

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

August 7, 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: July 18, 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 August 14, 2007, and August 28, 2007, meetings for the Planning Commission's information. An update of future Planning Commission items for the August 21, 2007, and September 4, 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. **General Plan Amendment No. 07-002/Zone Change No. 07-001 and Administrative Site Plan No. 07-026:** Filed by Fontana Sierra Summit, LLC to request a General Plan Amendment to change the land use designation from Regional Mixed Use (RMU) to Multi-Family Residential (R-MF) and a Zone Change to change the zoning from Regional Mixed Use (R-MU) to Multi-Family Residential (R-3). The project site is an irregularly-shaped property consisting of five parcels (APNs 0239-161-16, -23, -25, -26 and -43) totaling approximately 36.9 gross acres located on the east side of Sierra Avenue, approximately 1,200 feet south of Casa Grande Avenue and having an approximate frontage of 670 feet on Sierra Avenue and an approximate depth of 1,300 feet.
Project Planner: Orlando Hernandez

- 2. Conditional Use Permit No. 07-013:** Filed by Mr. and Mrs. Stamps, to request a Conditional Use Permit for approval of a new CUP to obtain an Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine for a Bona Fide Public Eating Place) license to be operated in conjunction with a restaurant (Wing-Stop). The project site is a rectangularly-shaped property consisting of five parcels (APNs: 0255-191-31 through -35) of approximately 4.0 adjusted gross acres, which is located approximately 575 feet south of the southwest corner of the intersection of Slover Avenue and Sierra Avenue, and having a frontage of approximately 660 feet on the west side of Sierra Avenue and a depth of approximately 264 feet. The business is located at 10650 Sierra Avenue, Suite C.
Project Planner: Jon S. Dille
- 3. Conditional Use Permit No. 07-017:** Filed by Mr. John Ahn to request a Conditional Use Permit (CUP) No. 07-017 to review and approve a new Alcoholic Beverage Control (ABC) Type 47 (On-Sale Beer, Wine and Distilled Spirits for a Bona Fide Public Eating Place) License. The project site is an irregularly-shaped property (APN 1119-191-02) consisting of approximately 0.8 adjusted gross acres located at 16635 Sierra Lakes Pkwy, Suite 130, which is located approximately 813 feet west of Sierra Avenue, and having a frontage of approximately 25 feet on the south side of Sierra Lakes Pkwy, and a depth of approximately 175 feet.
Project Planner: Dawn Rowe
- 4. Design Review No. 07-021:** Filed by PRP Investors-Fontana, LLC to request a revision of an approved Design Review to modify the elevations of a previously proposed Best Buy building to accommodate a different use, modify the elevations for a Mimi's Restaurant, add two retail commercial pads, and to establish a 40,400 square foot medical office building on approximately 14.3 adjusted gross acres. The project site is an irregularly-shaped property consisting of eight parcels (APNs: 1119-221-15, -16, -33, and -36 through -40) of approximately 14.3 adjusted gross acres, and is located on the southeast corner of Casmalia Street and Sierra Avenue across the street from the Lowe's center and having a frontage of approximately 600 feet on Sierra Avenue and a depth of approximately 1,000 feet along Casmalia Street.
Project Planner: Charles Fahie, AICP

F. OTHER COMMISSION BUSINESS:

G. STAFF REPORTS:

H. DIRECTOR REPORT:

1. **Design Review No. 05-070:** A request for a minor change in window sizes for a previously approved Design Review (Tentative Tract Map N. 17884), located at the northwest corner of Citrus Avenue and Walnut Avenue.
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:

Development Code Workshop: