

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 20, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, February 20, 2007, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:07 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; Assistant Planners Jon S. Dille, Paul Gonzales, Salvador Quintanilla and Dawn Rowe; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Galasso, seconded by Commissioner Lee, to: Approve the minutes of the January 16, 2007, regular Planning Commission meetings as presented. Motion was carried by a vote of 5-0.

APPROVE
1-16-07

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: Approve the minutes of the February 6, 2007, regular Planning Commission meetings as presented. Motion was carried by a vote of 4-0-1, with Commissioner Clark abstaining.

APPROVE
2-6-07

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding media coverage.

OTHER COMMISSION BUSINESS:

CONSENT CALENDAR: None.

CC

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the February 26, 2007, March 13, 2007, and, March 27, 2007 meetings

and Planning Commission items for the March 5, 2007 meeting.

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 AND 18145 THRU 18147 AND DESIGN REVIEW PLAN NOS. 06-029 AND 06-031 THRU 06-033 (CONTINUED FROM 2-6-07):** 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 104.8 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
 APPROVE
 SP 05-063
 GPA 06-010
 ZC 06-007
 TTM 18143
 18145 THRU
 18147
 DR 06-029
 06-031 THRU
 06-033

- ◆ 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, 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 three (3) residential condominium tract maps: 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, 06-031, 06-032, and 06-033), including site and architecture review for: 1) DR No. 06-029/TTM 18143 – 303,531 sq. ft. of office space, 21,925 sq. ft. of restaurant space, 102,794 sq. ft. of retail space, and a 93,900 sq. ft. (165 rooms) hotel (within Planning Area Nos. 1, 2, 3, 4, 8, 9, and 10) on approximately 46 acres; 2) 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; 3) DR No. 06-032/TTM 18146 - 99 two-story single family homes/detached condominiums (Planning Area No. 6) on approximately 13 acres; and, 4) 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, -02, -03, -04, -05, and -06, 0226-092-15, -36, -38, -45, and - 49) totaling approximately 104.8 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 presentation by Charles Fahie, AICP, staff recommends approval.

No written communication was received.

Speaking for the applicant was Peter Moses, Trumark Companies, 9911 Irvine Center Drive, 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.

By Consensus, the Planning Commission made modified the Conditions of Approval, as follows:

Modified Condition No. 92, for TTM 18143;

92. To eliminate the negative fiscal impact on municipal services associated with this proposal, the project will be required to complete the formation of a community facilities district (CFD) for the purpose of financing the costs of infrastructure improvements and financing the cost of maintenance and operation of the street lighting, landscaping, parks, parkways and the removal of or cover of graffiti. ~~The formation is currently being processed by the city staff.~~ The district formation must be completed prior to the recordation of the final tract map.

Modified Condition No. 95, for TTM 18145, 18146, and 18147;

95. To eliminate the negative fiscal impact on municipal services associated with this proposal, the project will be required to complete the formation of a community facilities district (CFD) for

the purpose of financing the costs of infrastructure improvements and financing the cost of maintenance and operation of the street lighting, landscaping, parks, parkways and the removal of or cover of graffiti. ~~The formation is currently being processed by the city staff.~~ The district formation must be completed prior to the recordation of the final tract map.

Deleted Condition No. 25, for DR 06-029;

~~25. Construction of the Duncan Canyon road pedestrian bridge shall occur in the first phase of the project as an architectural feature, without pedestrian access. Pedestrian access to the bridge shall be provided by connection the bridge to the restaurant to the north and the commercial center surrounding the piazza, concurrently with the construction of the piazza buildings and the restaurant.~~

Modified Condition No. 82, for DR 06-031, 06-032, and 06-033;

82. All conditions of approval issued for Tract Map No. 18143 shall apply to all of the design review applications. ~~Conditions of approval issued to Tract Map no. 18144 shall apply to Design Review no. 06-030,~~ conditions of approval issued to Tract Map no. 18145 shall apply to Design Review No. 06-031, conditions of approval issued to Tract Map No. 18146 shall apply to Design Review No. 06-032, and conditions of approval issued to Tract Map No. 18147 shall apply to Design Review No. 06-033.

Motion made by Commissioner Lee, seconded by Commissioner Meyer, to: 1) Forward a recommendation to the City Council to certify the Final Environmental Impact Report (FEIR), and 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; 2) adopt **RESOLUTION NO. PC 2007-01**, and forward a recommendation to the City Council to adopt an ordinance approving **GENERAL PLAN AMENDMENT (AMD) NO. 06-010**, an ordinance approving the Ventana at Duncan Canyon Specific Plan (Specific Plan (SPL) No. 05-063), and a resolution approving **ZONE CHANGE (ZC) NO. 06-007**; 3) forward a recommendation to the City Council to approve **TENTATIVE TRACT MAPS NOS. 18143, 18145, 18146, AND 18147**; and 4) forward a recommendation to the City Council to approve **DESIGN REVIEW NOS. 06-029, 06-031, 06-032, AND 06-033**, and, 4) forward a recommendation to the City Council to "adopt a phasing plan, for the installation and funding of required infrastructure, as part of the Specific Plan, by establishing a Community Facilities District (CFD), Development Agreement (DA), Memorandum of Understanding (MOU) or other mechanism acceptable to the City Council." Motion carried by a vote of 5-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 05-036:** Filed by Andresen Architecture, to request site and architectural review for homes on 25 single-family residential lots in Tentative Tract Map (TTM) No. 16658. The project site is an “L” –shaped property comprised of three parcels (APNs: 0233-212-07, -08, and -09) of approximately 6.6 adjusted gross acres on the southwest corner of Randall Avenue and Poplar Avenue extending to Lime Avenue and having approximately 280 feet of frontage on Randall Avenue, approximately 430 feet of frontage on Poplar Avenue, and 325 feet of frontage on Lime Avenue.

PH-2
APPROVE
DR 05-036

Staff presentation by Charles Fahie, AICP, staff recommends approval. No written communication was received. Speaking for the applicant was Doug Andresen, 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.

Motion made by Commissioner Galasso, seconded by Commissioner Meyer, to: 1) Find that the project has been reviewed under the previous Negative Declaration for Tentative Tract Map No. 16658, pursuant to Section 6.14 of the Local CEQA Guidelines and direct staff to file a Notice of Determination; and; 2) approve **DESIGN REVIEW NO. 05-036.** Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE PARCEL MAP NO. 18266:** Filed by Mr. Anthony Fairchild, to request to subdivide one lot of approximately 0.9 adjusted gross acres into two lots. The lots are 20,996 square feet and 19,415 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0191-231-35) of approximately 0.9 adjusted gross acres and is located at 16592 Valencia Avenue, which is approximately 480 feet east of the northeast corner of the intersection of Valencia Avenue and Cypress Avenue, and having a frontage of approximately 134 feet on the north side of Valencia Avenue and a depth of approximately 300 feet.

PH-3
APPROVE
TPM 18266

Staff presentation by Jon S. Dille, staff recommends approval. No written communication was received. Speaking for the applicant was Anthony Fairchild, 16582 Valencia. 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, approve **TENTATIVE PARCEL MAP NO.**

18266. Motion carried by a vote of 5-0.

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 18377:** Filed by Oasis Homes, to request a tentative tract map to subdivide approximately 1.4 gross acres of property into six (6) lots for the purpose of single-family residential development. The project site is an irregularly-shaped property consisting of one parcel (APN 0240-052-10) of approximately 1.4 gross acres located on the east side of Oleander Avenue approximately 86 feet south of Walnut Avenue and having an approximate frontage of 180 feet on Oleander Avenue and an approximate depth of 625 feet east of Oleander Avenue.

PH-4
APPROVE
TTM 18377

Staff presentation by Salvador Quintanilla, staff recommends approval. No written communication was received. Speaking for the applicant was Bernie Mayer, Sitetecial Engineering, 38248 Potato Canyon Road, Oak Glen. No one spoke in favor. Speaking in opposition was Philip Xie, 16365 Walnut 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) Direct staff to file a Notice of Exemption; and, 2) approve **TENTATIVE TRACT MAP NO. 18377,** 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. 06-014/ TENTATIVE PARCEL MAP NO. 06-007 (17771):** Filed by GAA Architects to request construction of four (4) medical office buildings totaling 37,800 square feet. The project site is a triangular-shaped property consisting of two parcels (APNs 1119-221-28, -29) of approximately 4.5 gross acres located on the north side of Casmalia Street, approximately 132 feet east of Sierra Avenue, having an approximate frontage of 1,372 feet along Casmalia Street and an approximate depth of 1,131 feet.

PH-5
APPROVE
DR 06-014
TPM 06-007
(17771)

Staff presentation by Dawn Rowe, staff recommends approval. No written communication was received. Speaking for the applicant was Roger Deitos, GAA Architects, 4 Park Plaza, Suite 120, 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.

Motion made by Commissioner Clark, seconded by Commissioner Meyer, to: 1) Adopt the Negative Declaration and direct staff to file a Notice of Determination; 2) approve **TENTATIVE PARCEL MAP NO. 17771;** and 3)

approve **DESIGN REVIEW NO. 06-014.** Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS:

Director Williams stated that the election of officers for the upcoming year would be on the next Planning Commission Agenda.

STAFF REPORTS: None.

DIRECTOR REPORT:

Director Williams congratulated the Commissioners on their reappointments to the Planning Commission, and commended them on the great job they do in implementing the City Council's vision and goals. He also stated that Associate Planner Shannon Casey had been promoted to Senior Planner, and that he will begin working on the Valley Boulevard Project in the near future.

COMMISSION REMARKS:

Commissioner Meyer congratulated his fellow Commissioners on their reappointments. He wished everyone a good evening.

Commissioner Galasso thanked Council Member Scialdone and the City Council for his reappointment and their continued support, and stated that he is honored to be starting his ninth year on the Planning Commission.

Commissioner Clark thanked Mayor Nuaimi and the City Council for their continued support. He stated that this will be his third year as a Planning Commissioner and that he had been on the Parks and Recreation Commission for a year be for that.

Commissioner Slowik congratulated his fellow Commissioners on their reappointments, and thanked Council Member Roberts for his reappointment. He congratulated Chaffey College on the grand opening of their expansion campus in central Fontana on January 11, 2007. He stated that he had attended the Mayor's Round Table event, and that he was very impressed. He also attended the Fontana Chamber of Commerce's open house on February 15, 2007, and commended them on the remodeling. He stated that the Fontana Animal Hospital recently had a grand opening. He congratulated Shannon Casey on his promotion to Senior Planner. He encouraged everyone to attend the Race Fest on February 22, 2007 from 5:00 p.m. to 9:00 p.m. and stated that the proceeds will be going to the new library.

Commissioner Lee thanked Council Member Warren for her confidence and thanked Council Member Warren and the City Council for her reappointment to the Planning Commission for another year. She encouraged everyone to attend the upcoming Mayor's Gala on March 31, 2007, with a theme of "Journey of Intrigue", with the funds raised to go to the new library.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 8:10 p.m. to the next regular Planning Commission meeting on Monday, March 5, 2007, 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