

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**November 8, 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 25, 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 November 15, 2005, meeting for the Planning Commission's information. An update of future Planning Commission items for the November 22, 2005, and December 13, 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                                          | (e) oral – favor      |
| (b) written communication                                   | (f) oral – opposition |
| (c) commission staff/comments                               | (g) hearing-closed    |
| (d) applicant comments (Applicant not limited to 5 minutes) |                       |

1. **Design Review No. 05-10 and Design Review No. 05-17 (Continued from 10-11-05 and 10-25-05):** 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**

2. **Conditional Use Permit No. 97-01R1 (Continued from 10-25-05):** 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**

3. **Conditional Use Permit No. 97-01R2 (Continued from 10-25-05):** 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**

4. **Conditional Use Permit No. 97-035 (Continued from 10-25-05):** 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**

5. **Tentative Parcel Map No. 17172:** Filed by Thatcher Engineering to request a Tentative Parcel Map to subdivide one parcel into two parcels. The project site is a rectangularly-shaped property consisting of one parcel (APN No. 0243-301-46) located on the west side of Maple Avenue approximately 200 feet south of the intersection of Montgomery Avenue and Maple Avenue and having an approximate frontage of 110 feet on Maple Avenue and an approximate depth of 183 feet.  
**Project Planner: Paul Gonzales**
  
6. **Conditional Use Permit No. 04-035:** Filed by Fontana Christian Fellowship International Ministries to request a Conditional Use Permit to establish a non-profit/non-commercial ministry (place of assembly) in 5,408 square feet of suite space in the existing Vineyard Valley shopping center. The project site is a rectangularly-shaped shopping center consisting of approximately nine (9) parcels. The proposed ministry is located at 17049 Valley Boulevard in two (2) adjacent suites in the Vineyard Valley shopping center, east of and adjacent to an existing Food 4 less store. The shopping center has an approximately 1,200 feet of frontage on the south side of Valley Boulevard, and is approximately 300 feet east of Sierra Avenue.  
**Project Planner: Charles D. Fahie**
  
7. **Variance No. 05-009 and Design Review Sign No. 05-074:** Filed by Lytle Development Company to request a Variance to the Sign Code to increase the existing freeway pylon sign area from 500 square feet to 600 square feet by adding a 100 square foot sign panel to the existing freeway pylon sign at the Lytle Creek Plaza. The project site is an irregularly-shaped property consisting of approximately five parcels that make up the Lytle Creek Plaza. The existing pylon sign, for the Lytle Creek Plaza commercial center at 3892 Sierra Avenue, is located on the west side of Sierra Avenue and north of the I-15 freeway. The sign is constructed approximately ten feet west of the right-of-way of Sierra Avenue and approximately 100 feet north of the I-15 southbound on-ramp. (APN: 0239-731-03).  
**Project Planner: Charles D. Fahie, AICP**
  
8. **Design Review No. 05-031:** Filed by Adolfo Osequera to request construction of a two-story office building of approximately 13,148 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN 0193-161-51) totaling approximately 0.8 gross acres, with a frontage of approximately 126 feet on Sierra Avenue, and a depth of approximately 280 feet.  
**Project Planner: Orlando Hernandez**

**F. OTHER COMMISSION BUSINESS:**

**G. STAFF REPORTS:**

**H. DIRECTOR REPORT:**

1. **Planning Division Monthly Report for September 2005 and Planning Division Quarterly Report for July, August and September 2005:**  
**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:**