

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 25, 2006, and May 9, 2006, meetings for the Planning Commission's information. An update of future Planning Commission items for the 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
- (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. 04-041:** Filed by Mr. Hal Woods to request construction of 56 single-family residential dwellings on lots ranging in size from 6,755 square feet up to 15,102 square feet. The dwellings will range in size from 2,223 square feet to 3,015 square feet. The project site is an irregularly-shaped property consisting of three parcels (APN: 0228-101-11, -13, and -14) of approximately 13.5 adjusted gross acres and is located on the northeast corner of the intersection of Baseline Avenue and San Sevaine Road and having a frontage of approximately 1,048 feet on the north side of Baseline Avenue and approximately 600 feet on the east side of San Sevaine Road.
Project Planner: Jon S. Dille

2. **Design Review No. 04-032 (Covenant Apartments)/Tentative Tract Map No. 17824/Conditional Use Permit No. 05-042/Design Review No. 05-058 (Adelina by William Lyon Homes):** Filed by Sommerville-Conzelman Co., and William Lyon Homes, Inc., to request comments on the Draft Environmental Impact Report (DEIR) for a proposed project consisting of Tentative Tract Map No. 17824 for a one-lot condominium map, and Design Review No. 04-032 to construct a 187-unit apartment complex (Covenant Apartments) and Conditional Use Permit No. 05-042 and Design Review No. 05-058 for a 109-unit for-sale condominium planned unit development (Adelina). The property is an irregularly-shaped parcel (APN 0228-021-029) on approximately 8.9 acres on the south side of South Highland Avenue between San Sevaine Road and Hemlock Avenue and having approximately 298 feet of frontage on San Sevaine Road, approximately 1,324 feet of frontage on South Highland Avenue, and approximately 330 feet of frontage on Hemlock Avenue.
Project Planner: Shannon J. Casey, AICP

3. **Design Review Sign No. 05-069:** Filed by Brian Williams to request approval of a Sign Program for Planning Area 28B of the Sierra Lakes Specific Plan. The project site is an irregularly-shaped property consisting of seven parcels (APNs: 0226-201-01, -02, -03, -07, -11, -12, and -13) totaling approximately 16.7 net acres located at the southwest corner of Sierra Lakes Parkway and Citrus Avenue, and having a frontage of 1,200 feet on Sierra Lakes Parkway and a frontage of 410 feet on Citrus Avenue.
Project Planner: Orlando Hernandez

4. **Tentative Tract Map No. 17008/Design Review No. 05-032** : Filed by Westwood Design, to request a subdivision of approximately 2.7 acres into 11 lots for a single-family residential development, and a Design Review request for the construction of 11 single-family homes. The project site is a irregularly-shaped property consisting of one parcel (APN: 1110-361-32) of approximately 2.7 gross acres located on the southeast corner of Miller Avenue and Tokay Avenue having a frontage of 300 feet on the south side of Miller Avenue and an approximate depth of 600 feet east of Tokay Avenue.
Project Planner: DiTanyon Johnson

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:

Adjourn to April 18, 2006 at 5:00 p.m., and to May 1, 2006 at 5:00 p.m. for a Special meeting regarding a Conditional Use Permit revocation.