

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**March 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: March 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. 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 April 5, 2005, April 19, 2005, and May 3, 2005, meetings for the Planning Commission's information. An update of future Planning Commission items for the April 11, 2005, and April 25, 2005, 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. **Conditional Use Permit No. 04-023:** Filed by Barbara Saito to request a conditional use permit for the construction of an unmanned wireless telecommunications facility, incorporating a new 60'-0" slim-line tower. Located at 9683 Alder Avenue, on the northeast corner of Alder Avenue and San Bernardino Avenue.

**Project Planner: Jon S. Dille**

2. **Tentative Tract Map No. 17167/Annexation No. 04-011:** Filed by Manny Gonzales to request a Tentative Tract Map to subdivide approximately four gross acres into 16 single-family residential lots. Located south of Fairview Drive between Williams Road and Dumond Drive.  
**Project Planner: DiTanyon Johnson**
  
3. **Design Review No. 04-039:** Filed by Douglas Franz Architects to request a design review to construct a new 34,974 square foot industrial building on 1.6 acres in the Fontana Gateway Specific Plan. Located on the northwest corner of Santa Ana Avenue and Mulberry Avenue.  
**Project Planner: Shannon J. Casey, AICP**
  
4. **Conditional Use Permit No. 04-025/Administrative Site Plan Review No. 04-026:** Filed by Food Service Concepts to request review and approval of an Administrative Site Plan Review for a 2,164 square-foot fast-food restaurant (Del Taco) with drive-through service and a Conditional Use Permit for a restaurant in the M-2T district of the Southwest Industrial Park. Located at 10020 Cherry Avenue.  
**Project Planner: Shannon J. Casey, AICP**
  
5. **Design Review No. 04-038R1:** Filed by Empire Land LLC to request a revision of Condition No. 4.v. of the October 11, 2004 conditions of approval. Located on the southeast corner of Sierra Avenue and Santa Avenue (the final phase of Tract No. 16495).  
**Project Planner: Stephanie Hall**
  
6. **Design Review No. 04-012R1:** Filed by Forecast Homes to request a revision to Condition No. 4.v. of the June 28, 2004, conditions of approval. Located approximately 600 feet east of Sierra Avenue and bounded to the north and south by Santa Ana Avenue and Jurupa Avenue (Tract No. 16495-1 and 16495-2).  
**Project Planner: Stephanie Hall**
  
7. **Design Review No. 03-022R1:** Filed by Bruce Baerer to request a design review to construct a new 315,560 square foot warehouse with 5,660 square foot of office space within the Empire Center Specific Plan. Located approximately 1,769 feet east of Sierra Avenue along the north side of Slover Avenue. Empire Center Specific Plan (17300 Slover Avenue/APN 0254-221-58).  
**Project Planner: Orlando Hernandez**

8. **Design Review No. 04-025 (Continued from 3-14-05):** 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. **Staff requests** that the Planning Commission continue the public hearing for Design Review No. 04-025 to the April 25, 2005, Planning Commission meeting.  
**Project Planner: Orlando Hernandez**

**F. OTHER COMMISSION BUSINESS:**

1. **Appointment to the City Council's Ad-Hoc Committee for Planning Streamlining:**

**G. STAFF REPORTS:**

**H. PLANNING MANAGER REPORT:**

1. **Planning Division Monthly Report for February 2005:**  
**Project Planner: Craig Bruorton, AICP**

**I. COMMISSION REMARKS:**

- J. PUBLIC FORUM CONTINUED:** (Public comment time in excess of the 45 minute maximum allocated per Section B.)

**K. ADJOURNMENT:**