

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**June 5, 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 15, 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, and June 12, 2007, meetings for the Planning Commission's information. An update of future Planning Commission items for the June 19, 2007, and July 18, 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. **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: 0235-191-16) 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 Variance No. 07-01 to a date uncertain, to allow the applicant time to gather additional information to address the Planning Divisions concerns regarding the proposed use on the project site.

**Project Planner: DiTanyon Johnson**

2. **Tentative Tract Map No. 17828 (TTM No. 06-025):** Filed by Tanna Real Estate Inc., to request the subdivision of approximately 4.53 gross acres of land into 19 parcels for the purpose of single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN No. 0241-021-19) totaling approximately 4.5 gross acres located on the easterly side of Oleander Avenue, south side of Baseline Avenue and having an approximate frontage of 313 feet on Oleander Avenue and an approximate depth of 629 feet.

**Project Planner: Salvador Quintanilla**

3. **Design Review No. 05-028/Tentative Tract Map No. 17483 (TTM No. 05-023):** Filed by Jorge Sandoval to request a Tentative Tract Map for the subdivision of one parcel into eight (8) single-family residential lots. A Design Review (DRP) to construct eight (8) new single-family homes within Tentative tract Map No. 17483. The project site is an irregularly-shaped property consisting of one parcel (APN: 0233-052-05) of approximately 1.8 adjusted gross acres and is located on the southwest corner of Citrus Avenue and Ceres Avenue, and having a frontage of approximately 289 feet on Ceres Avenue and a depth of approximately 272 feet.

**Project Planner: Paul Gonzales**

4. **Tentative Tract Map No. 18061 (TTM No. 06-009)/ Design Review No. 06-023/ Conditional Use Permit No. 07-014:** Filed by ANJ, Inc., to request the construction of a new 32 unit condo complex consisting of five-two-story buildings with proposed recreational amenities to include two tot-lots, swimming pool, recreational room, and a basketball court. The project site is a rectangular-shaped property consisting of three parcels (APN: 0246-041-01, -02, and -03) of approximately 2.7 adjusted gross acres and is located on the northeast corner of Arrow Boulevard and Laurel Avenue, and having a frontage of approximately 630 feet on Arrow Boulevard and 210 feet of frontage on Laurel Avenue.

**Project Planner: Paul Gonzales**

**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:**