

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**October 23, 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: October 7, 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 October 28, 2008, November 13, 2008 and November 25, 2008, meetings for the Planning Commission's information. An update of future Planning Commission items for the November 18, 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. **General Plan Amendment No. 08-09/Zone Change No. 08-06:** Filed by the City of Fontana, to request a General Plan Amendment from Single-Family Residential (R-SF) to General Commercial (C-G) and a zone change from Single-Family Residential (R-1) to General Commercial (C-2) on approximately 8.1 acres. The project site is an irregularly-shaped property consisting of 30 parcels (APNs: 0228-301-01 through -08; 0228-301-20 through -23; and 0228-301-33 through -49) of approximately 8.1 gross acres located on the northwest corner of the intersection of South Highland Avenue and Citrus Avenue, and having a frontage of approximately 1,240 feet on the north side of South Highland Avenue, a frontage of approximately 322 feet on the west side of Citrus Avenue and having a depth of approximately 322 feet.  
**Planner: Craig L. Bruorton, AICP**
  
2. **Design Review No. 05-068R1/Temporary Use Permit No. 08-066:** Filed by KB Home, Greater Los Angeles, Inc., to request revision to an approved design review application to modify the architectural elevations and floor plans for 103 single-family residential homes (21 lots in TM No. 14244, and 82 lots in TM No. 14245) and a temporary use permit to establish a model home complex in TM No. 14244 in the Southridge Village Specific Plan. The homes will be built in two tracts located in the southern most part of the Southridge Village Specific Plan. Tract Map (TM) No. 14244 is an irregularly-shaped property consisting of 73 single-family residential lots of approximately 12.3 net acres located on the south side of Citrus Avenue extending south to the Riverside County line with a frontage of approximately 1,000 feet along Citrus Avenue. TM No. 14245 is an irregularly-shaped property consisting of 82 single-family residential lots of approximately 15.4 net acres located on the south side of Elm Avenue extending south to the Riverside County line with a frontage of approximately 430 feet along Elm Avenue.  
**Project Planner: Charles D. Fahie, AICP**
  
3. **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 adoption of a resolution recommending that the City Council: 1) certify the Arboretum Specific Plan Final Environmental Impact Report (FEIR, State Clearinghouse No. 2006071109) and associated Statement of Overriding Considerations; 2) adopt an ordinance approving Specific Plan No. 04-006 (Arboretum Specific Plan) to allow a maximum of 3,526 residential dwelling units, a 10.7 acre public Arboretum Park, a 3.7 acre public park, a 34.3 acre site for an elementary

and an adjacent middle school, and a second 12.1 acre elementary school site all on approximately 531.3 gross acres; 3) adopt an ordinance approving Zone Change No. 07-005; 4) adopt a resolution approving General Plan Amendment No. 06-006 to change the land use designation on-site to Multi-family residential, modify the Circulation Plan to match the specific plan and to change the General Plan to allow 3,000 square foot single-family residential lots in a specific plan; and 5) adopt the development agreement for the Arboretum Specific Plan. 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. **Staff requests** that the Planning Commission continue this item to the November 18, 2008, Planning Commission hearing to allow the applicant to finalize the Arboretum Specific Plan DA.

**Project Planner: Charles Fahie, AICP**

4. **Appeal No. 08-001:** Filed by Ritmo Latino, to request approval of Appeal No. 08-001, overturning the Director of Community Development's denial of Design Review Sign No. 08-019, a request for a wall sign at 9810 Sierra Avenue, Suite D.

**Project Planner: Orlando Hernandez**

5. **Administrative Site Plan No. 07-04/Conditional Use Permit No. 07-006 and Administrative Site Plan No. 07-046/Conditional Use Permit No. 07-031 (Cont'd from 10-7-08):**

Filed by David Eshleman, to request an Administrative Site Plan (ASP No. 07-004) for a new 18,348 square foot truck inspection building and a Conditional Use Permit (CUP No. 07-006) for the proposed use of tractor trailer leasing, sales, and repair. An Administrative Site Plan (ASP No. 07-046) for a façade change to an existing 9,600 square foot building, and conversion of an existing residence and garage to an office and show room. Additionally, Conditional Use Permit (CUP No. 07-031) is requested to approve an existing 9,600 square foot building for a race and repair shop. The project site is a rectangularly-shaped property consisting of two parcels (APN 0237-191-01 and -12), of approximately 13.5 gross acres located on the southeast corner of Santa Ana Avenue and Catawba Avenue, and having an approximate frontage of 950

feet on Catawba Avenue, and an approximate frontage of 630 feet on Santa Ana Avenue, and a depth of 630 feet. **Staff requests** that the Planning Commission continue this item to the November 18, 2008, Planning Commission meeting for additional time to complete outstanding issues.

**Project Planner: Paul Gonzales**

6. **Administrative Site Plan No. 07-047/Conditional Use Permit No. 07-032 (Cont'd from 10-7-08):** Filed by David Eshleman, to request an Administrative Site Plan (ASP) for a new 10,454 square foot building with office and truck inspection area, and a Conditional Use Permit (CUP) for the proposed use of a tractor trailer leasing, sales, and repair area. The project site is a rectangularly-shaped property of two parcels (APN 0237-191-27 and -28) of approximately seven (7) gross acres located 1300 feet south of the intersection of Santa Ana Avenue and Catawba Avenue, on the east side of Catawba Avenue and having an approximate frontage of 500 feet on Catawba Avenue, and a depth of 630 feet. **Staff requests** that the Planning Commission continue this item to the November 18, 2008, Planning Commission meeting for additional time to complete outstanding issues.

**Project Planner: Paul Gonzales**

7. **Conditional Use Permit No. 04-013R1:** Filed by the City of Fontana, to request revocation of Conditional Use Permit (CUP) No. 04-013R1 for a Type 41 Alcohol Beverage Control (ABC) License (On-Sale Beer and Wine for a Bona Fide Public Eating Place). The project is located at 16785 Arrow Boulevard, on the southwest corner of Arrow Boulevard and Bennett Avenue (APN: 0191-272-21).

**Project Planner: Dawn Clement**

**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 November 18, 2008**