

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**November 7, 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 17, 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 November 14, 2006, November 28, 2006, and December 12, 2006, meetings for the Planning Commission's information. An update of future Planning Commission items for the November 13, 2006, November 21, 2006, and December 5, 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. **Specific Plan No. 05-063/General Plan Amendment No. 06-010/Zone Change No. 06-007/Tentative Tract Map Nos. 18143 thru 18147/Design Review Plan Nos. 06-029 thru -033 (Continued from 10-17-06)**: 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, 06-032, 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**

2. **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(Continued from 10-17-06):** 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 the Riverside County, to the east by Locust Avenue having a frontage of approximately 1,800 feet and to the west by Alder and the Jurupa Hills. Armstrong Road bisects the south eastern portion of the project site having a frontage of approximately 2,700 feet.  
**Project Planner: Stephanie Hall**

3. **Tentative Parcel Map No. 18143:** Filed by Mr. Carl Kobbins, to request the subdivision of a parcel of land, approximately 0.9 acres, into two 18,310 square foot lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0190-301-02) of approximately 0.9 acres and is located approximately 125 feet east of the northeast corner of the intersection of Tamarind Avenue and Court Street, and having a frontage of approximately 122 feet on the north side of Court Street and a depth of approximately 300 feet.  
**Project Planner: Stephanie Liu**

4. **General Plan Amendment No. 06-004/Zone Change No. 06-003/Design Review No. 06-015:** Filed by Fontana Housing Authority to request a design review for the construction of a 20-unit affordable (very low income) apartment complex; a General Plan Amendment to change approximately 3.4 acres of land designated I-L (Light Industrial) to R-M (Medium Density Residential); and, a Zone Change from M-1 (Light Industrial) to R-2 (Medium Density Residential). The project site is an irregularly-shaped property consisting of one parcel (APN 0191-181-02) of approximately 1.6 adjusted gross acres and is located on the northwest corner of Ceres Avenue and Oleander Avenue and having a frontage of approximately 267 feet on Ceres Avenue and a frontage of approximately 187 feet along Oleander Avenue.

**Project Planner: Orlando Hernandez**

5. **Conditional Use Permit No. 06-015:** Filed by Mr. Jie Zhang to request approval of a Conditional Use Permit in order to operate the existing Mandarin Wok restaurant in conjunction with a new Alcohol Beverage Control (ABC) Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) license, subject to conditions of approval. The project site is an irregularly-shaped property consisting of one parcel (APN: 0192-011-29) of approximately 1.6 adjusted gross acres and is located at 16981 Foothill Boulevard, which is approximately 405 feet east of the southeast corner of the intersection of Foothill Boulevard and Sierra Avenue and having a frontage of approximately 195 feet on the south side of Foothill Boulevard, and an approximate depth of 270 feet.

**Project Planner: Jon S. Dille**

6. **Design Review No. 06-021:** Filed by Oasis Homes to request construction of 20 single-family homes ranging in size from 1,910 square feet to 2,930 square feet on Tentative Tract Map No. 16494. The project site is a rectangularly-shaped property consisting of two parcels (APNs 0241-041-76 and -77) of approximately five gross acres located on the east side of Cypress Avenue, approximately 5 gross acres located on the east side of Cypress Avenue, approximately 675 feet south of Baseline Avenue, having an approximate frontage of 330 feet along Cypress Avenue, and an approximate depth of 660 feet.

**Project Planner: Dawn Rowe**

7. **Design Review No. 06-026/Tentative Tract Map No. 17859:** Filed by Fontana Hills, LLC, to request the construction of a new 13 unit condo complex consisting of six two-story buildings with proposed recreational amenities to include a tot-lot, a barbeque area and a large lawn area. The project site is an irregularly-shaped property consisting of two parcels (APN: 0190-121-28, and -62) of approximately 1.2 adjusted gross acres and is located approximately 800 feet west of the intersection of Paine Street and Juniper Avenue on the north side of Paine Street, and having a frontage of approximately 146 feet on Paine Street and a depth of approximately 260 feet.

**Project Planner: Paul Gonzales**

**F. OTHER COMMISSION BUSINESS:**

1. **To discuss cancelling the January 2, 2007, meeting.**

**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 November 13, 2006, or other dates to be determined.