

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**December 5, 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 21, 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 December 12, 2006, meeting for the Planning Commission's information. An update of future Planning Commission items for the December 19, 2006, and January 16, 2007, 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. **Design Review No. 04-026/Tentative Parcel Map No. 17821/Variance No. 06-006 (Lytle Creek Apartments) (Continued from 11-7-06):** 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. **Draft Environmental Impact Report (DEIR)/Fontana Promenade Specific Plan/General Plan Amendment No. 06-011/Zone Change No. 06-011 (Continued from 11-21-06):** 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 a rectangularly-shaped property 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 1300 feet from Juniper Avenue to Sierra Avenue. (See Vicinity Map, Attachment No. 2):  
**Project Planner: Kevin Ryan**
  
3. **Design Review No. 06-051/Conditional Use Permit No. 06-030:** Filed by Oasis Homes, Inc. to request a Design Review for the construction of eighteen single-family homes and a detention basin on Tentative Tract Map No. 16919; and, a Conditional Use Permit request to use an off-site model home complex located in Tract No. 16563, Lot Nos. 13 (Parking Lot), 14, 15, 16 from the Fontana Villa Development. The project site is a rectangularly-shaped property consisting of four parcels (APNs: 0240-052-11, -12, -13, -14) of approximately 4.7 adjusted gross acres and is located approximately 440 feet south of the intersection of Walnut Avenue and Oleander Avenue on the east side of Oleander Avenue, and having a frontage of approximately 330 feet on Oleander Avenue and an approximate depth of 625 feet.  
**Project Planner: Salvador Quintanilla**

4. **Design Review No. 04-061/Conditional Use Permit No. 05-020:** Filed by Andresen Architecture to request a Design Review for the construction of a new six unit apartment complex: A Conditional Use Permit (CUP) request for a low income housing unit. The project site is a rectangularly-shaped property consisting of one parcel (APN No. 0191-182-12) of approximately 0.6 adjusted gross acres and is located approximately 530 feet west of the intersection of Ceres Avenue and Oleander Avenue on the south side of Ceres Avenue, and having a frontage of approximately 91 feet on Ceres Avenue and an approximate depth of 270 feet.  
**Project Planner: Paul Gonzales**

**F. OTHER COMMISSION BUSINESS:**

1. **Open discussion on the issue of small lot condominium project.**

**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., in the Executive Conference Room, on December 19, 2006, for a workshop regarding the Promenade Specific Plan, followed by the regular Planning Commission meeting at 6:00 p.m. in the City Council Chambers.