

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

June 20, 2006

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

Visit our Web Site at: www.fontana.org

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: 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:

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. 96-26R3:** Transfer of an ABC License that was previously approved under Conditional Use Permit No. 96-26R2 for La Mexicana Meat Market located at 9069 Citrus Avenue.
Project Planner: Paul Gonzales

D. AGENDA INFORMATION:

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the June 27, 2006, and, July 11, 2006, meetings for the Planning Commission's information. An update of future Planning Commission items for the June 22, 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 | (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. **Tentative Tract Map No. 17634:** Filed by Palm Investment Group to request a Tentative Tract Map to subdivide approximately 4.8 gross acres of land into 20 parcels for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of two parcels totaling approximately 4.8 gross acres located on the west side of Mango Avenue, approximately 1,550 feet south of Baseline Avenue and having a frontage of approximately 300 feet on Mango Avenue. **Staff recommends** that the Planning Commission move to continue the public hearing for Tentative Tract Map No. 17634 to the July 5, 2006, Planning Commission meeting, to allow the applicant additional time to work with adjacent property owners regarding the wall heights.

Project Planner: Orlando Hernandez

2. **Tentative Tract Map No. 17161 (Continued from 6-6-06):** Filed by Mr. Amin Khalili, PE, 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 a 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

3. **Tentative Parcel Map No. 17267:** Filed by John Rasic to request to subdivide one parcel into two parcels. The project site is a rectangularly-shaped property consisting of one parcel (APN No. 0237-101-32), located on the west side of Catawba Avenue at the intersection of Catawba Avenue and Aliso Drive and having an approximate frontage of 330 feet on Catawba Avenue and an approximate depth of 660 feet

Project Planner: Paul Gonzales

4. **Tentative Parcel Map No. 17495/Design Review No. 05-048 and Variance No. 05-011:** Filed by Hilton, LLC to request approval of a tentative parcel map to create four industrial lots, a design review application to construct approximately 62,000 square feet of industrial building space in four buildings, and a variance to allow internal building setbacks of zero feet. The property is an irregularly-shaped property consisting of one parcel (APN 1110-151-03) of approximately four acres on the north side of Hilton Drive approximately 874 feet east of the intersection of Redwood Avenue and Hilton Drive and having approximately 284 feet of frontage on Hilton Drive. This property is within the West End Specific Plan area.

F. OTHER COMMISSION BUSINESS:

Reset Ventana Specific Plan Workshop from June 22, 2006.

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: