

CITY OF FONTANA

WORKSHOP

October 11, 2005

EXECUTIVE CONFERENCE ROOM

5:00 p.m.

Providence Point Specific Plan:

Project Planner: Orlando Hernandez

Next Resolution No. PC 2005-09

AGENDA

REGULAR MEETING

FONTANA CITY PLANNING COMMISSION

October 11, 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: September 26, 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 October 18, 2005, meeting for the Planning Commission's information. An update of future Planning Commission items for the October 25, 2005, and November 8, 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. Design Review No. 05-10 and Design Review No. 05-17 (Continued from

9-26-05): Filed by Centex Homes to request a Design Review to construct a total of 350 single-family homes, including two model home complexes ranging from 2,420 square feet to 4,304 square feet. Design Review No. 05-010 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 Road, 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 630 feet on the north side of the proposed westerly extension of Coyote Canyon Road and having an approximate depth of 770 feet north of the extension of Coyote Canyon Road. Design Review No. 05-017 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 Road, and having a varying depth of 700 feet to 1,100 feet north of the proposed extension of Coyote Canyon Road. **Staff requests** that the Planning Commission continue Design Review No. 05-010 and Design Review No. 05-017, to the October 25, 2005, Planning Commission meeting.

Project Planner: DiTanyon Johnson

2. Specific Plan No. 03-010 (Summit at Rosena Specific Plan (Continued from

7-25-05): Filed by JW Mitchell Land Co., LLC, to request a proposal to construct a master-planned community of 475 single-family dwelling units on approximately 91.2 acres, 425 multi-family residential units on approximately 37.7 acres, an eight acre multi-use activity center, a 20 acre passive park, and a 12 acre elementary school site. The project site is an irregularly-shaped property consisting of nine parcels (APNs: 0239-131-44, -50, -51 and 0239-141-16, and 20-24) of approximately 180 gross acres, with a frontage of approximately 1,000 feet on Summit Avenue and approximately 3,000 feet on Sierra Avenue, with a depth of approximately 3,500 feet north of Summit Avenue and approximately 2,000 feet west of Sierra Avenue.

Project Planner: DiTanyon Johnson

3. **Design Review No. 05-047:** Filed by the City of Fontana to request construction of a new two-story 27,052 square foot City Hall building expansion and a four-story parking structure. The project site is a rectangularly-shaped property consisting of two parcels (APNS 0192-031-23, and -24) totaling approximately 4.7 gross acres located on the east side of Sierra Avenue, between Upland Avenue and Seville Avenue and having an approximate frontage of 520 feet on Sierra Avenue.
Project Planner: Orlando Hernandez

4. **Tentative Tract Map No. 17388/Design Review No. 05-018:** Filed by Mr. Joseph Bashoura to request a subdivision of two lots of approximately 4.1 adjusted gross acres into 18 lots ranging in size from 6,001 square feet to 11,016 square feet, for the purpose of single-family residential development, and design review for the construction of the 18 houses ranging in size from 2,439 square feet to 2,698 square feet. The project site is a rectangularly-shaped property consisting of two parcels (APN 0240-012-10 and -11) of approximately 4.1 adjusted gross acres and is located on the northwest corner of the intersection of Walnut Street and Oleander Avenue and having a frontage of approximately 670 feet on the north side of Walnut Street and a frontage of approximately 280 feet on the west side of Oleander Avenue.
Project Planner: Jon S. Dille

5. **Community Plan Amendment No. 05-001:** Filed by Centerstone Community, Inc., to request amending the Centerstone Community Plan map and text to include Tentative Tract Map No. 16839 and Tentative Tract Map No. 16503 into the Centerstone Community Plan. The project site is a rectangularly-shaped property consisting of 149 lots totaling approximately 39.5 gross acres located on the northwest corner of Baseline Avenue and Hemlock Avenue, having an approximate frontage of 1,320 feet on Baseline Avenue and an approximate frontage of 630 feet on Hemlock Avenue and approximately 650 feet on the proposed future extension of San Sevaive Avenue. (APN 0228-101-09 thru -11, -13, -14).
Project Planner: DiTanyon Johnson

6. **Conditional Use Permit No. 96-12R2:** Filed by Charles Rehmati to request an Alcohol Beverage Control (ABC) license upgrade from a Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General). The project site is a rectangularly-shaped property consisting of one parcel located at 16331 Merrill Avenue, approximately 150 feet southeast of Merrill Avenue and Oleander Avenue and having an approximate frontage of 50 feet on Merrill Avenue and approximate depth of 150 feet (Attachment 2).
Project Planner: Paul Gonzales.

7. **Conditional Use Permit No. 05-030/Variance No 05-010 and Variance No. 05-012:** Filed by C & C Signs to request a Conditional Use Permit to increase a new wall sign to a height of six and one-half feet. Variance No. 05-010 is a request to exceed the maximum sign area for a wall sign permitted by the Municipal Code. The Code permits 100 square feet and C & C Signs is proposing approximately 140 square feet of sign area. Additionally, a second variance (Variance No. 05-012) is requested by the applicant for four (4) new secondary picture signs resulting in an additional 96 square feet. The project is an irregularly-shaped property consisting of one parcel located at 16055 Foothill Boulevard on the southeast corner of Foothill Boulevard and Tokay Avenue with an approximate frontage of 340 feet and approximate depth of 590 feet.
Project Planner: Paul Gonzales

F. OTHER COMMISSION BUSINESS:

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:

Adjourn to a workshop regarding Valley Trails Specific Plan to the Planning Commission meeting on October 25, 2005, at 5:00 p.m.