

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 19, 2006**

A workshop of the City of Fontana Planning Commission was held on Tuesday, September 19, 2006, at 5:00 p.m. regarding the Sierra Summit Specific Plan, in the City Hall Executive Conference Room, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the workshop to order at 5:04 p.m., with Commissioners Clark, Galasso, Meyer, and Slowik (arrived at 5:12 p.m.) present.

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, September 19, 2006, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:15 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; Senior Planner Kevin Ryan; Associate Planners Shannon Casey, AICP, and, DiTanyon Johnson; Assistant Planners Jon S. Dille, and Dawn Rowe; City Attorney Jeffrey Ballinger; City Clerk Bea Watson, and Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Clark, seconded by Commissioner Galasso, to: Approve the minutes of the September 5, 2006, regular Planning Commission meeting as presented. Motion was carried by a vote of 5-0.

APPROVE
9/5/06

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding the "disgraceful media."

CONSENT CALENDAR: None.

CC

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the September 26, 2006, October 10, 2006, October 13, 2006, (special meeting), and October 24, 2006 (joint CC/PC), meetings, and Planning Commission items for the October 3, 2006, October 17, 2006, October 24, 2006, and November 7, 2006, meetings.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **DESIGN REVIEW NO. 06-016:** Filed by Mr. Ed Razi, Stratham Investments, LLC, to request construction of 17 new single-family dwellings ranging from 2,870 square feet to 3,637 square feet on Tract Map No. 17317. The project site is a rectangularly-shaped property consisting of one parcel (APN 0240-021-20) of approximately 3.9 adjusted gross acres and is located on the southeast corner of the intersection of Walnut Street and Citrus Avenue and having a frontage of approximately 695 feet on the southside of Walnut Street and a second frontage of approximately 310 feet on the east side of Citrus Avenue.

PH-1
APPROVE
DR 06-016

Staff presentation by Jon S. Dille, staff recommends approval.
No written communications was received.
Speaking for the applicant was Jeff Evans, Stratham Homes, 2201 Dupont Drive, #300, Irvine.
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 added Condition No. 9z, to the Conditions of Approval, as follows:

- 9z. **The applicant shall provide enhanced architectural features, including veneers and enhanced side and rear elevations to the satisfaction of the Director of Community Development.**

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: 1) Direct staff to file the Notice of Determination; and, 2) approve **DESIGN REVIEW NO. 06-016,** with the above added Condition. Motion carried by a vote of 5-0.

The public hearing was opened regarding the **HOUSING ELEMENT:** Filed by the City of Fontana to adopt a resolution recommending approval to the City Council of the Housing Element and minor modifications to the Optional Density Standards. Located citywide.

PH-2
APPROVE
RES. PC
06-010
HOUSING
ELEMENT

Staff presentation by Kevin Ryan, staff recommends approval.
No written communication was received.
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 Meyer, seconded by Commissioner Slowik, to: 1) Recommend to the City Council that the project has been reviewed under

a previous Final Environmental Impact Report (2003 General Plan, State Clearing House No. 2003031083) pursuant to Section 15162 of the Local CEQA Guidelines and direct staff to file the Notice of Determination; and, 2) adopt **RESOLUTION PC NO. 06-010**, a resolution forwarding a recommendation that the City Council adopt the Housing Element and minor modifications to Resolution No. 2004-32. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 06-035**: Filed by Spectra Homes to request construction of 15 single-family homes ranging in size from 1,910 square feet to 2,117 square feet on Tentative Tract Map No. 17881. The project site is a rectangularly-shaped property consisting of four parcels (APNs 0190-061-19, -20, -24, and -25) of approximately 4.1 gross acres located approximately 350 feet west of the intersection of Cypress Avenue and Harvey Drive and having a frontage of approximately 220 feet on the north side of Harvey Drive and approximate depth of 615 feet.

PH-3
APPROVE
DR 06-035

Staff presentation by DiTanyon Johnson, staff recommends approval. Written communication was received from Lydia and David Wibert. Speaking for the applicant was Kevin Roberts, Spectra Homes, 517 S. Myrtle Avenue, #201, Monrovia. 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 added Condition Nos. 5x, and 24a, to the Conditions of Approval, as follows:

- 5x. **The applicant shall provide enhanced architectural features, including veneers and enhanced side and rear elevations to the satisfaction of the Director of Community Development.**
- 24a. **The applicant shall install curb, gutter, and sidewalk to the north side of Harvey Drive from Street "A" east to Cypress Avenue to tie into existing infrastructure.**

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: 1) Determine that the project is categorically exempt pursuant to Class 32, Section 3.16, of the Local CEQA Guidelines, and direct staff to file a Notice of Exemption; and, 2) approve **DESIGN REVIEW NO. 06-035**, subject to the attached Findings and Conditions of Approval, with the above listed modifications. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 06-025** Filed by Richmond American Homes to request review and approval of a design review application to construct 80 single-family homes in Planning Area Nos. 10 and 11 of the Citrus Heights North Specific Plan (Shady Trails)

PH-4
APPROVE
DR 06-025

The properties are irregularly-shaped and consists of 80 parcels in two previously Approved tentative tracts (Tentative Tract Map Nos. 16871 and 16873) on approximately 16 acres in Planning Area Nos. 10 and 11 of the Citrus Heights North Specific Plan (Shady Trails).

Staff presentation by Shannon Casey, AICP, staff recommends approval. No written communications was received.

Speaking for the applicant were Jonathon Siemsen, Richmond American Homes, 1305 Corona Pointe Ct, Corona; Bryan Goodman, Lewis Homes, 1156 N. Mountain, Upland; and, Andy Suzuki, BSB Architects, 555 Anton Boulevard, Suite 900, Costa Mesa.

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. 19, of the Conditions of Approval, as follows:

19. The applicant shall provide a copy of the Homeowners Association's Codes, Covenants, and Regulations (CC&Rs) for review and approval by the City's Director of Community Development. **The CC&Rs shall provide for parking regulation and enforcement (including adequate reservation of spaces for visitors and occupants as approved by the City) through a permitting process.** The City shall be included as a third-party to the CC&Rs. The CC&Rs shall be recorded prior to issuance of the first Certificate of Occupancy.

Motion made by Commissioner Slowik, seconded by Commissioner Meyer, to: 1) Direct staff to file the Notice of Determination of a previously approved CEQA document; and 2) approve **DESIGN REVIEW NO. 06-025**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS:

SELECT A PLANNING COMMISSIONER FOR APPEALS: Select a Planning Commissioner to attend the City Council meeting regarding the revocation of the Conditional Use Permit for the Sierra Room on October 13, 2006, and Design Review No. 05-063 (warehouses on Baseline and Cherry Avenues), on October 10, 2006.

By consensus, it was determined that Commissioners Lee and Meyer would represent the Planning Commission at the City Council meeting regarding the Sierra Room on October 13, 2006, and that, Commissioners Galasso and Slowik would represent the Planning Commission at the City Council meeting regarding Design Review No. 05-063(warehouses on Baseline and Cherry Avenues) on October 10, 2006.

STAFF REPORTS: None.

DIRECTOR REPORT:

Director Williams stated that the joint City Council/Planning Commission workshop to review the Fontana Promenade Specific Plan has been scheduled for October 24, 2006.

COMMISSION REMARKS:

Commissioner Meyer stated that recently he had the opportunity to drive Sierra Lakes Parkway and that it is looking very nice, with all the new construction. He wished everyone a good evening.

Commissioner Clark stated they had no comment this evening

Commissioner Slowik stated that we are getting close to voting season and encouraged anyone not registered to do so as soon as possible.

Commissioners Galasso reminded everyone of the upcoming "Fontana Day" at the L.A. County Fair, on September 29, 2006, at which Bea Watson will be celebrated for her hard work and dedication to the City of Fontana.

Commissioner Lee welcomed the new residents of the City of Fontana just recently annexed into the city. She wished everyone a good evening.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 7:28 p.m. to the next regular meeting on October 3, 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