

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

January 16, 2007

**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: December 5, 2006
December 19, 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 January 18, 2007, and, January 23, 2007, meetings for the Planning Commission's information. An update of future Planning Commission items for the February 6, 2007, and February 20, 2007, 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. 05-018R1:** Filed by Mr. Patrick Diaz, to request construction of 18 houses ranging in size from 1,968 square feet to 3,015 square feet. The project site is a rectangularly-shaped property consisting of two parcels (APN 0240-012-10 and -11) of approximately 4.1 adjusted gross acres and is located on the northwest corner of the intersection of Walnut Street and Oleander Avenue and having a frontage of approximately 670 feet on the north side of Walnut Street and a second frontage of approximately 280 feet on the west side of Oleander Avenue.

Project Planner: Jon S. Dille

2. **Tentative Tract Map No. 17606/Design Review No. 05-046 and Conditional Use Permit No. 05-033:** Filed by Ms. Yoon Kim, to request a tentative tract map to create a condominium map, a design review for the construction of 33 town homes providing 66 units, and a conditional use permit to establish a planned unit development to revise the building separation standards within the project. The project site is a irregularly-shaped property consisting of six parcels (APNs: 0191-091-19, -21, -23, -32, -40, and -41) of approximately 6.0 adjusted gross acres and is located approximately 180 feet east of the southeast corner of the intersection of Foothill Boulevard and Cypress Avenue with a frontage of approximately 490 feet on the south side of Foothill Boulevard and a second frontage located approximately 280 feet south of the southeast corner of the intersection of Foothill Boulevard and Cypress Avenue of approximately 180 feet on the east side of Cypress Avenue, and a depth of approximately 600 feet.

Project Planner: Jon S. Dille

3. **Time Extension No. 06-026 for Tentative Tract Map No. 16723:** Filed by Young Homes to request a two-year time extension for Tentative Tract Map No. 16723, a 74 lot single-family residential subdivision on approximately 20 acres. The project site is a rectangularly-shaped property consisting of four parcels (APNs 0240-061-05, 0240-061-06, 0240-061-22 and 0240-061-23) totaling approximately 20 gross acres, and is located north of Walnut Avenue, west of Juniper Avenue, east of Cypress Avenue and south of South Highland Avenue. The project has a street frontage of approximately 1255 feet on the north side of Walnut Avenue, and extends from Cypress Avenue to Juniper Avenue.

Project Planner: Shawnika Johnson

- 4. Conditional Use Permit No. 06-001:** Filed by Mr. Akwinder Singh to request approval of a new conditional use permit of an existing liquor store, G&B Liquor. The existing store is currently operating with an Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) license. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0233-122-38) of approximately 0.3 adjusted gross acres and is located at 15892 Randall Avenue.
Project Planner: Dawn Rowe

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: