

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

May 15, 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: May 1, 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 May 31, 2007 (special meeting), and June 12, 2007, meetings for the Planning Commission's information. An update of future Planning Commission items for the 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. **Design Review No. 05-061/Conditional Use Permit No. 05-045:** Filed by Chevron-Michael Kurkjian to request a design review and a conditional use permit to establish a Chevron gas station with a 3,600 square foot retail center, a 400 square foot fast food area, 1,050 square feet of office space, and a full service car wash on approximately 2.5 adjusted gross acres. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0255-041-14) of approximately 2.5 adjusted 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

2. **Design Review No. 06-058:** Filed by Andresen Architecture to request construction of fifteen (15) single-family homes within previously approved Tentative Tract Map No. 15697. The project site is an irregularly-shaped property consisting of three parcels (APNs 0241-172-01, -02, and -03) totaling approximately 3.5 gross acres located on the southeast corner of Palmetto Avenue and Elaine Drive and having a frontage of approximately 517 feet on Elaine Drive and an approximate frontage of 310 feet on Palmetto Avenue.
Project Planner: Paul Gonzales

3. **Tentative Tract Map No. 18137/Design Review No. 06-052:** Filed by Crestwood Corporation, to request the subdivision of one lot of approximately 4.5 adjusted gross acres into 19 lots ranging in size from 6,125 square feet to 13,043 square feet, for the purpose of single-family residential development, and design review for the construction of the 19 houses ranging in size from 2,021 square feet to 3,063 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN 0240-021-19) of approximately 4.5 adjusted gross acres and is located approximately 280 feet south of the southeast corner of the intersection of Citrus Avenue and Walnut Avenue, and having a frontage of approximately 312 feet on the east side of Citrus Avenue and a depth of approximately 646 feet.
Project Planner: Arely Monarez

4. **Tentative Tract Map No. 18260/Design Review No. 06-054:** Filed by Crestwood Corporation, to request the subdivision of four (4) lots of approximately 5.8 adjusted gross acres into 23 lots ranging in size from 6,044 square feet to 9,238 square feet, for the purpose of single-family residential development, and design review for the construction of the 23 houses ranging in size from 2,021 square feet to 3,063 square feet. The project site is a irregularly-shaped property consisting of four parcels (APN 0240-021-18, 0240-021-19, 0240-021-03, and 0240-021-04) of approximately 5.8 adjusted gross acres and is located approximately 588 feet south of the southeast corner of the intersection of Citrus Avenue and Walnut Avenue, and having a frontage of approximately 314 feet on the east side of Citrus Avenue and a depth of approximately 994 feet.
Project Planner: Arely Monarez

5. **Tentative Tract Map No. 18261/Design Review No. 06-053:** Filed by Crestwood Corporation, to request the subdivision of two lots of approximately 5.9 adjusted gross acres into 24 lots ranging in size from 6,064 square feet to 12,164 square feet, for the purpose of single-family residential development, and design review for the construction of the 24 houses ranging in size from 2,021 square feet to 3,063 square feet. The project site is a irregularly-shaped property consisting of two (2) parcels (APN 0240-021-03 and APN 0240-021-04) of approximately 5.9 adjusted gross acres and is located approximately 280 feet south of the southwest corner of the intersection of Oleander Avenue and Walnut Avenue, and having a frontage of approximately 471 feet on the west side of Oleander Avenue and a depth of approximately 662 feet.

Project Planner: Arely Monarez

F. OTHER COMMISSION BUSINESS:

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:

WORKSHOP: New residential product (Centerstone):