

CITY OF FONTANA
WORKSHOP
May 23, 2005
EXECUTIVE CONFERENCE ROOM
5:30 p.m.

Next Resolution No. PC 2005-05

AGENDA

REGULAR MEETING
FONTANA CITY PLANNING COMMISSION

May 23, 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: May 9, 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. **Pacific Electric Inland Empire Bike Trail (PE Trail):** Located along the former Pacific Electric alignment from the western city limits at approximately the I-15 freeway at Cottonwood Avenue to Juniper Avenue and from approximately Palmetto Avenue to the eastern city limits.

Project Planner: Orlando Hernandez

D. AGENDA INFORMATION:

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the, June 7, 2005, and, June 21, 2005, meetings for the Planning Commission's information. An update of future Planning Commission items for the, June 13, 2005, and, June 27, 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. 04-050 (Continued from 4-25-05):** Filed by Mr. Man Phan to request a Design Review for the site and architectural review of an eight unit apartment complex. Located on a rectangularly-shaped property consisting of one parcel (APN: 0193-061-03) of approximately .9 gross acres located approximately 260 feet south of the intersection at Athol Street and Date Street, having a frontage of approximately 270 feet on the west side of Date Street and having an approximate depth of 304 feet west of Date Street.
Project Planner: DiTanyon Johnson
- 2. Tentative Tract Map No. 16897 (Continued from 5-9-05):** Filed by Collins Allan to request a tentative tract map to subdivide approximately 4.5 gross acres into 19 lots for single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN 1110-111-11) of approximately 4.5 gross acres and is located on the southwest corner of Miller Avenue and Lime Avenue and having a frontage of approximately 635 feet on Miller Avenue and an approximately frontage of 295 feet on Lime Avenue.
Project Planner: Stephanie Hall

3. **Design Review No. 04-036R1 (Continued from 5-9-05):** Filed by David Wiener to request replacing the approved eight (8) inch running brick, Stone Products Corp. (CB-4052), on the elevation with a 100% acrylic Exterior Insulation Finish System (EIFS) for the approved design review for three (3) commercial retail building with a total square footage of 25,029 square feet on approximately 4.0 acres. Located on a rectangularly-shaped property consisting of eight (8) parcels (APNs: 0255-131-23 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 the west side of Sierra Avenue.
Project Planner: Charles Fahie, AICP

4. **Design Review Sign No. 05-047:** Filed by Ray Bragg, Redevelopment and Special Projects Director to request installation of a 1,400 square-foot four-panel wall mural as part of the City's mural program. Located at Allstate Flooring at 8594 Sierra Avenue on the northwest corner of Sierra Avenue and Valencia Avenue.
Project Planner: Shannon J. Casey, AICP

5. **Tentative Tract Map No. 16919:** Filed by Oasis Homes, Inc., to request a tentative tract map to subdivide approximately 4.7 gross acres into 19 lots for single-family residential development. The project site is an irregularly-shaped property consisting of four parcels (APNs 0240-052-11 through 14) of approximately 4.7 gross acres and is located approximately 428 feet south of the intersection of Walnut Avenue and Oleander Avenue and having a frontage of approximately 270 feet on the east side of Oleander Avenue and an approximate depth of 626 feet east of Oleander Avenue.
Project Planner: Stephanie Hall

6. **Tentative Parcel Map No. 16712, Design Review No. 04-048 and Conditional Use Permit No. 04-024:** Filed by Sierra Lakes Land Co., LLC to request a Tentative Parcel Map to subdivide approximately 21 gross acres into four parcels and a designated remainder parcel; a Design Review for site and architectural approval of a 104,937 square foot commercial shopping center; and, a Conditional Use Permit for a new Alcohol Beverage Control (ABC) license, Type 21 (Off-Sale General) for the Ralphs Grocery Store. Proposed uses for the shopping center include a Ralphs grocery store and pharmacy, a Walgreen drug store and pharmacy, coffee shop, fast food restaurants, and retail shops. Located on a rectangularly-shaped property consisting of two parcels (APNs 0239-201-54 and 55) of approximately 21 gross acres and is located on the southwest corner of Sierra Lakes Parkway and Citrus Avenue and having a frontage of approximately 2,500 feet on Sierra Lakes Parkway and an approximate frontage of 400 feet on Citrus Avenue.
Project Planner: Stephanie Hall

7. **California Landings First Amendment to Development Agreement:** Filed by KB Home Greater Los Angeles to request an amendment to the Development Agreement for the California Landings Specific Plan has been requested from the City of Fontana. This amendment will extend the fees which were established by the original development agreement that was adopted by the City Council on August 16, 1994 for an additional five years. The California Landings Specific Plan area is comprised of 223-acres located on the east side of Hemlock Avenue extending approximately .7 miles and bounded on the north by State Route 210 and to the south by Baseline Avenue.
Project Planner: Stephanie Hall
8. **Conditional Use Permit No. 05-002:** Filed by Fiesta Warehouse, LLC., to request a Conditional Use Permit for a new Alcohol Beverage Control (ABC) license, Type 21 (Off-Sale General) subject to conditions of approval for the existing commercial building. Located at 9850 Sierra Avenue, on the northwest corner of Sierra Avenue and Marygold Avenue.
Project Planner: Paul Gonzales
9. **Design Review No. 05-008:** Filed by Young Homes to request construction of 20 single-family residential homes within Tentative Tract Map No. 17059. The project site is a rectangularly-shaped property consisting of one parcel (APN: 1110-111-03) of approximately 4.7 net acres and is located approximately 627 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
10. **Tentative Tract Map No. 17018:** Filed by Mr. Winston Lui of W & W Technologies, Inc., to request a subdivision of approximately 1.7 adjusted gross acres into seven lots for the purpose of single-family residential development. The lots range from 7,100 square feet up to 9,305 square feet, with an average lot size of 7,940 square feet. The project site is an irregularly-shaped property consisting of two parcels (APNs 0190-231-11 and -65) of approximately 1.7 adjusted gross acres and is located approximately 140 feet north of the northeast corner of the intersection of Barbee Street and Mango Avenue and having a frontage of approximately 160 feet on the east side of Mango Avenue.
Project Planner: Jon S. Dille

F. OTHER COMMISSION BUSINESS:

1. **Proposed Additional Condition of Approval for all Design Review Applications for Residential Development Citywide:**
Project Planner: Don Williams, AICP
2. **A Request for a Planning Commission Workshop on June 13, 2005:** The applicant, Empire Land L.L.C., has submitted a request to staff for a workshop before the Commission to obtain informal feedback on their revised map/project located on the east side of Sierra Avenue, south of Riverside Avenue.
Project Planner: Don Williams, AICP

G. STAFF REPORTS:

H. PLANNING MANAGER REPORT:

1. **Planning Division Quarterly Report for (January, February, and 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 a workshop on June 13, 2005 at 5:00 p.m., regarding Empire Land L.L.C.