

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**September 5, 2006**

**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: August 15, 2006  
August 16, 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: None**

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 September 12, 2006, September 26, 2006, and October 10, 2006, meetings for the Planning Commission's information. An update of future Planning Commission items for the September 19, 2006, October 3, 2006, and October 17, 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. 05-069/Tentative Tract Map No. 17842/Conditional Use Permit No. 05-052:** Filed by WL Homes LLC to request certification of the Final Environmental Impact Report (FEIR, State Clearinghouse No. 2005021053) and associated Statement of Overriding Considerations; approval of Tentative Tract Map (TTM) No. 17842 for a one-lot residential condominium map; approval of Design Review (DR) No. 05-069, a request for site plan and architectural design for a 201-unit (for-sale) attached residential condominium project; and, approval of Conditional Use Permit (CUP) No. 05-052 for a Planned Unit Development (PUD) required to permit project implementation. The project site is a rectangularly-shaped property (APN: 0226-135-03) of approximately 16.4 adjusted gross acres on the southwest corner of Sierra Lakes Parkway and Beech Avenue having approximately 630 feet of frontage on Beech Avenue and approximately 1,320 feet of frontage on Sierra Lakes Parkway. The site is approximately one half mile north of the 210 Freeway.

**Project Planner: Charles Fahie, AICP**

2. **Conditional Use Permit No. 05-027:** Filed by Mr. Richard Ambrosini to request a Conditional Use Permit review for the construction of an unmanned wireless telecommunications facility, incorporating a new 70 foot slim-line tower (flag pole) with state approved 20'-0" x 12'-0" equipment shelter to be located in an existing self-storage facility. The project site is an irregularly-shaped property consisting of two parcels (APNs: 1110-151-14 and -26) of approximately 3.8 adjusted gross acres located at 14750 Foothill Boulevard, which is located approximately 215 feet east of the northeast corner of Foothill Boulevard and Redwood Avenue and having a frontage of approximately 125 feet on the north side of Foothill Boulevard and having a second frontage of approximately 405 feet on the south side of Hilton Drive.

**Project Planner: Jon S. Dille**

3. **Design Review No. 06-018:** Filed by Doug Andresen to request the construction of a new six unit apartment complex consisting of one two-story building with proposed recreational amenities to include a tot-lot, a barbeque area and a large lawn area. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0190-153-05) of approximately 0.7 adjusted gross acres and is located approximately 130 feet west of the intersection of Reed Street and Sierra Avenue on the north side of Reed Street, and having a frontage of approximately 100 feet on Reed Street and a depth of approximately 270 feet.

**Project Planner: Paul Gonzales**

4. **Design Review No. 04-026/Tentative Parcel Map No. 17821/Variance No. 06-06 (Lytle Creek Apartments):** Filed by Holland Development to request 1) Certify the Environmental Impact Report (EIR) (State Clearinghouse House No: 2005021054) the associated Statement of Overriding Considerations and the Mitigation Monitoring Program and Report; 2) Approve Tentative Tract Map No. 17821 to merge 16 parcels into one lot; 3) Approve Design Review No. 04-026 to construct a 233-unit apartment complex; and, 4) Approve Variance No. 06-006 to reduce rear-yard setbacks to zero-feet. The project site is a rectangularly-shaped property consisting of 16 parcels (APNs: 0226-162-09 to -11, -13 to -20, -23, -25 to -27, and -29) of approximately 11 gross acres, with a frontage of approximately 560 feet on the south side of Sierra Lakes Parkway and is bound by Lytle Creek Road to the west, Maloof Avenue to the east, and the Highland Channel to the south.

**Project Planner: Don Williams, AICP**

**F. OTHER COMMISSION BUSINESS:**

1. **Parking requirements, concerns, direction to work on:**  
**Project Planner: 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:**