

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

December 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: November 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 December 20, 2005, meeting for the Planning Commission's information. An update of future Planning Commission items for the January 10, 2006, January 24, 2006, and January 31, 2006 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. 05-010/Design Review No. 05-017 (Continued from 11-22-05):** Filed by Centex Homes to request two design reviews 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 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. **Tentative Parcel Map No. 17614/Conditional Use Permit No. 04-031/Administrative Site Plan No. 04-037:** Filed by Mr. Jose Espinoza to request a Tentative Parcel Map to merge two parcels into one lot and a Conditional Use Permit request to permit an existing church, additional classrooms, additional restrooms and additional parking. Located at 15998 Merrill Avenue.

Project Planner: DiTanyon Johnson

3. **Design Review No. 02-017R1:** Filed by Hyun C. Park to request to modify the approved Conditions of Approval to extend the expiration date for the approved design review application by one year to establish a 12,384 square foot retail center on approximately 1.3 acres. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0192-121-24) located on the northwest corner of Arrow Boulevard and Tamarind Avenue and having a frontage of approximately 250 feet on the west side of Tamarind Avenue and a frontage of approximately 220 feet on the north side of Arrow Boulevard.

Project Planner: Charles Fahie, AICP

4. **Design Review No. 05-031 (Continued from 11-8-05):** 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, located on the west side of Sierra Avenue, approximately 500 feet north of Randall Avenue and having a frontage of approximate 126 feet on Sierra Avenue, and a depth of approximately 280 feet.

Project Planner: Orlando Hernandez

5. **Design Review No. 05-042:** Filed by K. Hovnanian Homes to request site and architectural approval of 56 single-family residential lots. The project is a rectangularly-shaped property consisting of two parcels (APNs: 0239-141-11, and -19) totaling approximately 19.3 gross acres located at the southeast corner of Casa Grande Avenue and Citrus Avenue, and having a frontage of approximately 1,200 feet on Casa Grande Avenue and a frontage of approximately 640 feet on Citrus Avenue.

Project Planner: Orlando Hernandez

6. **Design Review No. 04-046/Conditional Use Permit No. 05-024:** Filed by Mr. James Fong to request a design review and conditional use permit for Phase II of Acme Mini-Storage to construct an addition of approximately 91,476 square feet of storage area to an existing 131,095 square foot mini-storage facility. The proposed addition will incorporate seven new buildings; however, the applicant is proposing to substitute some of the self-storage buildings for recreational vehicle parking. There are four different options for the site lay-outs. **Staff requests** that the Planning Commission continue the public hearing for Design Review No. 04-046 and Conditional Use Permit No. 05-024 to the January 24, 2006, Planning Commission meeting, to allow the applicant to file revised plans.

Project Planner: Jon S. Dille

F. OTHER COMMISSION BUSINESS:

1. **2006 Planning Commission Calendar and Filing Schedule Deadlines:**
Director: Don Williams, AICP

G. STAFF REPORTS:

H. DIRECTOR REPORT:

I. COMMISSION REMARKS:

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

K. ADJOURNMENT: