

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

May 20, 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: 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: None

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 27, 2008, and June 10, 2008, meetings for the Planning Commission's information. An update of future Planning Commission items for the June 3, 2008, and June 17, 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. **Design Review No. 07-029/Tentative Tract Map No. 18443:** Filed by Hector Ruiz, to request a Tentative Tract Map to merge five parcels into one parcel for condominium purposes to develop 33 single-family attached units. A Design Review for the design and architecture of the proposed residential condominium units. The project site is an irregularly-shaped property consisting of five parcels (APNs 0190-182-06, -07, -19, -25 and 28) totaling approximately 2.7 adjusted gross acres located on the south side of Malaga Avenue and having an approximate frontage of 262 feet and an approximate depth of 300 feet along Malaga Avenue. **Staff requests** that this project be continued to a date uncertain, due to a noticing error.
Project Planner: Orlando Hernandez

2. **Administrative Site Plan No. 07-23/Conditional Use Permit No. 07-016:** Filed by Mr. Nizael Garcia, Jr., to request an Administrative Site Plan (ASP) for a façade change of an existing building to a sales office, the addition of an incidental repair/installation shop for service of vehicles for sale onsite and a Conditional Use Permit (CUP) to allow car sales. The project site is a rectangularly-shaped property of approximately 0.7 gross acres located at 8910 Juniper Avenue, on the southwest corner of Juniper Avenue and Merrill Avenue, and having a frontage of 288 feet on Merrill Avenue and a depth of 115 feet (APN: 0193-111-01).
Project Planner: Paul Gonzales

3. **Tentative Tract Map No. 18631/Conditional Use Permit No. 08-010 and Design Review No. 07-048:** Filed by Mr. Brad Buller, to request a subdivision of approximately 1.7 acres into 26 residential condominiums (all for-sale units), thus creating individual units for sale that will have separate legal descriptions. Including a Conditional Use Permit to allow for the construction of the condominium and a Design Review for the site and architectural review of the proposed condominiums. The project site is a rectangularly-shaped property (APN: 0190-041-01) that is approximately 1.7 gross acres located approximately 142 feet north of the intersection of Foothill Boulevard and Oleander Avenue and having a frontage of 490 feet on the west side of Oleander Avenue and a depth of approximately 150 feet west of Oleander Avenue. The project is located in the Northgate Specific Plan.
Project Planner: DiTanyon Johnson

4. **General Plan Amendment No. 07-09/Zone Change No. 07-07/Tentative Parcel Map No. 18963/Design Review No. 07-045 and Administrative Variance No. 07-01:** Filed by the City of Fontana Housing Authority, to request a General Plan Amendment to modify the Land Use Policy Map and change the General Plan designation on approximately 4.9 acres from General Commercial (C-G) to Medium Density Residential (R-M). A Zone Change request to modify the zoning on the Zoning District Map and change the zoning from General Commercial (C-G) to Medium Density Residential (R-2). A Design Review request to construct 50 affordable apartments, including a Tentative Parcel Map request to merge the existing three parcels into one parcel and an Administrative Variance request to vary the parking setback from adjacent zoning districts from ten feet to five feet. The project site is a rectangularly-shaped property consisting of three parcels (APN: 0251-061-03, -36 and -37) of approximately 4.9 gross acres located on the northwest corner of Valley Boulevard and Juniper Avenue having a frontage of 385 feet on the north side of Valley Boulevard and approximately 589 feet on the west side of Juniper Avenue.
Project Planner: DiTanyon Johnson

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: