

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
AUGUST 21, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, August 21, 2007, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6.03 p.m. Following the Pledge of Allegiance, Commissioner Meyer gave the invocation.

ROLL CALL:

Present: Chairperson Lee, Commissioners 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; Associate Planner DiTanyon Johnson; Assistant Planners Paul Gonzales, and Salvador Quintanilla; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Planning Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: Approve the minutes of the August 7, 2007, regular Planning Commission meeting as corrected. Motion was carried by a vote 4-0.

APPROVE
August 7, 2007

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding law and ordinances.

OTHER COMMISSION BUSINESS: None.

OCB

CONSENT CALENDAR: None.

CC

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the August 28, 2007, meetings and the Planning Commission items for the September 4, 2007, and September 18, 2007, meeting.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 17142:** Filed by Zack Hovav to request a time extension for Tentative Tract Map No 17142 for 18 single-family residential lots on approximately 4.6 adjusted gross acres. The project site is an irregularly-shaped property consisting of five (5) parcels (APNs 0246-151-50, -51, -52, -71, and -77) of approximately 4.6 adjusted gross acres and is located on the northwest corner of Merrill Avenue and Laurel Avenue, excluding the ten out-parcels, and having a frontage of approximately 634 feet on the north side of Merrill Avenue and a second frontage of approximately 479 feet on the west side of Laurel Avenue. **Staff requests** that the Planning Commission continue this item to a date to be determined.

PH-1
CONT.
TTM 17142

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to: Continue the public hearing for **TENTATIVE TRACT MAP NO. 17142 (TTM NO. 07-019)** to a date undetermined. Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 07-026:** Filed by Van Daele Homes, to request a design review for 79 single-family homes ranging in size from 2,339 square feet to 3,440 square feet, and a model home complex. The project site is a triangularly-shaped property (Tract No 16325) of approximately 17 gross acres, located in the Coyote Canyon Specific Plan on the southeast corner of Duncan Canyon Road and Roadrunner Road having a frontage of 1,500 feet on the south side of Duncan Canyon Road and an approximate frontage of 1,440 feet on the east side of Roadrunner Avenue.

PH-2
APPROVE
DR 07-026

Staff presentation by DiTanyon Johnson, staff recommends approval. No written communication was received. Speaking for the applicant Brice Kittle, Van Daele Homes, 2900 Adams Street, C-25, Riverside; and, Debra Meier, Centex Homes, 1265 Corona Pointe Court, Corona. 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, representatives from the Planning Commission requested that the applicant work with staff and Centex Homes so that construction traffic is routed the same way for this project as the previous project so as to not bother residents in the area.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to 1) Find that the project has been reviewed under the previous certified Final EIR for the Coyote Canyon Specific Plan 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 **DESIGN REVIEW 07-026**, subject to the attached Findings and Conditions of Approval Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 07-06 AND CONDITIONAL USE PERMIT NO. 07-04**: Filed by Western Mall LLC, to request a design review for site and architecture review of two retail buildings totaling approximately 33,956 square feet, which includes a grocery store (Fresh & Easy), and a Conditional Use Permit for a Type 20 ABC License for the grocery store The project site is a rectangularly-shaped property consisting of one parcel (APN. 1110-241-01) of approximately 4.4 gross acres and is located on the southwest corner of Baseline Avenue and Citrus Avenue having a frontage of 640 feet on the south side of Baseline Avenue and an approximate frontage of 260 feet on the west side of Citrus Avenue

PH-3
 APPROVE
 DR 07-06
 CUP 07-04

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

Speaking for the applicant Shane Stephens, Fresh and Easy; Avi Arshadnia, and Babak Bardi, Avico, 1260 S. Lacienea Boulevard, Los Angeles

No one spoke in favor

Speaking in opposition was Brian Meseberg, 7330 Tokay; Ed Antonacci, 15915 Jackson Drive, and, Rattana Phuatrakoon, 16060 Jackson Drive.

The public hearing was closed

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

By consensus, the Planning Commission requested staff work with the City Traffic Engineer regarding flow of traffic in the area around the project. The Planning Commission further requested that the Traffic Engineer be present at a future Planning Commission meeting to discuss the issue and address homeowner concerns and future traffic improvements in the area The Planning Commission further decided to continue the project to the meeting of September 4, 2007

By consensus, the Planning Commission modified the Conditions of Approval, as follows.

- 7. Truck deliveries should be limited to the hours of 7 00 a m through ~~10-00~~ **9:00** p.m
- 11. There shall be no deliveries from or to the premises before 7:00 a m and after ~~10-00~~ **9:00** p m., during any day of the week.

Motion made by Commissioner Meyer, seconded by Commissioner Galasso, to 1) Continue the public hearing for **DESIGN REVIEW NO. 07-06 AND CONDITIONAL USE PERMIT NO. 07-04**, to the next regular Planning Commission meeting on September 4, 2007 Motion carried by a vote of 4-0

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 18532**: Filed by Spectra Homes, to request a tentative tract map to subdivide approximately 2.0 gross acres of property into eight (8) lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN 0194-173-59) of approximately two adjusted gross acres and is located approximately 623 feet north of the intersection of Boxwood Avenue and San Bernardino Avenue

PH-4
APPROVE
TTM 18532

Staff presentation by Salvador Quintanilla, staff recommends approval.
No written communication was received
Speaking for the applicant Troy Roberts, Spectra Homes, 136 E. Walnut Avenue, Monrovia
Speaking in favor was Jane Ramirez, 9546 Alder Avenue.
Speaking in opposition were Katie Butler, 9553 Lombardy Avenue; Ryan Stotz, 9606 Boxwood Avenue, and, Robert Duran, 9613 Boxwood.
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:

- 58 Provide an acknowledgement letter from property owners to the east (APN Nos 0194-0173-31, 0194-0173-32, 0194-0173-34, 0194-0173-54, and 0194-0173-55) for right of way dedication
- 59 Obtain right of entry from the adjoining properties to the west and the property to the south (APN No. 0194-184-12) to remove the existing fence and replace with City Standard perimeter block wall

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: 1) Direct staff to file a Notice of Exemption; and, 2) approve **TENTATIVE TRACT MAP NO. 18532**, subject to the attached Findings and Conditions of Approval. Motion carried by a vote of 4-0

The public hearing was opened regarding **DESIGN REVIEW NO. 07-025/ MINOR USE PERMIT NO. 07-008**: Filed by Sierra Center South Fontana, LLC to request review of the site plan and architecture for a 64,069 square foot four-story Holiday Inn Express hotel with 114 rooms and a Minor Use Permit to establish the hotel on approximately 2.5 adjusted gross acres. The project site is a rectangularly-shaped property consisting of one parcel (APN 0255-041-14) of approximately 2.5 adjusted gross acres and is located on the southwest corner of Slover Avenue and Sierra Avenue and having a

PH-5
APPROVE
DR 07-025
MUP 07-008

frontage of approximately 580 feet on Sierra Avenue and a depth of approximately 600 feet along Slover Avenue

Staff presentation by Charles D Fahie, staff recommends approval
 No written communication was received
 Speaking for the applicant Kevin Bird, Sierra Center South Fontana LLC, 617 Erskine Drive, Pacific Palisades.
 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

#13 Page E5-11 – Modify this condition “On-site pedestrian walkways shall be provided between adjoining buildings and connecting each building in a development to public streets and sidewalks or transit stops, for all new non-residential development. Such walkways shall have **connections and** decorative treatments satisfactory to the Director of Community Development.

#40 Page E5-14 – Delete this condition “~~Landscape installation and maintenance bonding is required for one year within the public right-of-way and three months on private property.~~”

#50 Page E5-15 – Delete the last sentence “Applicant shall prepare signing and striping plans as required, to the satisfaction of the City Traffic Engineer. ~~Bike lanes shall be included in the plans.~~”

#56, Page E5-16 – Change the current fee to \$4,450.00.

“The following Development fees must be paid prior to the issuance of building permits. These fees are estimated to be as follow:

| ENGINEERING DEVELOPMENT FEES | FEE |
|------------------------------|-------------------------------|
| Inland Empire Utility Agency | \$4,200.00 \$4,450.00 per EDU |

* This estimate is based on 2.52 net acres.

** This estimate is based on 3.36 gross acres

The above fees are the current fees. Any changes to these fees adopted by the City Council prior to the issuance of building permits will apply to this project. The above fees are based on this project meeting the criteria for a South Fontana Qualifying Project as defined in Ordinance No. 1511 for the reduction of Development Impact Fees.”

#63, Page E5-17 – Change Tract Map to Parcel Map. “All conditions of approval issued to ~~Tract~~ Parcel Map No 17522 shall apply, as applicable ”

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: 1) Direct staff to file a Notice of Determination; 2) approve **DESIGN REVIEW NO. 07-025**; and, 3) approve **MINOR USE PERMIT NO. 07-008**. Motion carried by a vote of 4-0

The public hearing was opened regarding **DESIGN REVIEW NO. 07-020**: Filed by YH Group Citrus Heights, LLC, to request design review of site and architecture for homes on 12 single-family residential lots in Tract Map Nos. 16427-1 and 16427-3 The project site is located on two rectangularly-shaped properties comprised of 12 parcels (APNS: 0226-931-62, -63, and -64 and 0226-942-05 through -13) of approximately 0.5 and 1.6 adjusted gross acres in Tract Map No 16427-1 and Tract Map No 16427-3 on the northwest corner and northeast corner of Curtis Avenue and Knox Avenue and having approximately 180 feet of frontage on Brewer Lane and 560 feet of frontage on Cole Point Lane respectively.

PH-6
APPROVE
DR 07-020

Staff presentation by Charles D. Fahie, AICP, staff recommends
No written communication was received
Speaking for the applicant Hande Meissner, YH Group Citrus Heights, LLC, 1156 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.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: 1) Direct staff to file a Notice of Exemption; and, 2) approve **DESIGN REVIEW NO. 07-020**. Motion carried by a vote of 4-0.

PUBLIC FORUM CONTINUED: None

OTHER COMMISSION BUSINESS:

Election of a new Secretary and other Officers:

ELECTION
SECRETARY

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to Nominate Commissioner Meyer as Secretary of the Planning Commission Motion carried unanimously

STAFF REPORTS: None

DIRECTOR REPORT:

Director Williams discussed the resignation of Commissioner Clark, and stated that the City Council is currently accepting applications to fill the empty Planning Commission seat.

COMMISSION REMARKS:

Commissioner Meyer thanked his fellow Commissioners for electing him as Planning Commission Secretary.

Commissioner Galasso reminded everyone of the Chamber of Commerce Annual Golf Tournament that would be held Wednesday, August 29, 2007

Commissioner Slowik stated that he would be golfing in the tournament. He encouraged everyone to come down to City Hall and enjoy the Art Showcase featuring "Under Water Sea Scapes" that will be on display until September 24, 2007. He stated that the Art Depot has free studio time on Friday and Saturday evenings. He wished everyone a great Labor Day holiday.

Commissioner Lee encouraged everyone to enjoy their Labor Day weekend.


PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 8:29 p.m., to the next regular Planning Commission meeting on Tuesday, September 4, 2007, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.



Orvene Steenbock
Planning Commission Secretary



Carol Lee
Chairperson