

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

June 27, 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: June 13, 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 July 5, 2005, and July 19, 2005, meetings for the Planning Commission's information. An update of future Planning Commission items for the July 11, 2005, and July 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. **Amendment No. 1 of the Sierra Lakes Development Agreement (Continued from 6-13-2005):** The project was continued to allow staff to change some of the language in the agreement. Additional time is needed to finalize the changes on the agreement; therefore, staff requests that Amendment No. 1 of the Sierra Lakes Development Agreement be continued to the regularly scheduled meeting of the Planning Commission on July 11, 2005.
Project Planner: Orlando Hernandez

2. **Tentative Tract Map No. 16790:** Filed by Carl Kobbins, Jr., to request to subdivide two parcels of land, approximately 2.1 adjusted gross acres, into nine lots for the purpose of single-family residential development, and a variance to allow the maximum height of the perimeter wall to exceed the maximum height allowed in the Zoning and Development Code. The project site is an irregularly-shaped property consisting of two parcels (APN 0192-263-17 and 0192-263-25) of approximately 2.1 adjusted gross acres and is located approximately 120 feet south of the southwest corner of Ceres Avenue and Alder Avenue and having a frontage of approximately 108 feet on the west side of Alder Avenue.
Project Planner: Jon S. Dille

3. **Amendment No. 04-008 (A General Plan Amendment) and Zone Change No. 04-.008:** Filed by the City of Fontana to request an Amendment (a General Plan Amendment) from Multi-Family Residential (R-MF) to General Commercial (C-G) and a Zone Change from Multi-Family Residential (R-3) to General Commercial (C-2). (APNs: 1110-361-14, -15, -16, -17, -18, -19, -20, -21, -22, and -23) The subject site is located on the north side of Foothill Boulevard between Almeria Avenue and Tokay Avenue. This approximately 20.9 acre site is generally rectangular in shape and consists of ten (10) lots with approximately 1,300 feet of frontage on the north side of Foothill Boulevard with approximately 700 feet of frontage on both Almeria Avenue and Tokay Avenue.
Project Planner: Craig Bruorton

4. **Design Review No. 04-040/Conditional Use Permit No. 05-017:** Filed by Bonaldo Engineering to request a Design Review for approximately 33,000 square feet of retail and office. Filed by Thrifty-Payless, Incorporated to request a Conditional Use Permit for a Type 21 Alcohol Beverage Control (ABC) license for the sale of alcohol for off-site consumption. The project site is an irregularly-shaped property consisting of approximately 4.8 gross acres (3.4 net acres) at the southeast corner of Baseline Avenue and Beech Avenue (APN 1110-051-07) and having approximately 640 feet of frontage on Baseline Avenue, approximately 300 feet of frontage on Beech Avenue, and approximately 300 feet of frontage on Sultana Avenue.
Project Planner: Shannon J. Casey, AICP

5. **Specific Plan No. 03-010 (Summit at Rosena Specific Plan):** Filed by JW Mitchell Land Co., LLC to request a proposal to construct a master-planned community containing a maximum of 475 single-family dwelling units on approximately 91.2 acres, 425 multi-family residential units on approximately 37.7 acres, a four acre multi-use activity center, a 20 acre passive park, and a 12 acre elementary school site. The project site is an irregularly-shaped property consisting of nine parcels: (APN 0239-131-44, 50, 51 & 0239-141-16, 20, 24) of approximately 180 gross acres, with a frontage of approximately 1,000 feet on Summit Avenue and approximately 3,000 feet on Sierra Avenue. With a depth of 3,500 feet north of Summit Avenue and 2,000 feet west of Sierra Avenue.
Project Planner: DiTanyon Johnson

6. **Tentative Tract Map No. 17596:** Filed by Marc Lebanoff to request a tentative tract map to create 15 condominium units on approximately 5.4 gross acres. The project site is a rectangularly-shaped property consisting of one parcel (APN 0255-041-01) of approximately 5.4 gross acres and is located approximately 332 feet south of the intersection of Slover Avenue and Juniper Avenue and having a frontage of approximately 328 feet on the east side of Juniper Avenue and an approximate depth of 623 feet east of Juniper Avenue.
Project Planner: DiTanyon Johnson

7. **Tentative Tract Map No. 14243:** Filed by Ten-Ninety, Ltd., to request a tentative tract map to create 46 single-family residential lots on approximately 8.1 net acres. The project site is located at the south terminus of Alpine Drive south of Willow Drive and east of the Metropolitan Water District utility corridor in the Southridge Village Specific Plan.
Project Planner: Charles D. Fahie, AICP/Amber Gregg

8. **Design Review No. 04-064/Tentative Parcel Map No. 16893/Variance No. 04-009:** Filed by Hogle-Ireland, Inc., to request a Design Review No. 04-064 to develop an industrial business park consisting of 13 tilt-up buildings ranging from 7,140 square feet to 22,818 square feet in size. Tentative Parcel Map No. 16893 is a request to subdivide six parcels into thirteen parcels. Variance No. 04-009 is a request to reduce the side yard setback from five feet to zero. The project site is an irregularly-shaped property consisting of six parcels (APN's 1110-151-04, and 1110-151-06 through 1110-151-10) of approximately 9.9 gross acres and is located on the northwest corner of Hilton Drive and Hemlock Avenue in the West End Specific Plan and having an approximate frontage of 1,450 feet on Hilton Drive and an approximate frontage of 238 feet on Hemlock Avenue.
Project Planner: Amber Gregg

F. **OTHER COMMISSION BUSINESS:**

G. **STAFF REPORTS:**

H. PLANNING MANAGER REPORT:

I. COMMISSION REMARKS:

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

K. ADJOURNMENT: