

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

October 17, 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: October 3, 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 24, 2006, joint City Council/Planning Commission workshop, and November 14, 2006, meetings for the Planning Commission's information. An update of future Planning Commission items for the October 24, 2006, November 7, 2006, November 9, 2006 special meeting, 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. **Tentative Parcel Map No. 17296:** Filed by Mr. Philip Xie to request to subdivide a parcel of land, approximately 0.8 adjusted gross acres, into two 18,876 square foot lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0240-052-05) of approximately 0.8 adjusted gross acres and is located approximately 360 feet east of the southeast corner of the intersection of Walnut Avenue and Oleander Avenue, and having a frontage of approximately 132 feet on the south side of Walnut Avenue and a depth of approximately 286 feet.
Project Planner: Jon S. Dille

2. **Design Review No. 05-019:** Filed by Sam Perricone to request certification of the Final Environmental Impact Report (FEIR, State Clearinghouse No. 2006011133) and associated Statement of Overriding Considerations and approval of Design Review (DR) No. 05-019, an application for site and architectural review of three (3) distribution/manufacturing buildings totaling 1,277,728 square feet (Building A/399,880 square feet, Building B/433,680 square feet, and Building C/444,168 square feet) in three (3) phases on a total of approximately 62.5 adjusted gross acres (Phase I/21.1 acres, Phase II/20.6 acres, and Phase III/20.8 acres). The project site is a rectangularly-shaped property consisting of four parcels (APNs: 0237-131-11, and -12, 0237-141-04, and 0193-411-01) totaling approximately 62.5 adjusted gross acres located on the north side of Jurupa Avenue bounded by Poplar Avenue to the east, Hemlock Avenue to the west and traversed north to south by Elm Avenue and Beech Avenue creating three distinct and separate project sites. Site 1 has a frontage of approximately 1,250 feet on Jurupa Avenue and approximately 700 feet of frontage on Hemlock Avenue and Beech Avenue. Site 2 has a frontage of approximately 1,250 feet on Jurupa Avenue and approximately 700 feet of frontage on Beech Avenue and Elm Avenue. Site 3 has a frontage of approximately 1,250 feet on Jurupa Avenue and approximately 700 feet of frontage on Elm Avenue and Poplar Avenue.

Project Planner: Charles Fahie, AICP

3. **Design Review No. 06-028:** Filed by Crestwood Corp., to request a design review for 20 single-family residences on previously approved Tentative Tract Map No. 16566. The property site is a rectangularly-shaped property consisting of four parcels (APNs 040-012-07, 08, 09, and 023) of approximately 15.9 gross acres located on the west side of Oleander Avenue approximately 280 feet north of Walnut Street and having a frontage of approximately 312 feet on Oleander Avenue and an approximate depth of 695 feet and is further described as generally located at the existing eastern terminus of Star Crest Way.

Project Planner: Craig L. Bruorton, AICP

4. **Design Review No. 06-039:** Filed by Centex Homes to request a Design Review to construct 77 single-family homes, including a model home complex ranging from 2,470 square feet to 4,332 square feet. In the Coyote Canyon Specific Plan, approximately 1,500 feet west of the intersection of Coyote Canyon Road and Roadrunner Road, with a frontage of 850 feet on the south side of Coyote Canyon Road and a depth of approximately 1,000 feet south of Coyote Canyon Road.

Project Planner: DiTanyon Johnson

5. **Specific Plan No. 04-004, Zone Change No. 06-008/General Plan Amendment No. 06-012 and Draft Environmental Impact Report for the (Valley Trails Specific Plan).** Filed by South Fontana Investment Company, LLC to request comments on the Draft Environmental Impact Report (DEIR) for a proposed project consisting of a Specific Plan, General Plan Amendment, Zone Change and Development Agreement. The project site is a rectangularly-shaped property consisting of twelve parcels (APNs 256-131-05, 11-15, 194-401-04, 05, 09, 256-141-36, 38, and 39) of approximately 300 gross acres and is located approximately 5,230 feet east of the intersection of Sierra Avenue and Jurupa Avenue and approximately 1,000 feet south of Jurupa Avenue bounded to the north by a 300 foot wide utility corridor, to the south by Riverside County, to the east by Locust Avenue having a frontage of approximately 1,800 feet and to the west by Alder Avenue and the Jurupa Hills. Armstrong Road bisects the south eastern portion of the project site having a frontage of approximately 2,700 feet. **Staff requests** that the Planning Commission continue the public hearing for the DEIR for the Valley Trails Specific Plan to the November 7, 2006, meeting.
Project Planner: Stephanie Hall
6. **Design Review No. 05-005:** Filed by Andresen Architecture to request approval of a design review to construct seven apartment units on .6 acres in the Multi-Family Residential (R-3) within the Boulevard Overlay zoning district. The project site is an irregularly-shaped area of land on one parcel (APN 0190-141-037) totaling approximately .6 acres located on the west side of Sierra Avenue approximately 70 feet south of Malaga Street and having approximately 174 feet of frontage on the west side of Sierra Avenue.
Project Planner: Shannon Casey, AICP
7. **Specific Plan No. 05-063/General Plan Amendment No. 06-010/Zone Change No. 06-007/Tentative Tract Map Nos. 18143 thru 18147 and Design Review Plan Nos. 06-029 thru -033:** Filed by Trumark Companies to request Certification of the Final Environmental Impact Report (FEIR, State Clearinghouse No. 2005111048) and associated Statement of Overriding Considerations along with a request to approve the Ventana at Duncan Canyon Specific Plan (SPL No. 05-063), a mixed-use community on approximately 103.3 acres with up to 842 residential condominium units at the eastern and southwestern sections of the site, approximately 211,570 square feet of retail commercial uses at the western central section of the site and 362,930 square feet of office/light manufacturing/research and development uses at the northwestern and southwestern sections of the project site. The project encompasses the following additional applications:
- ◆ General Plan Amendment (AMD No. 06-010) to change the land use designation of the project site to Multi-Family Residential, Light Industrial, and General Commercial and to revise the Circulation Master Plan to reflect the proposed street alignments and classifications: 1) realignment of Lytle Creek Road; establishment of cross sections of Duncan Canyon Road between the I-

- 15 Freeway and Citrus Avenue; and, establishment of Citrus Avenue alignment north of Duncan Canyon Road to the north end of the Specific Plan boundary.
- ◆ Zone Change (ZC No. 06-007) to modify the Zoning District Map to designate the project site as Specific Plan (SP) No. 23;
 - ◆ Tentative Tract Maps (TTM Nos. 18143, 18144, 18145, 18146, and 18147) to subdivide the planning area with a master tract map (TTM No. 18143) to establish the ten (10) planning areas and four (4) residential condominium tract maps: TTM No. 18144 (101 units); TTM No. 18145 (130 units); TTM No. 18146 (99 units); and, TTM No. 18147 (105 units) located on the north and south side of Duncan Canyon Road east of the I-15 Freeway at the future Duncan Canyon Road Interchange; and,
 - ◆ Design Review applications (DR Nos. 06-029, 06-030, 06-031, 060-032, and 06-033), including site and architecture review for: 1) DR No. 06-029/TTM 18143 - 332,886 sq. ft. of office space, 18,420 sq. ft. of restaurant space, 70,694 sq. ft. of retail space, and a 64,908 sq. ft. (80 rooms) hotel (within Planning Area Nos. 1, 2, 3, 8, 9, and 10) on approximately 42 acres; 2) DR No. 06-030/TTM 18144 - 101 condominiums with live/work units in three-story six-plex buildings (Planning Area No. 4) on approximately 8 acres; 3) DR No. 06-031/TTM 18145 - 130 condominiums/single-family homes in detached motor court configured six-plex buildings (Planning Area No. 5) on approximately 17 acres; 4) DR No. 06-032/TTM 18146 - 99 two-story single family homes/detached condominiums (Planning Area No. 6) on approximately 13 acres; and, 5) DR No. 06-033/TTM 18147 - 105 two-story single-family homes/detached condominiums (Planning Area No. 7) on approximately 12 acres.

The project site is a triangularly-shaped property consisting of 11 parcels (APNs: 0226-073-01, -02, -03, -04, -05, and -06, 0226-092-15, -36, -38, -45, and -49) totaling approximately 103.3 acres bounded by Citrus Avenue on the east, the I-15 Freeway on the northwest, Lytle Creek Road on the west, and a Southern California Edison Company (SCE) right-of-way on the south having approximately 1,600 feet of frontage on the north and south side of Duncan Canyon Road, approximately 3,800 feet and 1,800 feet of frontage on the west and east side respectively of Lytle Creek Road and approximately 2,300 feet of frontage on the west side of Citrus Avenue.

Project Planner: Charles Fahie, AICP

8. **Amendment No. 06-014 (A General Plan Amendment)/Zone Change No. 06-009:** Filed by YH Walnut LLC to request an amendment (a General Plan Amendment) from R-SF (Single-Family Residential) to R-M (Medium Density Residential) and a zone change from R-SF (Single-Family Residential) to R-2 (Medium Density Residential). Two separate sites approximately totaling 27.2 acres are involved in this request. The first site is located on the north side of Walnut Street between Cypress Avenue and Juniper Avenue. This site has a frontage on Walnut Avenue of approximately 1,250 feet and a frontage (depth) on Cypress Avenue and Juniper Avenue of approximately 630 feet. The second site is located on the southwest corner of Walnut Avenue and Juniper Avenue. This site has a street frontage on Walnut Avenue of approximately 630 feet and an approximate frontage (depth) on Juniper Avenue of 630 feet on Juniper Avenue.
Project Planner: Craig L. Bruorton, AICP

F. OTHER COMMISSION BUSINESS:

1. **Informational Item for Annexation No. 06-00008 (City Annexation No. 170 Foothill Boulevard – Southside):** Filed by the City of Fontana to request a review of the Foothill Boulevard Annexation Area and receive and file report. The Foothill Boulevard Annexation Area comprises approximately 105.62 acres and is bordered by Foothill Boulevard on the north, a combination of Owen Street, Upland Avenue and Yucca Avenue on the south, Cherry Avenue on the west, and Hemlock Avenue on the east.
Project Planner: Cecilia Henderson

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 5:00 p.m., on October 24, 2006, in the Executive Conference Room for a joint City Council/Planning Commission workshop on the Ventana Specific Plan.