

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

August 5, 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: July 16, 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.

D. AGENDA INFORMATION:

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the August 12, 2008, August 26, 2008, and September 9, 2008 meetings for the Planning Commission's information. An update of future Planning Commission items for the August 19, 2008 and September 2, 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. 07-031/Conditional Use Permit No. 07-024 (Continued from 7-1-08 and 7-16-08):** 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. **Tentative Tract Map No. 18689:** Filed by C.T.K., Inc., to request a tentative tract map to subdivide approximately 1.4 gross acres of property into five (5) single-family residential lots. The project site is a rectangularly-shaped property consisting of one parcel (APN 0193-201-15) of approximately 1.4 gross acres and is located on the south side of Randall Avenue, west side of Juniper Avenue and having an approximate frontage of 298 feet on Randall Avenue and an approximate depth of 205 feet.
Project Planner: Salvador Quintanilla

3. **Design Review No. 06-036 and Tentative Tract Map No. 18135:** Filed by Jorge Sandoval, to request a Tentative Tract Map for a one-lot Condominium Airspace Map to develop 28 condominium units. A Design Review request to develop a 28-unit condo project on approximately 2.4 acres in the R-1 (Single-Family Residential) zone with the Boulevard Overlay zoning district. The project site is a rectangularly-shaped property consisting of one parcel (APN 0230-041-32) totaling approximately 2.4 adjusted gross acres located on the east side of Banana Avenue and having an approximate frontage of 165 feet and an approximate depth of 625 feet along Banana Avenue (8185 Banana Avenue).
Project Planner: Orlando Hernandez

4. **Conditional Use Permit No. 08-05:** Filed by Mr. and Mrs. Schneider, to request review and approval of a new Conditional Use Permit (CUP) for a person to person transfer of ownership, Type 48 (On-Sale General Public Premises) Alcoholic Beverage Control (ABC) License for an existing establishment of approximately 1,571 square feet. The project is a rectangularly-shaped property consisting of one parcel (APN: 0191-162-06) of approximately 0.2 adjusted gross acres, located at 16788 Arrow Boulevard, which is located approximately 494 feet east of the northeast corner of the intersection of Arrow Boulevard and Juniper Avenue having a frontage of approximately 39 feet on the north side of Arrow Boulevard, and a depth of approximately 163 feet.

Project Planner: Arely Monarez

5. **Tentative Tract Map No. 18639 and Design Review No. 07-041:** Filed by Citrus Baseline LLC., to request construction of a new 163 unit condo complex consisting of 34 three story buildings with proposed recreational amenities to include two tot-lots, swimming pool, spa, open area and recreational room. The project site is an irregularly-shaped property consisting of seven parcels (APNs: 0240-021-09, -13, -14, -15, -16, -30, and 44) of approximately 13.6 adjusted gross acres and is located east of the intersection of Citrus Avenue and Chase Road, and having a frontage of approximately 625 feet on Citrus Avenue, a frontage of approximately 312 feet on Oleander Avenue, and a depth of approximately 1,312 feet.

Project Planner: Paul Gonzales

F. OTHER COMMISSION BUSINESS:

G. STAFF REPORTS:

H. DIRECTOR REPORT:

1. **Revised changes to the Santa Barbara Architecture for the single-family detached homes approved as part of Design Review No. 07-044 (William Fox Homes):** The project site is a squarely-shaped property consisting of thirteen parcels (APNs: 0240-071-02, -24, -31, -33, -34, -36, -38, and -44 through -49) of approximately 9.1 gross acres located on the southwest corner of Walnut Avenue and Juniper Avenue and having an approximate frontage of 633 feet on the south side of Walnut Avenue and an approximate frontage of 630 feet on the west side of Juniper Avenue.

Project Planner: Don Williams, AICP

2. **Progress Report for Street Improvements on Duncan Canyon Road:** The segment of Duncan Canyon Road from Roadrunner Road to Coyote Canyon Road, in the Coyote Canyon Specific Plan.

Project Planner: DiTanyon Johnson

I. COMMISSION REMARKS:

J. PUBLIC FORUM CONTINUED: (Public comment time in excess of the 45 minute maximum allocated per Section B.)

K. ADJOURNMENT: