

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

April 3, 2007

**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: March 20, 2007**
- 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 April 10, 2007, and April 24, 2007, meetings for the Planning Commission's information. An update of future Planning Commission items for the May 1, 2007, meeting 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. **Conditional Use Permit No. 06-027 (Continued from 3-5-07):** Filed by Beth Aboulafia, Hinman and Carmichael, LLP, to request a review and approval of a new Conditional Use Permit (CUP) to operate a new Alcoholic Beverage Control (ABC) Type 20 (Off-Sale Beer and Wine) License within an existing Target store of approximately 112,500 square feet. The project site is an irregularly-shaped property consisting of one parcel (APN 0254-221-53) of approximately 10.8 adjusted gross acres, located at 16964 Slover Avenue, which is located on the northeast corner of the intersection of Slover Avenue and Sierra Avenue, excluding the three out-parcels, and having a frontage of approximately 500 feet on the north side of Slover Avenue and a second frontage of approximately 1,000 feet on the east side of Sierra Avenue.
Project Planner: Arely Monarez

2. **Design Review No. 06-049/Conditional Use Permit No. 06-020:** Filed by the Apostolic Assembly to request a design review for an approximate 33,862 square foot worship facility and a Conditional Use Permit (CUP) for the use of a place of assembly and for a proposed pre-school. The project site is an irregularly-shaped property on approximately 9.6 gross acres located approximately 1,650 feet north of the intersection of Citrus Avenue and Summit Avenue just north of the Edison Easement and having a frontage of 334 feet on the east side of Citrus Avenue and a depth of 1,251 feet (APN 0239-141-09 and -10).

Project Planner: Paul Gonzales

3. **Specific Plan No. 04-004/Zone Change No. 06-008/General Plan Amendment No. 06-012 and Environmental Impact Report for the (Valley Trails Specific Plan) (Continued from 3-20-07):** Filed by South Fontana Investment Company, LLC, to request a Specific Plan to adopt the Valley Trails Specific Plan; a Zone Change to amend the Zoning District Map to reflect the adoption of the Valley Trails Specific Plan; and a General Plan Amendment to amend the Circulation Element Map to upgrade the current “secondary highway” classification of Locust Avenue/Armstrong Road to a “primary highway” and to amend General Plan Land Use Map to reflect the adoption of the Valley Trails Specific Plan. The project site is a rectangularly-shaped property consisting of 12 parcels (APNs 256-131-05, 11 through -15, 194-401-04, 05, 09, 256-141-36, 38, and -39) of approximately 290 gross acres and is located approximately 5,230 feet east of the intersection of Sierra Avenue and Jurupa Avenue and approximately 1,000 feet south of Jurupa Avenue bounded to the north by a 300 foot wide utility corridor, to the south by the Riverside County boundary line, and to the east by Locust Avenue/Armstrong Road, and having a frontage of approximately 4,500 feet and to the west by Alder Avenue and the Jurupa Hills.

Project Planner: Stephanie Hall

F. OTHER COMMISSION BUSINESS:

G. STAFF REPORTS:

H. DIRECTOR REPORT:

1. **Design Review No. 07-002:** A minor change in the housing mix for a previously approved design review (Tentative Tract Map No. 16919), located east of Oleander Avenue and approximately 440 feet south of Walnut Avenue.

Project Planner: Don Williams, AICP

I. COMMISSION REMARKS:

J. PUBLIC FORUM CONTINUED: (Public comment time in excess of the 45 minute maximum allocated per Section B.)

K. ADJOURNMENT:

Cancel the April 17, 2007, meeting, and adjourn to May 1, 2007.