

**CITY OF FONTANA**

**WORKSHOP**

**May 9, 2005**

**EXECUTIVE CONFERENCE ROOM**

**5:00 p.m.**

1. **Housing Law Issues:**  
**Project Planner: Don Williams, AICP**

Next Resolution No. PC 2005-05

**AGENDA**

**REGULAR MEETING**

**FONTANA CITY PLANNING COMMISSION**

**May 9, 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: April 25, 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. **Conditional Use Permit No. 01-024R1:** Filed by Alfredo's Italian Restaurant to request a Conditional Use Permit for a person-to-person transfer of a Type 47 (On-Sale General – Bona Fide Public Eating Place) ABC license with a previously approved conditional use permit for Alfredo's Italian Restaurant, 14050 Cherry Avenue, Suite O, Fontana, CA 92335.  
**Project Planner: Dinah Quinones**
  
2. **Conditional Use Permit No. 03-001R1:** A person-to-person transfer of a Type 41 Alcohol Beverage Control (ABC) license with a previously approved conditional use permit for El Capirano, located at 17490 Arrow Boulevard.  
**Project Planner: Paul Gonzales**

**D. AGENDA INFORMATION:**

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the May 17, 2005, and June 7, 2005, meetings for the Planning Commission's information. An update of future Planning Commission items for the May 23, 2005, and June 13, 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
- (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. **Design Review No. 03-033 (Continued from 4-11-05):** Filed by Michael Dorriz to request a Design Review for 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 within the Southwest Industrial Park Specific Plan. **Staff requests** that the Planning Commission remove Design Review No. 03-033 from the Planning Commission agenda, at the request of the applicant.  
**Project Planner: Stephanie Hall**
  
2. **Tentative Tract Map No. 16897:** Filed by Collins Allan to request a tentative tract map to subdivide approximately 4.5 gross acres into 19 single-family residential lots. Located on the southwest corner of Miller Avenue and Lime Avenue. **Staff requests** that the Planning Commission continue the public hearing for Tentative Tract Map No. 16897 to the May 23, 2005, Planning Commission meeting, to allow the applicant additional time to make changes to the tentative tract map.  
**Project Planner: Stephanie Hall**
  
3. **2005/2006-2011/2012 Capital Improvements Program (CIP):** Filed by the City of Fontana to request a presentation on the preliminary 2005/2006-2011/2012 Capital Improvement Program (CIP). Located citywide.  
**Project Planner: James R. Riley**

4. **Design Review No. 04-011:** Filed by Mr. Darryl L. Hann to request a design review to construct two new industrial tilt-up buildings: 20,770 square feet and 13,494 square feet. The buildings will offer space for office, manufacturing and warehousing. The project site is an irregularly-shaped property consisting of two parcels (APNs: 1100-391-06 and 1100-391-07) of approximately 1.8 gross acres located approximately 214 feet west of the southwest corner of the intersection of Edison Avenue and Cherry Avenue and having a frontage of approximately 266 feet on the southwest side of the knuckle of Edison Avenue.

**Project Planner: Jon S. Dille**

5. **Tentative Tract Map No. 17050:** Filed by Mr. Carl Kobbins, Jr., to request a subdivision of land, approximately 1.2 net acres, into six lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0193-081-27) of approximately 1.2 net acres, at 9115 Date Street, located on the southeast corner of the intersection of Athol Street and Date Street, having a frontage of approximately 300 feet on the south side of Athol Street and having a frontage of approximately 167 feet on the east side of Date Street.

**Project Planner: Jon S. Dille**

6. **Tentative Tract Map No. 17142 and Annexation No. 04-001:** Filed by Zack Hovav to request a subdivision of an approximately 4.6 gross acre parcel into 18 single-family residential lots and a request to annex into the City of Fontana. Upon annexation the zoning designation will become R-1 Single-Family Residential. The project site (TTM No. 17142 and Annexation No 04-001) is an irregularly shaped property consisting of 18 parcels totaling approximately 9.8 gross acres located on the west side of Laurel Avenue and having a frontage of approximately 520 feet north of Merrill Avenue and a frontage of approximately 330 feet south of Merrill Avenue, and having a depth of 640 feet west of Laurel Avenue.

The annexation site is an irregularly-shaped property consisting of 16 parcels (APNs 246-151-51, 27, 28, 33, 51, 52, 74 through 77, 249-011-08, 08, 39, 40, 67, 69, and 70) totaling approximately 6.7 gross acres located on the west side of Laurel Avenue and having a frontage of approximately 520 feet north of Merrill Avenue and a frontage of approximately 330 feet south of Merrill Avenue, and having a depth of 325 feet west of Laurel Avenue.

The tentative tract map site is an irregularly-shaped property consisting of five parcels (APNs 246-151-50 through 52, 71 and 77) totaling approximately 4.6 gross acres, located at the northwest corner of Merrill Avenue and Laurel Avenue having an approximate frontage of 640 feet north of Merrill Avenue (but excluding four residentially developed parcel fronting on Merrill Avenue), and having an approximate depth of 522 feet north of Merrill Avenue.

Three parcels of approximately 3.8 gross acres (APNs 246-151-51, 52 and 77 overlap and are included in both the annexation area and the tentative tract map area and all are included in the project area.

**Project Planner: Stephanie Hall**

7. **Tentative Tract Map No. 16874:** Filed by SC Fontana Development Corp., to request review and approval of Tentative Tract Map No. 16874 to subdivide approximately 6.2 gross acres into 36 single-family residential lots. Located on an irregularly shaped area of land on two parcels (APN 226-092-63; -43) totaling approximately 6.2 gross acres located approximately 1,100 feet east of Knox Avenue and having approximately 366 feet of frontage along the north side of the Edison Right-of-Way. Tentative Tract Map No. 16874 is Planning Area No. 8 of the Citrus Heights North Specific Plan.

**Project Planner: Shannon J. Casey, AICP**

8. **Tentative Tract Map No. 16518:** Filed by Pacific Grove Corporation to request a subdivision of an approximately 9.2 gross acre parcel into 33 lots for the use of single-family residential development. The project site is a rectangularly-shaped property consisting of four parcels and having 9.2 gross located on the northwest corner of Miller Avenue and Maple Avenue, and having 388 feet of frontage on Miller Avenue and 590 feet of frontage on Maple Avenue.

**Project Planner: Paul Gonzales**

9. **Design Review No. 04-047/Time Extension No. 05-015:** Filed by Grand Pacific Communities, Corp., to request site and architectural approval for 18 single-family residences and a Time Extension for Tentative Tract Map No. 16399. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0243-131-45) of approximately four (4) net acres located on the south side of Miller Avenue, approximately 300 feet west of the southwest corner of the intersection of Miller Avenue and Maple Avenue, and having a frontage of approximately 330 feet on Miller Avenue.

**Project Planner: Charles D. Fahie, AICP**

10. **Design Review No. 04-036R1/Design Review No. 03-024R1:** Filed by David Wiener to request replacing the approved (8) inch running brick, Stone Products Corp., (CB-4052), on the elevations with a 100% acrylic Exterior Insulation Finish System (EIFS) for the approved design reviews for a 16,745 square foot Social Security office building and three (3) commercial retail buildings with a total square footage of 25,029 square feet on approximately 4.0 acres. The project site is a rectangularly-shaped property consisting of eight (8) parcels (APNs: 0225-131-23 through -30) located on the west side of Sierra Avenue approximately 600 feet south of Slover Avenue having a frontage of approximately 650 feet on Sierra Avenue.

**Project Planner: Charles Fahie, AICP**

**F. OTHER COMMISSION BUSINESS:**

**G. STAFF REPORTS:**

**H. PLANNING MANAGER REPORT:**

1. **Planning Division Monthly Report for April 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 a workshop regarding Annexation on May 23, 2005 at 5:30 p.m. in the Executive Conference Room.