

**CITY OF FONTANA**

**WORKSHOP**

**June 13, 2005**

**EXECUTIVE CONFERENCE ROOM**

**5:00 p.m.**

**Empire Land L.L.C.:**

**Project Planner: Don Williams, AICP**

Next Resolution No. PC 2005-05

**AGENDA**

**REGULAR MEETING**

**FONTANA CITY PLANNING COMMISSION**

**June 13, 2005**

**CITY COUNCIL CHAMBERS**

**FONTANA CITY HALL, 8353 SIERRA AVENUE**

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**A. ORGANIZATION**

- 1. CALL TO ORDER: 6:00 P.M.**
- 2. PLEDGE OF ALLEGIANCE:**
- 3. INVOCATION:**
- 4. ROLL CALL: Chairperson Lee, Commissioners Clark, Galasso, Meyer and Slowik**
- 5. APPROVAL OF MINUTES: May 23, 2005**
- 6. NOTICE OF ADJOURNMENT POLICY:** In accordance with the Rules and Regulations of the Planning Commission, the meeting is scheduled to adjourn by 10:00 p.m.

Any item that is not heard at the given meeting will be automatically continued to the next regular or special meeting as appropriate.

**B. PUBLIC FORUM:**

This opportunity is provided for persons in the audience to make a brief statement on issues or concerns not covered on the agenda.

Anyone wishing to speak to the Planning Commission on items that are not listed on the agenda must fill out a card, which can be found at the end of either podium, and hand it to the Secretary. You will be called to speak under "PUBLIC FORUM".

Under the provisions of the California Government Code, the Planning Commission is prohibited by law from discussing or taking immediate action on oral requests. Commission Rules and Regulations limit individual comments to no more than five (5) minutes in length, and subject to a maximum of 45 minutes for the Public Forum portion at the beginning of the meeting.

**C. CONSENT CALENDAR:**

NOTICE TO PUBLIC: All matters listed under CONSENT CALENDAR are considered by staff to be non-controversial and will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on them unless a member of the Planning Commission, staff or public requests that a specific item be discussed or removed from the Consent Calendar for separate action.

**D. AGENDA INFORMATION:**

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the June 21, 2005, and July 5, 2005, meetings for the Planning Commission's information. An update of future Planning Commission items for the June 27, 2005, and July 11, 2005, meetings for the Planning Commission's information.  
**Project Planner: Don Williams, AICP**

**E. PUBLIC HEARINGS:**

NOTICE TO PUBLIC: To speak on Public Hearing Items, fill out a card at the microphone stand indicating **favor** or **opposition** and give it to the Planning Commission Secretary. Each person will be allowed 5 minutes to address the Planning Commission.

If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at, or prior to, the Public Hearing. A decision by the Planning Commission may be appealed to the City Council. An appeal must be filed with the Planning Division upon forms provided by the city within ten (10) calendar days after the hearing at which the decision is made.

**All Public Hearings will be conducted following this format:**

- (a) hearing opened
- (b) written communication
- (c) commission staff/comments
- (d) applicant comments (Applicant not limited to 5 minutes)
- (e) oral – favor
- (f) oral – opposition
- (g) hearing-closed

1. **Tentative Tract Map No. 16800:** Filed by Mr. Carl Kobbins, Jr., to request to subdivide a parcel of land, approximately 1.5 adjusted gross acres, into eight lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0233-122-47) of approximately 1.5 adjusted gross acres and is located on the northeast corner of the intersection of Randall Avenue and Poplar Avenue and having a frontage of approximately 295 feet on Randall Avenue and approximately 300 feet on Poplar Avenue. **Staff requests** that the Planning Commission continue the public hearing for Tentative Tract Map No. 16800 to the July 25, 2005, Planning Commission meeting.

**Project Planner: Jon Dille**

2. **Design Review No. 04-36R1 (Continued from 5-9-05):** Filed by David Wiener to request to replace the approved eight (8) inch running brick, Stone Products Corp. (CB-4052), on the elevations with a 100% acrylic Exterior Insulation Finish System (EIFS) for the approved design review for three (3) commercial retail buildings with a total square footage of 25,029 square feet on approximately 4.0 acres. The project site is a rectangularly-shaped property consisting of eight (8) parcels (APNs: 0255-131-23 through -30), located on the west side of Sierra Avenue approximately 600 feet south of Slover Avenue having a frontage of approximately 650 feet on the west side of Sierra Avenue.

**Project Planner: Charles D. Fahie, AICP**

3. **Design Review No. 04-063:** Filed by KB Home, Greater Los Angeles, Inc., to request site and architectural review for homes on 107 single-family residential lots (19 lots in TTM No. 17021 on approximately 3.2 acres and 88 lots in TTM No. 17027 on approximately 22.2 acres) in the Southridge Village Specific Plan. The homes will be built in two tracts located in different areas of the Southridge Village Specific Plan. Tentative Tract Map (TTM) No. 17021 is a rectangularly-shaped property consisting of one parcel (APN: 0237-421-77) of approximately three (3) net acres located on the southeast corner of Jurupa Avenue and Live Oak Avenue and having a frontage of approximately 625 feet on Live Oak Avenue. TTM No. 17027 is an irregularly-shaped parcel located on the south side of Cypress Avenue extending easterly from the Mary Vagle Nature Center along the curve of Cypress Avenue to the existing public utility corridor. The tract consist of portions of four (4) parcels (0193-391-23, -26, -27 and -32) and is approximately 22 net acres with a frontage of approximately 1,200 feet along the curve of Cypress Avenue.

**Project Planner: Charles D. Fahie, AICP**

4. **Tentative Tract Map No. 17108/Design Review No. 04-59/Variance No. 05-02:** Filed by Mr. Joseph Bashoura to request to subdivide a parcel of land of approximately 2.9 adjusted gross acres into 14 lots and construct 14 single-family residential homes, and a variance to allow the maximum height of the perimeter wall to exceed the maximum height allowed in the Zoning and Development Code. The project site is an irregularly-shaped property consisting of one parcel (APN: 0241-012-45) of approximately 2.9 adjusted gross acres and is located approximately 270 feet south of the southeast corner of the intersection of Montgomery Avenue and Citrus Avenue and having a frontage of approximately 60 feet on Citrus Avenue.

**Project Planner: Jon S. Dille**

5. **Design Review No. 04-066:** Filed by Ken Woods to request a Design Review of a 23,191 square foot multi-tenant industrial business park located within the West End Specific Plan. The project site is an irregularly-shaped property consisting of two parcels (APN: 1100-391-10 and -11) totaling 2.2 net acres located at the northwest corner of Miller Avenue and Edison Avenue, and having a frontage of approximately 370 feet along the knuckle.

**Project Planner: Orlando Hernandez/Amber Gregg**

6. **Tentative Tract Map No. 16873:** Filed by SC Fontana Development Corp., to request review and approval of Tentative Tract Map No. 16873 to subdivide approximately 10 gross acres into 46 lots for the purpose of single-family residential development. The project site is an irregularly-shaped property consisting of two parcels (APNs: 226-092-63, -43) totaling approximately 5.5 net acres (10 gross acres) located on Knox Avenue approximately 1,750 feet north of Summit Avenue and having approximately 1,276 feet of frontage along the north side of the Edison Right-of-Way. Tentative Tract Map No. 16873 is Planning Area No. 10 of the Citrus Heights North Specific Plan.

**Project Planner: Shannon J. Casey, AICP/Craig Bruorton, AICP**

7. **Tentative Tract Map No. 16875:** Filed by SC Fontana Development Corp., to request review and approval of Tentative Tract Map No. 16875 to subdivide approximately 13 gross acres into 56 lots for the purpose of single-family residential development. The project site is an irregularly-shaped property consisting of two parcels (APNs: 226-092-43, -63) totaling approximately 13 gross acres located on Citrus Avenue approximately 1,750 feet north of Summit Avenue and having approximately 720 feet of frontage along the west side of Citrus Avenue and approximately 860 feet along the north side of the Edison Right-of-Way. Tentative Tract No. 16875 is Planning Area No. 4 of the Citrus Heights North Specific Plan.

**Project Planner: Shannon J. Casey, AICP/Craig Bruorton, AICP**

8. **General Plan Amendment No. 04-007/Zone Change No. 04-006/Sepecific Plan Amendment No. 04-005/Tentative Parcel Map No. 16718/Design Review No. 04-031/Amendment No. 5 to the Sierra Lakes Specific Plan Development Agreement:** Filed by Sierra Lakes Land Co., LLC to request a general plan amendment to change the land use designation on approximately 1.7 acres from Recreation Facilities (P-R) and Public Facilities (P-PF) to General Commercial (C-G) within he Sierra Lakes Specific Plan; a zone change to amend the zoning district map on approximately 1.7 acres from (P-PF) to Sierra Lakes Specific Plan; a Specific Plan Amendment that modifies the land use map boundaries to add approximately 1.7 acres of land to the Sierra Lakes Specific Plan; a tentative parcel map to subdivide approximately 16.7 acres into four parcels for the purpose of commercial development; a design review for the construction of a 140,360 square foot commercial shopping center, and an amendment to the Sierra Lakes Specific Plan development agreement. The project site is an irregularly-shaped property consisting of seven parcels (APNs: 0226-201-01, -02, -03, -11, -12, and -13) totaling approximately 16.7 net acres located at the southwest corner of Sierra Lakes Parkway and Citrus Avenue, and having a frontage of 1,200 feet on Sierra Lakes Parkway and a frontage of 410 feet on Citrus Avenue.

**Project Planner: Orlando Hernandez/Don Williams, AICP**

9. **Tentative Tract Map No. 16964:** Filed by Winddancer Development to request a tentative tract map to subdivide approximately 3.1 gross acres into 12 lots for single-family residential development. The project site is an irregularly-shaped property consisting of three parcels (APNs 192-243-39, 51 and 52) of approximately 3.1 gross acres and is located approximately 197 feet east of the intersection of Merrill Avenue and Palmetto Avenue and having a frontage of approximately 340 feet on the north side of Merrill Avenue and an approximate depth of 478 feet north of Merrill Avenue.

**Project Planner: Stephanie Hall**

**F. OTHER COMMISSION BUSINESS:**

1. **Appointment of Two (2) Planning Commissioners to an Ad Hoc Committee to review a Mixed Use Development proposed by Hopkins Development on the northwest corner of Citrus Avenue and Baseline Avenue:**

**Project Planner: Don Williams, AICP**

**G. STAFF REPORTS:**

**H. PLANNING MANAGER REPORT:**

1. **Fontana Unified School District, Elementary School No. 29:**  
**Project Planner: Don Williams, AICP**

**I. COMMISSION REMARKS:**

- J. PUBLIC FORUM CONTINUED:** (Public comment time in excess of the 45 minute maximum allocated per Section B.)

**K. ADJOURNMENT:**