

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

August 22, 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: August 8, 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 September 6, 2005, and September 20, 2005, meetings for the Planning Commission's information. An update of future Planning Commission items for the September 12, 2005, and September 26, 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. **Development Code (Chapter 30) Amendment No. 04-004 Fontana Auto Center Overlay District:** Filed by the City of Fontana to adopt a resolution recommending approval of Development Code Amendment No. 04-004 to the City Council. The project site is an irregularly-shaped property consisting of 72 parcels of approximately 138 gross acres and is generally located south of the 210 Freeway, between Citrus Avenue to the west and Sierra Avenue to the east, on both the north and south frontages of South Highland Avenue, and having an approximate depth of 700 feet on the north side of South Highland Avenue and an approximate depth of 550 feet on the south side of South Highland Avenue. Additionally, a portion of the project site is located east of Sierra Avenue and west of Mango Avenue, and has an approximate frontage on the east side of Sierra Avenue of 600 feet north of South Highland and approximately 400 feet south of South Highland Avenue (See Vicinity Map, Attachment No. 2).
Project Planner: Kevin Ryan

2. **Conditional Use Permit No. 05-016:** Filed by Mr. Scott D. Limbacher to request a new Conditional Use Permit to operate an Alcoholic Beverage Control (ABC) Type 21 License (Off-Sale General) within a newly constructed building of approximately 42,400 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0194-381-36) of approximately 17.5 adjusted gross acres and is located at 11225 Sierra Avenue, located on the northeast corner of Jurupa Avenue and Sierra Avenue, and having a frontage of approximately 600 feet on Jurupa Avenue and having a frontage of approximately 1,270 feet on Sierra Avenue.
Project Planner: Jon S. Dille

3. **Conditional Use Permit No. 05-019:** Filed by Mr. Derek Lambert to request a new Conditional Use Permit to operate an Alcoholic Beverage Control (ABC) Type 41 License (On-Sale Beer and Wine for a Bona Fide Public Eating Place) within an existing building of approximately 4,000 square feet. The project site is an irregularly-shaped property consisting of one parcel (APN: 0226-891-04) of approximately 0.6 adjusted gross acres within the Kohl Center located at 15002 Summit Avenue, at the northwest corner of Summit Avenue and Beech Avenue, and having a frontage of approximately 190 feet on Summit Avenue.
Project Planner: Jon S. Dille

4. **Design Review No. 04-0060/Variance No. 05-006/Tentative Parcel Map No. 17126:** Filed by Sommerville-Conzelman to request a Tentative Parcel Map to consolidate six parcels into one parcel; a Design Review for the site and architectural plans for a 36-unit multi-family apartment project; and a Variance for the reduction of a detached enclosed garage setback. The project site is a triangularly-shaped property consisting of 6 parcels (APNs 0240-061-10, -12 through 15, and -18) of approximately 3.6 gross acres and is located on the west side of Fontana Avenue approximately 428 feet south of the intersection of Fontana Avenue and Merrill Avenue and having an approximate frontage of 700

feet along Fontana Avenue and a variable depth west of Fontana Avenue.

Project Planner: Kevin Ryan

5. **Time Extension for Tentative Tract Map No. 16482:** Filed by Pacific Grove Corporation to request a time extension for Tentative Tract map (TTM) No. 16482 requesting a two year extension of the approval pursuant to Chapter 26 of the Fontana Municipal Code. The project site is a rectangularly-shaped property consisting of one parcel (APN 0243-051-17) and having 8.7 gross acres located on the northeast corner of Miller Avenue and Locust Avenue, and having 604 feet of frontage on Miller Avenue and 582 feet of frontage on Locust Avenue.

Project Planner: Paul Gonzales

6. **Tentative Tract Map No. 17389/Variance No. 05-008:** Filed by YH Citrus, LLC to request review and approval of Tentative Tract Map (TTM) No. 17389 to subdivide approximately 11 gross acres into 39 lots for the purpose of single-family residential development, and Variance No.05-008, a request for relief from Section 30-176(3), Hedges, Walls, and Fences, to allow a tubular steel fence for portions of the perimeter wall. The project site is an irregularly-shaped property consisting of 9 parcels (APNs 228-151-03, -09, -10, -11, -12, -13, -14, -15, and -16) totaling approximately 11 gross acres located on the north side of Chase Road and 155 feet west of Citrus Avenue, and having an approximate frontage of 710 feet on Chase Road and an approximate depth of 660 feet north of Chase Road.

Project Planner: Shannon J. Casey, AICP

7. **Design Review No. 05-015:** Filed by Young Homes, LLC to request a Design Review for architectural review and construction of 60 single-family homes on Tentative Tract Map No. 16724, four of the homes are proposed to be used as model homes for the Astoria development. The project site is an irregularly-shaped property consisting of 60 parcels (the easterly portion of Tentative Tract Map No. 16724) of approximately 10.1 net acres on the south side of the future extension of Walnut Avenue approximately 210 feet east of Catawba Avenue and having an approximate frontage of 710 feet easterly along the future extension of Walnut Avenue and an approximate depth of 660 feet south of the future extension of Walnut Avenue.

Project Planner: Amber M. Gregg

8. **Design Review No. 05-016/Conditional Use Permit No. 05-009:** Filed by Young Homes, LLC to request a Design Review to construct 39 single-family homes on Tentative Tract Map No. 17389. Conditional Use Permit No. 05-009 is a request to utilize a previously approved model home complex within Tentative Tract No. 16724. The project site is an irregularly-shaped property consisting of 39 parcels (Tentative Tract Map No. 17389) totaling approximately 11 gross acres located on the north side of Chase Road and 155 feet west of Citrus Avenue, and having an approximate frontage of 710 feet on Chase Road and an

approximate frontage of 710 feet on Chase Road and an approximate depth of 660 feet north of Chase Road.

Project Planner: Amber M. Gregg

9. **Conditional Use Permit No. 05-010:** Filed by Alcoa Wireless Network Services to request a Conditional Use Permit for a wireless telecommunications facility consisting of a 58 foot mono-palm antenna, four equipment cabinets, and a block wall enclosure in the north parking area of an existing commercial center. The project site is an irregularly-shaped property located on the southeast corner of Athol Street and Citrus Avenue, and is located approximately 300 feet southeast of the intersection of Athol Street and Citrus Avenue, at 9131 Citrus Avenue.

Project Planner: Amber M. Gregg

10. **Design Review No. 05-029:** Filed by WindDancer Development to request a Design Review for the design and construction of 21 single-family residential homes. The project site is an irregularly-shaped property consisting of 21 parcels (Tract Map No. 2183) of approximately 6.3 gross acres on the west side of Locust Avenue approximately 200 feet north of Foothill Boulevard and having an approximate frontage of 430 feet on Locust Avenue and an approximate depth of 667 feet west of Locust Avenue. The property is further identified as being traversed north to south by Frankfort Avenue.

Project Planner: Kristina Cline

F. OTHER COMMISSION BUSINESS:

1. **Ad-Hoc Appointment of Two Planning Commissioners to Specific Plan Ad-Hoc Committee for the North Fontana Specific Plan:**

Project Planner: Don Williams, AICP

G. STAFF REPORTS:

H. PLANNING MANAGER REPORT:

1. **Planning Division Monthly Report July 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: