

**CITY OF FONTANA**

**WORKSHOP**

**October 25, 2005**

**EXECUTIVE CONERENCE ROOM**

**5:00 p.m.**

**Valley Trails Specific Plan:**

**Project Planner: Craig L. Bruorton, AICP**

Next Resolution No. PC 2005-10

**AGENDA**

**REGULAR MEETING**

**FONTANA CITY PLANNING COMMISSION**

**October 25, 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: October 11, 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.

1. **Conditional Use Permit No. 99-28R1:** A person-to-person transfer of an Alcoholic Beverage Control (ABC), Type 20 (Off-Sale Beer and Wine) License with a previously approved conditional use permit for Quick Food Market, located at 17294 Valley Boulevard.  
**Project Planner: Jon S. Dille**

**D. AGENDA INFORMATION:**

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the November 1, 2005, and, November 15, 2005, meetings for the Planning Commission's information. An update of future Planning Commission items for the November 8, 2005, and November 22, 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. **Development Agreement for the Summit at Rosena Specific Plan (Continued from 10-11-05):** Filed by JW Mitchell Land Co., LLC to request a Development Agreement between the City of Fontana and the JW Mitchell Land Company, LLC for the Summit at Rosena Specific Plan. 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 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**

2. **Design Review No. 05-10 and Design Review No. 05-17 (Continued from 10-11-05):** Filed by Centex Homes to request construction of 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 Road 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 2,500 feet west of the existing intersection of Duncan Canyon Road 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. 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.

**Project Planner: DiTanyon Johnson**

3. **Design Review No. 05-043/Conditional Use Permit No. 05-032:** Filed by Young Homes, LLC to request construction of 74 single-family homes within previously approved Tentative Tract Map No. 16723, and Conditional Use Permit No.05-032 is a request to utilize a previously approved off-site model home complex for marketing purposes. The project site is a rectangularly- shaped property consisting of 74 single-family parcels (APNs 0241-061-05, -06, -22, and -23) of approximately 20 gross acres and is located on the northeast corner of Walnut Avenue and Cypress Avenue and having a frontage of approximately 1,350 feet on Walnut Avenue and a frontage of approximately 660 feet on Cypress Avenue.

**Project Planner: Amber Gregg**

4. **Conditional Use Permit No. 97-01R1:** Filed by the City of Fontana to request a revocation of Conditional Use Permit No. 97-01R1 for an Alcohol Beverage Control Type 48 License (On Sale General for Public Premises), which authorizes the sale of beer, wine and distilled spirits for consumption on the licensed premises). The project site is a rectangularly-shaped property consisting of one parcel located at 16823 Arrow Boulevard, on the south side of Arrow Boulevard approximately 125 feet west of Nuevo Avenue and having an approximate frontage of 40 feet on Arrow Boulevard and an approximate depth of 119 feet.

**Project Planner: Paul Gonzales**

5. **Conditional Use Permit No. 97-01R2:** Filed by Silvana Rosas / Yesenia Rosas to request a Conditional Use Permit No. 97-01R2 for a person-to-person transfer of a Type 48 ABC License (On-Sale General for Public Premises, authorizes the sale of beer, wine and distilled spirits for consumption on the licensed premises). The project site is a rectangularly-shaped property consisting of one parcel located at 16823 Arrow Boulevard, on the south side of Arrow Boulevard approximately 125 feet west of Nuevo Avenue and having an approximate frontage of 40 feet on Arrow Boulevard and an approximate depth of 119 feet.

**Project Planner: Paul Gonzales**

6. **Conditional Use Permit No. 97-035:** Filed by the City of Fontana to request revocation of Conditional Use Permit No. 97-035 for a Type 47 Alcohol Beverage Control License (On Sale General, for Bona Fide Eating Place, authorizing the sale of beer, wine and distilled spirits for consumption on the licensed premises) at 16689 Foothill Boulevard. The project site is an irregularly-shaped property located at 16689 Foothill Boulevard, on the southwest corner of Juniper Avenue and Foothill Boulevard, and having approximately 280 feet of frontage along Foothill Boulevard and an approximate depth of 275 feet along Juniper Avenue.

**Project Planner: Shannon J. Casey, AICP**

7. **Design Review No. 05-030:** Filed by Hogle-Ireland to request approval of a design review application to construct an approximately 189,000 square foot speculative industrial building on approximately nine (9) acres in the Southwest Industrial Park Specific Plan area. The property is located at 15100 Santa Ana Avenue, approximately 350 feet west of Beech Avenue and having approximately 635 feet of frontage along Santa Ana Avenue.

**Project Planner: Shannon J. Casey, AICP**

8. **Conditional Use Permit No. 05-34:** Filed by Tafe Boyd to request a conditional use permit to operate a 13,483 square-foot children's party rental facility in a pre-existing building in the Business Park Area of the West End Specific Plan, located at 7719 Edison Avenue.

**Project Planner: Sean Flanagan**

**F. OTHER COMMISSION BUSINESS:**

**G. STAFF REPORTS:**

**H. DIRECTOR REPORT:**

1. **Discussion on November 8, 2005, Planning Commission meeting:** Quorum or move?

**Director: 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:**