

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

August 18, 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: None**
- 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, 2009, September 9, 2009 and September 23, 2009 meetings for the Planning Commission's information. An update of future Planning Commission items for the September 1, 2009 and September 15, 2009 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. 05-061R1/EX and Conditional Use Permit No. 05-045EX (Continued from 8-4-09):** 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 recommends** that the Planning Commission accept the applicant's request to withdraw the applications.
Project Planner: Charles D. Fahie, AICP

2. **Tentative Parcel Map No. 19085 (TPM No. 08-009):** Filed by Bruce Stanford, to request to subdivide one parcel of approximately 22.6 acres into two lots of approximately 20.2 acres and approximately 2.4 acres. The project site is an irregularly-shaped property consisting of one parcel (APNs: 0238-144-19) of approximately 22.6 gross acres and is located approximately 1,314 feet west of the existing intersection of Marlay Avenue and Mulberry Avenue and having an approximate frontage 617 feet along the north side of Marlay Avenue, and having an approximate depth of 1,735 feet north of Marlay Avenue.
Project Planner: DiTanyon Johnson

3. **Amendment No. 09-004, an amendment to Chapter 15, Article XII of the Municipal Code:** Filed by the City of Fontana, to request to amend Chapter 15, Article XII, of the Municipal Code, the Massage Establishment Ordinance; the amendment will update existing regulations and establish new regulations and procedures that are relevant to massage establishments and massage technicians as they pertain to Senate Bill 731(SB 731), located, citywide.
Project Planner: Dawn Clement

4. **Design Review No. 04-041R1:** Filed by Hal Woods, Centerstone Communities, to request to review and approve a proposed addition of approximately 667 square feet for an additional bedroom, and convert one of the four garage spaces, approximately 168 square feet, into livable area, for a walk-in closet and bathroom for the additional bedroom. The project sites are rectangularly-shaped properties within Tract No. 16839, consisting of six parcels (APNs: 0228-182-13, -20, -34, -39, -49, and -51), totaling approximately 1.0 adjusted gross acre; the tract is located on the northeast corner of the intersection of Baseline Avenue and San Sevaine Road, the tract has a frontage of approximately 1,048 feet on the north side of Baseline Avenue and a frontage of approximately 600 feet on the east side of San Sevaine Road, within the CenterStone at the Landings Community Plan.
Project Planner: Jon S. Dille

5. **Tentative Tract Map No. 17121, Extension of Time:** Filed by D & G Investments Inc./Brother Home LLC, to request for an extension of time of two years for Tentative Tract Map (TTM) No. 17121 for a subdivision of approximately 7.7 gross acres for 30 single-family lots for residential development within Walnut Village Specific Plan. The project site is a rectangularly-shaped property consisting of five parcels (APN 0240-141-03, -04, -05, -06, and -07) of approximately 7.7 gross acres located on the north side of Baseline Avenue, 100 feet west of the intersection of Baseline Avenue and Mango Avenue, and having a frontage of approximately 530 feet on Baseline Avenue and a depth of approximately 600 feet.
Project Planner: Paul Gonzales

6. **Amendment No. 09-007:** Filed by SC Fontana Development Corporation, to request an amendment to the Citrus Heights North Specific Plan Development Agreement. The Citrus Heights North Specific Plan site is an irregularly-shaped property of approximately 197.93 gross acres, bordered on the south by Summit Avenue, on the east by Citrus Avenue, and on the west by Lytle Creek Road.
Project Planner: Craig L. Bruorton, AICP

F. OTHER COMMISSION BUSINESS:

1. **Progress update for Administrative Site Plan No. 07-004, Conditional Permit No. 07-006, Administrative Site Plan No. 07-046, Conditional Use Permit No. 07-031, Administrative Site Plan No. 07-047, and Conditional Use Permit No. 07-032:**
Project Planner: Paul Gonzales

G. STAFF REPORTS:

H. DIRECTOR REPORT:

1. **Decision regarding cancellation of the September 1, 2009 Planning Commission meeting:**
Project Planner: Don Williams, AICP

I. COMMISSION REMARKS:

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

K. ADJOURNMENT: **Cancel the regularly scheduled meeting of September 1, 2009, and adjourn to the regularly scheduled meeting on September 15, 2009 at 6:00 p.m. in the City Hall Council Chambers, located at 8353 Sierra Avenue, Fontana, California.**