

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 1, 2006**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, August 1, 2006, 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 Clark gave the invocation.

**ROLL CALL:**

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

Absent: None.

Also Present: Principal Planner Craig Bruorton, AICP; Senior Planners Charles Fahie, AICP; Associate Planner DiTanyon Johnson; and, Assistant Planner Jon S. Dille; City Attorney Jeffrey Ballinger; 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 July 5, 2006, regular Planning Commission meeting as presented. Motion was carried by a vote of 4-0-1, with Commissioner Galasso abstaining.

APPROVE  
7/5/06

**PUBLIC FORUM:**

PF

Tony Orlich, Randall Avenue, spoke regarding Proposition 84, California Clean Money and Fair Election Act.

**CONSENT CALENDAR:** None.

CC

**AGENDA INFORMATION:**

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the August 8, 2006, and August 22, 2006, meetings, and Planning Commission items for the August 15, 2006, and, September 5, 2006, meetings.

**PUBLIC HEARINGS**

PH

Commissioner Galasso removed himself due to possible conflict of interest.

The public hearing was opened regarding **TIME EXTENSION NO. 06-004**

PH-1

**FOR TENTATIVE TRACT MAP NO. 16604:** Filed by Young Homes to request a two-year time extension for Tentative Tract Map No.16604, a 51 lot single-family residential subdivision on approximately 15 acres. The project site is an irregularly-shaped property consisting of three parcels (APNs: 0228-241-03, -04, and -05) of approximately 15 gross acres located approximately 300 feet north of the intersection of Foothill Boulevard and Sultana Avenue, having a frontage of approximately 956 feet on the west side of Sultana Avenue and having an approximate depth of 654 feet west of Sultana Avenue.

APPROVE  
TIME EXT  
#06-004  
TTM #16604

Staff presentation by DiTanyon Johnson, staff recommends approval. No written communication was received. Speaking for the applicant was Yoon Kim, Young Homes, 10370 Trademark Street, Rancho Cucamonga. No one spoke in favor or opposition. The public hearing was closed. The Planning Commission discussed and deliberated after the public hearing was closed.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: 1) Determine that the project is Categorically Exempt pursuant to Section 3.07, of the Local CEQA Guidelines and direct staff to file the Notice of Exemption; and, 2) approve **TIME EXTENSION NO. 06-004**, subject to the attached Conditions of Approval. Motion carried by a vote of 4-0-1, with Commissioner Galasso abstaining.

Commissioner Galasso returned.

The public hearing was opened regarding **TIME EXTENSION NO. 05-034 FOR TENTATIVE TRACT MAP NO. 16583/VARIANCE NO. 06-005:** Filed by Jerry Ronnebeck Engineering to request a two-year time extension for Tentative Tract Map No. 16583, a 15 lot single-family residential subdivision on approximately 3.6 acres and a variance request (Variance No. 06-005) to waive the ten (10) foot setback requirement for landscaping. The project site is an irregularly-shaped property consisting of three parcels (APNs: 0241-091-52, -59, and -62) of approximately 3.6 gross acres located on the northwest corner of Miller Avenue and Mango Avenue having a frontage of 120 feet on the south side of Miller Avenue and a frontage of approximately 250 feet on Mango Avenue and approximate depth of 375 feet north of Miller Avenue and approximately 291 feet west of Mango Avenue.

PH-2  
APPROVE  
TIME EXT  
#05-034  
TTM #16583  
VAR #06-005

Staff presentation by DiTanyon Johnson, staff recommends approval. No written communication was received. Speaking for the applicant was Ken Wong, 1427 W. Valley Boulevard, Suite 101. No one spoke in favor or opposition. The public hearing was closed. The Planning Commission discussed and deliberated after the public

hearing was closed.

Motion made by Commissioner Galasso, seconded by Commissioner Meyer, to: 1) Determine that this project is Categorically Exempt pursuant to Section 3.07, of the Local CEQA Guidelines and direct staff to file the Notice of Exemption; and, approve **TIME EXTENSION NO. 05-034 AND VARIANCE NO. 06-005**, subject to the attached Conditions of Approval. Motion carried by a vote of 5-0.

Commissioner Galasso removed himself due to possible conflict of interest.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17235/DESIGN REVIEW NO. 05-014**: Filed by Mr. Jack Wu, Architect Design Group, to request review and approval to subdivide one parcel of approximately 0.8 adjusted gross acres into nine lots for the purpose of a residential condominium development and design review for the architectural review and construction of the three buildings totaling 13,198 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0194-101-17) of approximately 0.8 adjusted gross acres and is located at 9418 Acacia Avenue, approximately 695 feet south of the southwest corner of the intersection of Randall Avenue and Acacia Avenue, and having a frontage of approximately 130 feet and a depth of approximately 130 feet and a depth of approximately 291 feet.

PH-3  
APPROVE  
TTM #17235  
DR #05-014

Staff presentation by Jon S. Dille, staff recommends approval. No written communication was received.

Speaking for the applicant was Bart Doyle, 155 North Baldwin, Sierra Madre; and, James Hu, 2440 S. Barrington Avenue #312, Los Angeles.

No one spoke in favor.

Speaking in opposition was 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 additions to the Conditions of Approval, as follows:

**10A. The tot lot, barbeque equipment, and all other amenities shall be approved by the Director of Community Development.**

**10B. The CC&Rs shall include a restriction on resident parking in the guest parking stalls. The guest parking stalls shall be marked for guest parking only.**

**10C. Decorative lighting fixtures shall be added to the landscaping areas and on the elevations at the entry doors and both sides of the Garage doors. These fixtures shall be approved by the Director of Community Development.**

Motion made by Commissioner Meyer, seconded by Commissioner Lee, 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, approve **TENTATIVE TRACT MAP NO. 17235, AND DESIGN REVIEW NO. 05-014.** Motion carried by a vote of 4-0-1, with Commissioner Galasso abstaining.

Commissioner Galasso returned.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-069/ TENTATIVE TRACT MAP NO. 17842/CONDITIONAL USE PERMIT NO. 05-052:** Filed by WL Homes, LLC to request receiving comments on the Draft Environmental Impact Report (EIR) for a proposed project consisting of Tentative Tract Map No. 17842, Conditional Use Permit No. 05-052, and Design Review No. 05-069 to construct a 201-unit condominium complex. The project site is a rectangularly-shaped property (APN: 0226-135-03) of approximately 16.4 adjusted gross acres on the southwest corner of Sierra Lakes Parkway and Beech Avenue having approximately 630 feet of frontage on Beech Avenue and approximately 1,320 feet of frontage on Sierra Lakes Parkway. The site is approximately one half miles north of the 210 Freeway.

PH-4  
RECEIVE  
COMMENTS  
DEIR FOR  
DR 05-069  
TTM 17842  
CUP 05-052

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

Speaking for the applicant was Chris Stamps, W L Homes LLC, 255 E. Rincon #100, Corona.

No one spoke in favor.

Speaking in opposition was 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 received public comment on the Draft EIR, provided staff with comments on the Draft EIR, and directed staff to prepare the Final EIR and schedule the project for a future public hearing.

**OTHER COMMISSION BUSINESS:**

**REQUEST FOR A WORKSHOP ON SEPTEMBER 5, 2006:**

WKSHP  
SP PLAN

Principal Planner Bruorton stated that he would verify the date for a workshop for a specific plan request.

**STAFF REPORTS:** None.

**DIRECTOR REPORT:**

Principal Planner Bruorton informed the Planning Commission of the request on the dais this evening for a future workshop regarding the Sierra Summit Specific Plan pre-file. He stated that the Planning Commission would need to set a date for this workshop at the next Planning Commission meeting.

**COMMISSION REMARKS:**

Commissioners Galasso stated he has no comment this evening.

Commissioner Meyer wished everyone a good evening.

Commissioner Clark wished everyone a good evening.

Commissioner Slowik encouraged everyone to stay out of the heat and to have a good evening.

Commissioner Lee wished everyone a good evening. She encouraged the city residents to help conserve energy and come out to the various summer programs offered by the City of Fontana.

**PUBLIC FORUM CONTINUED:** None.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting was adjourned at 7:09 p.m to the next regular Planning Commission meeting on August 15, 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