

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

September 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 Galasso, Meyer and Slowik**
- 5. APPROVAL OF MINUTES: September 4, 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 September 25, 2007, October 9, 2007, October 23, 2007, and November 13, 2007, meetings for the Planning Commission's information. An update of future Planning Commission items for the October 2, 2007, and October 16, 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
- (b) written communication
- (c) commission staff/comments
- (d) applicant comments (Applicant not limited to 5 minutes)
- (e) oral – favor
- (f) oral – opposition
- (g) hearing-closed

1. **Design Review No. 07-034:** Filed by Silveroak Development Corp., to request construction of 17 single-family homes on Tentative Tract Map No. 16503. The project site is a rectangular-shaped property consisting of 17 lots totaling approximately 3.9 gross acres located on the northwest corner of Baseline Avenue and Hemlock Avenue, having an approximate frontage of 330 feet on Baseline Avenue and an approximate frontage of 630 feet on Hemlock Avenue (APN 0228-101-10).
Project Planner: Orlando Hernandez

2. **Tentative Parcel Map No. (TPM) 18015:** Filed by Perfecto A. Arca to request a tentative parcel map to subdivide 0.4 gross acres into two (2) parcels for the purpose of single-family residential development and use. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0241-031-04) totaling approximately 0.4 acres and is located approximately 188 feet north of Miller Avenue, 459 feet south of Ramona Avenue, 301 feet west of Madrona Avenue and east of Oleander Avenue. The project site has a frontage of approximately 142 feet on the east side of Oleander Avenue and a depth of 136 feet.
Project Planner: Shawnika Johnson
3. **Design Review No. 07-032:** Filed by WLC Architects to request a design review amendment for minor modifications to a previously approved worship facility. A request for a reduction of proposed parking spaces previously proposed but not required for this project and a change in materials used on the façade of the building. The project site is an irregularly-shaped property on approximately 9.6 gross acres located approximately 1650 feet north of the intersection of Citrus Avenue and Summit Avenue just north of the Edison Easement and having a frontage of 334 feet on the east side of Citrus Avenue and a depth of 1251 feet (APNs 0239-141-09 and -10).
Project Planner: Paul Gonzales
4. **Design Review No. 07-011:** Filed by Andresen Architects to request construction of eight (8) single-family homes ranging in size from 1,910 square feet to 2,432 square feet on previously approved Tentative Tract Map No. 18128. The project site is a rectangularly-shaped property consisting of one parcel (APN 1110-361-13) of approximately 1.6 adjusted gross acres and is located at 7991 Almeria Avenue, approximately 725 feet north of the northeast corner of the intersection of Foothill Boulevard and Almeria Avenue, and having a frontage of approximately 165 feet on the east side of Almeria Avenue and having a depth of approximately 630 feet.
Project Planner: Dawn Rowe

5. **General Plan Amendment No. 06-011, Zone Change No. 06-011, Specific Plan No. 03-008, and Environmental Impact Report for the (Fontana Promenade Specific Plan):** Filed by the City of Fontana to request a General Plan Amendment to amend the City's General Plan and Land Use Policy Map to reflect the adoption of the Fontana Promenade Specific Plan; a Zone Change request to amend the Zoning District Map to reflect the adoption of the Fontana Promenade Specific Plan; and a Specific Plan request to adopt the Fontana Promenade Specific Plan. The project site is a rectangularly-shaped property of 48 parcels of approximately 125 gross acres and is bounded to the north by South Highland Avenue, and having a frontage of approximately 1,200 feet, to the south by Baseline Avenue, and having a frontage of approximately 1,200 feet, to the west by Juniper Avenue, and having a frontage of approximately 4,500 feet and to the east by Sierra Avenue, and having a frontage of approximately 4,500 feet.
**Project Planner: Kevin Ryan and
Stephanie Hall**

F. OTHER COMMISSION BUSINESS:

G. STAFF REPORTS:

H. DIRECTOR REPORT:

1. **Design Review No. 06-51:** Minor change in Housing Mix for previously approved Design Review (Tentative Tract Map No. 16919), located at the east side of Oleander Avenue and approximately 440 feet south of 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: