

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

July 11, 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 27, 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 19, 2005 meeting for the Planning Commission's information. An update of future Planning Commission items for the July 25, 2005, and August 8, 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. **Tentative Tract Map No. 16790 and Variance No. 05-004 (Continued from 6-27-05):** Staff requests that the Planning Commission continue this item to a date uncertain.
Project Planner: Jon S. Dille

2. **Amendment No. 1 of the Sierra Lakes Specific Plan Development Agreement (Continued from 6-27-05):** Filed by Sierra Lakes Land Co., LLC to request an amendment to the Sierra Lakes Specific Plan Development Agreement. Located on an irregularly-shaped property consisting of seven parcels (APNs: 0226-201-01, -02, 03, 07, -11, -12, and -13) totaling approximately 16.7 net acres located at the southwest corner of Sierra Lakes Parkway and Citrus Avenue, and having a frontage of 1, 200 feet on Sierra Lakes Parkway and a frontage of 410 feet on Citrus Avenue.
Project Planner: Orlando Hernandez

3. **Design Review No. 04-01R1:** Filed by Madole and Associates to request a revision to the previously approved Conditions of Approval for Design Review No. 04-017 to revise Condition No. 27, which restricts the hours of operation of the trash compactor. Located on an irregularly-shaped property consisting of one parcel (APN: 1100-121-49) totaling approximately 15.8 acres located on the north side of Foothill Boulevard and the west side of Cherry Avenue (but excluding the existing Chevron service station parcel) and having a frontage of approximately 910 feet on Foothill Boulevard and a frontage of approximately 420 feet on Cherry Avenue.
Project Planner: Charles Fahie, AICP

4. **Design Review No. 05-006/Conditional Use Permit No. 05-004/Conditional Use Permit No. 05-005 (ABC):** Filed by RHL Design Group to request a design review and two (2) conditional use permits to establish a 7-Eleven store (with an off-site beer and wine ABC license (Type 20)), a 1,348 square foot retail building, a gas station with a car wash and a pad for a 3,825 square feet retail building on approximately 2.2 adjusted gross acres (APNs: 0226-131-18 and 0226-131-19). The project site is a triangularly shaped parcel located in the Summit Heights Specific Plan on the north side of the intersection of Summit Avenue and Beech Avenue south of the Falcon Ridge shopping center. The project site has approximately 420 feet of frontage along Summit Avenue.
Project Planner: Charles Fahie, AICP

5. **Conditional Use Permit No. 05-15:** Filed by Scott Harvey to request a conditional use permit to operate a 4,150 square foot charter school in the Empire Center Specific Plan. Located in the Palm Court Shopping Center 17216 Slover Avenue, Suite L-102.
Project Planner: Shannon J. Casey, AICP

6. **Tentative Tract Map No. 17438:** Filed by North Fontana Investment Company, LLC to request a Tentative Tract Map to subdivide approximately 19.3 acres of land into 56 single-family residential lots. The project site is a rectangularly-shaped property consisting of two parcels (APNs: 0239-141-22, and -19), totaling approximately 19.3 gross acres located at the southeast corner

of Casa Grande Avenue and Citrus Avenue, and having a frontage of approximately 1,200 feet on Casa Grande Avenue and a frontage of approximately 640 feet on Citrus Avenue.

Project Planner: Orlando Hernandez

7. **Design Review No. 05-001:** Filed by Lonnie Tabbaa to request a Design Review to construct and operate a 29,778 square foot truck stop facility located within the Southwest Industrial Park Specific Plan (SWIP). The project site is a rectangularly-shaped property consisting of one parcel (APN: 0234-061-31) totaling approximately 4.1 net acres located at the northwest corner of Valley Boulevard and Almond Avenue, and having a frontage of approximately 310 feet on Valley Boulevard and a frontage of approximately 580 feet on Almond Avenue.

Project Planner: Orlando Hernandez

8. **Design Review No. 05-07:** Filed by Centex Homes to request a Design Review to construct 113 single-family homes including five model homes. The project site is a square shaped property consisting of one parcel (APN: 0239-141-28) of approximately 40 gross acres located approximately 2,000 feet west of the intersection of Summit Avenue and Sierra Avenue, having a frontage of approximately 1,200 feet on the north side of Summit Avenue and having a depth of approximately 1,200 feet.

Project Planner: DiTanyon Johnson

9. **Tentative Tract Map No. 17548/Design Review No. 04-043:** Filed by Nardi Associates LLP to request a Tentative Tract Map to subdivide approximately 2.2 gross acres for land ownership of 24 condominiums and a Design Review request for the site and architectural review of the 24 condominiums, ranging in size of 1,387 square feet to 1,544 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0246-031-23) of approximately 2.2 gross acres located approximately 145 feet south of the intersection of Laurel Avenue and Upland Avenue, having a frontage of approximately 155 feet on the east side of Laurel Avenue and having an approximate depth of 535 feet east of Laurel Avenue. **Project Planner: DiTanyon Johnson**

10. **Administrative Site Plan No. 04-019/Conditional Use Permit No. 04-019:** Filed by Dr. M. Zafer to request an Administrative Site Plan to construct a new 4,503 square foot animal hospital, and a Conditional Use Permit to operate a veterinary hospital in that structure. The project site is a rectangularly-shaped property consisting of one parcel (APN No. 0191-011-10) of approximately 16,020 square feet and is located approximately 365 feet from the southeast corner of the intersection of Foothill Boulevard and Citrus Avenue and having an

approximate frontage of 60 feet on the south side of Foothill Boulevard.

Project Planner: Amber Gregg

F. OTHER COMMISSION BUSINESS:

1. **Amendment to Planning Commission By-Laws:** Filed by the City of Fontana to request an amendment to Planning Commission Rules and Regulations for the City Planning Commission (“By-Laws”) in order to move regularly scheduled meetings from the second and fourth Mondays of each month to the second and fourth Tuesdays of each month.

G. STAFF REPORTS:

H. PLANNING MANAGER REPORT:

1. **Status Report on Conditional Use Permits for the Sale of Alcohol for the months of January, February and March 2005.**
Project Planner: Don Williams, AICP
Dinah Quinones
2. **Status Report on Conditional Use Permits for the Sale of alcohol for the months of April, May and June 2005.**
Project Planner: Don Williams, AICP
Dinah Quinones

I. COMMISSION REMARKS:

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

K. ADJOURNMENT: