

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
APRIL 3, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, April 3, 2007, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:09 p.m. Following the Pledge of Allegiance, Commissioner Meyer 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 Orlando Hernandez; Associate Planner Stephanie Hall; Assistant Planners Paul Gonzales, and Arely Monarez; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Planning Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Clark, seconded by Commissioner Galasso, to: Approve the minutes of the March 20, 2007, regular Planning Commission meeting as presented. Motion was carried by a vote of 5-0.

APPROVE
3-20-07

PUBLIC FORUM:

PF

Victor Quiroz, 15509 Iris Drive, regarding J & R Fleet Services parking lot not being paved.

Tony Orlich, Randall Avenue, spoke regarding campaign financing.

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 April 10, 2007, and April 24, 2007, meetings and the Planning Commission items for the May 1, 2007 meeting.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **CONDITIONAL USE PERMIT NO. 06-027 (CONTINUED FROM 3-5-07)**: Filed by Beth Aboulafia, Hinman and Carmichael, LLP, to request a review and approval of a new Conditional Use Permit (CUP) to operate a new Alcoholic Beverage Control (ABC) Type 20 (Off-Sale Beer and Wine) License within an existing Target store of approximately 112,500 square feet. The project site is an irregularly-shaped property consisting of one parcel (APN 0254-221-53) of approximately 10.8 adjusted gross acres, located at 16964 Slover Avenue, which is located on the northeast corner of the intersection of Slover Avenue and Sierra Avenue, excluding the three out-parcels, and having a frontage of approximately 500 feet on the north side of Slover Avenue and a second frontage of approximately 1,000 feet on the east side of Sierra Avenue.

PH-1
APPROVE
CUP 06-027

Staff presentation by Arely Monarez, staff recommends approval.
No written communication was received.

Speaking for the applicant was Beth Aboulafia, Hinman & Carmichael, 260 California Street, San Francisco.

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 Condition No. 10, as follows:

10. The licensee's **managers** shall attend a LEAD (Licensee Education on Alcohol and Drugs) training session sponsored by the Department of Alcoholic Beverage Control within six (6) months to avoid citations for furnishing alcohol to a minor.

Motion made by Commissioner Meyer, 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. 06-027**, subject to the conditions of approval, with the above listed modification, and direct staff to file the Notice of Exemption. Motion carried by a vote of 5-0

The public hearing was opened regarding **DESIGN REVIEW NO. 06-049/ CONDITIONAL USE PERMIT NO. 06-020**: Filed by the Apostolic Assembly to request a design review for an approximate 33,862 square foot worship facility and a Conditional Use Permit (CUP) for the use of a place of assembly and for a proposed pre-school. The project site is an irregularly-shaped property on approximately 9.6 gross acres located approximately 1,650 feet north of the intersection of Citrus Avenue and Summit Avenue just north of the Edison Easement and having a frontage of 334 feet on the east side of Citrus Avenue and a depth of 1,251 feet (APN 0239-141-09 and -10).

PH-2
APPROVE
DR 06-049
CUP 06-020

Staff presentation by Paul Gonzales, staff recommends approval.

No written communication was received.

Speaking for the applicant was Brian Payne, 10470 Foothill Boulevard, Rancho Cucamonga; and, Andrew Rodriguez, Fountain of Truth Church.

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 and the Findings, as follows:

Modified the hours of operation to be 6:00 a.m. to 10:00 p.m from Monday thru Sunday, with the exception of religious holidays (**modified by the Planning Commission on April 3, 2007**).

Modified Condition No. 37;

- 37. Prior to issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of ~~Engineering~~ **Community Development**.

Delete Condition No. 66;

- 66. ~~The proposed perimeter chain link fence shall be reviewed by the Planning Department.~~

Modified Finding No. 6;

- 1. **Any adverse effects upon the surrounding properties are justified by the benefits conferred upon neighborhoods or the community as a whole, and those potential adverse effects to the health, safety and general welfare of the community shall be minimized.**

The religious facility and school are in an area deficient of these types of use and will benefit the area and thus exceed any adverse impacts to surrounding properties. ~~Potential adverse effects to the health, safety and general welfare of the community may be anticipated, however, the CUP may be brought back to the Planning Commission for revocation in the case these effects occur.~~ Based on the information of the initial study and negative declaration there will be no adverse affect upon the surrounding properties due to conditions added to mitigate. (**Modified by the Planning Commission on April 3, 2007**)

Motion made by Commissioner Slowik, seconded by Commissioner Lee, to: 1) Adopt the Negative Declaration, direct to file the Notice of Determination; and, 2) Approve **DESIGN REVIEW NO. 06-049 AND CONDITIONAL USE PERMIT NO. 06-020**, with the above listed modifications. 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) (CONTINUED FROM 3-20-07)**; 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
ADOPT
PC RES
2007-02
APPROVE
SP 04-004
ZC 06-008
GPA 06-012
VALLEY
TRAILS
SP

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.

Speaking in favor was Reggie King, Young Homes, 10370 Trademark, Rancho Cucamonga.

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 Meyer, seconded by Commissioner Slowik, to take a break before proceeding with this item. Motion carried by a vote of 5-0.

The Planning Commission took a break at 8:31 p.m. and returned at 8:45 p.m.

By consensus, the Planning Commission modified the text to the Valley

Trail Specific Plan (SP), as follows:

1. Parking study required prior to City Council. This condition is required for Planning Areas A through G in order to restrict parking in drive aisles and rear-loaded alleys.
2. Provide pedestrian connectivity from the Specific Plan area to the off-site 22.6 acre park site.
3. Include language in the architecture and design section of the SP to require "360 degree architectural relief" on all dwelling units and other structures in the Specific Plan.
4. Include language in the SP that requires a lighting plan for Planning Areas A through G. This requirement must be met at the Design Review stage.
5. Include language that requires the HOA to maintain all open front yard areas, and paseos for Planning Areas A through G.
6. Include language in the SP requiring a minimum of three different product types for Planning Areas A through G.
7. Include language in the SP requiring that only, one out of every six homes constructed in Planning Areas A through G be built at the minimum square footage of 1,000 square feet and that the size of homes built to this minimum standard are off set by an equal number of homes to be built to a maximum size (s.f.) standard.
8. Provide language in the SP that requires that each project proposed in Planning Areas A through G shall provide the mean for the entire project. Fifty percent (50%) of each housing product type in Planning Areas A through G shall be less than and more than the mean for the product. The applicant may have more than fifty percent (50%) of the housing units above the mean. The mean product size shall be determined by adding all housing product plan square footages (per Planning Area, not per SP-wide product) being proposed and dividing by the total by the number of plans.
9. In the Design Review stage, all homes in Planning Areas A through G shall be pre-plotted to assure that windows, doors and other view features shall be offset to provide privacy to the occupants of the home.
10. The rear setback of fifteen feet (15') for Planning Area K may be reduced at the discretion of the Planning Commission.
11. Provide language in the SP that requires a SPA, in the event that the Elementary school is not constructed.

Motion made by Commissioner Galasso, to have a workshop with the City Council to review the Valley Trails Specific Plan(Specific Plan No. 04-004/General Plan Amendment No. 06-012/Zone Change No. 06-008. Motion died due to lack of a second.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to continue the Planning Commission meeting past 10:00 p.m., but not later than 11:00 p.m. Motion carried by a vote of 5-0.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to adopt **RESOLUTION PC NO. 2007-02**, recommending that the City Council: 1) Adopt a Statement of Overriding Consideration relating to the unavoidable significant impact to local air quality; 2) Certify the Final Environmental Impact Report, 3) Adopt an ordinance approving the **VALLEY TRAILS SPECIFIC PLAN (SPECIFIC PLAN NO. 04-004)**, 4) Adopt a resolution approving **GENERAL PLAN AMENDMENT NO. 06-012**; and, 5) Adopt an ordinance approving **ZONE CHANGE NO. 06-008**. Motion carried by a vote of 5-0

OTHER COMMISSION BUSINESS: None.

STAFF REPORTS: None.

DIRECTOR REPORT:

DESIGN REVIEW NO. 07-002: A minor change in the housing mix for a previously approved design review (Tentative Tract Map No. 16919), located east of Oleander Avenue and approximately 440 feet south of Walnut Avenue.

Staff presentation by Don Williams, AICP.

Director Williams stated he had two (2) items to bring to the Planning Commission's attention: 1) There would be an indoor go-cart project coming before the Planning Commission soon and that he suggests that the Planning Commission plan a field trip visit to an already established gas and/or electric go-cart business in the area; and, 2) he suggested that the Planning Commission meet in a workshop after an upcoming meeting, to discuss four (4) new types of projects that would be coming to the Planning Commission in the future.

COMMISSION REMARKS:

Commissioner Slowik congratulated Suzanne Nuaimi and the Mayor's Gala Committee for another wonderful event and their generous fundraising efforts for the new library. He stated that he was happy that his sister, Terry, and nephew, Tyler, were able to attend the Mayor's Gala with him.

Commissioners Galasso and Clark stated that they had no comments this evening.

Commissioner Meyer congratulated the third year graduating confirmation class from Sacred Heart Church.

Commissioner Lee thanked everyone for the hard work this evening.

PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 10:56 p.m. to the next regular Planning Commission meeting on Tuesday, May 1, 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