

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
JULY 18, 2006**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, July 18, 2006, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:07 p.m. Following the Pledge of Allegiance, Commissioner Galasso 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 Kevin Ryan; Assistant Planners Paul Gonzales, and, Dawn Rowe; City Attorney Marco Martinez; City Clerk Bea Watson, and Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Approve the minutes of the June 20, 2006, regular Planning Commission meeting as presented. Motion was carried by a vote of 4-0-1, with Commissioner Lee abstaining.

APPROVE
6/20/06

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding collective punishment.

CONSENT CALENDAR: None.

CC

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the July 25, 2006, meeting and Planning Commission items for the August 1, 2006, and August 15, 2006, meetings.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **DESIGN REVIEW NO. 06-007:** Filed by KB Home to request architectural review and construction of 64 single-family houses from the Meadowood Development. The project is an irregularly-shaped property consisting of 64 single-family lots located in Tentative Tract Map No. 16383 and Tentative Tract Map No. 17460.

PH-1
APPROVE
DR #06-007

The project is located on the east side of Oleander Avenue, approximately 980 feet north of Baseline Avenue, bound by Oleander and Cypress Avenues.

Staff presentation by Dawn Rowe, staff recommends approval.

No written communication was received.

Speaking for the applicant was Melissa Jaffe, KB Home, 801 Corporate Center Drive, #207, Pomona.

No one spoke in favor.

Speaking in opposition was Saralee Schultz, 7123 Cypress; Robin Scipio, 100 W. Las Flores, Altadena; and, Tony Orlich, Randall Avenue.

The public hearing was closed.

The Planning Commission discussed and deliberated after the public hearing was closed.

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

- 8. The applicant shall develop the project pursuant to the following plotting percentages: Plan 2492: 10%-~~28~~ **40%**, Plan 2788: 10%-~~28~~ **40%**, Plan 2992: 20%-30%, Plan 3340: 7%-14%.

Added:

- 8a. **Ceramic tiles shown on the Spanish style architecture shall be incorporated into the Spanish style architecture for all four plans to the satisfaction of the Director of Community Development.**

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: 1) Find that the project has been reviewed under the previous Negative Declaration for Tentative Tract Maps (TTM Nos. 16383 and 17460), pursuant to Section 15162 of the Local CEQA Guidelines; 2) approve **DESIGN REVIEW NO. 06-007**, subject to the attached Findings and Conditions of Approval, 3) direct staff to file a Notice of Determination. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS:

WORKSHOP FOR VENTANA SPECIFIC PLAN/TRUMARK:

Director Williams stated that this evening's meeting would be adjourned to a workshop for the Ventana Specific Plan, in the Executive Conference Room, immediately after the Planning Commission meeting.

WKSHP
VENTANA
SP PLAN

STAFF REPORTS: None.

DIRECTOR REPORT:

Director Williams stated that he had received a letter from City Attorney Jeffrey Ballinger requesting that the Planning Commission continue the Special meeting scheduled for tomorrow night.

By consensus, the Planning Commission continued the Public Hearing regarding the revocation of **CONDITIONAL USE PERMIT NO. 97-01R1, and the transfer of Conditional Use Permit No. 97-01R2,** to a Special meeting to be held on August 16, 2006, at 6:00 p.m.

Director Williams informed the Planning Commission that an ethics training in regards to state laws has been scheduled for August 29, 2006, at 6:00 p.m.

COMMISSION REMARKS:

Commissioners Galasso stated he has no comment this evening.

Commissioner Clark wished everyone a good evening.

Commissioner Meyer wished everyone a good evening and encouraged them to stay cool.

Commissioner Slowik congratulated the inductees of the new "Sports Wall of Fame", and thanked the City's staff for the planning of the various sports programs. He requested that this evening's meeting be adjourned in memory of Mariano Rotolo.

Commissioner Lee wished everyone a good evening.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 6:44 p.m. in memory of Mariano Rotolo, to a workshop regarding the Ventana Specific Plan/Trumark following the meeting this evening, then to the next regular Planning Commission meeting on August 1, 2006, 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