

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

July 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: July 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. **Conditional Use Permit No. 96-020R1:** A person-to-person transfer of a Type 21 ABC license with a previously approved conditional use permit for Lucky Stores, Inc., 16055 Foothill 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 August 2, 2005, meeting for the Planning Commission's information. An update of future Planning Commission items for the August 8, 2005, and August 22 , 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. **Specific Plan No. 03-010 (Summit at Rosena Specific Plan) (Continued from 6-27-05)**: 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 (APNs: 0239-131-44, -50, -51 and 0239-141-16, and -20 thru -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, and having an approximate depth of 3,500 feet north of Summit Avenue and 2,000 feet west of Sierra Avenue. **Staff requests** that the Planning Commission continue the public hearing for Specific Plan No. 03-010 (Summit at Rosena Specific Plan) to the August 8, 2005, Planning Commission meeting.
Project Planner: DiTanyon Johnson

2. **Design Review No. 05-013/Conditional Use Permit No. 05-007**: Filed by Lyons, Warren and Associates to request a design review for a proposed gas station located on the northeast corner of Sierra Avenue and Jurupa Avenue (APN 0194-381-05) in the Sierra Crossroads shopping center. The conditional use permit is a request for the sale of beer and wine (Type 20 ABC License) on the premises. **Staff requests** that the Planning Commission continue this item to the August 8, 2005, Planning Commission meeting.
Project Planner: Amber Gregg

3. **Tentative Tract Map No. 16800 (Continued from 6-13-05)**: Filed by Mr. Carl Kobbins, Jr., C.T.K., Inc., to request to subdivide a parcel of land, approximately 1.5 adjusted gross acres, into nine lots for the purpose of single-family residential development. This property is located within the unincorporated area of San Bernardino County; however, it is located within the Island Area No. 5 which is in the process of being annexed. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0233-122-47) of approximately 1.5 adjusted gross acres and is located on the northeast corner of the intersection of Randall Avenue and Poplar Avenue and having a frontage of approximately 295 feet on Randall Avenue and approximately 300 feet on Poplar Avenue.
Project Planner: Jon S. Dille

4. **Design Review No. 05-021/Conditional Use Permit No. 05-011:** Filed by Young Homes, LLC to request a Design Review to construct 97 single-family homes within previously approved Tentative Tract No. 16685, and Conditional Use Permit No. 05-011 is a request to utilize a previously approved (Design Review No. 04-019) off-site model home complex for marketing. The project site is an irregularly-shaped property (Tentative Tract Map No. 16685) consisting of 97 lots totaling approximately 25.8 gross acres located on the southwest corner of Baseline Avenue and Juniper Avenue, having an approximate frontage of 980 feet on Baseline Avenue and an approximate frontage of 1,400 feet on Juniper Avenue.

Project Planner: Amber Gregg

5. **Tentative Tract Map No. 17548/Design Review No. 04-043:** Filed by Nardi Associates, LLP to request a subdivision of 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

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. **Planning Division Monthly Reports for May 2005, June 2005, and the Quarterly Report for April, May, and June 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: