

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**June 6, 2006**

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

**Visit our Web Site at: [www.fontana.org](http://www.fontana.org)**

---

**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: May 1, 2006 Special Meeting  
May 16, 2006 Regular Meeting**
- 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 June 13, 2006, meeting for the Planning Commission's information. An update of future Planning Commission items for the June 15, 2006, Special meeting, June 20, 2006, and July 5, 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
- (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. **Design Review No. 05-019 (Continued from 4-18-06)** Staff requests that the Planning Commission continue this item to the Planning Commission meeting of July 5, 2006.  
**Project Planner: Charles D. Fahie, AICP**
  
2. **Design Review No. 05-039:** Filed by Marcelo Eberetti to request a design review to establish a 6-unit apartment complex on approximately .6 adjusted gross acres. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0190-311-16) of approximately 0.6 adjusted gross acres and is located on the south side of McWethy Drive, approximately 250 feet west of Alder Avenue, having an approximate frontage of 125 feet on McWethy Drive and an approximate depth of 205 feet.  
**Project Planner: Charles D. Fahie, AICP**
  
3. **Design Review No. 05-058 (Continued from 5-16-06):** Filed by William Lyon Homes, Inc. to request approval of Design Review No. 05-058, for site plan and architectural design for a 109-unit for sale attached residential condominium project. The property is an irregularly-shaped parcel (APN 0228-021-029) on approximately 8.9 acres located on the south side of South Highland Avenue between San Sevaine Road to the west and Hemlock Avenue to the east and having approximately 298 feet of frontage on San Sevaine Road, approximately 1,324 feet of frontage on South Highland Avenue, and approximately 330 feet of frontage on Hemlock Avenue.  
**Project Planner: Shannon J. Casey, AICP**
  
4. **Tentative Tract Map No. 17365:** Filed by TGA Developing and Engineering to request review and approval of Tentative Tract Map No. 17365 to subdivide approximately 30.5 gross acres into 99 lots for the purpose of single-family residential development. The project site is an irregularly-shaped property consisting of seven parcels (APN 0228-061-16, -17, -18, -19, -20, -21, and -22) totaling approximately 30.5 acres and is located on the east and west sides of Knox Avenue between South Highland Avenue and Walnut Avenue and having approximately 1,925 feet of frontage along Knox Avenue and approximately 786 feet of frontage along Walnut Avenue.  
**Project Planner: Shannon J. Casey, AICP**

5. **Tentative Tract Map No. 17884/Design Review No. 05-070 and Conditional Use Permit No. 05-054:** Filed by Young Homes, LLC to request a Tentative Tract Map No. 17884 to subdivide approximately 16.2 acres into 55 single-family residential lots; Design Review No. 05-070 is a request for architectural review and construction of 55 single-family homes; and, Conditional Use Permit No. 05-054 is a request to utilize an off-site mode home complex located in Tract No. 16724 from the Astoria Development. The project site is a rectangularly-shaped property consisting of 55 parcels of approximately 16.2 net acres on the north side of the future extension of Walnut Avenue, adjacent to Citrus Avenue and having an approximate frontage of 1,322 feet along the future extension of Walnut Avenue and an approximate frontage of 528 feet on Citrus Avenue.

**Project Planner: Dawn Rowe**

6. **Tentative Tract Map No. 17161:** Filed by Mr. Amin Khalili, PE, Blackstone Engineering to request to subdivide a parcel of approximately 1.5 adjusted gross acres into seven lots for the purpose of single-family residential development. The lots range in size from 6,867 square feet to 9,727 square feet. The project site is an irregularly-shaped property consisting of one parcel (APN 0251-012-12) of approximately 1.5 adjusted gross acres and is located on the southeast corner of the intersection of Mallory Drive and Citrus Avenue and having a frontage of approximately 183 feet on the south side of Mallory Drive and a frontage of approximately 310 feet on the east side of Citrus Avenue.

**Project Planner: Jon S. Dille**

7. **Conditional Use Permit No. 06-05/Design Review No. 06-06:** Filed by Mel Malkoff to request a Design Review and Conditional Use Permit for the construction of an approximate 468 space parking lot in the Southern California Edison corridor for the Water of Life Church and a proposed City of Fontana park site. The project is located on two sites. Site No. 1 is an irregularly-shaped property located 80 feet south of the existing intersection of Miller Avenue and West Liberty Parkway and having a frontage of approximately 500 feet along the west side of West Liberty Parkway, and having a depth west of West Liberty Parkway of 870 feet. Site No. 2 is also an irregularly-shaped property located approximately 20 feet south of the existing intersection of Miller Avenue and West Liberty Parkway, having a frontage of approximately 500 feet on the east side of West Liberty Parkway and having an approximate depth of 650 feet east of West Liberty Parkway. Both project sites are located in the West End Specific Plan.

**Project Planner: DiTanyon Johnson**

- 8. Design Review No. 05-003:** Filed by Four Star Construction to request construction of five (5) single-family homes within previously approved Tentative Tract Map No. 16809. The project site is a rectangularly-shaped property consisting of two parcels (APNs 0246-071-75 and -76) totaling approximately 1.5 gross acres located approximately 600 feet west of the intersection of Maple Avenue and Seville Avenue, and will complete the cul-de-sac on Seville Avenue. This site has a depth of approximately 300 feet at the end of this cul-de-sac.

**Project Planner: Paul Gonzales**

**F. OTHER COMMISSION BUSINESS:**

**G. STAFF REPORTS:** None

**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 a special meeting on June 15, 2006, at 5:00 p.m., in the City Hall Council Chambers. The next regular Planning Commission meeting will be held on June 20, 2006, at 6:00 p.m., in the City Council Chambers.