

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

August 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 Slowik, Commissioners Galasso, Lee, Meyer and Young**
- 5. APPROVAL OF MINUTES: August 5, 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 26, 2008, and September 9, 2008 meetings for the Planning Commission's information. An update of future Planning Commission items for the September 2, 2008, and September 16, 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. **Amendment No. 08-007, an amendment to Chapter 15, Article XII of the Municipal Code:** Filed by the City of Fontana, to request an amendment to Chapter 15, Article XII, of the Fontana Municipal Code establishing regulations and procedures that pertain to massage establishments, located city-wide.
Project Planner: Dawn Clement

2. **Design Review No. 06-045:** Filed by Highland Automotive Properties, to request a design review to construct a 71,441 square foot auto dealership (Rock Honda), including service center, covered service drive and showroom. The project site is an irregularly-shaped property consisting of four parcels (APNs 0240-061-17, -29, -32, and -34) of approximately 10.4 adjusted gross acres located at the northeast corner of the intersection of South Highland Avenue and Cypress Avenue and having a frontage of approximately 904 feet on the north side of South Highland Avenue and a frontage of approximately 360 feet on the east side of Cypress Avenue.
Project Planner: Salvador Quintanilla

3. **Design Review No. 06-039R1:** Filed by Centex Homes, to request revision and substitution of two previously approved single-family home designs on eleven lots as part of Design Review No. 06-039 with two modified single-family home designs (Plan Nos. 3258 and 3320). The project consists of eleven parcels (APNs: 1107-382-36, -39, -43, -46, -49, -53, -54, -55, -64, -67, and -69) which are located within Tract No. 16290-2 of the Coyote Canyon Specific Plan, which is located approximately 1,500 feet west of the intersection of Duncan Canyon Road and Roadrunner Road, with a frontage of 850 feet on the south side of Duncan Canyon Road and a depth of approximately 1,000 feet south of Duncan Canyon Road.
Project Planner: DiTanyon Johnson

4. **Tentative Parcel Map No. 19061 and Design Review No. 08-05:** Filed by Craig Ames, PGA & W Architects/Planners, to request a tentative parcel map to merge sixteen parcels totaling approximately 9.1 acres into two parcels and a Design Review request to construct an approximately 59,680 square foot building for retail office and distribution uses. The project site is a rectangularly-shaped property and consisting of sixteen parcels (APNs 0251-321-01 through -16) totaling approximately 9.1 gross acres, located on the southeast corner of Valley Boulevard and Cypress Avenue having an approximate frontage of 727 feet on the south side of Valley Boulevard and an approximate frontage of 629 feet on the east side of Cypress Avenue.
Project Planner: DiTanyon Johnson

5. **Design Review No. 07-033:** Filed by Mr. Tim Song, Design Group Beau, to request a design review for the site and architectural review of twenty (20) residential condominiums (all for-sale units). The project site is a rectangularly-shaped property consisting of one parcel (APN: 0233 -131-02) of approximately 1.8 adjusted gross acres, located on the southeast corner of the intersection of Merrill Avenue and Catawba Avenue and having a frontage of approximately 288 feet on the south side of Merrill Avenue, and a frontage of approximately 284 feet on the east side of Catawba Avenue.

Project Planner: Arely Monarez

6. **Appeal No. 08-002:** Filed by Pioneer Property, Ms. Tami Wetzel, to request an appeal of the Director of Community Development's decision denying an extension of time to complete the conditions of approval for a Conditional Use Permit (CUP) for a Truck Storage/Dispensing/Sales Business originally approved in the County of San Bernardino. The project site is a rectangularly-shaped property of approximately 4.8 gross acres located at 1184 Almond Avenue, approximately 750 feet north of the intersection of Jurupa Avenue and Merrill Avenue, and having a frontage of approximately 330 feet on the west side of Almond Avenue and a depth of approximately 600 feet (APN 0236-171-11).

Project Planner: Paul Gonzales

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: