

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

February 6, 2007

**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 (Revised)**
- 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: None

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 February 13, 2007, and February 27, 2007, meetings for the Planning Commission's information. An update of future Planning Commission items for the February 20, 2007, meeting 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. **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 -33) (Continued from 12-19-06):**

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. **Staff requests** that the Planning Commission continue this project to February 20, 2007.

Project Planner: Charles Fahie, AICP

2. **Tentative Tract Map No. 17677:** Filed by Mr. Mohammad Ashraf to request a tentative tract map to subdivide approximately 2.9 gross acres into 13 lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of two parcels (APNs 024-303-101 and 024-303-118) and having 2.9 gross acres located on the east side of Laurel Avenue, north of Ramona Avenue, and having approximately 300 feet of frontage on Laurel Avenue.

Project Planner: Dawn Rowe

3. **Time Extension No. 06-027 for Tentative Tract Map No. 16526:** Filed by Young Homes to request a two-year time extension for Tentative Tract Map No. 16526, a 145 lot single-family residential subdivision on approximately 38 acres. The project site is an irregularly-shaped property consisting of seven parcels (APNs: 0228-261-06, -07, -11, and 16 through -19) of approximately 38 gross acres located approximately 300 feet north of the intersection of Foothill Boulevard and Sultana Avenue, having a frontage of approximately 1,109 feet on the east side of Sultana Avenue and having an approximate depth of 1,310 feet east of Sultana Avenue.

Project Planner: DiTanyon Johnson

4. **Time Extension No. 06-037 for Tentative Tract Map No. 17010:** Filed by Young Homes to request a two-year time extension for Tentative Tract Map No. 17010 a proposal to subdivide approximately five acres into 19 lots for single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN: 1110-331-03) of approximately five gross acres located approximately 650 feet south of the intersection of Miller Avenue and Lime Avenue, with a width of approximately 330 feet on the west side of Lime Avenue and a depth of approximately 660 feet west of Lime Avenue.

Project Planner: DiTanyon Johnson

5. **Design Review No. 06-02 and Tentative Parcel Map No. 17654:** Filed by Sierra Lakes Land Co., LLC, to request a Tentative Parcel Map to subdivide approximately ten acres into five parcels and a Design Review request to approve the site plan and architecture of a commercial and office center of approximately 123,684 square feet. The project site is an irregularly-shaped property composed one parcel (APNs 1119-181-11) of approximately ten gross acres located approximately 2,500 feet east of the intersection of Sierra Lakes Parkway and Citrus Avenue, with an approximate 1,000 foot frontage along the south side of Sierra Lakes Parkway and approximate depth of 386 feet south of Sierra Lakes Parkway in the Sierra Lakes Specific Plan.
Project Planner: DiTanyon Johnson

6. **Design Review No. 06-040/Tentative Parcel Map No. 18189/Conditional Use Permit No. 06-019 (ABC):** Filed by PRP Investors-Fontana, LLC to request a Design Review, tentative parcel map, and ABC conditional use permit to establish five buildings consisting of 53,700 square feet of commercial/retail space, and 26,000 square feet of restaurant space, establish seven commercial parcels, and obtain a Type 47 ABC license for a proposed Mimi's restaurant all on approximately 14.3 adjusted gross acres. The project site is an irregularly-shaped property consisting of eight parcels (APNs: 1119-221-15, -16, -33, -36, -37, -38, -39, and -40) of approximately 14.3 adjusted gross acres, and is located on the southeast corner of Casmalia Street and Sierra Avenue across the street from the Lowe's center and having a frontage of approximately 600 feet on Sierra Avenue and a depth of approximately 1,000 feet along Casmalia Street.
Project Planner: Charles Fahie, AICP

7. **Design Review No. 06-048:** Filed by Mr. Jimmy Lee to request construction of eight single-family residential dwellings ranging in size from 2,813 square feet to 2,659 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0233-122-47) of approximately 1.5 adjusted gross acres and is located on the northeast corner of the intersection of Randall Avenue and Poplar Avenue and having a frontage of approximately 295 feet on the north side of Randall Avenue and a second frontage of approximately 300 feet on the east side of Poplar Avenue.
Project Planner: Jon S. Dille

F. OTHER COMMISSION BUSINESS:

1. Planning Commissioner's Institute, March 21-23, 2007:

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: