

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

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, March 20, 2007, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:10 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; Director of Public Works Curtis Aaron; Deputy Director of Public Works Chuck Hays; Principal Planner Craig Bruorton, AICP; Senior Planner Kevin Ryan; Associate Planner Stephanie Hall; Assistant Planners Jon S. Dille, and Dawn Rowe; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Clark, seconded by Commissioner Slowik, to: Approve the minutes of the March 5, 2007, regular Planning Commission meeting as presented. Motion was carried by a vote of 5-0.

APPROVE
3-5-07

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding media.

Steve Colby, Rush Truck Center, 14490 Slover Avenue, spoke regarding installation of new signage in newly annexed area, and requested this be agendized at a future Planning Commission meeting.

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 March 27, 2007, April 10, 2007, and April 24, 2007, meetings and Planning Commission items for the April 3, 2007 meeting.

By consensus, the Planning Commission canceled the April 17, 2007, regular Planning Commission meeting due to no agenda items at this time.

By consensus, the Planning Commission agreed to move the Director Report Item up on the agenda to be heard before the public hearings.

DIRECTOR REPORT:

DESIGN REVIEW AMENDMENT (DR NO. 05-070R1):

Staff presentation by Don Williams, AICP.

Director Williams stated that Young Homes is requesting two (2) additional single story units to this Design Review replacing two (2) double story homes.

By consensus, the Planning Commission accepted this presentation.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FONTANA PROMENADE SPECIFIC PLAN/ GENERAL PLAN AMENDMENT NO. 06-011/ZONE CHANGE NO. 06-011:**

PH-1
CONT
FEIR
FPSP
GPA 06-011
ZC 06-011

Filed by the City of Fontana, to request a General Plan Amendment to amend the City's General Plan and Land Use Policy Map to reflect the adoption of the Fontana Promenade Specific Plan; a Zone Change to amend the Zoning District Map to reflect the adoption of the Fontana Promenade Specific Plan; and a Specific Plan to adopt the Fontana Promenade Specific Plan. The project site is a rectangularly-shaped property comprised of 48 parcels of approximately 125 gross acres and is generally located south of South Highland Avenue, between Juniper Avenue to the west and Sierra Avenue to the east, and north of Baseline Avenue, and having an approximate length of 4,500 feet from South Highland Avenue to Baseline Avenue and having an approximate depth of 1300 feet from Juniper Avenue to Sierra Avenue. **Staff requests** that the Planning Commission continue the public hearing on this matter to a date uncertain, to allow staff sufficient time to respond to comments received on the Draft Environmental Impact Report (DEIR) and re-circulate the document for an additional 45 day public review period.

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: Continue the public hearing for consideration of the following: 1) Final Environmental Impact Report; 2) **FONTANA PROMENADE SPECIFIC PLAN;** 3) **GENERAL PLAN AMENDMENT NO. 06-011;** and 4) **ZONE CHANGE NO. 06-011,** to a date uncertain. Motion carried by a vote of 5-0.

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 06-032**: Filed by Mr. Felix Hernandez to request a Conditional Use Permit for review and approval of a new conditional use permit to operate El Gran Burrito restaurant in conjunction with an Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) License. The project site is an irregularly-shaped property consisting of one parcel (APN: 1119-181-14) of approximately 3.2 adjusted gross acres, located at 16155 Sierra Lakes Parkway, which is located on the southeast corner of the intersection of Sierra Lakes Parkway and Citrus Avenue, excluding the two out-parcels, and having a frontage of approximately 565 feet on the south side of Sierra Lakes Parkway and a second frontage of approximately 247 feet on the east side of Citrus Avenue.

PH-2
 APPROVE
 CUP 06-032

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

No written communication was received.

Speaking for the applicant was Felix Hernandez, 12569 Limonite Avenue, Suite 350, Mira Loma.

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 Conditional Use Permit No. 06-032, be brought back for review in six (6), and twelve (12) months (approximately September 18, 2007, and March 18, 2007), with police reports included.

The Planning Commission also modified Condition No. 18, as follows:

- 18. Employees engaged in the sale or service of alcoholic beverages for on-site consumption shall be at least ~~24~~ 18 years old.

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 2006, and direct staff to file a Notice of Exemption; and, 2) approve **CONDITIONAL USE PERMIT NO. 06-032**, subject to the attached Findings and Conditions of approval. Motion carried by a vote of 5-0

The public hearing was opened regarding **SPECIFIC PLAN NO. 04-004/ ZONE CHANGE NO. 06-008/GENERAL PLAN AMENDMENT NO. 06-012 AND ENVIRONMENTAL IMPACT REPORT FOR THE (VALLEY TRAILS SPECIFIC PLAN)**: Filed by South Fontana Investment Company, LLC, to request a Specific Plan to adopt the Valley Trails Specific Plan; a Zone Change to amend the Zoning District Map to reflect the adoption of the Valley Trails Specific Plan; and a General Plan Amendment to amend the Circulation Element Map to upgrade the current “secondary highway” classification of Locust Avenue/Armstrong Road to a “primary highway” and to amend General Plan Land Use Map to reflect the adoption of the Valley Trails Specific Plan. The project site is a rectangularly-shaped property consisting of 12 parcels (APNs 256-131-05, 11 through -15, 194-401-04, 05, 09, 256-141-36, 38, and -39) of approximately 290 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 the Riverside County boundary line, and to the east by Locust Avenue/Armstrong Road, and having a frontage of approximately 4,500 feet and to the west by Alder Avenue and the Jurupa Hills.

PH-3
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 VTSP
 ZC 06-008
 GPA 06-012
 EIR
 4/3/07

Staff presentation by Stephanie Hall, Craig Bruorton, Curtis Aaron, and, Chuck Hays, staff recommends approval.

No written communication was received.

Speaking for the applicant was Bryan Goodman, Lewis, 1156 N. Mountain Avenue, Upland; and, Randal Jackson, The Planning Center, 1580 Metro Drive, Costa Mesa.

No one spoke in favor.

Speaking in opposition 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 Galasso, seconded by Commissioner Meyer, to: Continue the **VALLEY TRAILS SPECIFIC PLAN (SPECIFIC PLAN NO. 04-004), GENERAL PLAN AMENDMENT NO. 06-012, and, ZONE CHANGE NO. 06-008**, to April 3, 2007. Motion carried by a vote of 5-0.

OTHER COMMISSION BUSINESS: None.

STAFF REPORTS: None.

COMMISSION REMARKS:

Commissioner Meyer wished everyone a good evening and stated that he would see them at the next meeting on April 3, 2007.

Commissioner Galasso stated that he had no comment this evening.

Commissioner Slowik thanked Sammy Hagar for calling on him to coordinate his plans to perform at both the Race Fest and on NASCAR Race day. He congratulated Sammy on his recent induction to the Rock and Roll Hall of Fame. He informed everyone of the upcoming clean up and recycling day.

Commissioner Clark commended Commissioner Slowik on receiving a call from Sammy Hagar.

Commissioner Lee reminded everyone of the upcoming Mayor's Gala, which will be held on March 31, 2007.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 8:28 p.m. to the next regular Planning Commission meeting on Tuesday, April 3, 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