

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 5, 2006**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, September 5, 2006, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:05 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: Deputy City Manager Debbie Brazill; Director of Community Development Don Williams, AICP; Principal Planner Craig Bruorton, AICP; Senior Planners Charles Fahie, AICP, Orlando Hernandez, and, Kevin Ryan; Associate Planners Shannon Casey, AICP, and, DiTanyon Johnson; Assistant Planners Jon S. Dille, and, Paul Gonzales; Police Captain Terry Holderness; Traffic Engineer Eric Lewis; City Attorney Jeffrey Ballinger; City Clerk Bea Watson, and Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Slowik, seconded by Commissioner Clark, to: Approve the minutes of the August 15, 2006, regular Planning Commission meeting and the August 16, 2006, special Planning Commission meetings as presented. Motion was carried by a vote of 5-0.

APPROVE
8/15/06
8/16/06

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding the FCC media hearing.

CONSENT CALENDAR: None.

CC

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the September 12, 2006, September 26, 2006, and October 10, 2006, meetings, and Planning Commission items for the September 19, 2006, October 3, 2006, and October 17, 2006, meetings.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **DESIGN REVIEW NO. 05-069/**

PH-1

TENTATIVE TRACT MAP NO. 17842/CONDITIONAL USE PERMIT NO.

APPROVE
DR 05-069
TTM 17842
CUP 05-052

05-052: Filed by WL Homes LLC to request certification of the Final Environmental Impact Report (FEIR, State Clearinghouse No. 2005021053) and associated Statement of Overriding Considerations; approval of Tentative Tract Map (TTM) No. 17842 for a one-lot residential condominium map; approval of Design Review (DR) No. 05-069, a request for site plan and architectural design for a 201-unit (for-sale) attached residential condominium project; and, approval of Conditional Use Permit (CUP) No. 05-052 for a Planned Unit Development (PUD) required to permit project implementation. 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 mile north of the 210 Freeway.

Staff presentation by Charles Fahie, AICP, staff recommends approval. Written communications were received from Julius Weathersbee, 6306 Highcliff; and Melodee Black, 6347 Pointe.

Speaking for the applicant were Chris Stamps, 255 E. Rincon, Corona; and, Kevin Thomas, RBF Representative.

Speaking in favor was Scott Thomas.

No one spoke in opposition.

The public hearing was closed.

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

By consensus, the Planning Commission requested that staff work with the applicant regarding safety timers on the barbeques.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: 1) Certify the Final Environmental Impact Report (FEIR), adopt the Statement of Overriding Consideration, the Mitigation Monitoring and Reporting Program, and the Statement of Facts and Findings, and direct staff to file a Notice of Determination; 2) approve **DESIGN REVIEW NO. 05-069;** 3) approve **CONDITIONAL USE PERMIT NO. 05-052;** and, 4) approve **TENTATIVE TRACT NO. 17842.** Motion carried by a vote of 5-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO.**

05-027: Filed by Mr. Richard Ambrosini to request a Conditional Use Permit review for the construction of an unmanned wireless telecommunications facility, incorporating a new 70 foot slim-line tower (flag pole) with state approved 20'-0" x 12'-0" equipment shelter to be located in an existing self-storage facility. The project site is an irregularly-shaped property consisting of two parcels (APNs: 1110-151-14 and -26) of approximately 3.8 adjusted gross acres located at 14750 Foothill Boulevard, which is located approximately 215 feet east of the northeast corner of Foothill Boulevard and Redwood Avenue and having a frontage of approximately 125 feet on the north side of Foothill Boulevard and having a second frontage of approximately

PH-2
APPROVE
CUP 05-027

405 feet on the south side of Hilton Drive.

Staff presentation by Jon S. Dille, AICP, staff recommends approval.

No written communication was received.

Speaking for the applicant was Kendrick Ayres, Bechtel Telecommunications, 25596 Gele Circle, Sun City.

No one spoke in favor or opposition.

The public hearing was closed.

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

By consensus, the Planning Commission modified Condition No. 10, as follows:

10. The applicant shall keep the flag lighted during hours of darkness or remove from pole. The flag shall be maintained and replaced when worn or damaged. **The flag shall be of a size in proportion to the height of the flag pole and shall be demonstrated to the satisfaction of the Director of Community Development.**

Motion made by Commissioner Slowik, 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 (2004) and direct staff to file a Notice of Exemption; and, 2) approve **CONDITIONAL USE PERMIT NO. 05-027**. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 06-018**: Filed by Doug Andresen to request the construction of a new six unit apartment complex consisting of one two-story building with proposed recreational amenities to include a tot-lot, a barbeque area and a large lawn area. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0190-153-05) of approximately 0.7 adjusted gross acres and is located approximately 130 feet west of the intersection of Reed Street and Sierra Avenue on the north side of Reed Street, and having a frontage of approximately 100 feet on Reed Street and a depth of approximately 270 feet.

PH-3
APPROVE
DR 06-018

Staff presentation by Paul Gonzales, AICP, staff recommends approval.

No written communication was received.

Speaking for the applicant was Doug Andresen, 17087 Orange Way.

No one spoke in favor or opposition.

The public hearing was closed.

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

By consensus, the Planning Commission requested that staff work with the applicant regarding safety timers on the barbeques.

Motion made by Commissioner Clark, seconded by Commissioner Meyer, 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 **DESIGN REVIEW NO. 06-018.** Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 04-026/ TENTATIVE PARCEL MAP NO. 17821/VARIANCE NO. 06-006 (LYTLE CREEK APARTMENTS)**; Filed by Holland Development to request: 1) Certification of the Final Environmental Impact Report (FEIR) (State Clearinghouse House No: 2005021054) the associated Statement of Overriding Considerations and the Mitigation Monitoring Program and Report; 2) Approve Tentative Tract Map No. 17821 to merge 16 parcels into one lot; 3) Approve Design Review No. 04-026 to construct a 233-unit apartment complex; and, 4) Approve Variance No. 06-006 to reduce rear-yard setbacks to zero-feet. The project site is a rectangularly-shaped property consisting of 16 parcels (APNs: 0226-162-09 to -11, -13 to -20, -23, -25 to -27, and -29) of approximately 11 gross acres, with a frontage of approximately 560 feet on the south side of Sierra Lakes Parkway and is bound by Lytle Creek Road to the west, Maloof Avenue to the east, and the Highland Channel to the south.

PH-4
APPROVE
DR 04-026
TPM 17821
VAR 06-006

Staff presentation by Don Williams, AICP, and Shannon Casey, AICP, staff recommends approval.

Written communications were received from Rich Underwood, 6378 Redhead Way; Karen Kindrick, 6123 Glen Abbey Way; Betty Garcia, 6795 Lucero Drive; Refugio Chavez, 6407 Redhead; Araceli Chavez, 6407 Redhead Way; Patricia Davis, 14958 Oak Valley Drive; Scott Humphrey, 15335 Brant Drive. E-Mail Communication was received from the Darwin Family, and Tam Phung, 14965 Cory Way, Fontana, CA. Speaking for the applicant was Thomas Warren, and, Bradley Kavasek, Holland Development, 3491 E. Concours, Ontario; and, David Obitz, KTG Y, Irvine.

Speaking in favor were Glenn Elssmann, 25814 Business Center Drive, Redlands; Paul Conzelman, SC Development, 14841 Yorba Street, Suite 205, Tustin; and, Keith Clements, 8014 Mango Avenue, #48.

Speaking in opposition were Scott Thomas, and Stephanie Smith, FRIENDS; Vanessa Ratliff, 6152 Newell; Karl Truesdell, 5501 Tenderfoot Drive; Denise Orum; Ralph Dominguez; Yvette Thomas, 6388 Canvasback Way; Dr. D. C. Thomas, P. O. Box 1291; Ricky Arcena, 5732 Delmar Drive; Leotra Metoyer, 6143 Cooper; Marion Wilson, 5800 Karl Circle; Corina Torres, 6243 Gretchen Court; Carlos and Gracie Celis, 5853 Brentwood Place; Phyllis Stephenson, 15642 Brewer Lane; Ellen Park, 15978 Turtle Bay Place; David Castillo, 6117 Hetty Street; Amy Gonzales, 16830 Kittansett Place; Daniel Marrufo, 6122 Glen Abbey Place; Glenn Linde, 15314 Gatwick Avenue; Susan Sawyer, 6234 Gretchen; Luis F. Vazquez, 6371 Maloof Avenue; Marcus Friedemann, 6755 Lucero Drive; Gregg Peterson, 6003 Mt. Isezp Place; Guillermo Canjura, DDS, 5488 Tenderfoot Drive; Jo Masucci, 6232 Chantel Drive; Larry Edmonson, 16509 Landmark Drive; Gene Minor, 7040 Regal Park Drive; Karen Russi,

7019 Regal Park Drive; Imeh Augustus, 15447 Hoover; Dayna Moore, 5968 Roosevelt Drive; Jim Ramos, 14957 Mt. Wilson Lane; and, James Powell, 6268 Maloof.

The public hearing was closed.

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

The Planning Commission voted to recess from 8:05 p.m. to 8:20 p.m.

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to: Continue the Planning Commission meeting past 10:00 p.m. Motion carried by a vote of 5-0.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Continue **TENTATIVE PARCEL MAP NO. 17821/DESIGN REVIEW NO. 04-026;** and **VARIANCE NO. 06-006,** to the regular Planning Commission meeting on October 3, 2006, at 6:00 p.m. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS:

PARKING REQUIREMENTS, CONCERNS, DIRECTION TO WORK ON:

Staff presentation by Don Williams AICP.

By consensus, the Planning Commission requested staff work on developing revised parking requirements.

STAFF REPORTS: None.

DIRECTOR REPORT:

Director Williams stated that the workshop regarding the Sierra Summit Specific Plan scheduled for the September 19, 2006, Planning Commission meeting had been moved to before the regular Planning Commission meeting and would start at 5:00 p.m.

Director Williams stated that staff is planning a joint workshop between the City Council and the Planning Commission regarding the Promenade for sometime in October.

COMMISSION REMARKS:

Commissioners Galasso, and Clark stated they had no comment this evening.

Commissioner Slowik stated that at the last meeting approximately 2-3 million square foot of industrial building had been approved and that the City of Fontana continues to expand. He thanked staff for the quarterly report. He welcomed the 12 to 14 thousand new residents that will be incorporated into Fontana with the LAFCO action on the "Island Annexations." He thanked the many volunteers that participated at California Speedway for the recent races.

Commissioner Meyer stated that it was mentioned at the last meeting that the general plan map and the school district map had been displayed at the sales office of one of the developments and requested that staff verify that a land use map is also displayed.

Commissioner Lee thanked staff for all the effort on this evening meeting and also the residents who expressed their opinions. She wished everyone a good evening.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 11:00 p.m. to a workshop on September 19, 2006, in the Executive Conference Room at 5:00 p.m. regarding the Sierra Summit Specific Plan, then to the next regular meeting on September 19 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