

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

February 19, 2008

**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, Slowik and Young**
- 5. APPROVAL OF MINUTES: Not Available**
- 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 February 26, 2008, March 7, 2008, and March 11, 2008, meetings for the Planning Commission's information. An update of future Planning Commission items for the March 4, 2008, and March 18, 2008, 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. **Conditional Use Permit No. 07-044:** Filed by the Fontana Redevelopment Agency, to request a Conditional Use Permit (CUP) for the proposed restaurant, for review and approval of a new CUP to obtain an Alcoholic Beverage Control (ABC) Type 41 (On-sale Beer and Wine for Bona Fide Public Eating Place) license to be operated in conjunction with the proposed 5 C's Louisiana Seafood Restaurant. The project site is a rectangularly-shaped property consisting of two parcels (APNs: 0192-151-07 and -08) of approximately 5,200 square feet, located approximately 200 feet

north of the intersection of Orange Way and Sierra Avenue, and having a frontage of approximately 60 feet on the east side of Sierra Avenue and a depth of approximately 100 feet. The business is located at 8647 Sierra Avenue.

Project Planner: Charles D. Fahie, AICP

2. **Design Review No. 07-036:** Filed by Westwood Design LLC, to request construction of fifteen (15) single-family homes within previously approved Tentative Tract Map No. 16583. The project site is an irregularly-shaped property consisting of three parcels (APN Nos. 0241-091-51, -59 and -62) of approximately 3.6 net acres and is located approximately 140 feet north of the intersection of Miller Avenue and Mango Avenue, and having a frontage of approximately 484 feet on Mango Avenue, and an approximate frontage of 122 feet on Miller Avenue and an approximate depth of 290 feet on Mango Avenue.

Project Planner: Paul Gonzales

3. **Design Review Sign No. 07-126:** Filed by Ed Gardner, to request review and approval of a Sign Program for Planning Area Nos. 24 and 25 of the Sierra Lakes Specific Plan. The project site is an irregularly-shaped property consisting of five parcels (APNs 1119-181-17 thru -21) totaling approximately 10.1 gross acres located 265 feet west of the intersection of Sierra Lakes Parkway and Cypress Avenue having a frontage of approximately 1,000 feet along the south side of Sierra Lakes Parkway and approximate depth of 400 feet south of Sierra Lakes Parkway.

Project Planner: DiTanyon Johnson

4. **Time Extension for Tentative Tract Map No. 17760:** Filed by the City of Fontana, to request a five year time extension for Tentative Tract Map (TTM) No. 17760 for a subdivision of approximately 5.5 gross acres into 31 single-family residential lots. The project site is an irregularly-shaped parcel consisting of nine parcels (APNs 0240-132-01 through -06, and 0240-341-72 through -74) of approximately 5.5 gross acres and is located approximately 330 feet south of the intersection of Walnut Village Parkway and Mango Avenue and having a frontage of approximately 380 feet on the west side of Mango Avenue and an approximate depth of 597 feet.

Project Planner: Shannon J. Casey, AICP

F. OTHER COMMISSION BUSINESS:

1. **2008 Election of Chairperson, Vice-Chairperson and Secretary:**
2. **Discuss possible cancellation of March 4, 2008, Planning Commission meeting:**

G. STAFF REPORTS:

H. DIRECTOR REPORT:

- 1.** Administrative amendments to Conditions of Approval for Design Review, Lytle Creek Apartments.
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 meeting of March 4, 2008, and adjourn to March 18, 2008.