

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

August 4, 2009

**STEELWORKER'S AUDITORIUM
LEWIS LIBRARY AND TECHNOLOGY CENTER 8437 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 Meyer, Commissioners Galasso, Garcia, Lee, and Slowik**
- 5. APPROVAL OF MINUTES: July 21, 2009 and July 24, 2009**
- 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, 2009, August 26, 2009, and September 9, 2009 meetings for the Planning Commission's information. An update of future Planning Commission items for the August 18, 2009, 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 | (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. **Conditional Use Permit No. 06-05R1 and Design Review No. 06-06R1:** Filed by Brad Buller, to request a proposed revision to Conditional Use Permit No. 06-005 and Design Review No. 06-006 to add approximately 322 additional parking spaces within the Southern California Edison (SCE) right-of-way corridor and a vacant parcel for the Water of Life Church. The project site is an irregularly-shaped property consisting of two parcels (APNs: 1100-701-35, -36) of approximately 8.0 gross acres located approximately 80 feet south of the existing intersection of Miller Avenue and West Liberty Parkway and having an approximate frontage of 500 feet on the west side of West Liberty Parkway and having an approximate depth of 870 feet west of West Liberty Parkway.
Project Planner: DiTanyon Johnson

2. **Design Review No. 05-061R1/EX and Conditional Use Permit No. 05-045EX (Continued from 7-21-09):** Filed by Chevron-Michael Kurkjian, to request an extension of time for the approved design review and conditional use permit applications and a revision to the approved design review application to modify the circulation and parking adjacent to the full service car wash and reduce the interior area of the car wash building by 700 square feet to establish detailing bays on approximately 2.5 adjusted gross acres. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0255-041-14) of approximately 2.5 adjusted gross acres located on the southwest corner of Slover Avenue and Sierra Avenue and having a frontage of approximately 580 feet on Sierra Avenue and a depth of approximately 600 feet along Slover Avenue. **Staff requests** that the Planning Commission continue this item to the Planning Commission Hearing scheduled for August 18, 2009.
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 No. 09-001, and Draft Environmental Impact Report (DEIR) (State Clearinghouse No. 2006071109) for the Arboretum Specific Plan:** Filed by North Fontana Investment Company, LLC, to request that the Planning Commission adopt a resolution recommending that the City Council certify the Arboretum Specific Plan Final Environmental Impact Report (FEIR) and associated Statement of Overriding Considerations, adopt the findings, 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, adopt an ordinance approving Zone Change No. 07-005, and 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 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.

Project Planner: Charles Fahie, AICP

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: