

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

October 3, 2006

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

Visit our Web Site at: www.fontana.org

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 19, 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 October 10, 2006, October 13, 2006, special meeting and October 24, 2006, Joint City Council/Planning Commission meeting, for the Planning Commission's information. An update of future Planning Commission items for the October 17, 2006, October 24, 2006, Joint City Council/Planning Commission workshop, November 7, 2006, and November 21, 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. 04-026/Tentative Parcel Map No. 17821/Variance No. 06-006 (Lytle Creek Apartments) (Continued from 9-5-06):** Filed by Holland Development to request 1) Certify the Final Environmental Impact Report (EIR) (State Clearing 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

2. **Zone Change No. 06-005/General Plan Amendment No. 06-008/Design Review No. 06-020/Conditional Use Permit No. 06-011 and Tentative Parcel Map No. 17999:** Filed by Fontana Housing Authority to request a Design Review and Conditional Use Permit for the construction of a 42,730 square feet senior citizen community center; a General Plan Amendment to change 2.1 acres of land designated L-1 (Light Industrial) to P-PF (Public Facilities); a Zone Change to change the same property from M-1 (Light Industrial) to P-PF (Public Facilities); and, a Tentative Parcel Map to combine four (4) parcels into one (1) parcel. The project site is a rectangularly-shaped property consisting of four parcels (APN's 0191-291-15, -20, -21 and -25) totaling approximately 2.1 gross acres located on the north side of Ceres Avenue, approximately 200 feet east of Juniper Avenue and having an approximate frontage of 405 feet on Ceres Avenue and an approximate depth of 220 feet.

Project Planner: Orlando Hernandez

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: