

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

November 21, 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: November 7, 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 28, 2006, and December 12, 2006, meetings for the Planning Commission's information. An update of future Planning Commission items for the December 5, 2006, and December 19, 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. **Draft Environmental Impact Report (DEIR)/Fontana Promenade Specific Plan/General Plan Amendment No. 06-011/Zone Change No. 06-011:** Filed by the City of Fontana to request review and comments on the DEIR prepared for the following cases: 1) Fontana Promenade Specific Plan; and, 2) General Plan Amendment No. 06-011 and Zone Change No. 06-011 to reflect the Specific Plan on the Policy Map and District Map. The project site is rectangular in shape consisting of 48 parcels of approximately 125 gross acres and is generally located

south of South Highland Avenue, between Juniper Avenue to the west and Sierra Avenue to the east, and north of Baseline Avenue, and having an approximate length of 4,500 feet from South Highland Avenue to Baseline Avenue and having an approximate depth of 1,300 feet from Juniper Avenue to Sierra Avenue. **Staff requests** that the Planning Commission continue the public hearing for review of the DEIR for the following: 1) Fontana Promenade Specific Plan; 2) General Plan Amendment No. 06-011 and 3) Zone Change No. 06-011 to the regularly scheduled Planning Commission meeting of December 5, 2006.

Project Planner: Kevin Ryan

2. 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 (Continued from 11-7-06):

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 - 166,220 sq. ft. of office space, 16,645 sq. ft. of restaurant space, 93,785 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

3. **Design Review No. 06-026/Tentative Tract map No. 17859 (Continued from 11-7-06):** Filed by Fontana Hills, LLC, to request the construction of a new 13 unit condominium 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

4. **Tentative Tract Map No. 16243:** Filed by New West Properties, to request a Tentative Tract map to create 19 single-family residential lots on approximately 4.7 net acres within the California Landings Specific Plan in the City of Fontana. The project site is a rectangular-shaped property consisting of two (2) parcels (APN: 0228-021-14 and 15) located on the east side of Hemlock Avenue, south of Highland Avenue, 6791 Hemlock Avenue, and having an approximate frontage of 335 feet on Hemlock Avenue within the California Landings Specific Plan, City of Fontana.

Project Planner: Charles D. Fahie, AICP

5. **General Plan Amendment No. 06-005/Zone Change No. 06-004:** Filed by Michael Narvaez 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-1 (Single-Family Residential) to R-2 (Medium Density Residential). The project site is a rectangularly-shaped property consisting of three (3) parcels (APN's 0193-101-24, -58, -59), of approximately 1.7 adjusted gross acres and is located on the east side of Cypress Avenue between Randall Avenue and Athol Street and having an approximate frontage of 254 feet and an approximate depth of 298 feet along Cypress Avenue.
Project Planner: Orlando Hernandez

6. **Design Review No. 05-052/Conditional Use Permit No. 05-038/Tentative Parcel Map No.16997:** Filed by Fontana Housing Authority, to request a Design Review and Conditional Use Permit for the construction of a 115 room hotel and a 6,000 square foot restaurant and a Tentative Parcel Map to subdivide one parcel into two parcels. The project site is a rectangularly-shaped property consisting of one parcel (APN 0194-371-11) totaling approximately 4.4 adjusted gross acres located on the southeast corner of Slover Avenue and Sierra Avenue and having an approximate frontage of 395 feet on Slover Avenue and 480 feet on Sierra Avenue.
Project Planner: Orlando Hernandez

7. **Design Review No. 05-012:** Filed by Andresen Architecture, to request a Design Review for construction of thirteen (13) single-family homes within previously approved Tentative Tract Map No. 16620. The project site is an irregularly-shaped property consisting of two parcels (APNs 0246-031-13 and -29) totaling approximately 2.4 gross acres located approximately 100 feet west of the intersection of Ivy Street and Frankfort Avenue, and will complete the cul-de-sac on Ivy Street. The site has a depth of approximately 440 feet at the end of this cul-de-sac.
Project Planner: Paul Gonzales

8. **Tentative Tract Map No. 18128:** Filed by Mr. Carl T. Kobbins, Jr., to request to subdivide a property of approximately 1.6 adjusted gross acres into eight lots for the purpose of single-family residential development. The lots range in size from 6,783 square feet to 12,602 square feet. The project site is a rectangularly-shaped property of one parcel (APN 1110-361-13) of approximately 1.6 adjusted gross acres and is located at 7991 Almeria Avenue, approximately 725 feet north of the northeast corner of the intersection of Foothill Boulevard and Almeria Avenue, and having a frontage of approximately 165 feet on the east side of Almeria Avenue and having a depth of approximately 630 feet.
Project Planner: Jon S. Dille

9. **Design Review No. 06-046/Conditional Use Permit No. 06-017:** Filed by Empire Companies to request revision of a previously approved Design Review (Design Review No. 03-041), to construct an approximate 54,300 square foot shopping center on Phase II of Sierra Crossroads, which includes a drug store and retail shops and including a Conditional Use Permit (Conditional Use Permit No. 06-017) request for an approximate 10,010 square foot daycare. The project site is a rectangular-shaped property consisting of one parcel (APN: 0194-381-42) of approximately seven (7) acres and is located on the northeast corner of Jurupa Avenue and Sierra Avenue having a frontage of approximately 500 feet on the east side of Sierra Avenue and an approximate depth of 600 feet.
Project Planner: DiTanyon Johnson

F. **OTHER COMMISSION BUSINESS:**

G. **STAFF REPORTS:**

H. **DIRECTOR REPORT:**

I. **COMMISSION REMARKS:**

1. **Small Condominium Projects:**
Project Planner: Don Williams, AICP

J. **PUBLIC FORUM CONTINUED:** (Public comment time in excess of the 45 minute maximum allocated per Section B.)

K. **ADJOURNMENT:**