

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

MAY 16, 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: May 2, 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.

1. **Conditional Use Permit No. 02-07R1:** The request is for an approval of an ownership change of the previously approved Conditional Use Permit (CUP No. 02-07) which is for a Type 21 ABC License, located at 16012 Foothill Boulevard.
Project Planner: DiTanyon Johnson

D. AGENDA INFORMATION:

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the May 23, 2006, and, May 26, 2006, special meeting and June 13, 2006, meetings for the Planning Commission's information. An update of future Planning Commission items for the June 6, 2006, and June 20, 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. 06-008:** Filed by New West Homes to request construction of nine single-family homes on Tentative Tract Map No. 16458. The project site is a rectangularly-shaped property consisting of nine lots totaling approximately 2.5 gross acres located on the southeast corner of Miller Avenue and Hemlock Avenue, having an approximate frontage of 290 ft. on Miller Avenue and an approximate frontage of 270 ft. on Hemlock Avenue.
Project Planner: Orlando Hernandez

2. **Design Review No. 05-045/Tentative Parcel Map No. 17652/ Draft Environmental Impact Report (DEIR) Home Depot Development Agreement:** Filed by Greenberg Farrow to request review of the DEIR prepared for the following cases: 1) Design review for the construction of a 148,821 sq. ft. commercial shopping center; 2) A parcel map to reconfigure four existing parcels into four new parcels; and, 3) A statutory development agreement for Home Depot. The project site is an rectangularly-shaped property consisting of four parcels (APNs: 0225-101-17, -18, -19, and -26) totaling approximately 13.7 gross acres located at the southwest corner of Santa Ana Avenue and Sierra Avenue, and having an approximate frontage of 780 feet on Santa Ana Avenue and an approximate frontage of 510 feet on Sierra Avenue.
Project Planner: Orlando Hernandez

3. **Design Review No. 06-011/Conditional Use Permit No. 06-009:** Filed by Thomas P. Giese to request a design review to construct seven new buildings totaling approximately 97,712 square feet; removal of six buildings totaling 13,260 square feet; and a conditional use permit to allow outdoor storage on 33.5 acres. The project site is an irregularly-shaped property consisting of one parcel (APN 0238-062-07) of approximately 33.5 acres at 13032 Slover Avenue approximately 415 feet east from the intersection of Etiwanda Avenue and Slover Avenue and having approximately 2,227 feet of frontage on the north side of Slover Avenue, approximately 694 feet along the east side of the Southern California Edison Company easement, and approximately 2,000 feet on the south side of the Southern Pacific Railroad right-of-way, and approximately 660 feet on the west side of the San Bernardino County Flood Control Channel. The project site is located within the Fontana Gateway Specific Plan area.
Project Planner: Shannon J. Casey, AICP

4. **Tentative Tract Map No. 17824/Conditional Use Permit No. 05-042/Design Review No. 05-058:** Filed by William Lyon Homes, Inc. to request certification of the Final Environmental Impact Report (FEIR, State Clearinghouse No. 2005021052) and associated Statement of Overriding Considerations; Approval of Tentative Tract Map (TTM) No. 17824; for a one-lot residential condominium map; Approval of Design Review (DR) No. 05-058, a request for site plan and architectural design for a 109-unit for sale attached residential condominium project; and, Approval of Conditional Use Permit (CUP) No. 05-042 for a Planned Unit Development required to permit project implementation. 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 to the east 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

5. **Design Review No. 05-068/Conditional Use Permit No. 05-050:** Filed by KB Home, Greater Los Angeles, Inc. to request site and architectural review for homes on 201 single-family residential lots (46 lots in TTM No. 14243, 73 lots in TTM No. 14244, and 82 lots in TTM No. 14245) and a conditional use permit to establish a model home complex in TTM No. 14244 in the Southridge Village Specific Plan. The homes will be built in three tracts located in the southern most part of the Southridge Village Specific Plan. Tentative Tract Map (TTM) No. 14243 is a rectangularly-shaped property consisting of one parcel (APN: 0193-192-22) of approximately 6.4 net acres located at the south terminus of Alpine Drive and extending south to the Riverside County line for approximately 510 feet along the Metropolitan Water District's utility corridor. TTM No. 14244 is an irregularly-shaped property consisting of two parcels (APN: 0193-192-23, and -24) of approximately 12.3 net acres located on the south side of Citrus Avenue extending south to the Riverside County line with a frontage of approximately 1,000 feet along Citrus Avenue. TTM No. 14245 is an irregularly-shaped property consisting of two parcels (APN: 0193-192-17, and 0193-503-30) of approximately 15.4 net acres located on the south side of Elm Avenue extending south to the Riverside County line with a frontage of approximately 430 feet along Elm Avenue.
Project Planner: Charles D. Fahie, AICP

6. **Tentative Tract Map No. 16983/Design Review No. 04-035:** Filed by Vichy USA Corporation to request a tentative tract map application and a design review application to establish a 16-unit condominium complex on approximately 1.6 adjusted gross acres. The project site is a flag-shaped property consisting of one parcel (APN: 0190-081-21) of approximately 1.6 adjusted gross acres and is located on the west side of Cypress Avenue, approximately 600 feet north of Foothill Boulevard, having an approximate frontage of 45 feet on Cypress Avenue and an approximate depth of 300 feet.
Project Planner: Charles Fahie, AICP

7. **General Plan Amendment No. 05-005/Zone Change No. 05-004:** Filed by McArther Bird to request a General Plan Amendment to change approximately nine gross acres of land designated C-C (Community Commercial) to C-G (General Commercial); a Zone Change from C-1 (Community Commercial) to C-2 (General Commercial). The project site is a rectangularly-shaped property consisting of two parcels (APNs 0225-041-14 and -15) of approximately nine gross acres and is located on the southwest corner of Slover Avenue and Sierra Avenue and a depth of approximately 600 feet along Slover Avenue.
Project Planner: Amber Gregg

8. **Tentative Tract Map No. 17199:** Filed by Castle Rising, LLC to request to subdivide approximately 16.5 acres into 21 lots for single-family residential development, two open space lots, and two lettered lots. The project is an irregularly-shaped property extending approximately 1,220 feet north of the existing terminus of Moncton Way and 813 feet west of the northerly extension of Moncton Way and 130 feet east of the northerly extension of Moncton Way, which is also known as Phase Four of the Hunter's Ridge Specific Plan.

Project Planner: DiTanyon Johnson

9. **Conditional Use Permit No. 06-007:** Filed by Red Brick Pizza to request a Conditional Use Permit (CUP) No. 06-007 from Sierra Lakes Village, LLC, for a new Alcohol Beverage Control (ABC) license, Type 41 (On-Sale Beer and Wine for a Bona Fide Public Eating Place). The project site is an irregularly-shaped property consisting of one parcel (1119-181-07) located at 16155 Sierra Lakes Parkway, on the southeast corner of Citrus Avenue and Sierra Lakes Parkway in the Ralph's Shopping Center, and having a frontage of 24 feet and having a depth of 65 feet.

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:

Adjourn to June 6, 2006, at 5:00 p.m., in the City Council Chambers.