

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 7, 2006**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, November 7, 2006, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Vice Chairperson Slowik called the meeting to order at 6:07 p.m. Following the Pledge of Allegiance, Commissioner Galasso gave the invocation.

ROLL CALL:

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

Absent: Chairperson Lee.

Also Present: Director of Community Development Don Williams, AICP; Principal Planner Craig Bruorton, AICP; Senior Planners Charles Fahie, AICP, and Orlando Hernandez; Associate Planner Stephanie Hall; Assistant Planners Jon S. Dille, Paul Gonzales, and Dawn Rowe; Planning Intern Stephanie Liu; Housing Development Manager Ken Williams; 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 October 17, 2006, regular Planning Commission meeting as presented. Motion was carried by a vote of 4-0.

APPROVE
10/17/06

PUBLIC FORUM:

PF

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

CONSENT CALENDAR: None.

CC

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the November 14, 2006, November 28, 2006, and, December 12, 2006, meetings, and Planning Commission November 13, 2006 Lytle Creek Apartment proposal, November 21, 2006, and December 5, 2006, meetings.

By consensus, the Planning Commission moved the special meeting scheduled for November 13, 2006, to be discussed under Other Commission Business later on the agenda.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding the **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:** 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:

PH-1
CONT
SP 05-063
GPA 06-010
ZC 06-007
TTM 18143
THRU 18147
DR 06-029
THRU 06-033
11/21/06

- ◆ 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 Galasso, to continue: **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)**, to the Planning Commission meeting on November 21, 2006, at 6:00 p.m. Motion carried by a vote of 4-0.

The public hearing was 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)**. 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.

PH-2
APPROVE
SP 04-004
ZC 06-008
GPA 06-012
DEIR

Staff presentation by Stephanie Hall, staff recommends approval.

No written communication was received.

Speaking for the applicant was Bryan Goodman, South Fontana Investment Company, LLC, 1156 N. Mountain Avenue, Upland.

No one spoke in favor.

Speaking in opposition was Curtis Williams, 11820 Alder Avenue, Bloomington.

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 Galasso, to: Receive public comment on the DEIR, and direct staff to prepare the Final Environmental Impact Report and schedule the project for a future public hearing. Motion carried by a vote of 4-0.

The public hearing was opened regarding the **TENTATIVE PARCEL MAP NO. 18143**: Filed by Mr. Carl Kobbins, to request the subdivision of a parcel of land, approximately 0.9 acres, into two 18,310 square foot lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0190-301-02) of approximately 0.9 acres and is located approximately 125 feet east of the northeast corner of the intersection of Tamarind Avenue and Court Street, and having a frontage of approximately 122 feet on the north side of Court Street and a depth of approximately 300 feet.

PH-3
APPROVE
TPM 18143

Staff presentation by Stephanie Liu, staff recommends approval.

No written communication was received.

Speaking for the applicant was Carl Kobbins, 8880 Benson #100, Montclair.

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 3.16, Class 15 of the Local Guidelines for Implementing CEQA and direct staff to file a Notice of Exemption; and, 2) approve **TENTATIVE TRACT MAP NO. 18143**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding the **GENERAL PLAN AMENDMENT NO. 06-004/ZONE CHANGE NO. 06-003/DESIGN REVIEW NO. 06-015**: Filed by Fontana Housing Authority to request a design review for the construction of a 20-unit affordable (very low income) apartment complex; a General Plan Amendment to change approximately 3.4 acres of land designated I-L (Light Industrial) to R-M (Medium Density Residential); and, a Zone Change from M-1 (Light Industrial) to R-2 (Medium Density Residential). The project site is an irregularly-shaped property consisting of one parcel

PH-4
ADOPT
RES PC
2006-13
APPROVE
GPA 06-004
ZC 06-003
DR 06-015

(APN 0191-181-02) of approximately 1.6 adjusted gross acres and is located on the northwest corner of Ceres Avenue and Oleander Avenue and having a frontage of approximately 267 feet on Ceres Avenue and a frontage of approximately 187 feet along Oleander Avenue.

Staff presentation by Orlando Hernandez and Ken Williams, staff recommends approval.

No written communication was received.

No one spoke in favor.

Speaking in opposition was Betty Preston, 16385 Ceres 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 Galasso, to: 1) Adopt **RESOLUTION PC NO. 2006-13**, and forward a recommendation to the City Council to adopt an ordinance approving General Plan Amendment No. 06-004 and Zone Change No. 06-003; 2) adopt the Negative Declaration of Environmental Impact and the State of California Department of Fish and Game De Minimis Impact Finding and direct staff to file a Notice of Determination; 3) approve **GENERAL PLAN AMENDMENT NO. 06-004 AND ZONE CHANGE NO. 06-003**; and, 4) approve **DESIGN REVIEW NO. 06-015**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding the **CONDITIONAL USE PERMIT NO. 06-015**: Filed by Mr. Jie Zhang to request approval of a Conditional Use Permit in order to operate the existing Mandarin Wok restaurant in conjunction with a new Alcohol Beverage Control (ABC) Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) license, subject to conditions of approval. The project site is an irregularly-shaped property consisting of one parcel (APN: 0192-011-29) of approximately 1.6 adjusted gross acres and is located at 16981 Foothill Boulevard, which is approximately 405 feet east of the southeast corner of the intersection of Foothill Boulevard and Sierra Avenue and having a frontage of approximately 195 feet on the south side of Foothill Boulevard, and an approximate depth of 270 feet.

PH-5
APPROVE
CUP 06-015

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

No written communication was received.

Speaking for the applicant was Jie Zhang, Mandarin Wok Restaurant, 16981 Foothill boulevard.

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 and the property owner to remove the pay phone from the

property and for staff to bring back a report on this in three months.

Motion made by Commissioner Clark, 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 CEQA; 2) make a Finding of Public Convenience and Necessity; and, 3) approve **CONDITIONAL USE PERMIT NO. 06-015**, subject to the attached Findings and Conditions of Approval, and direct staff to file the Notice of Exemption. Motion carried by a vote of 4-0.

The public hearing was opened regarding the **DESIGN REVIEW NO. 06-021:** Filed by Oasis Homes to request construction of 20 single-family homes ranging in size from 1,910 square feet to 2,930 square feet on Tentative Tract Map No. 16494. The project site is a rectangularly-shaped property consisting of two parcels (APNs 0241-041-76 and -77) of approximately five gross acres located on the east side of Cypress Avenue, approximately 5 gross acres located on the east side of Cypress Avenue, approximately 675 feet south of Baseline Avenue, having an approximate frontage of 330 feet along Cypress Avenue, and an approximate depth of 660 feet.

PH-6
APPROVE
DR 06-021

Staff presentation by Dawn Rowe, staff recommends approval. No written communication was received. Speaking for the applicant was Doug Andresen, Architect, 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 added Conditions No. 4v to the Conditions of Approval, as follows:

- 4v. The applicant shall enhance the facades of Plan 2420 both Plan A and Plan B to the satisfaction of the Director of Community Development.

Motion made by Commissioner Galasso, seconded by Commissioner Meyer, 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 the Notice of Exemption; and, 2) approve **DESIGN REVIEW NO. 06-021**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding the **DESIGN REVIEW NO. 06-026/ TENTATIVE TRACT MAP NO. 17859:** Filed by Fontana Hills, LLC, to request the construction of a new 13 unit condo complex consisting of six two-story buildings with proposed recreational amenities to include a tot-lot, a barbeque area and a large lawn area. The project site is an irregularly-shaped property

PH-7
CONT
DR 06-026
TTM 17859
11/21/06

consisting of two parcels (APN: 0190-121-28, and -62) of approximately 1.2 adjusted gross acres and is located approximately 800 feet west of the intersection of Paine Street and Juniper Avenue on the north side of Paine Street, and having a frontage of approximately 146 feet on Paine Street and a depth of approximately 260 feet.

Staff presentation by Paul Gonzales, staff recommends approval.

No written communication was received.

Speaking for the applicant was Kent Wu, 1274 E. Center Court Drive, Suite 211, Covina.

No one spoke in favor.

Speaking in opposition was Donald Atkinson, 1688 Merrill Avenue.

The public hearing was closed.

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

By consensus, the Planning Commission requested staff to work with the applicant regarding access between backyards on Building No. 6.

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Continue **DESIGN REVIEW NO. 06-026 AND TENTATIVE TRACT MAP NO. 17859**, to the Planning Commission meeting on November 21, 2006.

Motion carried by a vote of 4-0.

OTHER COMMISSION BUSINESS:

DISCUSS CANCELING THE JANUARY 2, 2007, MEETING.

Motion made by Commissioner Meyer, seconded by Commissioner Clark, to: Cancel the January 2, 2007 regular Planning Commission meeting. Motion carried by a vote of 4-0.

DISCUSS MOVING SPECIAL PLANNING COMMISSION MEETING FOR THE LYTLE CREEK APARTMENTS PROPOSAL

The Planning Commission discussed the fact that two Planning Commissioners would not be able to attend the special meeting scheduled for November 13, 2006, due to conflicts which arose after setting the November 13, 2006 meeting date.

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to: Reschedule the special meeting of November 13, 2006, to the regular Planning Commission meeting on December 5, 2006. Motion carried by a vote of 4-0.

STAFF REPORTS: None.

DIRECTOR REPORT:

Director Williams reported that the City Council had upheld the Planning Commission decision regarding the revocation of the Conditional Use Permit for Sierra Room, with a settlement staying the revocation for six (6) months; scheduled to take place on April 30, 2007.

He also reported that the City Council will entertain an item at its November 14, 2006, regular meeting to potentially amend Municipal Code Section No. 20-331, regarding the length of time a commissioner can serve on the Planning Commission and the Parks and Recreation Commission.

COMMISSION REMARKS:

Commissioner Galasso expressed his concerns regarding small condominium complexes versus apartment complexes and, requested this be agendaized for a future Planning Commission meeting.

Commissioner Meyer requested staff follow up to be sure that General Plan and School District Zoning Maps are being displayed in model sales units. He hoped everyone had exercised their right to vote today. He wished everyone a Happy, Healthy, and Blessed Thanksgiving, since he would be unable to attend the next Planning Commission meeting.

Commissioner Clark hoped everyone exercised their honor and privilege to vote.

Commissioner Slowik thanked Young Homes for sponsoring the Almeria Park Grand Opening on Saturday, November 4, 2006. He reminded everyone to attend the Veterans Day Ceremony on November 11, 2006, at 11:00 a.m. at Veterans Park. He requested that this evening meeting be adjourned in the memory of the five firemen men who recently lost their lives in the Esperanza Fire.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 8:40 p.m. in memory of the five firemen who lost their lives in the recent Esperanza Fire, to the next regular meeting on November 21, 2006, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA,

Orvene Steenbock
Planning Commission Recording Secretary

Matthew Slowik
Vice Chairperson