

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

July 1, 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: June 17, 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. **In compliance with Americans with Disabilities Act, the Chambers is wheel chair accessible and a portable microphone is available.**

“SB 343-DOCUMENTS RELATED TO OPEN SESSION AGENDAS” – Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Council Chambers, 8353 Sierra Avenue, Fontana, CA.

el Traducción en Español disponible a petición. Favor de notificar al Departamento “City Clerk”. Para mayor información, favor de marcar número 350-7602.

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.

1. **Vacation of the Public-Right-of-Way Known as Highland Avenue:**

The site for the proposed vacation is located on property within the Auto Center Overlay, which is in the General Commercial (C-2) zoning district. The current General Commercial (C-G) land use designation of the site is consistent with this zoning district.

Project Planner: Salvador Quintanilla

D. AGENDA INFORMATION:

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the July 8, 2008, meeting for the Planning Commission's information. An update of future Planning Commission items for the July 16, 2008, meeting 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. 07-031/Conditional Use Permit No. 07-024 (Continued from 6-17-08):** Filed by Bethel AME Church, to request a Design Review for an approximately 18,501 square foot worship facility and a Conditional Use Permit for the use of the facility as a place of assembly and a Sunday school. The project site is a rectangularly-shaped property consisting of two parcels (APNs 0240-031-04 and -05) of approximately 2.0 gross acres and is located approximately 193 feet west of the intersection of Oleander Avenue and Baseline Avenue having a frontage of 158 feet on the north side of Baseline Avenue and an approximate depth of 511 feet.

Project Planner: Salvador Quintanilla

2. **Conditional Use Permit No. 07-033 and Administrative Site Plan No. 07-048:** Filed by Andresen Architecture, Inc., to request a Conditional Use Permit for the review and approval of a new Conditional Use Permit (CUP) to operate an existing church and an Administrative Site Plan for the construction of a 1,427 square foot building for use with the existing 3,761 square foot facility already on the site. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0192-221-32) of approximately 0.8 gross acres located on the northeast corner of the intersection of Valencia Avenue and Palmetto Avenue, having a frontage of approximately 125 feet along Palmetto Avenue, and an approximate depth of 277 feet.

Project Planner: Orlando Hernandez

3. **Design Review No. 07-019/Tentative Parcel Map No. 19073 and Draft Environmental Impact Report (DEIR):** Filed by Brown Strauss, to request review of the DEIR prepared for the following cases: 1) Design review for the construction of a 133,918 square foot warehouse building; and 2) A parcel map to combine four existing parcels into one new parcel. The project site is an irregularly-shaped property consisting of four parcels (APNs: 0236-201-01, -02, -13, and -20) totaling approximately 6.4 adjusted gross acres located at the northwest corner of Jurupa Avenue and Live Oak Avenue, and having an approximate frontage of 315 feet on Jurupa Avenue and an approximate frontage of 735 feet on Live Oak Avenue. **Staff requests** that the Planning Commission continue this project to a date uncertain.

Project Planner: Orlando Hernandez

4. **General Plan Amendment No. 07-010/Zone Change No. 07-08/Conditional Use Permit No. 07-045 and Tentative Tract Map No. 18676:** Filed by Young Homes, to request a General Plan Amendment to modify the Land Use Policy Map and change the General Plan land use designation on approximately nine (9) acres from Single-Family Residential (R-SF) to Medium Density Residential (R-M); A Zone Change request to modify the zoning on the Zoning District Map to change the zone from Single-Family Residential (R-1) to Medium Density Residential (R-2); A Conditional Use Permit for a Planned Unit Development on approximately 15.2 acres; and, a Tentative Tract Map request to subdivide approximately 15.2 acres into 77 single-family residential lots and a park site of approximately 11,000 square feet. The project site is an irregularly-shaped property consisting of four parcels (APNs: 1110-161-21 through -24) of approximately 15.2 acres and is located approximately 800 feet north of the intersection of Foothill Boulevard and Sultana Avenue and having a frontage of approximately 1,300 feet on the west side of Sultana Avenue and an approximate depth of 635 feet west of Sultana Avenue.
Project Planner: DiTanyon Johnson
5. **Specific Plan No. 04-006/Zone Change No. 07-005/General Plan Amendment No. 06-006/Development Agreement, and Draft Environmental Impact Report (DEIR) (State Clearinghouse No. 2006071109) for the Arboretum Specific Plan:** Filed by North Fontana Investment Company, LLC, to request comments on the Draft Environmental Impact Report (DEIR) for a proposed project consisting of a Specific Plan, General Plan Amendment, Zone Change and Development Agreement. The project site is an irregularly-shaped property consisting of forty four parcels (APNs: 0239-081-06, -09, -11, -12, -14, -15, -16, -18, -19, -20, -21, -23, -24, -28, -29, -31, -36, -37, -38, -40, -41, -42, -43, -44, -0239-131-03, -06, -09, -10, -14, -18, -19, -20, -21, -22, -23, -35, -36, -38, -39, -43, -45, -47, -49, and -51) on approximately 531.3 gross acres and is located on the northwest corner of Casa Grande Avenue and Sierra Avenue having a frontage of approximately one mile west on Casa Grande Avenue and a frontage of approximately one mile north on Sierra Avenue.
Project Planner: Charles Fahie, AICP

6. **Tentative Tract Map No. 17523 (Extension of Time):** Filed by Spectra Homes, LLC, to request a two year time extension for Tentative Tract Map (TTM) 17523 for a subdivision of approximately .9 acres into five (5) single-family residential lots. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0249-201-16) of approximately .9 adjusted gross acres and is located on the northeast corner of the intersection of Pine Avenue and Buckeye Drive and having a frontage of approximately 290 feet on Pine Avenue and a frontage of approximately 135 feet on Buckeye Drive, and a varying depth from 135 feet to 160 feet.

Project Planner: Paul Gonzales

7. **Conditional Use Permit No. 08-09:** Filed by Ilene Dick, to request a Conditional Use Permit for review and approval of a new Conditional Use Permit (CUP) to operate a new Alcoholic Beverage Control (ABC) Type 20 (Off-Sale Beer and Wine) License within an existing Wal-Mart store of approximately 128,258 square feet. The project site is an irregularly-shaped property consisting of one parcel (APN: 0192-051-12) of approximately 13.2 adjusted gross acres, located at 17251 Foothill Boulevard, which is located on the southwest corner of the intersection of Foothill Boulevard and Palmetto Avenue having a frontage of approximately 892 feet on the south side of Foothill Boulevard, and a frontage of approximately 602 feet on the west side of Palmetto Avenue.

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: Adjourn to Wednesday, July 16, 2008, at 6:00 p.m., in the City Council Chambers.