

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**July 5, 2006**

**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: June 6, 2006**
- 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 July 11, 2006, meeting for the Planning Commission's information. An update of future Planning Commission items for the July 18, 2006, July 19, 2006, and August 1, 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 item to the Planning Commission meeting of August 15, 2006.  
**Project Planner: Charles D. Fahie, AICP**

2. **Tentative Tract Map No. 17634 (Continued from 6-20-06):** Filed by Palm Investment Group to request a subdivision of 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 (APN's 0241-091-32 and 33) totaling approximately 4.8 gross acres located on the west side of Mango Avenue, approximately 1,550 feet south of Baseline Avenue and having an approximate frontage of 300 feet on Mango Avenue and an approximate depth of 627 feet.  
**Project Planner: Orlando Hernandez**
  
3. **Tentative Parcel Map No. 17787:** Filed by Mike Austin to request approval of a tentative parcel map to create three commercial lots on approximately 4.9 acres in the West End Specific Plan area. The project site is an irregularly-shaped property consisting of one parcel (APN 1100-391-03) totaling approximately 4.9 acres located on the northwest corner of Cherry Avenue and Roanoke Road and having approximately 295 feet of frontage on the west side of Cherry avenue and having approximately 349 feet of frontage along the north side of Roanoke Road in the West End Specific Plan area.  
**Project Planner: Shannon J. Casey, AICP**
  
4. **Tentative Parcel Map No. 16804:** Filed by Reynaldo Nunez to request to subdivide one parcel into four parcels. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0241-122-59) totaling approximately 1.5 gross acres located on the south side of Baseline Avenue, approximately 740 feet east from the intersection of Palmetto Avenue and Tamarind Avenue and having an approximate frontage of 189 feet on Baseline avenue and an approximate depth of 293 feet.  
**Project Planner: Orlando Hernandez**
  
5. **Design Review No. 05-045/Tentative Parcel Map No. 17652/Draft Environmental Impact Report (DEIR)/Home Depot Development Agreement:** Filed by Greenberg Farrow to request: 1) A Design Review for the construction of a 148,821 square foot commercial shopping center; 2) A parcel map to reconfigure four existing parcels into four new parcels; and, 3) A statutory development agreement for Home Depot. The project site is a rectangularly-shaped property consisting of four parcels (APNs: 0255-101-17, -18, -19, and -26) totaling approximately 13.7 gross acres located at the southwest corner of Santa Ana Avenue and Sierra Avenue, and having an approximate frontage of 780 feet on Santa Ana Avenue and an approximate frontage of 510 feet on Sierra Avenue.  
**Project Planner: Orlando Hernandez**
  
6. **Conditional Use Permit No. 06-501:** Filed by Sylvia Ramirez to request a new Alcohol Beverage Control (ABC) license, Type 40 (On-Sale Beer). Authorizes

the sale of beer only for consumption on or off the premises. The project site is an irregularly-shaped property consisting of one parcel located at 7337 East Avenue, southeast of the intersection of Baseline Avenue and East Avenue in Suite “B”.

**Project Planner: Paul Gonzales**

- 7. **Conditional Use Permit No. 06-008:** Filed by Mr. Mike Rebuli to request a new Conditional Use Permit to operate an Alcoholic Beverage Control (ABC) Type 41 License (On-Sale Beer and Wine-Eating Place) within an existing building, approximately 1,285 square feet, for Mexican Grill Juanchos Restaurant. The project site is a rectangularly-shaped parcel consisting of one parcel (APN 0194-381-14) of approximately 17.5 adjusted gross acres and is located on the northeast corner of the intersection of Jurupa Avenue and Sierra Avenue, and having a frontage of approximately 590 feet on the north side of Juniper Avenue and having a second frontage of approximately 1,250 feet on the east side of Sierra Avenue.

**Project Planner: Jon S. Dille**

- 8. **Tentative Parcel Map No. 17246/Variance No. 05-005:** Filed by Mark Wendel, Lewis Retail Centers, to request to subdivide two parcels totaling approximately 5.5 adjusted gross acres into five commercial lots and a variance to allow for three of the lots to be less than the minimum lot size per the zoning district. The lots range in size from 0.59 acres to 2.08 acres. Most of the site is currently developed with an existing commercial retail center and no change in the use is proposed. The project is an irregularly-shaped property consisting of two parcels (APNs 0226-901-01, and -03) totaling approximately 5.5 adjusted gross acres and is located approximately 315 feet north of the northwest corner of the intersection of Summit Avenue and Beech Avenue and having a frontage of approximately 240 feet on the west side of Beech Avenue and a second frontage approximately 425 feet west of the northwest corner of the intersection of Summit Avenue and Beech Avenue and having a frontage of approximately 220 feet on the north side of Summit Avenue.

**Project Planner: Jon S. Dille**

- 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 a regular meeting on July 18, 2006 at 6:00 p.m., and also to July 19, 2006 at 6:00 p.m., for a special meeting.