

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 3, 2006**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, October 3, 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: Director of Community Development Don Williams, AICP; Senior Planner Orlando Hernandez; Associate Planner Shannon Casey, AICP; Fontana Police Captain Terry Holderness; City Traffic Engineer Eric Lewis; City Attorney Jeffrey Ballinger; and City Clerk Bea Watson.

MINUTES:

MINUTES

Motion made by Commissioner Slowik, seconded by Commissioner Meyer, to: Approve the minutes of the September 19, 2006, regular Planning Commission meeting as presented. Motion was carried by a vote of 5-0.

APPROVE
9/19/06

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding media and education.

CONSENT CALENDAR: None.

CC

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the October 10, 2006, October 13, 2006, (Special meeting), and October 24, 2006 (Joint CC/PC in regarding the Ventana Specific Plan), meetings, and Planning Commission items for the, October 17, 2006, October 24, 2006, November 7, 2006, and November 21, 2006, meetings.

PUBLIC HEARINGS:

PH

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Move Public Hearing No. 2 to the beginning of the Public Hearings on this evening's agenda. Motion carried by a vote of 5-0

The public hearing was opened regarding the **ZONE CHANGE NO. 06-008/ GENERAL PLAN AMENDMENT NO. 06-008/DESIGN REVIEW NO. 06-020/ CONDITIONAL USE PERMIT NO. 06-011 AND TENTATIVE PARCEL MAP NO. 17999**: Filed by Fontana Housing Authority to request a Design Review and Conditional Use Permit for the construction of a 42,730 square feet senior citizen community center; a General Plan Amendment to change 2.1 acres of land designated L-1 (Light Industrial) to P-PF (Public Facilities); a Zone Change to change the same property from M-1 (Light Industrial) to P-PF (Public Facilities); and, a Tentative Parcel Map to combine four (4) parcels into one (1) parcel. The project site is a rectangularly-shaped property consisting of four (4) parcels into one (1) parcel. The project site is a rectangularly-shaped property consisting of four parcels (APN's 0191-291-15, -20, -21, and -25) totaling approximately 2.1 gross acres located on the north side of Ceres Avenue, approximately 200 feet east of Juniper Avenue and having an approximate frontage of 405 feet on Ceres Avenue and an approximate depth of 220 feet.

PH-2
 APPROVE
 ZC 06-008
 GPA 06-008
 DR 06-020
 CUP 06-011
 TPM 17999

Staff presentation by Orlando Hernandez, staff recommends approval. No written communication was received. Speaking in favor were Sherri Murro, 8856 Bennett; and, Tony Orlich, Randall Avenue. 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 request that a condition be added regarding the payphone on the property.

Motion made by Commissioner Slowik, seconded by Commissioner Clark, to: 1) Forward a recommendation to the City Council to adopt the Negative Declaration of Environmental Impact and the State of California Department of Fish and Game de Minimis Impact Finding prepared for **GENERAL PLAN AMENDMENT NO. 06-008, ZONE CHANGE NO. 06-005, DESIGN REVIEW NO. 06-020, CONDITIONAL USE PERMIT NO. 06-011 AND TENTATIVE PARCEL MAP NO. 17999**, and direct staff to file a Notice of Determination; 2) adopt **RESOLUTION PC NO. 06-11**, forwarding a recommendation to the City Council to adopt an ordinance approving **ZONE CHANGE NO. 06-005**, and a resolution approving **GENERAL PLAN AMENDMENT NO. 06-008**; and, 3) forward a recommendation to the City Council to approve **DESIGN REVIEW NO. 06-020, CONDITIONAL USE PERMIT NO. 06-011 AND TENTATIVE PARCEL MAP NO. 17999**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 04-026**: Filed by Holland Development to request 1) Certify the Final Environmental Impact Report (EIR) (State Clearing House No. :2005021054) the associated Statement of Overriding Considerations and the mitigation Monitoring Program

PH-1
 APPROVE
 DR 04-026

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.

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

No written communications was received.

Speaking for the applicant was Captain Terry Holderness; Traffic Engineer Eric Lewis; RBF Consultant Kevin Thomas.

No one spoke in favor.

Speaking in opposition were Ronda and Michael Johnson, 5839 Opal Court; Ralph Dominguez; Marion Wilson, 5800 Karl Court; Scott Thomas, FRIENDS; Luis F. Vazquez, 6371 Maloof Avenue; Stephanie Smith; Daniel Marrufo, 6122 Glen Abbey Place; Ron Macias, 15474 Rochelle Street; David Castillo, 6117 Hetty Street; Chandra Shinde, 5779 Boca Raton Way; Dayna Moore; and, Jacqueline Dorsey.

The public hearing was closed.

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

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

Deletion of Condition No. 21, of the Conditions of Approval, in the staff report, and replace with new Condition No. 21, recommended by the Fontana Police Department.

~~21. All perimeter/boundary walls shall be designed and constructed so that the outer/exterior face of the wall shall be within two (2) inches of the property line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.~~

21. The Lytle Creek Apartments must participate in the Fontana Police Department's Crime Free Multi-Housing program and meet all program requirements. Participation in this program requires certification and attendance at the quarterly Crime Free Multi-Housing meetings.

Modification to Condition No. 16.

16. One tree shall be provided for each four parking stalls. The trees may be clustered, but a minimum of one cluster shall be provided for each

120 feet of parking row. ~~Trees may be of a species that provide visibility to signage and storefronts.~~ A vertical type tree that has open foliage would be most appropriate.

Motion made by Commissioner Galasso, seconded by Commissioner Meyer, to: Continue **TENTATIVE PARCEL NO. 17821/DESIGN REVIEW NO. 04-026 AND VARIANCE NO. 06-006**, to a special meeting on Thursday, November 9, 2006, at 6:00 p.m. in the City Hall Council Chamber. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS: None.

STAFF REPORTS: None.

DIRECTOR REPORT:

Director Williams mentioned the joint meeting with the City Council scheduled for October 24, 2006, to discuss the Promenade has been changed to a discussion on the Ventana Specific Plan instead.

COMMISSION REMARKS:

Commissioner Meyer stated that he would not be able to attend the October 24, 2006, joint workshop.

Commissioner Slowik announced that the Cherry Avenue street improvements ground breaking ceremony will occur at the Kaiser High School at Cherry Avenue and Jurupa Avenue at 10:00 a.m. October 20, 2006. He stated that applications are available for the "Art in the Park", that will be held on Saturday November 18, 2006, from 10:00 a.m. to 5:00 p.m. at the Art Depot on Spring Street. He stated that the Fontana Unified School has selected a committee to make sure that the bond money is spent correctly, a few of the Committee member are Ken Galasso, Bea Watson and himself. He wished everyone a good evening.

Commissioner Clark thanked all of the community members that came out this evening to express their concerns. He wished everyone a good evening.

Commissioners Galasso stated that we had a room full of people this evening, but that they had a very worthwhile discussion regarding the agenda item at hand.

Commissioner Meyer wished everyone a good evening.

Commissioner Lee stated that she has done a lot of driving and shopping here in Fontana lately and is happy to be able to do so. She wished everyone a good evening.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 9:09 p.m. to the next regular meeting on October 17, 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