

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

March 28, 2006

**CITY COUNCIL CHAMBERS
FONTANA CITY HALL, 8353 SIERRA AVENUE**

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A. ORGANIZATION

- 1. CALL TO ORDER: 5:00 P.M.**
- 2. PLEDGE OF ALLEGIANCE:**
- 3. INVOCATION:**
- 4. ROLL CALL: Chairperson Lee, Commissioners Clark, Galasso, Meyer and Slowik**
- 5. APPROVAL OF MINUTES: March 14, 2006**
- 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 April 11, 2006, and May 9, 2006 meetings for the Planning Commission's information. An update of future Planning Commission items for the April 12, 2006, and April 18, 2006, May 2, 2006, and May 16, 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 2-28-06):** 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, 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. **Design Review Sign No. 05-070:** Filed by Mr. Brian Williams, Lewis Retail Centers/National Sign Company, to request review and approval of a Sign Program for Planning Area Nos. 24, 25 and 26 of the Sierra Lakes Specific Plan. The project site is an irregularly-shaped property consisting of nine parcels (APNs 0239-274-02 thru -09 and 0239-201-54) totaling approximately 21.3 gross acres located at the southeast corner of Sierra Lakes Parkway and Citrus Avenue having approximately 2500 feet of frontage along the south side of Sierra Lakes Parkway and approximately 515 feet along the east side of the Citrus Avenue.

Project Planner: DiTanyon Johnson

3. **Design Review No. 05-049:** Filed by Mr. Alan Sieroty to request a Design Review for the construction of an industrial building of approximately 96,998 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0238-091-87) of approximately five gross acres located approximately 1,000 feet south of the intersection of Slover Avenue and Jasmine Street and having a frontage of 330 feet on the east side of Jasmine Street and an approximate depth of 700 feet east of Jasmine Street.

Project Planner: DiTanyon Johnson

4. **Design Review No. 05-054/Conditional Use Permit No. 05-041:** Filed by K. Hovnanian Homes to request site and architectural approval of 33 single-family residential lots within Tract Map No. 16518, Conditional Use Permit No. 05-041 is a request to allow an off-site model home complex. The project site is a rectangularly-shaped property consisting of four parcels (APNs 0243-051-13, 0243-051-16, 0243-051-34, 0243-051-38) and having 9.2 gross acres located on the northwest corner of Miller Avenue and Maple Avenue, and having approximately 388 feet of frontage on Miller Avenue and approximately 590 feet of frontage on Maple Avenue.

Project Planner: Orlando Hernandez

5. **Design Review No. 05-055/Conditional Use Permit No. 05-041:** Filed by K. Hovnanian Homes to request site and architectural approval of 35 single-family residential lots within Tract Map No. 16482, and Conditional Use Permit No. 05-041 is a request to allow an off-site model home complex. The project site is a rectangularly-shaped property consisting of one parcel (APN 0243-051-17) and having 10 gross acres located on the northeast corner of Miller Avenue and Locust Avenue, and having approximately 510 feet of frontage on Miller Avenue and approximately 490 feet of frontage on Locust Avenue.
Project Planner: Orlando Hernandez

6. **Design Review No. 05-056/Conditional Use Permit No. 05-041:** Filed by K. Hovnanian Homes to request site and architectural approval of 16 single-family residential lots within Tract Map No. 17167, and Conditional Use Permit No. 05-041 is a request to allow an off-site model home complex. The project site is an irregularly-shaped property consisting of one parcel (APN 0243-141-29) and having four gross acres located south of Fairview Drive between Williams Road and Maple Avenue, and having approximately 330 feet of frontage on Williams Road and approximately 70 feet of frontage on Maple Avenue.
Project Planner: Orlando Hernandez

7. **Design Review No. 05-057:** Filed by K. Hovnanian Homes to request site and architectural approval of 17 single-family residential lots within Tract Map No. 16579. The project site is a rectangularly-shaped property consisting of one parcel (APN 0243-241-02) and having 5.2 gross acres located on the southeast corner of Baseline Avenue and Locust Avenue, and having approximately 630 feet of frontage on Baseline Avenue and approximately 290 feet of frontage on Maple Avenue.
Project Planner: Orlando Hernandez

8. **Administrative Site Plan No. 05-014 and Conditional Use Permit No. 05-026:** Filed by Alex Gurski , BSW International, to request an Administrative Site Plan review for a 5,395 square foot Applebee's Neighborhood Grill and Bar restaurant. A Conditional Use Permit request for the sale and service of alcoholic beverages. The project site is an irregularly-shaped property consisting of one parcel located on the southeast corner of Sierra Lakes Parkway and Augusta Drive and having an approximate frontage of 85 feet on Sierra Lakes Parkway in the Sierra Lakes Specific Plan (APN 0239-263-03).
Project Planner: Craig L. Bruorton, AICP

9. **Design Review No. 05-038:** Filed by Mr. Chris Savage, RGA Architects, to request construction of two new industrial building of 79,626 square feet and 71,576 square feet. The project site is a rectangularly-shaped property consisting of two parcels (0238-091-34 and -50) of approximately 7.7 adjusted gross acres located approximately 1200 feet east of the northeast corner of the intersection of Santa Ana Avenue and Etiwanda Avenue, and having a frontage of approximately 732 feet on the north side of Santa Ana Avenue, and an approximate depth of 508 feet north of Santa Ana Avenue.
Project Planner: Jon S. Dille

10. **Design Review No. 05-051:** Filed by Mr. Bill DeCasas, Piedra Construction, to request a design review to construct a 3,767 square foot addition to an existing 3,483 square foot medical building previously approved under Administrative Site Plan No. 04-009. The project site is a rectangularly-shaped property consisting of one parcel (APN 1100-391-05) of approximately 0.8 adjusted gross acres and is located on the southwest corner of the intersection of Edison Avenue and Cherry Avenue, and having a frontage of approximately 172 feet on the south side of Edison Avenue and having a secondary frontage of approximately 176 feet on the west side of Cherry Avenue.
Project Planner: Jon S. Dille

11. **Conditional Use Permit No. 05-037/Administrative Site Plan No. 05-022:** Filed by Harry J. Heady to request architectural and site review of a 5,000 square foot recreational vehicle repair facility and storage yard on a parcel of approximately 0.9 (40,075 square feet) adjusted gross acres. Conditional Use Permit No. 05-037 is to establish the automotive repair use as required by City of Fontana's Zoning Code. The project site is a rectangularly-shaped property consisting of one parcel (APN 0191-211-02) of approximately 0.9 adjusted gross acres, located approximately 108 feet west of the intersection of Ceres Avenue and Cypress Avenue on the north side of Ceres Avenue, having a frontage of approximately 132 feet on Ceres Avenue and a depth of approximately 310 feet north of Ceres Avenue, terminating at the Metrolink light railway.
Project Planner: Sean R. Flanagan

12. **Design Review No. 05-067:** Filed by Richmond American Homes to request a Design Review to construct 73 single-family homes within previously approved Tentative Tract Map No. 16869. The project site is an irregularly-shaped property consisting of two parcels (APNs 0226-092-02 and 03) totaling approximately 15.9 gross acres located approximately 1,200 feet west of the intersection of Citrus Avenue and Summit Avenue midblock on the north side of Summit Avenue, and having a frontage of approximately 660 feet on Summit Avenue, and a depth of approximately 950 feet on the north side of Summit Avenue.
Project Planner: Paul Gonzales

F. OTHER COMMISSION BUSINESS:

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:

Cancel the Planning Commission meeting on April 11, 2006, and Adjourn to April 12, 2006, at 5:00 p.m.