

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

February 28, 2005

**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: February 14, 2005**
- 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. 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.

- 1. Library Consistency:
Project Planner: Don Williams, AICP**

C. AGENDA INFORMATION:

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the March 1, 2005, and March 15, 2005, meetings for the Planning Commission's information. An update of future Planning Commission items for the March 14, 2005, and March 28, 2005, meetings for the Planning Commission's information.
Project Planner: Don Williams, AICP

D. 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. **Design Review No. 04-025/Conditional Use Permit No. 04-016 (Continued from 12-13-04):** Filed by Doug Jacobs to request a design review to construct a new 84,031 square foot mini-warehouse, and a 6,890 square foot retail building on approximately 4.8 acres. Located at 11110 Sierra Avenue.
Project Planner: Orlando Hernandez
2. **Tentative Tract Map No. 16870:** Filed by SC Fontana Development Corp., to request review and approval of Tentative Tract Map No. 16870 to subdivide approximately 8.6 gross acres into 36 single-family residential lots. Located on three parcels (APNs 0226-092-03; -04; and -05) totaling approximately 8.6 gross acres at the northeast corner of the intersection of the proposed Knox Avenue extension and the proposed Icon Street, and having approximately 780 feet of frontage along the Edison Right-of-Way. Tentative Tract No. 16870 is Planning Area 9 of the Citrus Heights North Planning Area.
Project Planner: Shannon J. Casey, AICP

3. **Tentative Tract Map No. 16871:** Filed by SC Fontana Development Corp., to request review and approval of Tentative Tract Map No. 16871 to subdivide approximately 9.1 gross acres into 34 single-family residential lots. Located on three parcels (APNs 0226-092-02; -03; and -04) totaling approximately 9.1 gross acres generally located 780 feet east of the proposed Knox Avenue extension and north of the proposed Icon Street, and having approximately 952 feet of frontage along the Edison Right-of-Way and directly east of Tentative Tract No. 16870. Tract No. 16871 is Planning Area 11 of the Citrus Heights North Planning Area.
Project Planner: Shannon J. Casey, AICP

4. **Design Review No. 03-033:** Filed by Michael Dorriz to request site and architectural approval of two buildings of approximately 9,000 and 10,500 square feet for the purpose of automotive repair. Located on the northeast corner of Cherry Avenue and Aliso Drive. **Staff requests** that the Planning Commission continue this item to the March 14, 2005, Planning Commission meeting.
Project Planner: Stephanie Hall

5. **Development Code (Chapter 30) Amendment No. 04-011 (Continued from 2-14-05):** Filed by the City of Fontana to request adoption of a resolution recommending approval of Development Code Amendment No. 04-011 to the City Council. Located citywide. **Staff requests** that the Planning Commission continue the public hearing on this matter to the March 14, 2005, Planning Commission meeting.
Project Planner: Kevin Ryan

E. OTHER COMMISSION BUSINESS:

1. **Amendment to Planning Commission By-Laws:** Filed by the City of Fontana to request amendment to Planning Commission Rules and Regulations for the City Planning Commission (“By-Laws”) in order to move the Public Forum section of the Agenda.
Project Planner: Don Williams, AICP

F. STAFF REPORT:

G. PLANNING MANAGER REPORT:

H. 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's comments to no more than five (5) minutes in length.

I. COMMISSION REMARKS:

J. ADJOURNMENT: