

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

July 18, 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: June 5, 2007 and June 19, 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.

1. **Text of Resolution No. PC 2007-004:**
Project Planner: Shannon J. Casey, AICP

D. AGENDA INFORMATION:

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the July 24, 2007, and August 14, 2007, meetings for the Planning Commission's information. An update of future Planning Commission items for the August 7, 2007, and August 21, 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. **Tentative Parcel Map No. 18450:** Filed by Empire Companies, to request the subdivision of approximately 17 acres into eleven parcels for phase I and II of the Sierra Crossroads Shopping Center. The project site is a rectangularly-shaped property of approximately 17 acres (APN: 0194-381-42) located on the northeast corner of Jurupa Avenue and Sierra Avenue having a frontage of approximately 1,200 feet on the east side of Sierra Avenue and an approximate depth of 620 feet east of Sierra Avenue.
Project Planner: DiTanyon Johnson

2. **Conditional Use Permit No. 06-023/Design Review No. 06-055:** Filed by Kenji D. Shintakli to request a Conditional Use Permit to increase parking and add two parish housing units to the existing Central Congregation of the Jehovah's Witness facility. A Design Review application was also submitted for the design of the proposed housing units. The project site is a rectangularly-shaped property consisting of one parcel (APN 0190-131-12) totaling approximately 1.5 gross acres, and is located approximately 174 feet south of Miller Avenue, west of Sierra Avenue, an approximately 843 feet east of Juniper Avenue. The project site has a street frontage of approximately 166 feet on the west side of Sierra Avenue, a depth of 402 feet, and is located between Cornerstone Baptist Church to the north and an existing single-family residence to the south.

Project Planner: Shawnika Johnson

3. **Conditional Use Permit No. 07-011:** Filed by Milestone Management to request a Conditional Use Permit for the review and approval of a new Conditional Use Permit to operate an existing Alcoholic Beverage Control (ABC) Type 21 (Off-Sale General) License within an existing CVS Pharmacy of approximately 23,300 square feet. The project site is an irregularly-shaped property consisting of one parcel (APN: 0193-361-09) of approximately 9.5 adjusted gross acres and is located at 9840 Sierra Avenue, which is located on the northwest corner of the intersection of Sierra Avenue and Marygold Avenue having a frontage of approximately 488 feet on the west side of Sierra Avenue, and an approximate depth of 670 feet.

Project Planner: Arely Monarez

4. **General Plan Amendment No. 07-004/Zone Change No. 07-002:** Filed by the City of Fontana, to request to change approximately 1.2 acres of land designated Public Facilities (P-PF) to General Commercial (C-G); and Zone Change No. 07-002 is a request to change the zoning from Public Facilities (P-PF) to General Commercial (C-2). The project site is a rectangularly-shaped property consisting of one (1) parcel (APN: 0190-321-35) of approximately 1.2 gross acres and is located approximately 445 feet east of the northeast corner of Foothill Boulevard and Tamarind Avenue, having a frontage of approximately 198 feet on the north side of Foothill Boulevard (17586 and 17590 Foothill Boulevard).

Project Planner: Arely Monarez

- 5. Tentative Tract Map No. 18348:** Filed by South Fontana Investment Company, LLC, to request a tentative tract map to subdivide approximately 258 gross acres into 14 lots for residential and recreational development, five lettered lots and a remainder parcel for development phasing. 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 258 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:

I. COMMISSION REMARKS:

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

K. ADJOURNMENT: