

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

April 25, 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: April 11, 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.

1. **Fontana Unified School District, Middle School No. 9:** Located on the northwest corner of Baseline Avenue and Citrus Avenue.
Project Planner: Sandra Rojas

2. **Fontana Redevelopment Agency, 2005 Disposition and Development Agreement (Bluegrass, LLC):** Located between Knox Avenue and Walnut Avenue.
Project Planner: Shannon J. Casey, AICP

D. AGENDA INFORMATION:

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the May 3, 2005, AND May 17, 2005, meetings for the Planning Commission's information. An update of future Planning Commission items for the May 9, 2005, and May 23, 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. 04-025 (Continued from 3-28-05):** Filed by Doug Jacobs to request a proposal 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 (APN 0255-101-09). **Staff requests** that the Planning Commission remove Design Review No. 04-025 from the agenda.
Project Planner: Orlando Hernandez

2. **Design Review No. 04-050:** Filed by Mr. Man Phan to request a design review for the site and architectural review of an eight unit apartment complex. Located on the west side of Date Avenue, just south of Athol Avenue. **Staff requests** that the Planning Commission continue this Design Review to the May 23, 2005, Planning Commission meeting, at the request of the applicant.
Project Planner: DiTanyon Johnson

3. **Conditional Use Permit No. 04-022:** Filed by Mr. Ghreir Wafa Aziz to request review and approval of a new conditional use permit for the transfer of ownership of an existing liquor store, Quicker Liquor. The existing store is operating with an Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) license. Located at 9757 Sierra Avenue.
Project Planner: Jon S. Dille

4. **Tentative Tract Map No. 16799:** Filed by Mr. Carl Kobbins, Jr., C.T.K., Inc., to request a subdivision of a parcel of land of approximately 1.2 acres into six lots for single-family residential development. Located at 9317 Acacia Avenue, on the southeast corner of Randall Avenue and Acacia Avenue.
Project Planner: Jon S. Dille

5. **Conditional Use Permit No. 04-010R1:** Filed by KB Home of Greater Los Angeles to request a Conditional Use Permit revision to add one additional model home to an existing model home complex. Located at 5963 Mount Lewis Lane, within the Citrus Heights Specific Plan.
Project Planner: Craig L. Bruorton, AICP

F. **OTHER COMMISSION BUSINESS:**

G. **STAFF REPORTS:**

H. PLANNING MANAGER REPORT:

1. **Planning Division Monthly Report for March 2005:**
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:** Adjourn to 5:00 p.m., May 9, 2005, regarding a workshop on Housing Law Issues and Annexations.