

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**August 1, 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: July 5, 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 August 8, 2006, and August 22, 2006, meetings for the Planning Commission's information. An update of future Planning Commission items for the August 15, 2006, and September 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. **Time Extension No. 06-04 for Tentative Tract Map No. 16604:** Filed by Young Homes to request a two-year time extension for Tentative Tract Map No. 16604, a 51 lot single-family residential subdivision on approximately 15 acres. The project site is an irregularly-shaped property consisting of three parcels (APNs: 0228-251-03, -04, -05) of approximately 15 gross acres located approximately 300 feet north of the intersection of Foothill Boulevard and Sultana Avenue, having a frontage of approximately 956 feet on the west side of Sultana Avenue and having an approximate depth of 654 feet west of Sultana Avenue.  
**Project Planner: DiTanyon Johnson**
  
2. **Time Extension No. 05-034 for Tentative Tract Map No. 16583/Variance No. 06-05:** Filed by Jerry Ronnebeck Engineering to request a two-year time extension for Tentative Tract Map No. 16583, a 15 lot single-family residential subdivision on approximately 3.6 acres and a variance request (Variance No. 06-05) to waive the ten (10) foot setback requirement for landscaping. The project site is an irregularly-shaped property consisting of three parcels (APNs: 0241-091-52, -59, -62) of approximately 3.6 gross acres located on the northwest corner of Miller Avenue and Mango Avenue having a frontage of 120 feet on the south side of Miller Avenue and a frontage of approximately 250 feet on Mango Avenue and approximate depth of 375 feet north of Miller Avenue and approximately 291 feet west of Mango Avenue.  
**Project Planner: DiTanyon Johnson**
  
3. **Tentative Tract Map No. 17235/Design Review No. 05-014:** Filed by Mr. Jack Wu, Architect Design Group, to request review and approval to subdivide one parcel of approximately 0.8 adjusted gross acres into nine lots for the purpose of a residential condominium development, and design review for the architectural review and construction of the three buildings totaling 13,198 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN 0194-101-17) of approximately 0.8 adjusted gross acres and is located at 9418 Acacia Avenue, approximately 695 feet south of the southwest corner of the intersection of Randall Avenue and Acacia Avenue, and having a frontage of approximately 130 feet and a depth of approximately 291 feet.  
**Project Planner: Jon S. Dille**
  
4. **Design Review No. 05-069/Tentative Tract Map No. 17842/Conditional Use Permit No. 05-052:** Filed by WL Homes, LLC to request receiving comments on the Draft Environmental Impact Report (EIR) for a proposed project consisting of Tentative Tract Map No. 17842, Conditional Use Permit No. 05-052, and Design Review No. 05-069 to construct a 201-unit condominium complex. The project site is a rectangularly-shaped property (APN: 0226-135-03) of approximately 16.4 adjusted gross acres on the southwest corner of Sierra Lakes Parkway and Beech Avenue having approximately 630 feet of frontage on Beech Avenue and approximately 1,320 feet of frontage on Sierra Lakes Parkway. The site is approximately one half miles north of the 210 Freeway.

**F. OTHER COMMISSION BUSINESS:**

1. **Request for a Workshop on September 5, 2006:** Specific Plan request to begin on the Planning Commission meeting of September 19, 2006 at 5:00 p.m.

**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:**