

CITY OF FONTANA

WORKSHOP

December 19, 2006

EXECUTIVE CONFERENCE ROOM

5:00 p.m.

Promenade Specific Plan:

Kevin Ryan

Next Resolution No. PC 2006-15

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

December 19, 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: None**
- 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 January 18, 2007, and January 23, 2007, meeting for the Planning Commission's information. An update of future Planning Commission items for the January 16, 2007, and February 6, 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. 05-005 (Continued from 10-17-06):** Filed by Andresen Architecture, to request approval of a design review to construct seven apartment units on approximately 0.6 acres in the Multi-Family Residential (R-3) within the Boulevard Overlay zoning district. The project site is an irregularly-shaped property on one parcel (APN 0190-141-37) totaling approximately 0.6 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 J. Casey, AICP

2. **Specific Plan No. 05-063/General Plan Amendment No. 06-010/Zone Change No. 06-007/Tentative Tract map Nos. 18143 through 18147 and Design Review Plan Nos. 06-029 thru -033 (Continued from 11-21-06):** 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. **Tentative Parcel Map No. 18193:** Filed by Mr. Ken Galasso to request subdivision of one parcel of land of approximately 1.0 acre into two lots. The project site is a rectangularly-shaped property consisting of one parcel (APN 0246-121-41) of approximately 1.0 gross acre located approximately 163 feet south of the southwest corner of Arrow Boulevard and Laurel Avenue having a frontage of approximately 150 feet on the west side of Laurel Avenue and a depth of approximately 285.3 feet.

Project Planner: Anthony Rice

4. **Design Review No. 06-019/Tentative Tract Map No. 18001:** Filed by Peter Bon to request a Tentative Tract Map for a one-lot Condominium Airspace Map to develop 13 condominium units. Design Review No. 06-019 is a request to develop a thirteen unit condo project on approximately 1.2 acres in the R-2 (Medium Density) with Boulevard Overlay zoning district. The project site is a rectangularly-shaped property consisting of one parcel (APN 0241-061-26) totaling approximately 1.2 adjusted gross acres located on the north side of San Jacinto Avenue and having an approximate frontage of 168 feet and an approximate depth of 298 feet along San Jacinto Avenue.

Project Planner: Orlando Hernandez

5. **Conditional Use Permit No. 06-018:** Filed by Mr. Greg Vayberman to request a Conditional Use Permit review and approval to operate a 1,647 square foot substance abuse facility. The project site is an irregularly-shaped property consisting of one parcel (APN 0193-361-09) of approximately 9.5 adjusted gross acres located at 9880 Sierra Avenue, Suite No. E and F, which is approximately 130 feet north of the northwest corner of intersection of Marygold Avenue and Sierra Avenue, with a frontage of approximately 485 feet on the west side of Sierra Avenue, and having a second frontage located approximately 160 feet west of the northwest corner of the intersection of Marygold Avenue and Sierra Avenue, with a frontage of approximately 509 feet on the north side of Marygold Avenue.

Project Planner: Jon S. Dille

6. **Design Review No. 06-024:** Filed by Alere Property to request a design review for site and architectural review of a tilt up industrial warehouse building totaling 311,658 square feet on a total of approximately 15 adjusted gross acres. The project site is an irregularly-shaped property consisting of two parcels (APNs: 1110-161-02 and 1110-161-03) totaling approximately 15 adjusted gross acres located on the east side of Hemlock Avenue, north of Foothill Boulevard with a frontage of approximately 228 feet on Hemlock Avenue, and a depth of approximately 245 feet east of Hemlock Avenue.

Project Planner: Dawn Rowe

7. **Tentative Tract Map No. 17685:** Filed by JW Mitchell Land Co., LLC to request a tentative tract map to subdivide approximately 164 gross acres (Summit at Rosena Specific Plan) into 16 planning areas. The project site is an irregularly-shaped property consisting of nine parcels (APNs: 0239-131-44, -50, -51 and 0239-141-16, and -20 thru -24) of approximately 164 gross acres, with a frontage of approximately 1,000 feet on Summit Avenue and approximately 3,000 feet on Sierra Avenue, and having an approximate depth of 3,500 feet north of Summit Avenue and 2,000 feet west of Sierra Avenue.

Project Planner: DiTanyon Johnson

F. OTHER COMMISSION BUSINESS:

1. **2007 Planning Commission Calendar and Filing Schedule Deadlines:**

G. STAFF REPORTS:

H. DIRECTOR REPORT:

1. **Planning Commission Interpretation Request regarding Conditional Use Permit No. 05-049, Tentative Tract Map No. 17580, and Design Review No. 05-066 – Senior Housing Project at 16580 Merrill Avenue :** Located on the northwest corner of Merrill Avenue and Pepper Avenue.

Project Planner: Don Williams, AICP

I. COMMISSION REMARKS:

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

K. ADJOURNMENT: