

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

October 2, 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: September 18, 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 October 23, 2007, and November 13, 2007, meetings for the Planning Commission's information. An update of future Planning Commission items for the October 16, 2007, and November 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. **Tentative Tract Map No. 17496/Design Review No. 07-016 and Conditional Use Permit No. 07-018:** Filed by Ms. Yoon Kim, Young Homes, to request a tentative tract map to create a condominium map, a design review for the construction of 41 townhomes providing 82 units, and a conditional use permit to establish a planned unit

development to revise the building separation standards within the project. The project site is a rectangularly-shaped property consisting of two parcels (APNs: 0230-071-03, and -04) of approximately 8.8 adjusted gross acres located on the southwest corner of Foothill Boulevard and Live Oak Avenue. **Staff requests that the Planning Commission continue the above-referenced project to a date uncertain, at the request of the applicant.**

Project Planner: Orlando Hernandez

2. **Design Review No. 07-06 and Conditional Use Permit No. 07-04 (Continued from 9-4-07):** Filed by Western Mall LLC, to request a design review for site and architectural review of two retail buildings totaling approximately 33,956 square feet, which includes a grocery store (Fresh and 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

3. **General Plan Amendment No. 06-018/Zone Change No. 06-012/ Conditional Use Permit No. 06-036 and Tentative Tract Map No. 17885:** Filed by Young Homes, to request a General Plan Amendment to modify the Land Use Policy Map and change the General Plan land use designation on approximately 30 acres from Single-Family Residential (R-SF) and Multi-Family Residential (R-MF) to Medium Density Residential (R-M). A Zone Change request to modify the zoning on the Zoning District Map to change the zoning from Single-Family Residential (R-1) and Multi-Family Residential (R-3) to Medium Density Residential (R-2). A Conditional Use Permit for a Planned Unit Development on approximately 43 acres; and, a Tentative Tract Map request to subdivide approximately 43 acres into 243 single-family residential lots. The project site is an irregularly-shaped property consisting of eleven parcels (APNs: 1110-331-03, 1110-331-05 through -12, 1110-331-18, 1110-331-22) of approximately 43 gross acres and is located approximately 700 feet north of the intersection of Foothill Boulevard and Sultana Avenue having a frontage of 1,000 feet on the east side of Sultana Avenue and an approximate depth of 1,200 feet east of Sultana Avenue.

Project Planner: DiTanyon Johnson

4. **Specific Plan No. 05-002/General Plan Amendment No. 06-009/Zone Change No. 06-006/Tentative Tract Map Nos. 18244 and 18245/Tentative Parcel Map No. 18201 and Design Review Plan Nos. 06-041, 06-042 and 06-043 (Continued from 9-4-07):** Filed by Hopkins Real Estate Group and DR Horton, to request:

Certification of the Final Environmental Impact Report (FEIR, State Clearinghouse No. 2005121025) and associated Statement of Overriding Considerations along with a request to approve the Providence Pointe Specific Plan (SPL No. 05-002), a mixed-use community on approximately 34 acres with up to 85 single-family residential units at the western section of the site, up to 120 residential condominium units at the northeastern section of the site, and approximately 93,830 square feet of retail commercial uses at the southeastern section of the site. The project includes the following applications:

- ◆ A General Plan Amendment (AMD No. 06-009) to change the land use designation of the project site to Single Family Residential, Multi-Family Residential and General Commercial;
- ◆ A Zone Change (ZC No. 06-006) to rezone the site as Specific Plan (SP);
- ◆ A specific plan request for the adoption of Providence Pointe Specific Plan;
- ◆ Tentative Tract Map (TTM) No. 18244 is a request to subdivide approximately 20.9 acres of a larger parcel into 86 single-family residential lots;
- ◆ TTM No. 18245 is a request to subdivide Lot No. 86 of TTM No. 18244 into 120 lots for condominium purposes;
- ◆ TPM No. 18201 is a request to subdivide the 10 acre commercial portion into nine parcels;
- ◆ DR No. 06-041 is a request for site and architectural review for 85 single-family residential lots;
- ◆ DR No. 06-042 a request for site and architectural approval for 120 multi-family condominium units; and,
- ◆ DR No. 06-043 a request for site plan and architectural approval for 93,830 square feet shopping center.

The project site is an irregularly-shaped property composed of two parcels (APNs: 0228-131-02, and -19) of approximately 34 acres located on the northwest corner of Baseline Avenue and Citrus Avenue and having an approximate frontage of 1,280 feet on Baseline Avenue and 1,020 feet on Citrus Avenue. The site is approximately three quarters of a mile south of the 210 Freeway.

Project Planner: Orlando Hernandez

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: