

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 6, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, February 6, 2007, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:00 p.m. Following the Pledge of Allegiance, Commissioner Galasso gave the invocation.

**ROLL CALL:**

Present: Chairperson Lee, Commissioners Meyer, Galasso, and Slowik.

Absent: Commissioner Clark.

Also Present: Director of Community Development Don Williams, AICP; Senior Planners Charles Fahie, AICP, and Kevin Ryan; Associate Planner DiTanyon Johnson; Assistant Planners Salvador Quintanilla, and Dawn Rowe; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Commission Secretary Orvene Steenbock.

**MINUTES:**

MINUTES

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: Remove the minutes from this evening's agenda. Motion carried by a vote of 4-0.

REMOVE  
MINUTES

**PUBLIC FORUM:**

PF

Tony Orlich, Randall Avenue, spoke regarding media.

**CONSENT CALENDAR:** None.

CC

**AGENDA INFORMATION:**

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the February 13, 2007, and February 27, 2007, meetings and Planning Commission items for the February 20, 2007, meetings.

**PUBLIC HEARINGS:**

PH

The public hearing was opened regarding **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 (SOC) 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  
TIL 2/20/07

- ◆ 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.

**Staff requests** that the Planning Commission continue this project to February 20, 2007.

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: Continue **GENERAL PLAN AMENDMENT (AMD) NO. 06-010/ZONE CHANGE NO. 06-007/TENETATIVE TRACT MAPS NOS. 18143, 18144, 18145, 18146, AND 18147, and DESIGN REVIEW NOS. 06-029, 06-030, 06-031, 06-032, AND 06-033,** to the regular Planning Commission meeting of February 20, 2007. Motion carried by a vote of 4-0.

The public hearing was opened regarding the **TENTATIVE TRACT MAP NO. 17677:** Filed by Mr. Mohammad Ashraf to request a tentative tract map to subdivide approximately 2.9 gross acres into 13 lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of two parcels (APNs 024-303-101 and 024-303-118) and having 2.9 gross acres located on the east side of Laurel Avenue, north of Ramona Avenue, and having approximately 300 feet of frontage on Laurel Avenue.

PH-2  
APPROVE  
TTM 17677

Staff presentation by Dawn Rowe, staff recommends approval.

No written communication was received.

Speaking for the applicant was Mohammad Ashraf, 24453 Rockbury Drive, Diamond Bar.

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 the Conditions of Approval, as follows:

Added;

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:
  - A. All requirements of the Fontana Municipal code shall be complied with;
  - B. All of the Conditions of Approval imposed by this project have been fulfilled; and
  - C. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work.

Added special Conditions Nos. 58.a. and 58.b.;

58. a. **Extend pavement at 10' beyond the street centerline on Raymond Court.**
58. b. **Remove wording and boundary line from Lot 13 "Future Access to Access to Adjacent Property" from Tentative Map.**

Modified Conditions Nos. 40.a. and 86, to read as follows;

- 40.a. **Applicant is required to submit a revised preliminary Hydrology and Hydraulic report to demonstrate that downstream street cross sections and any existing drainage facility can handle the expected flows off of the developed site to the satisfaction of the City Engineer. This requirement may result in the redesign of the existing tract map to accommodate a detention basin.**
86. **To eliminate the negative fiscal impact on municipal services associated with this proposal, the project will be required to annex into an existing community facilities district (CFD) or form a new community facilities district (CFD) for the purpose of financing the costs of maintenance and operation of the street lighting, landscaping, parks, parkways and removal of or cover of graffiti. The city will determine which is more appropriate for the project, establishing a new district or annexing into an existing district. The district formation or annexation must be completed prior to the recording of the final tract map.**

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: 1) Adopt the Negative Declaration and Fish and Game De Minimis Impact Finding and direct staff to file the Notice of Determination; and, 2) approve **TENTATIVE TRACT MAP NO. 17677**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding the **TIME EXTENSION NO. 06-027 FOR TENTATIVE TRACT MAP NO. 16526**: Filed by Young Homes to request a two-year time extension for Tentative Tract Map No. 16526, a 145 lot single-family residential subdivision on approximately 38 acres. The project site is an irregularly-shaped property consisting of seven parcels (APNs: 0228-261-06, -07, -11, and 16 through -19) of approximately 38 gross acres located approximately 300 feet north of the intersection of Foothill Boulevard and Sultana Avenue, having a frontage of approximately 1,109 feet on the east side of Sultana Avenue and having an approximate depth of 1,310 feet east of Sultana Avenue.

PH-3  
APPROVE  
TIME EXT  
NO 06-027  
TTM 16526

Staff presentation by DiTanyon Johnson, staff recommends approval. No written communication was received. Speaking for the applicant was Yoon Kim, 10370 Trademark Street, Rancho Cucamonga. Speaking in favor was Jeff Olivares, 15660 Ramona Drive. No one spoke in opposition. The public hearing was closed. The Planning Commission discussed and deliberated after the public hearing was closed.

Motion made by Commissioner Slowik, seconded by Commissioner Lee, to: 1) Find that the project has been reviewed under the previous Mitigated Negative Declaration for **TENTATIVE TRACT MAP NO. 16526**, 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 **TIME EXTENSION NO. 06-027**, subject to the attached Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding the **TIME EXTENSION NO. 06-037 FOR TENTATIVE TRACT MAP NO. 17010**: Filed by Young Homes to request a two-year time extension for Tentative Tract Map No. 17010 a proposal to subdivide approximately five acres into 19 lots for single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN: 1110-331-03) of approximately five gross acres located approximately 650 feet south of the intersection of Miller Avenue and Lime Avenue, with a width of approximately 330 feet on the west side of Lime Avenue and a depth of approximately 660 feet west of Lime Avenue.

PH-4  
APPROVE  
TIME EXT  
NO. 06-037  
TTM 17010

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

Speaking for the applicant was Yoon Kim, 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 Meyer, seconded by Commissioner Galasso, to: 1) Find that the project has been reviewed under the previous Negative Declaration for **TENTATIVE TRACT MAP NO. 17010**, 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 **TIME EXTENSION NO. 06-037**, approve Tentative Tract Map No. 17010 for a period of two additional years, which shall expire on February 6, 2009, subject to the attached Findings of Conditions of Approval. Motion carried by a vote of 4-0.

The public hearing was opened regarding the **DESIGN REVIEW NO. 06-002 AND TENTATIVE PARCEL MAP NO. 17654**: Filed by Sierra Lakes Land Co., LLC, to request a Tentative Parcel Map to subdivide approximately ten acres into five parcels and a Design Review request to approve the site plan and architecture of a commercial and office center of approximately 123,684 square feet. The project site is an irregularly-shaped property composed one parcel (APNs 1119-181-11) of approximately ten gross acres located approximately 2,500 feet east of the intersection of Sierra Lakes Parkway and Citrus Avenue, with an approximate 1,000 foot frontage along the south side of Sierra Lakes Parkway and approximate depth of 386 feet south of Sierra Lakes Parkway in the Sierra Lakes Specific Plan.

PH-5  
APPROVE  
DR 06-002  
TPM 17654

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

Speaking for the applicant was Virgil Griffin, Jag Architecture, 15 Hubble, Irvine; Kenneth Caron, and Mark Wendel, 1156 N. Mountain Avenue, Upland.

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 the Conditions of Approval, as follows:

Added;

1. **The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:**

Modified;

- 12. Bicycle parking racks or secured bicycle lockers shall be provided for all nonresidential developments. Bicycle racks or lockers shall be provided at a rate of one bicycle parking space per 20 automobile parking spaces with a minimum of a two-bike rack, **additional bike racks shall be added to the satisfaction of the Director of Community Development.**

- 12a. Preferential parking spaces which are signed and striped for vanpools and carpools shall be provided at a minimum rate of ten percent of employee vehicle parking for all new nonresidential developments of 20,000 square feet or greater.

- 12b. A passenger loading area equivalent to a minimum of three parking spaces shall be provided in a location close to the main building entrance or employee entrance, designed not to interfere with vehicular circulation, for all new nonresidential developments of 50,000 square feet or greater.

- 12c. All new nonresidential developments with 20,000 square feet or greater shall provide an information area easily accessible to employees that offers information on available transportation alternatives, such as: metrolink service schedules, transit route schedules and maps, rideshare matching services, available employees or customer incentives and air quality information.

Deleted part;

- 53. **Hydrant Marking.** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. ~~In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than~~

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: 1) Find that the project has been reviewed under the previously approved Final EIR for the Sierra Lakes Specific Plan and 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 **TENTATIVE TRACT MAP NO. 17654, AND DESIGN REVIEW NO. 06-002,** 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. 06-040/ TENTATIVE PARCEL MAP NO. 18189/CONDITIONAL USE PERMIT NO. 06-019 (ABC):** Filed by PRP Investors-Fontana, LLC to request a Design Review, tentative parcel map, and ABC conditional use permit to establish

PH-6  
APPROVE  
DR 06-040  
TPM 18189

five buildings consisting of 53,700 square feet of commercial/retail space, and 26,000 square feet of restaurant space, establish seven commercial parcels, and obtain a Type 47 ABC license for a proposed Mimi's restaurant all on approximately 14.3 adjusted gross acres. The project site is an irregularly-shaped property consisting of eight parcels (APNs: 1119-221-15, -16, -33, -36, -37, -38, -39, and -40) of approximately 14.3 adjusted gross acres, and is located on the southeast corner of Casmalia Street and Sierra Avenue across the street from the Lowe's center and having a frontage of approximately 600 feet on Sierra Avenue and a depth of approximately 1,000 feet along Casmalia Street.

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

Speaking for the applicant was Greg Lukosky, PRP Investors-Fontana LLC, 415 29<sup>th</sup> Street, Newport.

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 the Conditions of Approval, as follows:

Modified;

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until ~~both~~ **all** of the following have occurred:
  - A. All requirements of the Fontana Municipal code shall be complied with;
  - B. All of the Conditions of Approval imposed by this project have been fulfilled; and
  - C. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work.

Deleted;

- ~~15. A passenger loading area equivalent to a minimum of three parking spaces shall be provided in a location close to the main building entrance or employee entrance, designed not to interfere with vehicular circulation, for all new nonresidential developments of 50,000 square feet or greater.~~

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: 1) Adopt the Negative Declaration and direct staff to file a Notice of Determination; 2) approve **TENTATIVE PARCEL MAP NO. 18189**, 3) approve **DESIGN REVIEW NO. 06-040**; and 4) approve **CONDITIONAL USE PERMIT NO. 06-019**. Motion carried by a vote of 4-0.

The public hearing was opened regarding the **DESIGN REVIEW NO. 06-048**: Filed by Mr. Jimmy Lee to request construction of eight single-family residential dwellings ranging in size from 2,813 square feet to 2,659 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0233-122-47) of approximately 1.5 adjusted gross acres and is located on the northeast corner of the intersection of Randall Avenue and Poplar Avenue and having a frontage of approximately 295 feet on the north side of Randall Avenue and a second frontage of approximately 300 feet on the east side of Poplar Avenue.

PH-7  
APPROVE  
DR 06-048

Staff presentation by Salvador Quintanilla, staff recommends approval. No written communication was received. Speaking for the applicant was Jimmy Lee, 13841 Roswell Avenue, Suite A, Chino. 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 additional lighting on plan A.

Motion made by Commissioner Lee, seconded by Commissioner Slowik, to: 1) Find that the project has been reviewed under the previous Negative Declaration for Tentative Tract Map No. 16800 pursuant to Section 15162 of the Local CEQA Guidelines and direct staff to file a Notice of Determination, and approve **DESIGN REVIEW NO. 06-048**. Motion carried by a vote of 4-0.

**OTHER COMMISSION BUSINESS:**

**PLANNING COMMISSIONER’S INSTITUTE, MARCH 21-23, 2007:**

Director Williams requested that the Commissioners who would be attending the Planning Institute contact staff as soon as possible, so that reservations could be made.

**STAFF REPORTS:** None.

**DIRECTOR REPORT:** None.

Director Williams reminded the Commissioners that the Tuesday, March 6, 2007, Planning Commission meeting has been rescheduled to Monday, March 5, 2007, at 6:00 p.m.

**COMMISSION REMARKS:**

Commissioner Slowik informed the public of the upcoming race event at California Speedway on February 24, and 25, 2007. He reminded everyone of the upcoming Mayor's Gala on March 31, 2007, at which the Mayor will give his State of the City Address. He requested that this evening's meeting be adjourned in memory of Dick Drake.

Commissioner Galasso stated that anyone interested in attending the Chamber Breakfast it would be held on Thursday morning at Big Apple Restaurant.

Commissioner Meyer wished everyone a good evening.

Commissioner Lee reminded everyone that this year's Mayor's Gala would be held at the Paul Biane Pavilion with a theme of "Journey of Intrigue". She expressed her concerns for the wife of Commissioner Bryan Clark regarding his wife's surgery last week and stated that her prayers and thoughts are with them.

**PUBLIC FORUM CONTINUED:** None.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting was adjourned in memory of Dick Drake, at 7:36 p.m. to the next regular meeting on February 20, 2007, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA,

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Orvene Steenbock  
Planning Commission Recording Secretary

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Carole Lee  
Chairperson