REVIEW NO. 05-054 AND CONDITIONAL USE PERMIT NO. 05-041**, subject to the attached Findings and Conditions of Approval: 3) Direct staff to file a Notice of Exemption; and, 4) approve **DESIGN REVIEW NO. 05-055 AND CONDITIONAL USE PERMIT NO. 05-041**, subject to the attached Findings and Conditions of Approval; 5) Direct staff to file a Notice of Exemption; and, 6) Approve **DESIGN REVIEW NO. 05-056 AND CONDITIONAL USE PERMIT NO. 05-041**, subject to the attached Findings and Conditions of Approval: 7) Direct staff to file a Notice of Exemption; and, 8) approve **DESIGN REVIEW NO. 05-057**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **ADMINISTRATIVE SITE PLAN NO. 05-014 AND CONDITIONAL USE PERMIT NO. 05-026**: Filed by Alex Gurski, BSW International, to request an Administrative Site Plan review for a 5,395 square foot Applebee's Neighborhood Grill and Bar restaurant. A Conditional Use Permit request for the sale and service of alcoholic beverages. The project site is an irregularly-shaped property consisting of

one parcel located on the southeast corner of Sierra Lakes Parkway and Augusta Drive and having an approximate frontage of 85 feet on Sierra Lakes Parkway in the Sierra Lakes Specific Plan (APN 0239-263-03).

Staff presentation by Craig L. Bruorton, AICP

No written communication was received.

Speaking for the applicant was Santos M. Lacuesta, 19100 Van Karman Avenue No. 550, Irvine.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Slowik, seconded by Commissioner Lee, to:

1) Adopt the Notice of Exemption and direct staff to file the Notice of Exemption; and, 2) approve **ADMINISTRATIVE SITE PLAN NO. 05-014 AND CONDITIONAL USE PERMIT NO. 05-026**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-038:**

Filed by Mr. Chris Savage, RGA Architects, to request construction of two new industrial building of 79,626 square feet and 71,576 square feet. The project site is a rectangularly-shaped property consisting of two parcels (0238-091-34 and -50) of approximately 7.7 adjusted gross acres located approximately 1200 feet east of the northeast corner of the intersection of Santa Ana Avenue and Etiwanda Avenue, and having a frontage of approximately 732 feet on the north side of Santa Ana Avenue, and an approximate depth of 508 feet north of Santa Ana Avenue.

Staff presentation by Jon S. Dille.

No written communication was received.

Speaking for the applicant was Dennis Roy, RGA Architects, 15231 Alton Parkway, Irvine.

No one spoke in favor or opposition.

The public hearing was closed.

By consensus, the Planning Commission modified to Condition No. 12 of the Conditions of Approval, as follows:

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

Motion made by Commissioner Clark, seconded by Commissioner Meyer, 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 **DESIGN REVIEW NO. 05-038**. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-051:** Filed by Mr. Bill DeCasas, Piedra Construction, to request a design review to construct a 3,767 square foot addition to an existing 3,483 square foot medical building previously approved under Administrative Site Plan No. 04-009. The project site is a rectangularly-shaped property consisting of one parcel (APN 1100-391-05) of approximately 0.8 adjusted gross acres and is located on the southwest corner of the intersection of Edison Avenue and Cherry Avenue, and having a frontage of approximately 172 feet on the south side of Edison Avenue and having a secondary frontage of approximately 176 feet on the west side of Cherry Avenue.

Staff presentation by Jon S. Dille.
No written communication was received.
No one spoke for the applicant.
No one spoke in favor or opposition.
The public hearing was closed.

Motion made by Commissioner Slowik, 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, 2) approve **DESIGN REVIEW NO. 05-051**, 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. 05-037/ADMINISTRATIVE SITE PLAN NO. 05-022:** Filed by Harry J. Heady to request architectural and site review of a 5,000 square foot recreational vehicle repair facility and storage yard on a parcel of approximately 0.9 (40,075 square feet) adjusted gross acres. Conditional Use Permit No. 05-037 is to establish the automotive repair use as required by City of Fontana's Zoning Code. The project site is a rectangularly-shaped property consisting of one parcel (APN 0191-211-02) of approximately 0.9 adjusted gross acres, located approximately 108 feet west of the intersection of Ceres Avenue and Cypress Avenue on the north side of Ceres Avenue, having a frontage of approximately 132 feet on Ceres Avenue and a depth of approximately 310 feet north of Ceres Avenue, terminating at the Metrolink light railway.

Staff presentation by Sean R. Flanagan.
No written communication was received.
Speaking for the applicant was Harry Heady, Heady Design & Ass. Inc., 8495 Carnelian #210, Rancho Cucamonga.
No one spoke in favor or opposition.
The public hearing was closed.

By consensus, the Planning Commission added a condition to the Conditions of Approval, as follows:

- * Prior to issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Community Development.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: 1) Determine that the project is Categorically Exempt pursuant to Section 3.16, Class 32 of the Local Guidelines for Implementing CEQA and direct staff to file a Notice of Exemption; and, 2) approve **CONDITIONAL USE PERMIT NO. 05-037 AND ADMINISTRATIVE SITE PLAN NO. 05-022.**

Motion carried by a vote of 5-0.

The Planning Commission adjourned for a short recess from 7:27 p.m. to 7:38 p.m.

The public hearing was opened regarding **DESIGN REVIEW NO 05-067:** Filed by Richmond American Homes to request a Design Review to construct 73 single-family homes within previously approved Tentative Tract Map No. 16869. The project site is an irregularly-shaped property consisting of two parcels (APNs 0226-092-02 and 03) totaling approximately 15.9 gross acres located approximately 1,200 feet west of the intersection of Citrus Avenue and Summit Avenue midblock on the north side of Summit Avenue, and having a frontage of approximately 660 feet on Summit Avenue, and a depth of approximately 950 feet on the north side of Summit Avenue.

Staff presentation by Paul Gonzales.

No written communication was received.

Speaking for the applicant were Diana Hoard, Richmond American Home, 1305 Corona Pointe Court, Corona; and, Andrew Suzuki, BSB Design, 555 Anton Boulevard, Costa Mesa.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: 1) Direct staff to file the Notice of Determination of a previously approved CEQA document; and, 2) approve **DESIGN REVIEW NO. 05-067.** Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS:

By consensus, the Planning Commission directed staff to write a memo to City Council regarding tandem parking and massing of houses, requesting a workshop with City Council and various applicants regarding these issues.

Director Williams verified that the Public Hearing for Sierra Room would be held Monday, May 1, 2006, at 5:00 p.m.

COMMISSION REMARKS:

Commissioner Slowik congratulated and thanked Bea Watson for her many years of service to the City of Fontana which she was honored for by the Exchange Club with a dinner at Sierra Lakes Clubhouse.

Commissioner Meyer wished everyone a good evening and stated that he would see them at the next Planning Commission meeting.

Commissioner Lee stated that the Planning Commission had approved 524 homes this evening. She thanked the community and those watching at home. She wished everyone a good evening.

Commissioners Galasso and Clark had no comments.

PUBLIC FORUM CONTINUED: None.

Motion made by Commissioner Clark, seconded by Commissioner Meyer to cancel the next regular Planning Commission meeting on Tuesday, April 11, 2006, and adjourn to a special meeting on Wednesday, April 12, 2006, at 5:00 p.m. Motion carried by a vote of 5-0.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 8:32 p.m., to a special Planning Commission meeting on April 12, 2006, at 5:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.

Orvene Steenbock
Planning Commission Recording Secretary

Carole Lee
Chairperson