

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 17, 2006**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, October 17, 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; Principal Planner Craig Bruorton, AICP; Senior Planner Charles Fahie, AICP; Associate Planners Shannon Casey, AICP, and DiTanyon Johnson; Assistant Planner Jon S. Dille; Annexation Program Coordinator Cecilia Lopez-Henderson; City Attorney Jeffrey Ballinger; City Clerk Bea Watson, and Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: Approve the minutes of the October 3, 2006, regular Planning Commission meeting as presented. Motion was carried by a vote of 5-0.

APPROVE
10/3/06

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding campaign finance.

CONSENT CALENDAR: None.

CC

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the October 24, 2006 (Joint CC/PC regarding the Ventana Specific Plan), and November 14, 2006, meetings, and Planning Commission items for the, October 24, 2006, November 7, 2006, November 9, 2006, and November 21, 2006, meetings.

By consensus, the Planning Commission moved the special Planning Commission meeting from November 9, 2006, to November 13, 2006, at 6:00 p.m. in the City Hall Council Chambers for the purpose of hearing the Lytle Creek apartments proposal.

PUBLIC HEARINGS:

PH

By consensus, the Planning Commission took action on Public Hearings 5, 6, and 7 at the beginning of the Public Hearings as follows:

The public hearings were opened regarding:

SPECIFIC PLAN NO. 04-004/ZONE CHANGE NO. 06-008/GENERAL PLAN AMENDMENT NO. 06-012 AND DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE (VALLEY TRAILS SPECIFIC PLAN).

PH-5
CONT
SP 04-004
ZC 06-008
GPA 06-012
DEIR

Filed by South Fontana Investment Company, LLC to request comments on the Draft Environmental Impact Report (DEIR) for a proposed project consisting of a Specific Plan, General Plan Amendment, Zone Change and Development Agreement. The project site is a rectangularly-shaped property consisting of twelve parcels (APNs 256-131-05, -11-15, 194-401-04, -05, -09, 256-141-36, -38, and -39) of approximately 300 gross acres and is located approximately 5,230 feet east of the intersection of Sierra Avenue and Jurupa Avenue and approximately 1,000 feet south of Jurupa Avenue bounded to the north by a 300 foot wide utility corridor, to the south by Riverside County, to the east by Locust Avenue having a frontage of approximately 1,800 feet and to the west by Alder Avenue and the Jurupa Hills. Armstrong Road bisects the south eastern portion of the project site having a frontage of approximately 2,700 feet. **Staff requests** that the Planning Commission continue the public hearing for the DEIR for the Valley Trails Specific Plan to the November 7, 2006, meeting.

DESIGN REVIEW NO. 05-005: Filed by Andresen Architecture to request approval of a design review to construct seven apartment units on .6 acres in the Multi-Family Residential (R-3) zone within the Boulevard Overlay zoning district. The project site is an irregularly-shaped area of land on one parcel (APN 0190-141-37) totaling approximately .6 acres located on the west side of Sierra Avenue approximately 70 feet south of Malaga Street and having approximately 174 feet of frontage on the west side of Sierra Avenue.

PH-6
CONT
DR 05-005

Speaking in favor was Joseph Longo, 16850-C Village Lane.

SPECIFIC PLAN NO. 05-063/GENERAL PLAN AMENDMENT NO. 06-010/ZONE CHANGE NO. 06-007/TENTATIVE TRACT MAP NOS. 18143 THRU 18147 AND DESIGN REVIEW PLAN NOS. 06-029 THRU 06-033:

PH-7
CONT
SP 05-063
GPA 06-010
ZC 06-007
TTM 18143
THRU 18147
DR 06-029
THRU 06-033

Filed by Trumark Companies to request Certification of the Final Environmental Impact Report (FEIR, State Clearinghouse no. 2005111048) and associated Statement of Overriding Considerations along with a request to approve the Ventana at Duncan Canyon Specific Plan (SPL No. 05-063), a mixed-use community on approximately 103.3 acres with up to 842 residential condominium units at the eastern and southwestern sections of the site, approximately 211,570 square feet of retail commercial uses at the western central section of the site and 362,930 square feet of office/light manufacturing/research and development uses at the northwestern and southwestern sections of the project site. The

project encompasses the following additional applications:

- ◆ General Plan Amendment (AMD No. 06-010) to change the land use designation of the project site to Multi-Family Residential, Light Industrial, and General Commercial and to revise the Circulation Master Plan to reflect the proposed street alignments and classifications: 1) realignment of Lytle Creek Road; establishment of cross sections of Duncan Canyon Road between the I-15 Freeway and Citrus Avenue; and, establishment of Citrus Avenue alignment north of Duncan Canyon Road to the north end of the Specific Plan boundary.
- ◆ Zone Change (ZC No. 06-007) to modify the Zoning District Map to designate the project site as Specific Plan (SP) No. 23;
- ◆ Tentative Tract Maps (TTM Nos. 18143, 18144, 18145, 18146, and 18147) to subdivide the planning area with a master tract map (TTM No. 18143) to establish the ten (10) planning areas and four (4) residential condominium tract maps: TTM No. 18144 (101 units); TTM No. 18145 (130 units); TTM No. 18146 (99 units); and, TTM No. 18147 (105 units) located on the north and south side of Duncan Canyon Road east of the I-15 Freeway at the future Duncan Canyon Road Interchange; and,
- ◆ Design Review applications (DR Nos. 06-029, 06-030, 06-031, 06-032, and 06-033), including site and architecture review for: 1) DR No. 06-029/TTM 18143 - 332,886 sq. ft. of office space, 18,420 sq. ft. of restaurant space, 70,694 sq. ft. of retail space, and a 64,908 sq. ft. (80 rooms) hotel (within Planning Area Nos. 1, 2, 3, 8, 9, and 10) on approximately 42 acres; 2) DR No. 06-030/TTM 18144 - 101 condominiums with live/work units in three-story six-plex buildings (Planning Area No. 4) on approximately 8 acres; 3) DR No. 06-031/TTM 18145 - 130 condominiums/single-family homes in detached motor court configured six-plex buildings (Planning Area No. 5) on approximately 17 acres; 4) DR No. 06-032/TTM 18146 - 99 two-story single family homes/detached condominiums (Planning Area No. 6) on approximately 13 acres; and, 5) DR No. 06-033/TTM 18147 - 105 two-story single-family homes/detached condominiums (Planning Area No. 7) on approximately 12 acres.

The project site is a triangularly-shaped property consisting of 11 parcels (APNs: 0226-073-01 through -06, 0226-092-15, -36, -38, -45, and - 49) totaling approximately 103.3 acres bounded by Citrus Avenue on the east, the I-15 Freeway on the northwest, Lytle Creek Road on the west, and a Southern California Edison Company (SCE) right-of-way on the south having approximately 1,600 feet of frontage

on the north and south side of Duncan Canyon Road, approximately 3,800 feet and 1,800 feet of frontage on the west and east side respectively of Lytle Creek Road and approximately 2,300 feet of frontage on the west side of Citrus Avenue.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Continue the public hearings for the **SPECIFIC PLAN NO. 04-004/ZONE CHANGE NO. 06-008/GENERAL PLAN AMENDMENT NO. 06-012 AND DRAFT EIR FOR THE (VALLEY TRAILS SPECIFIC PLAN);** and, **SPECIFIC PLAN NO. 05-063/GENERAL PLAN AMENDMENT NO. 06-010/ZONE CHANGE NO. 06-007/TENTATIVE TRACT MAP NOS. 18431 THRU 18147 AND DESIGN REVIEW PLAN NOS. 06-029 THRU 06-033,** to the November 7, 2006 Planning Commission meeting; and **DESIGN REVIEW NO. 05-005,** to a date uncertain. Motion carried by a vote of 5-0.

The public hearing was opened regarding the **TENTATIVE PARCEL MAP NO. 17296:** Filed by Mr. Philip Xie to request to subdivide a parcel of land, approximately 0.8 adjusted gross acres, into two 18,876 square foot lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0240-052-05) of approximately 0.8 adjusted gross acres and is located approximately 360 feet east of the southeast corner of the intersection of Walnut Avenue and Oleander Avenue, and having a frontage of approximately 132 feet on the south side of Walnut Avenue and a depth of approximately 286 feet.

PH-1
APPROVE
TPM 17296

Staff presentation by Jon S. Dille, staff recommends approval.
No written communication was received.
Speaking for the applicant was Philip Xie, 2111 Los Padres, Rowland Heights.
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. 4a, to the Conditions of Approval, as follows:

- 4a. In the event the parcel immediately adjacent to the south of this map is subdivided and access to the parcels is provided, the parcels shall take access from the property to the south, and access to Walnut Avenue shall be surrendered.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: 1) Determine that the project is categorically exempt pursuant to Section 3.16, Class 15 of the Local Guidelines for implementing CEQA and direct staff to file a Notice of Exemption; and, 2) approve **TENTATIVE PARCEL MAP NO. 17296.** Motion carried by a vote of 5-0.

The public hearing was opened regarding the **DESIGN REVIEW NO. 05-019:** Filed by Sam Perricone to request certification of the Final Environmental Impact Report (FEIR, State Clearinghouse No. 2006011133) and associated Statement of Overriding Considerations and approval of Design Review (DR) No. 05-019, an application for site and architectural review of three (3) distribution/manufacturing buildings totaling 1,277,728 square feet (Building A/399,880 square feet, Building B/433,680 square feet, and Building C/444,168 square feet) in three (3) phases on a total of approximately 62.5 adjusted gross acres (Phase I/21.1 acres, Phase II/20.6 acres, and Phase III/20.8 acres). The project site is a rectangularly-shaped property consisting of four parcels (APNs: 0237-131-11, and -12, 0237-141-04, and 0193-411-01) totaling approximately 62.5 adjusted gross acres located on the north side of Jurupa Avenue bounded by Poplar Avenue to the east, Hemlock Avenue to the west and traversed north to south by Elm Avenue and Beech Avenue creating three distinct and separate project sites. Site 1 has a frontage of approximately 1,250 feet on Jurupa Avenue and approximately 700 feet of frontage on Hemlock Avenue and Beech Avenue. Site 2 has a frontage of approximately 1,250 feet on Jurupa Avenue and approximately 700 feet of frontage on Beech Avenue and Elm Avenue. Site 3 has a frontage of approximately 1,250 feet on Jurupa Avenue and approximately 700 feet of frontage on Elm Avenue and Poplar Avenue.

PH-2
APPROVE
DR 05-019

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

Speaking for the applicant Roger Prend, Webb Assoc., 3788 McCrag Street, Riverside.

No one spoke in favor.

Speaking in opposition was Tom Portillo, 11330 Elm Avenue.

The public hearing was closed.

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

By consensus, the Planning Commission request staff work with the applicant regarding a 24/7 phone number for residents during construction of the site, and, some type of vine to cover the walls. Also the Planning Commission made modifications to the Conditions of Approval, as follows:

Modified Condition No. 32,

- 32. All landscape and irrigation plans shall comply with the ~~West End~~ **Southwest** Specific Plan requirements.

Deleted Condition No. 40,

- ~~40. Property fence gates shall be set back so stopped vehicles do not block the street right-of-way, including the sidewalks, where applicable. The required distance is 150 feet for tractor-trailer combinations.~~

Motion made by Commissioner Slowik, seconded by Commissioner Lee, 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; and approve **DESIGN REVIEW NO. 05-019**. Motion carried by a vote of 5-0.

The public hearing was opened regarding the **DESIGN REVIEW NO. 06-028**: Filed by Crestwood Corp., to request a design review for 20 single-family residences on previously approved Tentative Tract Map No. 16566. The property site is a rectangularly-shaped property consisting of four parcels (APNs 040-012-07, -08, -09, and -23) of approximately 15.9 gross acres located on the west side of Oleander Avenue approximately 280 feet north of Walnut Street and having a frontage of approximately 312 feet on Oleander Avenue and an approximate depth of 695 feet and is further described as generally located at the existing eastern terminus of Star Crest Way.

PH-3
APPROVE
DR 06-028

Staff presentation by Craig L. Bruorton, AICP, staff recommends approval. No written communication was received. Speaking for the applicant was Patrick J. Diaz, Crestwood, 510 W. Citrus Edge, Glendora. 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. 5a, to the Conditions of Approval, as follows:

- 5a. The applicant shall add additional architectural features and trade out foam building materials for more traditional materials on Spanish elevations to the satisfaction of the Director of Community Development.

Motion made by Commissioner Clark, seconded by Commissioner Galasso, to: 1) Direct staff to file the Notice of Determination of a previously adopted CEQA document; and, 2) approve **DESIGN REVIEW NO. 06-028**. Motion carried by a vote of 5-0.

The public hearing was opened regarding the **DESIGN REVIEW NO. 06-039**: Filed by Centex Homes to request a Design Review to construct 77 single-family homes, including a model home complex ranging from 2,470 square feet to 4,332 square feet. In the Coyote Canyon Specific Plan, approximately 1,500 feet west of the intersection of Coyote Canyon Road and Roadrunner Road, with a frontage of 850 feet on the south side of Coyote Canyon Road and a depth of approximately 1,000 feet south of Coyote Canyon Road.

PH-4
APPROVE
DR 06-039

Staff presentation by DiTanyon Johnson, staff recommends approval. No written communication was received.

Speaking for the applicant Debra Meier, Centex Home, 1265 Corona Pointe Court, Corona; and, Charles Addington, KTGy, 17992 Mitchell South, Irvine.

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.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: 1) Find that the project has been reviewed under the previous certified Final EIR for the Coyote Canyon Specific Plan has adequately identified the impacts associated with the project, pursuant to Section 15162 of the Local CEQA Guidelines and direct staff to file a Notice of Determination; and, 2) approve **DESIGN REVIEW NO. 06-039**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 5-0.

Action was taken on Public Hearing Nos. 5, 6, and 7, at the beginning of the Public Hearings.

The public hearing was opened regarding the **AMENDMENT NO. 06-014 (A GENERAL PLAN AMENDMENT)/ZONE CHANGE NO. 06-009**: Filed by YH Walnut LLC to request an amendment (a General Plan Amendment) from R-SF (Single-Family Residential) to R-M (Medium Density Residential) and a zone change from R-SF (Single-Family Residential) to R-2 (Medium Density Residential). Two separate sites approximately totaling 27.2 acres are involved in this request. The first site is located on the north side of Walnut Street between Cypress Avenue and Juniper Avenue. This site has a frontage on Walnut Avenue of approximately 1,250 feet and a frontage (depth) on Cypress Avenue and Juniper Avenue of approximately 630 feet. The second site is located on the southwest corner of Walnut Avenue and Juniper Avenue. This site has a street frontage on Walnut Avenue of approximately 630 feet and an approximate frontage (depth) on Juniper Avenue of 630 feet on Juniper Avenue.

PH-8
ADOPT
RES PC
NO 06-012
AMDMT
NO. 06-014
ZC 06-009

Staff presentation by Craig L. Bruorton, AICP, staff recommends approval. No written communication was received.

Speaking for the applicant was Yoon Kim, Young Homes/YH Walnut LLC, 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 Meyer, to: 1) Forward a recommendation to the City Council to adopt a Negative Declaration of Environmental Impact and the State of California Department of Fish and Game DeMinimis Impact Finding prepared for **GENERAL PLAN AMENDMENT NO. 06-014 AND ZONE CHANGE NO. 06-009** and direct staff to file a Notice of Determination; and, 2) adopt **RESOLUTION PC NO. 06-012**, forwarding a recommendation to the City Council to adopt a resolution approving a **AMENDMENT NO. 06-014 (A GENERAL PLAN AMENDMENT)** and an ordinance approving **ZONE CHANGE NO. 06-009**. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS:

INFORMATIONAL ITEM FOR ANNEXATION NO. 06-008 (CITY ANNEXATION NO. 170 FOOTHILL BOULEVARD – SOUTHSIDE):

ANNEX
06-008

Filed by the City of Fontana to request a review of the Foothill Boulevard Annexation Area and receive and file report. The Foothill Boulevard Annexation Area comprises approximately 105.62 acres and is bordered by Foothill Boulevard on the north, a combination of Owen Street, Upland Avenue and Yucca Avenue on the south, Cherry Avenue on the west, and Hemlock Avenue on the east.

Speaking in opposition was Joseph Carl Cuccia, 14868 Ivy Avenue.

STAFF REPORTS: None.

DIRECTOR REPORT: None.

COMMISSION REMARKS:

Commissioner Galasso stated he had no comments this evening.

Commissioner Meyer stated that Commissioner Galasso did a great job at the City Council meeting last week promoting the Chamber of Commerce's "Stay at home and Read a Book Ball" and encouraged residents to donate and help with the construction of our new library. He wished everyone a good evening.

Commissioner Clark wished everyone a wonderful evening, and a great week.

Commissioner Slowik reminded children interested in participating in this year's Veteran's Day Essay Contest that the essays are due on Monday, October 23, 2006. He encouraged the residents to come out on October 26, 2006, at 10:00 a.m. to the Jack Bulik Park Grand Opening of Phase II. He informed anyone interested in celebrating the life of Cal State Instructor, Dr. David Belles, to attend this week's celebration.

Commissioner Lee thanked everyone who attended and watched the meeting on television this evening. She wished everyone a good evening and a great week.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 8:40 p.m. to the joint workshop with City Council on October 24, 2006, then to the next regular meeting on November 7, 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