

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

April 18, 2006

**CITY COUNCIL CHAMBERS
FONTANA CITY HALL, 8353 SIERRA AVENUE**

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A. ORGANIZATION

- 1. CALL TO ORDER: 5:00 P.M.**
- 2. PLEDGE OF ALLEGIANCE:**
- 3. INVOCATION:**
- 4. ROLL CALL: Chairperson Lee, Commissioners Clark, Galasso, Meyer and Slowik**
- 5. APPROVAL OF MINUTES: None**
- 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: None

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 April 25, 2006, and May 9, 2006, meetings for the Planning Commission's information. An update of future Planning Commission items for the May 1, 2006, May 2, 2006, and May 16, 2006, 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. **Design Review No. 05-019:** Staff requests that the Planning Commission continue this public hearing to June 6, 2006.

Project Planner: Charles Fahie, AICP

2. **Tentative Parcel Map No. 16567 and Administrative Site Plan No. 02-023:**

Filed by Mr. Doug Andresen to request a tentative parcel map to merge three of the four lots creating a commercial lot of approximately 1.1 adjusted gross acres and transfer the ownership of the remainder of the property to the adjacent residential property to the south creating a lot of 0.2 adjusted gross acres, and an administrative site plan for construction of a 9,796 square foot commercial center. The project site is an irregularly-shaped property consisting of four parcels (APN 0193-051-01, -28, -47, and -48) of approximately 1.3 adjusted gross acres and is located on the southwest corner of the intersection of Merrill Avenue and Date Street and having a frontage of approximately 379 feet on the south side of Merrill Avenue and a frontage of approximately 149 feet on the west side of Date Street. **Staff requests** that the Planning Commission continue the public hearing for Tentative Tract Map No. 16567 and Administrative Site Plan No. 03-023 to the Planning commission date of May 2, 2006, to allow the applicant to file the appropriate application with signatures from the adjacent property owner for the tentative parcel map.

Project Planner: Jon S. Dille

3. **Conditional Use Permit No. 05-046 and Conditional Use Permit No. 06-002:**

Filed by Mr. and Mrs. Baker to request relocation of an existing billiard hall at 9765 Sierra Avenue from one area of the existing shopping center to another location within the same center. The second CUP would allow for the operation of an Alcohol Beverage Control (ABC) Type 40 (On-Sale Beer) License. The project site is an irregularly-shaped property consisting of one parcel (APN: 0194-442-10) of approximately 6.7 adjusted gross acres and is located approximately 320 feet south of the southeast corner of the intersection of San Bernardino Avenue and Sierra Avenue and having a frontage of approximately 462 feet on the east side of Sierra Avenue, and an approximate depth of 609 feet east of Sierra Avenue.

Project Planner: Jon S. Dille

4. **Design Review No. 05-040:** Filed by RB Ventures to request a design review for an industrial business park consisting of two tilt-up industrial buildings of 48,511 square feet each, and a 123,926 square foot self storage facility, consisting of 799 units. The project site is a rectangularly-shaped property consisting of one parcel (APN 0237-081-01) of approximately 7.8 gross acres and is located on the south side of Slover Avenue bound by Beech Avenue to the west and Elm Avenue to the east and having an approximate frontage of 1,240 feet on Slover Avenue and an approximate depth of 300 feet.

Project Planner: Amber Gregg

5. **General Plan Amendment No. 06-002/Zone Change No. 06-002/Design Review No. 06-004/Conditional Use Permit No. 06-003/Variance No. 06-002 and Tentative Parcel Map No. 17977:** Filed by Fontana Housing Authority to request a design review and conditional use permit for the construction of a 90 unit affordable (very low income) senior citizen apartment complex; a Variance to deviate from the parking requirements; a General Plan Amendment to change approximately 3.8 acres of land designated I-L (Light Industrial) to C-G (General Commercial); a Zone Change from M-1 (Light Industrial) to C-2 (General Commercial); and, a Tentative Parcel Map to combine seven parcels of approximately 3.8 acres into one parcel. The project is a rectangularly-shaped property consisting of seven parcels (APNs 0192-161-04, -05, -06, -07, -23, -24, and -25) of approximately 3.8 gross acres and is located on the southeast corner of Orange Way and Sierra Avenue and having a frontage of approximately 1,080 feet on Orange Way and a depth of approximately 168 feet along Sierra Avenue.

Project Planner: Amber Gregg

F. OTHER COMMISSION BUSINESS:

G. STAFF REPORTS:

H. DIRECTOR REPORT:

I. COMMISSION REMARKS:

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

K. ADJOURNMENT:

Adjourn to May 1, 2006 at 5:00 p.m. for a Special meeting regarding a Conditional Use Permit revocation and to May 2, 2006 at 5:00 for a regular Planning Commission meeting.