

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**January 15, 2008**

**CITY COUNCIL CHAMBERS  
FONTANA CITY HALL, 8353 SIERRA AVENUE**

**Visit our Web Site at: [www.fontana.org](http://www.fontana.org)**

---

**A. ORGANIZATION**

- 1. CALL TO ORDER: 6:00 P.M.**
- 2. PLEDGE OF ALLEGIANCE:**
- 3. INVOCATION:**
- 4. ROLL CALL: Chairperson Lee, Commissioners Galasso, Meyer, Slowik and Young**
- 5. APPROVAL OF MINUTES: December 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 January 22, 2008, and, February 12, 2008, meetings for the Planning Commission's information. An update of future Planning Commission items for the February 5, 2008, 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. **Tentative Tract Map No. 18209:** Filed by Apex Land Surveyor, to request a tentative tract map to subdivide approximately 0.8 gross acres of property into six (6) lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN 0193-111-16) of approximately 0.9 gross acres located on the west side of Juniper Avenue and north of Athol Street and an approximate depth of 126 feet west of Juniper Avenue.  
**Project Planner: Salvador Quintanilla**

2. **Tentative Tract Map No. 18472:** Filed by Mr. Carl T. Kobbins, Jr., to request subdivision of a property of approximately 2.2 adjusted gross acres into eight (8) lots ranging in size from 7,200 square feet to 10,423 square feet, for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one (1) parcel (APN 0233-052-13) of approximately 2.2 adjusted gross acres and is located on the northeast corner of the intersection of Merrill Avenue and Catawba Avenue having a frontage of approximately 313 feet on the north side of Merrill Avenue, and a frontage of approximately 300 feet on the east side of Catawba Avenue.

**Project Planner: Arely Monarez**

3. **Tentative Tract Map No. 18536:** Filed by Manual Badiola II, to request a Tentative Tract Map No. 18536 for a subdivision of approximately 8.9 acres into 33 single-family lots for residential development. The project site is a rectangularly-shaped property consisting of two parcels (APN 0240-021-26, and -38) totaling approximately 8.9 gross acres located on the northeast corner of Citrus Avenue and Chase Road and having an approximate frontage of 216 feet on Citrus Avenue, an approximate frontage of 96 feet on Oleander Avenue, and having a depth of 1,400 feet.

**Project Planner: Paul Gonzales**

4. **Tentative Tract Map No. 18347 (TTM No. 06-031)/Design Review (DR) No. 06-056/Conditional Use Permit (CUP) No. 07-012:** The Windrows – Arrow: Filed by Massoud Monshizadeh, to request a Tentative Tract Map to merge five (5) parcels into one (1) parcel for condominium purposes to develop a mixed use project which includes 12 commercial units totaling 8,126 square feet fronting on Arrow Boulevard, six (6) work/live units totaling 8,510 square feet, six (6) live/work units totaling 9,266 square feet, and 36 single family residential attached units totaling 50,752 square feet. Conditional Use Permit No. 07-012 is to allow single family attached dwellings within the Boulevard Overlay District. Design Review No. 06-056 is for the design, architecture and amenities of the proposed mixed use project; and **Tentative Tract Map No. 18439 (TTM No. 07-013)/Design Review (DR) No. 07-009/Conditional Use Permit (CUP) No. 07-007:** The Windrows – Valencia: a request for a Tentative Tract Map to merge thirteen parcels into one parcel for Condominium purposes to develop 56 single family attached units. Conditional Use Permit No. 07-007 is to allow multiple-family dwellings within the Boulevard Overlay District. Design Review No. 07-009 is for the design and architecture of the proposed residential units which are connected to a mixed use project (TTM No. 18347, DR No. 06-056 and CUP No. 07-012) to the north. The projects are located: The Windrows Arrow at 16395 Arrow Boulevard, 16411 Arrow Boulevard, 16425 Arrow Boulevard, 16441 Arrow Boulevard and (0191-191-23). The Windrows – Valencia at 8571 Oleander Avenue, 8579 Oleander

Avenue, 8589 Oleander Avenue, 16330 Valencia Avenue, 16338 Valencia Avenue, 16346 Valencia Avenue, 16354 Valencia Avenue, 16362 Valencia Avenue, 16370 Valencia Avenue, 16380 Valencia Avenue, 16392 Valencia Avenue, 16404 Valencia Avenue, 16412 Valencia Avenue. **Staff recommends** that the Planning Commission move to continue the public hearing for Tentative Tract (TTM) Nos. 06-031 and 07-013; Design Review (DR) Nos. 06-056 and 07-009; and Conditional Use Permit (CUP) Nos. 07-012 and 07-007 until February 5, 2008.

**Project Planner: Shawnika Johnson**

**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:**