

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

AUGUST 15, 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 18, 2006
August 1, 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: 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 August 22, 2006, September 12, 2006, and September 26, 2006, meetings for the Planning Commission's information. An update of future Planning Commission items for the August 16, 2006, September 5, 2006, and September 19, 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 (Continued from 7-5-06):** Filed by Sam Perricone to request comments on the Draft Environmental Impact Report (DEIR) for a proposed project consisting of three (3) distribution/manufacturing buildings totaling 1,277,728 square feet (Building A/399,880 square feet, Building B/433,680 square feet, and Building C/444,168 square feet) in three (3) phases on a total of approximately 62.5 adjusted gross acres (Phase I/21.0 acres, Phase II/20.6 acres, and Phase III/20.8 acres). The project site is a rectangularly-shaped property consisting of four parcels (APNs: 0237-131-11, and -12, 0237-141-04, and 0193-411-01) totaling approximately 62.5 adjusted gross acres located on the north side of Jurupa Avenue bounded by Poplar Avenue to the east, Hemlock Avenue to the west and traversed north to south by Elm Avenue and Beech Avenue creating three distinct and separate project sites. Site 1 has a frontage of approximately 1,250 feet on Jurupa Avenue and approximately 700 feet of frontage on Hemlock Avenue and Beech Avenue. Site 2 has a frontage of approximately 1,250 feet on Jurupa Avenue and approximately 700 feet of frontage on Beech Avenue and Elm Avenue. Site 3 has a frontage of approximately 1,250 feet on Jurupa Avenue and approximately 700 feet of frontage on Elm Avenue and Poplar Avenue.

Project Planner: Charles Fahie, AICP

2. **Tentative Parcel Map No. 17187/Design Review No. 05-072:** Filed by Mr. Stefan Smith and Mr. Jeffrey Fowler, to request a tentative parcel map and design review to subdivide two parcels totaling approximately 1.5 adjusted gross acres into eight industrial condominiums and construct two buildings totaling 16,696 square feet for general office spaces. The condominium units range in size from 1,685 square feet to 2,740 square feet. The project site is an irregularly-shaped property consisting of two parcels (APNs 1100-391-08, and 09) totaling approximately 1.5 adjusted gross acres and is located approximately 130 feet south of the southeast corner of the intersection of Miller Avenue and Edison Avenue and having a frontage of approximately 300 feet on the west side of Edison Avenue and a depth of approximately 205 feet.

Project Planner: Jon S. Dille

3. **General Plan Amendment No. 06-01/Zone Change No. 06-01, and Tentative Tract Map No. 17342:** Filed by Stratham Homes to request a General Plan Amendment to modify the Land Use Policy Map and change the General Plan designation on approximately three (3) acres from Community Commercial (C-C) to Residential Planned Community (R-PC) and approximately 2.5 acres from Residential Planned Community (R-PC) to Community Commercial (C-C). Along with a Zone Change request to modify the zoning on the Zoning District Map and change the zoning on approximately three (3) acres from Community Commercial (C-1) to Residential Planned Community (R-PC) and approximately 2.5 acres from Residential Planned Community (R-PC) to Community Commercial (C-1). Along with a Tentative Tract Map request to subdivide approximately 26 gross acres into 76 single-family residential lots (10,000 square foot minimum lot size).
Project Planner: DiTanyon Johnson

4. **General Plan Amendment No. 06-07/Variance No. 06-01/Tentative Tract Map No. 17734, and Design Review No. 06-01:** Filed by Mr. Ralph Hastings to request a General Plan Amendment to modify the Land Use Policy Map and change the General Plan designation on approximately 4.7 acres from General Commercial (C-G) to Light Industrial (L-1) and a Variance request to allow the internal setback from five feet to zero feet. Along with a tentative tract map to subdivide approximately 4.7 gross acre parcel into 16 industrial condominium units ranging in size from approximately 2,952 square feet to 10,320 square feet and a design review for the site and architecture review of the 16 industrial condominiums. The project site is a rectangular-shaped property (APN: 1110-151-20) on approximately 4.7 gross acres and is located on the southwest corner of Hilton Avenue and Hemlock Avenue having a frontage of 680 feet on the south side of Hilton Avenue and an approximate frontage of 340 feet on the west side of Hemlock Avenue.
Project Planner: DiTanyon Johnson

5. **Design Review No. 06-003/Tentative Parcel Map No. 17813:** Filed by Hogle-Ireland, to request approval of a design review to construct two industrial buildings totaling 42,335 square feet on approximately 2.24 acres; and a parcel map to subdivide one parcel of approximately 5.65 acres into two parcels in the Southwest Industrial Park Specific Plan area. The property is located at 13560 Colombard Court, at the northwest corner of Colombard Court and Cabernet Drive and having approximately 430 feet of frontage along Colombard Court and approximately 280 feet of frontage along Cabernet Drive.
Project Planner: Orlando Hernandez

6. **Tentative Parcel Map No. 17522:** Filed by McArtherBird, to request a Tentative Parcel Map to subdivide one parcel into four commercial parcels. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0255-041-14) of approximately nine gross acres and is located on the southwest corner of Slover Avenue and Sierra Avenue and having a frontage of approximately 580 feet on Sierra Avenue and a depth of approximately 600 feet along Slover Avenue.

Project Planner: Charles D. Fahie, AICP

7. **Design Review No. 05-063/Tentative Parcel Map No. 17649:** Filed by Ware Malcomb to request approval of a design review to construct three industrial buildings totaling 493,725 square feet on approximately 24.9 gross acres; and a parcel map to combine seven parcels into three parcels in the West End Specific Plan area. The project site is an irregularly-shaped property consisting of seven parcels (APNs: 1100-011-01, -02, -03, -04, -05, -06, and -07) totaling approximately 24.9 gross acres located at the southeast corner of Baseline Avenue and Cherry Avenue, and having an approximate frontage of 1,120 feet on Baseline Avenue and an approximate frontage of 440 feet on Cherry Avenue.

Project Planner: Orlando Hernandez

8. **Design Review No. 06-005/Conditional Use Permit No. 06-012:** Filed by Panattoni Development to request a design review and conditional use permit for site and architectural review of two (2) manufacturing buildings totaling 205,919 square feet (Building A/85,601 square feet and Building B/120,318 square feet) on a total of approximately 9.0 gross acres. The project site is a trapezoidally-shaped property consisting of two parcels (APNs: 1110-391-01, and -02) totaling approximately 9.0 gross acres located on the southwest side of Roanoke Avenue and Cherry Avenue with a frontage of approximately 400 feet on Roanoke Avenue and approximately 750 feet of frontage on Cherry Avenue in the West End Specific Plan.

Project Planner: Charles Fahie, AICP

F. OTHER COMMISSION BUSINESS:

G. STAFF REPORTS:

H. DIRECTOR REPORT:

1. **Request for a workshop for the proposed Sierra Summit Specific Plan:**

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 August 16, 2006, to a Special Planning

Commission meeting.