

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

September 12, 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: August 22, 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 September 20, 2005, meeting for the Planning Commission's information. An update of future Planning Commission items for the September 26, 2005, and October 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. 17410:** Filed by Western States Development to request to subdivide approximately 2.4 gross acres of land into nine parcels for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel totaling approximately 2.4 gross acres located at the existing eastern terminus of Hibiscus Street, between Catawba Avenue and Citrus Avenue and having a frontage of approximately 200

feet north and south of the terminus.

Project Planner: Orlando Hernandez

2. **Tentative Parcel Map No. 17131:** Filed by Western States Development to request to subdivide one parcel into two parcels. The project site is an irregularly-shaped property consisting of one parcel (APN: 0233-131-40) totaling approximately 3.7 gross acres located north of Fontana Avenue on the west side of Citrus Avenue and having an approximate frontage of 200 feet on Citrus Avenue and an approximate depth of 620 feet.

Project Planner: Orlando Hernandez

3. **Tentative Tract Map No. 17377:** Filed by Grand Pacific Communities to request to subdivide approximately 15.07 net acres of land into 76 single-family residential lots. The project site is a triangularly-shaped property consisting of six lots totaling approximately 15.07 net acres located on the southwest corner of Miller Avenue and Beech Avenue, having an approximate frontage of 335 ft. on Miller Avenue and an approximate frontage of 1,550 feet on Beech Avenue (APN's 1110-161-01, -15, -16, -18, 1110-111-05 and -04).

Project Planner: Amber M. Gregg

4. **Tentative Tract Map No. 15697/Design Review No. 04-024:** Filed by East Fortune Group to request to subdivide approximately 2.8 acres into 15 single-family residential lots, and a Design Review request to construct 15 single-family homes. The project site is a rectangularly-shaped property consisting of three parcels (APNs: 0241-172-01, -02, -03) of approximately 2.8 gross acres, with a frontage of approximately 520 feet on the south side of Elaine Avenue and a frontage of approximately 320 feet on the east side of Palmetto Avenue, and having an approximate depth of 320 feet south of Elaine Avenue and 520 feet east of Palmetto Avenue.

Project Planner: DiTanyon Johnson

5. **Design Review No. 05-010:** Filed by Centex Homes to request construction of 239 single-family homes, including a model home complex ranging from 2,420 square feet to 4,063 square feet. The project is located on two sites: Project Site No. 1 is an irregularly-shaped property composed of Tentative Tract Map No. 16290-1 and Tentative Tract Map No. 16325 (approximately 196 lots) located at the existing intersection of Duncan Canyon and Coyote Canyon Road and having a frontage of approximately 2,200 feet along the proposed westerly extension of Coyote Canyon, and having a varying depth of 100 feet to 1,100 feet south of the proposed extension of Coyote Canyon Road. Project Site No. 2 is a rectangularly-shaped property composed of Tentative Tract 16290-2 (43 lots) and is located approximately 2,500 feet west of the existing intersection of Duncan Canyon and Coyote Canyon Road and having a frontage of approximately 630 feet on the north side of proposed westerly extension of Coyote Canyon Road and having an approximate depth of 770 feet north of the extension of Coyote Canyon Road.

Project Planner: DiTanyon Johnson

6. **Design Review No. 05-017:** Filed by Centex Homes to request construction of 111 single-family homes, including a model home complex. The project is located on an irregularly-shaped property composed of Tentative Tract Map No. 16290 (111 lots) located 2,500 feet west of the existing intersection of Coyote Canyon Road and Roadrunner Road and having a frontage of approximately 900 feet along the proposed westerly extension of Coyote Canyon, and having a varying depth of 700 feet to 1,100 feet north of the proposed extension of Coyote Canyon Road.

Project Planner: DiTanyon Johnson

7. **Design Review No. 03-027R1:** Filed by Shea Homes to request a revision to Design Review No. 03-027 amending Phase III (Tract No. 16184) of the Hunter's Ridge residential development to allow for a gated entry and private street. The project site begins at a point approximately 3,000 feet south of the northerly terminus of Foxborough Drive (gate structure) and extends north along the cross-section of Foxborough Drive to its terminus approximately 3,000 feet to the north.

Project Planner: DiTanyon Johnson

8. **Tentative Tract Map No. 17523:** Filed by Spectra Homes, LLC to request subdividing a parcel of land, approximately .9 adjusted gross acres, into five lots for the purpose of single-family residential development. This property is located within the unincorporated area of San Bernardino County; however, it is located within the Island Area No. 5 which is in the process of being annexed. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0249-201-16) of approximately .9 adjusted gross acres and is located on the northeast corner of the intersection of Pine Avenue and Buckeye Drive and having a frontage of approximately 290 feet on Pine Avenue and a frontage of approximately 135 feet on Buckeye Drive.

Project Planner: Paul Gonzales

F. OTHER COMMISSION BUSINESS:

1. **Ad-Hoc Appointment of two Planning Commissioners to Specific Plan Ad-Hoc Committee for the North Fontana Specific Plan:**

Project Planner: Don Williams, AICP

2. **Request to schedule a workshop for the Valley Trails Specific Plan:**

Project Planner: Don Williams, AICP

G. STAFF REPORTS:

H. PLANNING MANAGER REPORT:

I. COMMISSION REMARKS:

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

K. ADJOURNMENT: