

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

August 21, 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 Galasso, Meyer and Slowik**
- 5. APPROVAL OF MINUTES: August 7, 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:

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 August 28, 2007, meeting for the Planning Commission's information. An update of future Planning Commission items for the September 4, 2007, and September 18, 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 | (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. **Tentative Tract Map No. 17142:** Filed by Zack Hovav to request a time extension for Tentative Tract Map No. 17142 for 18 single-family residential lots on approximately 4.6 adjusted gross acres. The project site is an irregularly-shaped property consisting of five (5) parcels (APNs: 0246-151-50, -51, -52, -71, and -77) of approximately 4.6 adjusted gross acres and is located on the northwest corner of Merrill Avenue and Laurel Avenue, excluding the ten out-parcels, and having a frontage of approximately 634 feet on the north side of Merrill Avenue and a second frontage of approximately 479 feet on the west side of Laurel Avenue. **Staff requests** that the Planning Commission continue this item to a date to be determined.
Project Planner: Arely Monarez

2. **Design Review No. 07-026:** Filed by Van Daele Homes, to request a design review for 79 single-family homes ranging in size from 2,339 square feet to 3,440 square feet, and a model home complex. The project site is a triangularly-shaped property (Tract No. 16325) of approximately 17 gross acres, located in the Coyote Canyon Specific Plan on the southeast corner of Duncan Canyon Road and Roadrunner Road having a frontage of 1,500 feet on the south side of Duncan Canyon Road and an approximate frontage of 1,440 feet on the east side of Roadrunner Avenue.
Project Planner: DiTanyon Johnson

3. **Design Review No. 07-06 and Conditional Use Permit No. 07-04:** Filed by Western Mall LLC, to request a design review for site and architecture review of two retail buildings totaling approximately 33,956 square feet, which includes a grocery store (Fresh & Easy), and a Conditional Use Permit for a Type 20 ABC License for the grocery store. The project site is a rectangularly-shaped property consisting of one parcel (APN: 1110-241-01) of approximately 4.4 gross acres and is located on the southwest corner of Baseline Avenue and Citrus Avenue having a frontage of 640 feet on the south side of Baseline Avenue and an approximate frontage of 260 feet on the west side of Citrus Avenue.
Project Planner: DiTanyon Johnson

4. **Tentative Tract Map No. 18532:** Filed by Spectra Homes, to request a tentative tract map to subdivide approximately 2.0 gross acres of property into eight (8) lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0194-173-59) of approximately two adjusted gross acres and is located approximately 623 feet north of the intersection of Boxwood Avenue and San Bernardino Avenue.
Project Planner: Salvador Quintanilla

5. **Design Review No. 07-025/Minor Use Permit No. 07-008:** Filed by Sierra Center South Fontana, LLC to request review of the site plan and architecture for a 64,069 square foot four-story Holiday Inn Express hotel with 114 rooms and a Minor Use Permit to establish the hotel on approximately 2.5 adjusted gross acres. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0255-041-14) of approximately 2.5 adjusted gross acres and is located on the southwest corner of Slover Avenue and Sierra Avenue and having a frontage of approximately 580 feet on Sierra Avenue and a depth of approximately 600 feet along Slover Avenue.
Project Planner: Charles D. Fahie, AICP

6. **Design Review No. 07-020:** Filed by YH Group Citrus Heights, LLC, to request design review of site and architecture for homes on 12 single-family residential lots in Tract Map Nos. 16427-1 and 16427-3. The project site is located on two rectangularly-shaped properties comprised of 12 parcels (APNS: 0226-931-62, -63, and -64 and 0226-942-05 through -13) of approximately 0.5 and 1.6 adjusted gross acres in Tract Map No. 16427-1 and Tract Map No. 16427-3 on the northwest corner and northeast corner of Curtis Avenue and Knox Avenue and having approximately 180 feet of frontage on Brewer Lane and 560 feet of frontage on Cole Point Lane respectively.

Project Planner: Charles D. Fahie, AICP

F. OTHER COMMISSION BUSINESS:

1. **Election of a new Secretary and other Officers:**

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: