

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 4, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, September 4, 2007, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:05 p.m. Following the Pledge of Allegiance, Commissioner Galasso gave the invocation.

ROLL CALL:

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

Absent: None.

Also Present: Principal Planner Craig Bruorton, AICP; Senior Planners Shannon Casey, AICP, and Orlando Hernandez; Associate Planner DiTanyon Johnson; City Engineer Paul Balbach; City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Planning Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Galasso, seconded by Commissioner Meyer, to: Approve the minutes of the August 21, 2007, regular Planning Commission meeting as presented. Motion was carried by a vote 4-0.

APPROVE
August 21, 2007

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding corruption.

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 October 9, 2007, meeting and the Planning Commission items for the September 18, 2007, and October 2, 2007, meetings.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **DESIGN REVIEW NO. 07-06/**
CONDITIONAL USE PERMIT NO. 07-04 (CONTINUED FROM 8-21-07):

PH-1
 CONT.
 DR 07-06
 CUP 07-04
 10-2-07

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 and 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.

Staff presentation by DiTanyon Johnson and Paul Balbach, staff recommends a Continuance.

No written communication was received.

Speaking for the applicant Avi Arshadnia, E. Avico, 1260 S. La Cienega Boulevard, Los Angeles; and Sandie Smith, C B Richard Ellis, 4141 Inland Empire Boulevard #100, Ontario.

No one spoke in favor.

Speaking in opposition was John De Sousa, 7565 Concord; Joshua Enin, 7340 Today Avenue; Brian Meseberg, 7330 Tokay Avenue; Ed Antonacci, 15915 Jackson Drive; Rick Martin, 15998 Meir Drive; and, Phil Carrera, 15910 Jackson Drive.

The public hearing was closed.

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

The Planning Commission discussed with the applicant in detail the requirement of Condition No. 12, which reads as follows:

12. No more than 2,248 square fee of the over all square footage of both buildings shall be used as restaurant use. A note of this shall be placed on the deed.

By consensus, the Planning Commission, requested that staff work with the applicant regarding mitigating the effects of car headlights leaving by the driveway on the west, to the residents to the west.

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: Continue **DESIGN REVIEW NO. 07-06 AND CONDITIONAL USE PERMIT NO. 07-04,** to the regular meeting of the Planning Commission on October 2, 2007. Motion carried by a vote of 4-0

The public hearing was opened regarding **TENTATIVE TRACT MAP NO. 18513 AND DESIGN REVIEW NO. 07-012**: Filed by Robert Gibbs to request a Tentative Tract map to subdivide approximately 4.6 acres into 19 office/warehouse condominiums with office and warehouse area, including a Design Review request to review the site location and architecture of the buildings that total 73,443 square feet. The project site is a rectangularly-shaped property consisting of two parcels (APNs: 110-161-08 and -09) of approximately 4.6 gross acres and is located approximately 320 feet east of the intersection of Foothill Boulevard and Hemlock Avenue having a frontage of 333 feet on the north side of Foothill Boulevard and an approximate depth of 611 feet north of Foothill Boulevard.

PH-2
APPROVE
TTM 18513
DR 07-012

Staff presentation by DiTanyon Johnson, staff recommends approval. No written communication was received. Speaking for the applicant Robert Gibbs, 14750 Foothill Boulevard, Suite B. 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 the deletion of Condition No. 48, as follows:

- 48. ~~The site, or a portion of the site, is located in a flood hazard area. Justification that the proposed development does not adversely affect upstream or down stream sites shall be provided to the Building and Safety Division. Additionally, all development shall comply with Chapter 12 – FLOOD CONTROL of the Code of the City of Fontana and all requisite provisions must be taken to protect the site from flood damage.~~

Motion made by Commissioner Slowik, seconded by Commissioner Galasso, to: 1) Determine that the project is Categorically Exempt pursuant to Class 32 (Infill Development) Section 3.16, of the Local CEQA Guidelines and direct staff to file the Notice of Exemption; and, 2) approve **TENTATIVE TRACT MAP NO. 18513 AND DESIGN REVIEW NO. 07-012**, subject to the attached Findings and Conditions of Approval, with the deletion of Condition No. 48. Motion carried by a vote of 4-0.

The public hearing was opened regarding **SPECIFIC PLAN NO. 05-002/ GENERAL PLAN AMENDMENT NO. 06-009/ZONE CHANGE NO. 06-006/ TENTATIVE TRACT MAP NOS. 18244 AND 18245/TENTATIVE PARCEL MAP NO. 18201 AND DESIGN REVIEW NOS. 06-041, 06-042 AND 06-043**: Filed by Hopkins Real Estate Group and DR Horton, to request Certification of the Final Environmental Impact Report (FEIR, State Clearinghouse No. 2005121025) and associated Statement of Overriding Considerations along with a request to approve the Providence Pointe Specific Plan (SPL No. 05-002), a mixed-use community on approximately 34 acres with up to 85 single-family residential units at the western section of the site, up to 120

residential condominium units at the northeastern section of the site, and approximately 93,830 square feet of retail commercial uses at the south-eastern section of the site. The project includes the following applications:

- ◆ A specific plan request for the adoption of Providence Pointe Specific Plan;
- ◆ A General Plan Amendment (AMD No. 06-009) to change the land use designation of the project site to Single Family Residential, Multi-Family Residential and General Commercial;
- ◆ A Zone Change (ZC No. 06-006) to rezone the site as Specific Plan (SP);
- ◆ A Tentative Tract Map (TTM No. 18244) is a request to subdivide 86 single family lots;
- ◆ A Tentative Tract Map (TTM No. 18245) is a request to subdivide lot 86 of Tract 18244 into 120 lots for condominium purposes;
- ◆ A Tentative Parcel Map (TTM No. 18201) is a request to subdivide the 10 acre commercial portion into nine parcels;
- ◆ A Design Review (DR No. 06-041) a request for site and architectural review for 85 single-family residential lots;
- ◆ A Design Review (DR No. 06-042) a request for site and architectural approval for 120 multi-family condominium units; and,
- ◆ A Design Review (DR No. 06-043) a request for site plan and architectural approval for 93,830 square feet shopping center.

The project site is an irregularly-shaped property composed of two parcels (APNs: 0228-131-02, and -19) of approximately 34 acres located on the northwest corner of Baseline Avenue and Citrus Avenue and having an approximate frontage of 1,280 feet on Baseline Avenue and 1,020 feet on Citrus Avenue. The site is approximately three quarters of a mile south of the 210 Freeway.

Staff presentation by Orlando Hernandez, staff recommended a continuance. Written communication was received from HR Horton, 2280 Wardlow Circle, Suite 100, Corona.

No one spoke for the applicant.

No one spoke in favor.

Speaking in opposition was Marie Emery, 15894 Cascade Drive, and 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 requested that staff make sure that the condition regarding the displaying of the required maps in the model home complex be included in the Conditions of Approval.

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: Continue SPECIFIC PLAN NO. 05-002, ZONE CHANGE NO. 06-006, GENERAL PLAN NO. 06-009; TENTATIVE PARCEL MAP NO. 18201, TENTATIVE TRACT MAP NO. 18244 AND 18245, AND DESIGN REVIEW NOS 06-041, 06-042, AND 06-043, to the regular meeting of the Planning Commission on October 2, 2007. Motion carried by a vote of 4-0.

PUBLIC FORUM CONTINUED: None.

OTHER COMMISSION BUSINESS: None.

STAFF REPORTS: None.

DIRECTOR REPORT: None.

COMMISSION REMARKS:

Commissioner Galasso had no comments.

Commissioner Meyer wished everyone a good evening.

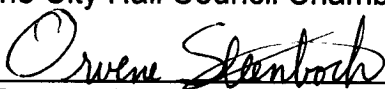
Commissioner Slowik informed everyone of the Historical Society's Open House at the Pepper Street House, 8863 Pepper, on October 27, 2007 from 1:00 p.m. to 3:00 p.m. He requested, with the consensus of the Planning Commission, that staff provide a workshop for them regarding the downtown facade project. He encouraged everyone to stop by the Fontana Art Association and review the exhibits, and stated that they are looking to expand their membership.

Commissioner Lee thanked the residents for coming out this evening to the Planning Commission meeting and staying to the end. She stated that the Commission wants it to be a positive experience for the residents, and thanked them for allowing the Commissioners to hear and address their concerns.


PUBLIC FORUM CONTINUED: None.

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 8:07 p.m., to the next regular Planning Commission meeting on Tuesday, September 18, 2007, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.



 Orvene Steenbock
 Planning Commission Secretary



 Carole Lee
 Chairperson