

CITY OF FONTANA

WORKSHOP

September 19, 2006

EXECUTIVE CONFERENCE ROOM

5:00 p.m.

Sierra Summit Specific Plan:

Craig Bruorton, AICP, Project Planner

Next Resolution No. PC 2006-10

AGENDA

REGULAR MEETING

FONTANA CITY PLANNING COMMISSION

September 19, 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: September 5, 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 26, 2006, October 10, 2006, October 13, 2006 (Special meeting), and October 24, 2006 (Joint CC/PC), meetings for the Planning Commission's information. An update of future Planning Commission items for the October 3, 2006, October 17, 2006, October 24, 2006, and November 7, 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

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. 06-016:** Filed by Mr. Ed Razi, Stratham Investments, LLC, to request construction of 17 new single-family dwellings ranging from 2,870 square feet to 3,637 square feet on Tract Map No. 17317. The project site is a rectangularly-shaped property consisting of one parcel (APN 0240-021-20) of approximately 3.9 adjusted gross acres and is located on the southeast corner of the intersection of Walnut street and Citrus Avenue and having a frontage of approximately 695 feet on the south side of Walnut Street and a second frontage of approximately 310 feet on the east side of Citrus Avenue.
Project Planner: Jon S. Dille
2. **Housing Element:** Filed by the City of Fontana to adopt a resolution recommending approval to the City Council of the Housing Element and minor modifications to the Optional Density Standards. Located citywide.
Project Planner: Kevin Ryan
3. **Design Review No. 06-035:** Filed by Spectra Homes to request construction of 15 single-family homes ranging in size from 1,910 square feet to 2,117 square feet on Tentative Tract Map No. 17881. The project site is a rectangularly-shaped property consisting of four parcels (APNs 0190-061-19, -20, -24, and -25) of approximately 4.1 gross acres located approximately 350 feet west of the intersection of Cypress Avenue and Harvey Drive and having a frontage of approximately 220 feet on the north side of Harvey Drive and an approximate depth of 615 feet.
Project Planner: DiTanyon Johnson
4. **Design Review No. 06-025:** Filed by Richmond American Homes to request review and approval of a design review application to construct 80 single-family homes in Planning Areas 10 and 11 of the Citrus Heights North Specific Plan. The properties are irregularly-shaped and consists of 80 parcels in two previously approved tracts (Tentative Tract Map Nos. 16871 and 16873) on approximately 16 acres in Planning Area Nos. 10 and 11 of the Citrus Heights North Specific Plan (Shady Trails).
Project Planner: Shannon J. Casey, AICP

F. OTHER COMMISSION BUSINESS:

1. **Select a Planning Commissioner for Appeals:** Select a Commissioner to attend the City Council meeting regarding the Sierra Room on October 13, 2006, and Design Review No. 05-063 (warehouses on Baseline and Cherry), on October 10, 2006.

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: