

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

June 19, 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: None**
- 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 June 20, 2007, and July 10, 2007, meeting for the Planning Commission's information. An update of future Planning Commission items for the July 18, 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. **Time Extension for Tentative Tract Map No. 17167 (TTM No. 07-011):** Filed by Manny Gonzales to request a one-year time extension for Tentative Tract Map No. 17167, a 16 lot single-family residential subdivision on approximately 4.0 adjusted gross acres. The site is located south of Fairview Drive between Williams Road and Dumond Drive.
Project Planner: Orlando Hernandez

2. **Time Extension for Tentative Tract Map No. 17059:** Filed by Mr. Benny Sam, Young Homes, to request a time extension for Tentative Tract Map No. 17059 requesting a two-year extension of the approval pursuant to Chapter 26 of the Fontana Municipal Code. The project site is a rectangularly-shaped property consisting of one parcel (APN: 1110-111-03) of approximately 4.7 adjusted gross acres and is located approximately 335 feet west of the southwest corner of the intersection of Miller Avenue and Beech Avenue and having frontage of approximately 330 feet on the south side of Miller Avenue and a depth of 630 feet.
Project Planner: Jon S. Dille

3. **Tentative Tract Map No. 16503/Time Extension:** Filed by Silveroak Development to request a two year time extension for Tentative Tract Map (TTM) No. 16503 for a subdivision of approximately 3.9 acres into seventeen (17) single-family residential lots. The project site is a rectangularly-shaped property consisting of one parcel (APN 0228-101-10) totaling approximately 3.9 gross acres located on the northwest corner of Baseline Avenue and Hemlock Avenue and having a frontage of 305 feet on Baseline Avenue and a frontage of 600 feet on Hemlock Avenue.
Project Planner: Paul Gonzales

4. **Development Code Amendment No. 07-003:** Filed by the City of Fontana to request adopting a resolution recommending that the City Council adopt an ordinance amending portions of Chapter 30, Zoning and Development Code, of the Municipal Code prohibiting Medical Marijuana Dispensaries as a land use. Located city wide.
Project Planner: Shannon J. Casey, AICP

5. **Design Review Amendment No. 04-040R-1:** Filed by Kamal Tadros to request a Design Review Amendment to change the use and façade of an existing 2-story office building. The second floor, 4,000 square feet, will remain general and/or medical offices and the first floor, 4,000 square feet, will change to retail. The project site is an irregularly-shaped property consisting of approximately 4.8 gross acres (3.4 net acres) at the southeast corner of Baseline Avenue and Beech Avenue (APN 1110-051-07) and having approximately 640 feet of frontage on Baseline Avenue, approximately 300 feet of frontage on Beech Avenue, and approximately 300 feet of frontage on Sultana Avenue.
Project Planner: Rena Sweeney

6. **Conditional Use Permit No. 07-005:** Filed by Pam and Greg Foreman, Speed Dreamin to request a conditional use application for the establishment of an indoor, fuel operated go kart race track facility for commercial recreational purposes within an existing 37,417 square foot industrial building. The project site is located at 7627 Cherry Avenue, and is a rectangular-shaped property consisting of one parcel (APN: 1110-011-13) totaling approximately 2.4 adjusted gross acres located east of Cherry Avenue, west of Carnegie Avenue, and north of Miller Avenue, with a frontage of approximately 302 feet on Cherry Avenue, and a depth of approximately 261 feet east of Cherry Avenue, sited within the West End Specific Plan.

Project Planner: Dawn Rowe

7. **Design Review No. 06-060:** Filed by Andresen Architecture to request to construct seven (7) single-family homes within previously approved Tentative Tract Map No. 17161. The project site is an irregularly-shaped property consisting of one parcel (APN 0251-012-12) totaling approximately 1.8 gross acres located on the southeast corner of Mallory Drive and Citrus Avenue and having a frontage of approximately 290 feet on Mallory Drive and an approximate frontage of 310 feet on Citrus Avenue.

Project Planner: Paul Gonzales

F. OTHER COMMISSION BUSINESS:

G. STAFF REPORTS:

H. DIRECTOR REPORT:

1. **Design Review No. 05-068** – Minor color changes and the addition of two-tone stucco colors for previously approved design review. (Tentative Tract Map No. 14244 and 14245) located at the south side of Citrus Avenue and Elm Avenue in the Southridge Village Specific Plan.

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 Planning Commission meeting of July 3, 2007, and adjourn to a regular meeting on Wednesday, July 18, 2007.

Workshop - Proposed changes to the Fontana Zoning & Development Code: