

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

August 8, 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 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.

D. AGENDA INFORMATION:

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the August 16, 2005, meeting for the Planning Commission's information. An update of future Planning Commission items for the August 22, 2005, and September 12, 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 7-25-05):** Filed by JW Mitchell Land Co., LLC to request a proposal to construct a master-planned community of 475 single-family dwelling units on approximately 91.2 acres, 425 multi-family residential units on approximately 37.7 acres, an eight 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, with a depth of approximately 3,500 feet north of Summit Avenue and approximately 2,000 feet west of Sierra Avenue. **Staff requests** that the Planning Commission review and comment on the Summit at Rosena Specific Plan, accept comment and testimony and continue the Specific Plan to the October 11, 2005 Planning Commission meeting.
Project Planner: DiTanyon Johnson

2. **Design Review No. 05-013/Conditional Use Permit No. 05-007 (Continued from 7-25-05):** Filed by Lyons, Warren and Associates to relocate a previously approved gas station/drive-thru restaurant in the Sierra Crossroads Shopping Center approximately 200 feet west from the original location, Conditional Use Permit No. 05-007 is a request to sell beer and wine (Type 20 license) from the Quickstuff convenience store. Located at the northeast corner of Sierra Avenue and Jurupa Avenue in the Sierra Crossroads Shopping Center. (APN 0194-381-05).
Project Planner: Amber Gregg

3. **Variance No. 05-007:** Filed by Stater Brothers Markets to request a Variance to exceed the maximum sign area for a wall sign permitted by the Municipal Code. The Code permits 100 square feet, and Stater Brothers is proposing approximately 177 square feet and additional service signs. Located at the northeast corner of Sierra Avenue and Jurupa Avenue in the Sierra Crossroads Shopping Center. (APN 0194-381-05).
Project Planner: Amber Gregg

4. **Design Review No. 05-009/Conditional Use Permit No. 05-021:** Filed by Silveroak Development Corp. to construct 35 single-family homes on Tentative Tract Map No. 16597. Conditional Use Permit No. 05-021 is a request to utilize an existing model home complex within Tentative Tract No. 16380. The project site is a rectangularly-shaped property consisting of 35 lots totaling approximately 8.3 gross acres located on the northwest corner of Baseline Avenue and Beech Avenue, having an approximate frontage of 660 feet on Baseline Avenue and an approximate frontage of 600 feet on Beech Avenue.
Project Planner: Amber Gregg

5. **Design Review No. 05-011/Conditional Use Permit No. 05-022:** Filed by Silveroak Development Corp., to construct 17 single-family homes on Tentative Tract Map No. 16503. Conditional Use Permit No. 05-021 is a request to utilize an existing model home complex within Tentative Tract No. 16380. The project site is a rectangularly-shaped property consisting of 17 lots totaling approximately 3.9 gross acres located on the northwest corner of Baseline Avenue and Hemlock Avenue, having an approximate frontage of 330 feet on Baseline Avenue and an approximate frontage of 630 feet on Hemlock Avenue.
Project Planner: Amber Gregg

6. **Tentative Parcel Map No. 17309:** Filed by Chaffey Community College to request a Tentative Parcel Map to merge 19 lots into one lot and to abandon approximately 480 feet of Olive Street south of Merrill Avenue. The project site is an irregularly-shaped property consisting of 19 parcels (APNs: 0193-131-01,-05, -06, -07, -11, -12, -49, -59, -60, -61, 0193-151-20, -21, -23, -24, -25, -26, -29, -30 and -39) totaling approximately 8.4 gross acres located south of Merrill Avenue, between Juniper Avenue and Sierra Avenue, and is bisected by Olive Street.
Project Planner: Orlando Hernandez

7. **Tentative Tract Map No. 16876:** Filed by Bryan Goodman to request review and approval of a Tentative Tract Map to subdivide approximately 39 gross acres into 99 lots for the purpose of single-family residential development. The project site is a rectangularly-shaped property on one parcel (APN 0226-092-36), totaling approximately 39 gross acres located at the northwest corner of Citrus Avenue and Knox Avenue and having approximately 1279 feet of frontage along the west side of Citrus Avenue and approximately 1320 feet along the north side of Knox Avenue. Tentative Tract No. 16876 is Planning Area No. 3 of the Citrus Heights North Specific Plan.
Project Planner: Shannon J. Casey, AICP

8. **Conditional Use Permit No. 04-038/Conditional Use Permit No. 04-026:** Filed by Fonco Nite Inc. (Knights of Columbus). Conditional Use Permit (CUP) No. 04-038, is a request to use and operate an assembly hall for the Knights of Columbus. An additional CUP No. 04-026 to request a new Alcohol Beverage Control (ABC) license, Type 51 (Service Club) subject to conditions of approval for the existing commercial building. The project is a rectangularly-shaped property consisting of one parcel (APN: 0191-221-03) of approximately .8 adjusted gross

acres and is located at 16432 Merrill Avenue.

Project Planner: Paul Gonzales

9. **Conditional Use Permit No. 05-006:** Filed by Juan Lopez to request a transfer of an existing Alcohol Beverage Control (ABC) license, Type 41 (On-Sale Beer and Wine for a Bona Fide Public Eating Place). The project site is an irregularly-shaped property consisting of one parcel located at 17509 Foothill Boulevard, on the southeast corner of Foothill Boulevard and Tamarind Avenue.

Project Planner: Paul Gonzales

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: