

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

February 20, 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: January 16, 2007
February 6, 2007**
- 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 27, 2007, March 13, 2007, and March 27, 2007, meetings for the Planning Commission's information. An update of future Planning Commission items for the March 5, 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
- (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 and 18145 thru 18147 and Design Review Plan Nos. 06-029 and -031 thru -033 (Continued from 2-6-07):

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 104.8 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, 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 three (3) residential condominium tract maps: 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, 06-031, 06-032, and 06-033), including site and architecture review for: 1) DR No. 06-029/TTM 18143 – 303,531 sq. ft. of office space, 21,925 sq. ft. of restaurant space, 102,794 sq. ft. of retail space, and a 93,900 sq. ft. (165 rooms) hotel (within Planning Area Nos. 1, 2, 3, 4, 8, 9, and 10) on approximately 46 acres; 2) 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; 3) DR No. 06-032/TTM 18146 - 99 two-story single family homes/detached condominiums (Planning Area No. 6) on approximately 13 acres; and, 4) 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 104.8 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. **Design Review No. 05-036:** Filed by Andresen Architecture, to request site and architectural review for homes on 25 single-family residential lots in Tentative Tract Map (TTM) No. 16658. The project site is an “L” –shaped property comprised of three parcels (APNs: 0233-212-07, -08, and -09) of approximately 6.6 adjusted gross acres on the southwest corner of Randall Avenue and Poplar Avenue extending to Lime Avenue and having approximately 280 feet of frontage on Randall Avenue, approximately 430 feet of frontage on Poplar Avenue, and 325 feet of frontage on Lime Avenue.

Project Planner: Charles D. Fahie, AICP

3. **Tentative Parcel Map No. 18266:** Filed by Mr. Anthony Fairchild, to request to subdivide one lot of approximately 0.9 adjusted gross acres into two lots. The lots are 20,996 square feet and 19,415 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0191-231-35) of approximately 0.9 adjusted gross acres and is located at 16592 Valencia Avenue, which is approximately 480 feet east of the northeast corner of the intersection of Valencia Avenue and Cypress Avenue, and having a frontage of approximately 134 feet on the north side of Valencia Avenue and a depth of approximately 300 feet.

Project Planner: Jon S. Dille

4. **Tentative Tract Map No. 18377:** Filed by Oasis Homes, to request a tentative tract map to subdivide approximately 1.4 gross acres of property into six (6) lots for the purpose of single-family residential development. The project site is an irregularly-shaped property consisting of one parcel (APN 0240-052-10) of approximately 1.4 gross acres located on the east side of Oleander Avenue approximately 286 feet south of Walnut Avenue and having an approximate frontage of 180 feet on Oleander Avenue and an approximate depth of 625 feet east of Oleander Avenue.

Project Planner: Salvador Quintanilla

5. Design Review No. 06-014/Tentative Parcel Map No. 06-007 (17771):

Filed by GAA Architects to request construction of four (4) medical office buildings totaling 37,800 square feet. The project site is a triangular-shaped property consisting of two parcels (APNs 1119-221-28, -29) of approximately 4.5 gross acres located on the north side of Casmalia Street, approximately 132 feet east of Sierra Avenue, having an approximate frontage of 1,372 feet along Casmalia Street and an approximate depth of 1,131 feet.

Project Planner: Dawn Rowe

F. OTHER COMMISSION BUSINESS:

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 March 5, 2007 at 6:00 p.m.