

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

May 1, 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: April 3, 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 May 8, 2007, May 22, 2007, May 24, 2007, and May 31, 2007, meetings for the Planning Commission's information. An update of future Planning Commission items for the, May 15, 2007, June 5, 2007, and June 19, 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. **2007/2008-2013/2014 (Capital Improvements Program (CIP):** Filed by the City of Fontana to request a finding that the CIP is in conformance with the goals and policies of the City's 2003 General Plan. Located citywide.
Project Planner: Lynn Rogers

2. **Variance No. 07-01:** Filed by the City of Fontana to request a variance from the maximum square footage of 100 square feet allowed for pylon signs to a maximum of 200 square feet. The project site is a rectangularly-shaped property (APN: 0235-19-16) of approximately 2.3 gross acres and is located approximately 426 feet west of the intersection of Valley Boulevard and Elm Avenue having a frontage of approximately 165 feet on the south side of Valley Boulevard and an approximate depth of 642 feet south of Valley Boulevard. **Staff requests** that the Planning Commission continue the public hearing for Variance No. 07-01 to the June 5, 2007, Planning Commission meeting.

Project Planner: DiTanyon Johnson

3. **Design Review No. 06-059:** Filed by Stratham Homes to request construction of 74 single-family homes including a model home complex with homes ranging in size from 3,885 square feet to 4,662 square feet. The project site is an irregularly-shaped property (Tentative Tract Map No. 17342) comprised of approximately 35 gross acres located on the northeast corner of Summit Avenue and Citrus Avenue, with a frontage of 789 feet on the east side of Citrus Avenue and an approximate depth of 1,302 feet east of Citrus Avenue and frontage of 615 feet on Summit Avenue and a depth of 1,334 north of Summit Avenue.

Project Planner: DiTanyon Johnson

4. **General Plan Amendment No. 06-013:** Filed by the City of Fontana to request a proposal to update the City's General Plan Circulation Element and the Circulation Master Plan Map to reflect new street alignments, classifications, names, and other minor changes associated with approved and/or proposed land use applications accepted for processing since the City adopted the current General Plan. Located citywide.

Project Planner: Charles Fahie, AICP

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

2. **Design Review No. 06-07:** A minor change in the housing mix for a previously approved design review. (Tentative Tract Map No. 16383 and 17460), located on the east side of Oleander Avenue, north of Baseline Avenue.

Project Planner: Dawn Rowe

I. COMMISSION REMARKS:

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

K. ADJOURNMENT: