

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
APRIL 12, 2006**

A regular meeting of the City of Fontana Planning Commission was held on Wednesday, April 12, 2006, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 5:01 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; Principal Planner Craig Bruorton, AICP; Senior Planner Orlando Hernandez; Associate Planners Shannon J. Casey, AICP, and DiTanyon Johnson; Assistant Planner Jon S. Dille; 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 minutes of the March 27, 2006, special Planning Commission meeting as corrected; and, the minutes of the March 28, 2006, regular Planning Commission meeting as presented. Motion was carried by a vote of 5-0.

PUBLIC FORUM:

Tony Orlich, Randall Avenue, spoke regarding a money power.

CONSENT CALENDAR: None.

AGENDA INFORMATION:

The Planning Commission reviewed the update of future City Council agenda items for the April 25, 2006, and May 9, 2006; and Planning Commission items for the April 18, 2006, May 2, 2006, and May 16, 2006, meetings.

PUBLIC HEARINGS

The public hearing was opened regarding **DESIGN REVIEW NO. 04-041:** Filed by Mr. Hal Woods to request construction of 56 single-family residential dwellings on lots ranging in size from 6,755 square feet to 15,102 square feet. The dwellings will range in size from 2,223 square feet to 3,015 square feet. The project site is an irregularly-shaped property consisting of three parcels (APN: 0228-101-11, -13, and -14) of approximately 13.5 adjusted gross acres and is located on the northeast corner of the intersection of Baseline Avenue and San Sevaine Road and having a frontage of approximately 1,048 feet on the north side of Baseline Avenue and approximately 600 feet on the east side of San Sevaine Road.

Staff presentation by Jon S. Dille.

No written communication was received.

Speaking for the applicant Hal Woods, Centerstone Communities; 3500 B. West Lake Center Dr., Santa Ana.

No one spoke in favor.

Speaking in opposition was Tony Orlich, Randall Avenue.

The public hearing was closed.

By consensus, the Planning Commission added Condition No. 13a to the Conditions of Approval, as follows:

13a. No Plan 3 shall have less than a 3 car garage.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: 1) Direct staff to file the Notice of Determination; and, 2) approve **DESIGN REVIEW NO. 04-041**, subject to the attached Findings and Conditions of Approval, with the addition of the above listed condition. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 04-032 (CONVENANT APARTMENTS)/TENTATIVE TRACT MAP NO. 17824/CONDITIONAL USE PERMIT NO. 05-042/DESIGN REVIEW NO. 05-058 (ADELINA BY WILLIAM LYON HOMES):** Filed by Summerville-Conzelman Co., and William Lyon Homes, Inc., to request comments on the Draft Environmental Impact Report (DEIR) for a proposed project consisting of Tentative Tract Map No. 17824 for a one-lot condominium map, and Design Review No. 04-032 to construct a 187-unit apartment complex (Covenant Apartments) and Conditional Use Permit No. 05-042 and Design Review No. 05-058 for a 109-unit for-sale condominium planned unit development (Adelina). The property is an irregularly-shaped parcel (APN: 0228-021-029) on approximately 8.9 acres on the south side of South Highland Avenue between San Sevaine Road and Hemlock Avenue and having approximately 298 feet of frontage on San Sevaine Road,

approximately 1,324 feet of frontage on South Highland Avenue, and approximately 330 feet of frontage on Hemlock Avenue.

Staff presentation by Shannon J. Casey, AICP, and Kevin Thomas, RBL Consulting.

No written communication was received.

Speaking for the applicant Rick Brown, William Lyon Homes, 9490 Von Karmen Avenue, Newport Beach.

No one spoke in favor or opposition.

The public hearing was closed.

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to: 1) Receive public comment on the Draft Environmental Impact Report; 2) provide staff comments on the Draft Environmental Impact Report; and, 3) direct staff to prepare the Final Environmental Impact Report and schedule the project for a future public hearing. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-069:** Filed by Brian Williams to request approval of a sign program for Planning Area 28B of the Sierra Lakes Specific Plan. The project site is an irregularly-shaped property consisting of seven parcels (APNs: 0226-201-01, 02, -03, -07, -11, -12, and -13) totaling approximately 16.7 net acres located at the southwest corner of Sierra Lakes Parkway and Citrus Avenue, and having a frontage of 1,200 feet on Sierra Lakes Parkway and a frontage of 410 feet on Citrus Avenue.

Staff presentation by Orlando Hernandez.

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 Clark, 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 NO. 05-069,** subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17008/DESIGN REVIEW NO. 05-032:** Filed by Westwood Design, to request a subdivision of approximately 2.7 acres into 11 lots for a single-family residential development, and a Design Review request for the construction of 11 single-family homes. The project site is an irregularly-shaped property consisting of one parcel (APN: 1110-361-32) of approximately 2.7 gross acres located on the southeast corner of Miller Avenue and Tokay Avenue

having a frontage of 300 feet on the south side of Miller Avenue and an approximate depth of 600 feet east of Tokay Avenue.

Staff presentation by DiTanyon Johnson.

No written communication was received.

Speaking for the applicant Brent Hallam, 133 East Bonita Avenue #202, San Dimas.

No one spoke in favor.

Speaking in opposition were Tony Orlich, Randall Avenue; and, John, and Juanita Soto, 16090 Malaga.

The public hearing was closed.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to:
1) Adopt the Mitigated Negative Declaration and direct staff to file the Notice of Determination; and, approve **TENTATIVE TRACT MAP NO. 17008 AND DESIGN REVIEW NO. 05-052**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS:

Director Williams stated that the April 18, 2006, regular Planning Commission meeting would be the first official meeting of the new schedule. He reminded the Planning Commission of the special meeting on May 1, 2006, regarding the revocation hearing on the CUP for Sierra Room, and that the next regular meeting would be on May 2, 2006.

DIRECTOR REPORT:

Director Williams stated that out of the five items on the April 18, 2006, Planning Commission Agenda that it looks like two items will be continued.

COMMISSION REMARKS:

Commissioners Galasso stated he had no comment.

Commissioner Meyer stated that he was impressed with Director Williams Spanish skills this evening. He wished everyone a special Holy Week, Easter, Palm Sunday, and Passover.

Commissioner Clark stated he had no remarks.

Commissioner Slowik congratulated all involved in this year's Mayor's Gala, and stated that the Gala had raised approximately \$150,000.00 for the new library. He reminded the residents of the Easter Egg Hunts at various City parks. He encouraged everyone to participate in this years Boys and Girls Club Luncheon at the Sons of Italy on April 26, 2006, at 12:00 p.m. He stated that applications are available for this year's Fontana Days Parade, which will

be held on June 3, 2006, with this year's theme being "Stand Up America". He commented on the Board of Supervisor's State of the County Address. He congratulated Gillian Zucker, on receiving the Woman of the Year Award. He thanked Tom McGill for his consulting on the Endangered Species regarding Interstate 10, including the proposed Alder Interchange. He wished everyone a Happy Easter.

Commissioner Lee thanked all those involved with the Mayor's Gala, especially the sponsors. She wished everyone a Happy Easter, Spring Break, however they chose to celebrate.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 6:20 p.m., to the next regular Planning Commission meeting on April 18, 2006, at 5:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA, and the to a special Planning Commission meeting regarding a possible Conditional Use Permit revocation, on May 1, 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