

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**April 11, 2005**

**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 Clark, Galasso, Meyer and Slowik**
- 5. APPROVAL OF MINUTES: March 28, 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 19, 2005, and May 3, 2005, meetings for the Planning Commission's information. An update of future Planning Commission items for the April 25, 2005, and May 9, 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. **Design Review No. 03-033 (Continued from 3-14-05):** Filed by Michael Doriz to request a design review to construct two buildings, of approximately 9,600 and 10,500 square feet, respectively, for the purpose of automotive repair. The project site is approximately 2.30 gross acres. Located on the northeast corner of Cherry Avenue and Aliso Drive within the Southwest Industrial Park Specific Plan.  
**Project Planner: Stephanie Hall**

2. **Tentative Tract Map No. 16494:** Filed by Oasis Homes, Inc., to request a tentative tract map to subdivide an approximately 5.0 acre parcel into 20 single-family residential lots. Located on the east side of Cypress Avenue, approximately 675 feet south of Baseline Avenue.  
**Project Planner: Stephanie Hall**
  
3. **Conditional Use Permit No. 05-001:** Filed by Paisano Ristorante Italiano, LLC to request a Conditional Use Permit for a new Alcohol Beverage Control (ABC) License, Type 47 (On Sale General for Bona Fide Public Eating Place) at the proposed Paisano Ristorante in the Regency Center. Located on the north side of the Summit Avenue and Beech Avenue intersection in the Falcon Ridge Town Center at 15258 Summit Avenue, Suite 400 in Shop “G”.  
**Project Planner: Charles D. Fahie, AICP**
  
4. **Tentative Tract Map No. 17059:** Filed by Young Homes to request a tentative tract map to subdivide a parcel of land, approximately 4.7 net acres into 20 single-family residential lots. The project site is a rectangularly-shaped property consisting of one parcel (APN 0228-353-03) of approximately 4.7 net acres and is located approximately 650 feet east of the southeast corner of the intersection of Miller Avenue and Hemlock Avenue and having a frontage of approximately 330 feet on the south side of Miller Avenue.  
**Project Planner: Jon S. Dille**
  
5. **Design Review No. 04-057/Variance No. 05-03:** Filed by Bryan T. Goodman to request a design review to construct a private recreation area that includes a 14,500 square-foot recreation center and a 700 square-foot pool equipment and restroom building on approximately 3.5 gross acres, and, Variance No. 05-03 is a request to reduce the amount of code-required parking from 132 spaces to 101 spaces in the Citrus Heights North Specific Plan. Located in Planning Area 21, in the Citrus Heights North Specific Plan, approximately 530-feet north of Summit Avenue and 600-feet east of Knox Avenue.  
**Project Planner: Shannon J. Casey, AICP**
  
6. **Tentative Tract Map No. 16869:** Filed by SC Fontana Development Corp., to request a review and approval of Tentative Tract Map No. 16869 to subdivide approximately 15.9 gross acres into 73 single-family residential lots. Located at the northeast corner of the intersection of the proposed Parkside Way and Summit Avenue, and having approximately 790 feet of frontage along Summit Avenue, in Planning Area No. 7 of the Citrus Heights North Specific Plan.  
**Project Planner: Shannon J. Casey, AICP**

7. **Design Review No. 04-053 and Conditional Use Permit No. 04-027:** Filed by Young Homes, LLC to request construction of 18 single-family homes within Tract 16346. Conditional Use Permit No. 04-027 is a request for three model homes, located in Tract 16346. Located on the southwest corner of Almeria Avenue and Baseline Avenue, on approximately 3.9 gross acres.  
**Project Planner: Amber Gregg**
8. **Design Review No. 04-054:** Filed by Young Homes, LLC to request construction of 46 single-family homes within Tract No. 16992. Located on the north side of Miller Avenue and is bounded by Beech Avenue and Elm Avenue, on approximately 9.9 gross acres.  
**Project Planner: Amber Gregg**
9. **Design Review No. 04-055:** Filed by Young Homes, LLC to request a design review to construct 24 single-family homes within Tract No. 16991. Located at the southwest corner of Beech Avenue and Rancho Fontana Village Parkway, on approximately 4.8 gross acres within the Rancho Fontana Specific Plan.  
**Project Planner: Amber Gregg**
10. **Design Review No. 04-058:** Filed by Young Homes, LLC to request a design review to construct 16 single-family homes within Tract No. 16993. Located on the south side of Miller Avenue and is bounded by Beech Avenue and Sultana Avenue, on approximately 4.9 gross acres.  
**Project Planner: Amber Gregg**

**F. OTHER COMMISSION BUSINESS:**

**G. STAFF REPORTS:**

**H. PLANNING MANAGER REPORT:**

1. **Status Report on Conditional Use Permits for the sale of Alcohol for the months of October, November and December, 2004.**  
**Project Planner: Don Williams, AICP**
2. **Request for workshops on Housing Law Issues (May 9, 2005) and Annexation Processing (to be determined).**  
**Project Planner: Don Williams, AICP**

**I. COMMISSION REMARKS:**

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

**K. ADJOURNMENT:**