

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

May 6, 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 Slowik, Commissioners Galasso, Lee, Meyer and Young**
- 5. APPROVAL OF MINUTES: April 15, 2008**
- 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 May 13, 2008, meeting for the Planning Commission's information. An update of future Planning Commission items for the May 20, 2008, and June 3, 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
- (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. **2008/2009-2014/2015 Capital Improvements Program (CIP):** Filed by the City of Fontana to request receiving a presentation on the Preliminary 2008/2009-2014/2015 Capital Improvement Program (CIP), and make a finding that the CIP is in conformance with the goals and policies of the City's 2003 General Plan. Located citywide.
Project Planner: Lynn Rogers

2. **Administrative Site Plan No. 07-034/Sierra Business Park Development Agreement Amendment:** Filed by Brian Wilson, Sierra Business Park, LLC, to request approval of an administrative site plan review application to construct one industrial building totaling 308,600 square feet on approximately 13.6 acres; and an Amendment to the Sierra Business Park Development Agreement to include Parcel No. 0256-011-10 within the Sierra Business Park area. The project site is a rectangularly-shaped property consisting of three parcels (APNs: 0256-011-10, -33 and -34) totaling approximately 13.6 adjusted gross acres located at the northwest corner of Santa Ana Avenue and Tamarind Avenue and having approximately 1,080 feet of frontage along Tamarind Avenue.
Project Planner: Orlando Hernandez

3. **Tentative Tract Map No. 17165:** Filed by Blackmon Homes, to request a tentative tract map to subdivide approximately 30 adjusted gross acres into 89 single-family residential lots with a minimum lot size of 10,000 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0239-141-27) of approximately 30 adjusted gross acres and is located on the southwest corner of Casa Grande Avenue and having a frontage of approximately 400 feet along Cypress Avenue.
Project Planner: Charles D. Fahie, AICP

4. **Design Review No. 07-035/Conditional Use Permit No. 07-026:** Filed by Mr. Andy Warren, to request a design review to construct three retail building totaling approximately 18,863 square feet and a three story mini-storage building totaling approximately 56,300 square feet including a Conditional Use Permit request to permit the use of the proposed mini-storage secondary to the proposed retail use. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0240-011-17) of approximately 4.6 acres and is located approximately 607 feet south of the intersection of South Highland Avenue and Citrus Avenue having a frontage of 308 feet on the east side of Citrus Avenue and an approximate depth of 607 feet.
Project Planner: DiTanyon Johnson

5. **Tentative Tract Map No. 18657/Conditional Use Permit No. 07-039 and Design Review No. 07-044:** Filed by William Fox Homes, to request a tentative tract map to subdivide approximately 9.1 acres into 58 residential condominiums (for-sale units) and 42 single-family detached homes; a Conditional Use Permit for Planned Unit Development on the approximately 9.1 acres; and, a Design Review for the site and architectural review of the proposed condominiums and single-family detached homes. The project site is a squarely-shaped property consisting of thirteen parcels (APNs: 0240-071-02, 24, 31, 33, 34, 36, 38, 44 through -49) of approximately 9.1 gross acres located on the southwest corner of Walnut Avenue and Juniper Avenue having an approximate frontage of 633 feet on the south side of Walnut Avenue and a frontage of approximately 630 feet on the west side of Juniper Avenue.
Project Planner: DiTanyon Johnson

6. **Conditional Use Permit No. 07-025/Administrative Site Plan No. 07-033:** Filed by Fontana Water Company, to request approval of a conditional use permit for a public utility (two water tanks) and a Administrative Site Plan to construct two reservoir water tanks totaling 9,523 square feet of area and having a combined capacity of approximately 1,430,000 gallons and a 1,452 square foot six (6) pump booster station. The project site is a rectangularly-shaped property consisting of three parcels (APN: 0228-141-09, -10 and 85) of approximately 1.9 adjusted gross acres and is located on the southwest corner of Walnut Avenue and Citrus Avenue and having approximate frontage of 561 feet on Walnut Avenue and an approximate depth of 133 feet.
Project Planner: Salvador Quintanilla

7. **Design Review No. 07-047:** Filed by Panattoni Development Company, LLC, to request approval of a design review to construct two warehouse/distribution industrial buildings totaling 187,562 square feet. The project site is a irregularly-shaped property consisting of one parcel (APN: 0237-191-43) of approximately 9.0 adjusted gross acres and is located approximately 313 feet east of the intersection of Catawba Avenue and Jurupa Avenue with a frontage of 449 feet on the north side of Jurupa Avenue and an approximate depth of 722 feet.
Project Planner: Salvador Quintanilla

8. Design Review Amendment No. 05-034R-1: Filed by Costco Wholesale Corp., to request a design review amendment to the existing approved Design Review No. 05-034 for the approval of the proposed installation of front entry retractable overhead doors. The project site is an irregularly-shaped property consisting of approximately 14.6 gross acres at the southeast corner of Sierra Lakes Parkway and Cypress Avenue (APN 1119-191-09) and having approximately 425 feet of frontage along the south side of Sierra Lakes Parkway and approximately 355 feet of frontage on Cypress Avenue (16505 Sierra Lakes Parkway).

Project Planner: Rena Sweeney

9. Conditional Use Permit No. 08-012: Filed by Mr. and Mrs. Santacruz, to request review and 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 (Taco Del Mar). The project site is an irregularly-shaped property consisting of one parcel (APN: 1100-691-07) of approximately 2.6 adjusted gross acres, located at 7426 Cherry Avenue, which is located approximately 697 feet south of the southwest corner of the intersection of Baseline Avenue and Cherry Avenue, and having a frontage of approximately 483 feet on the west side of Cherry Avenue, and an approximate depth of 587 feet. The business is located at 7426 Cherry Avenue, Suite 160.

Project Planner: Arely Monarez

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: