

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

July 21, 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 7, 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 July 22, 2009, July 24, 2009 (joint meeting), August 12, 2009, and August 26, 2009 meetings for the Planning Commission's information. An update of future Planning Commission items for the August 4, 2009, and August 18, 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. **Tentative Parcel Map No. 18721:** Filed by Ray Lombera & Associates, to request a tentative parcel map to subdivide approximately 0.9 adjusted gross acres of property into two (2) lots for single-family residential development. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0193-051-03) of approximately 0.9 adjusted gross acres and is located approximately 278 feet south of the intersection of Merrill Avenue and Date Street with a frontage of 123 feet on the east side of Date Street and a lot depth of approximately 300 feet. The site is further identified as 8948 Date Street.
Project Planner: Slavador Quintanilla

2. **Tentative Tract Map No. 17142/Time Extension (TTM No. 07-019):** Filed by Zack Hovav, to request a three year time extension request for Tentative Tract Map No. 17142 for an 18 single-family residential lot subdivision. The tentative tract map site is an irregularly-shaped property consisting of five parcels (APNs: 0246-151-50, -51, -52, -71, and -72) totaling approximately 4.6 gross acres, located at the northwest corner of Merrill Avenue and Laurel Avenue having an approximate frontages of 640 feet north of Merrill Avenue (but excluding four parcels fronting on Merrill Avenue), and having an approximate depth of 522 feet north of Merrill Avenue.
Project Planner: Craig L. Bruorton, AICP

3. **Design Review No. 05-061R1/EX and Conditional Use Permit No. 05-045EX (Continued from 7-7-09):** 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 and is 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 meeting scheduled for August 4, 2009, at the request of the applicant.
Project Planner: Charles D. Fahie, AICP

F. OTHER COMMISSION BUSINESS:

- 1. A joint City Council and Planning Commission meeting to be held on July 24, 2009 from 10:00 a.m. to 12:00 p.m. regarding the BIA.**
- 2. A Workshop regarding Valley Boulevard is to be held on August 12, 2009, with the City Council.**

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 July 24, 2009 at 10:00 in the Development Services Organization Building DAB room at 8353 Sierra Avenue, for a joint City Council and Planning Commission meeting, and also to August 4, 2009, for a regular Planning Commission meeting at 6:00 p.m., in the Steelworkers Auditorium and Technology Center 8437 Sierra Avenue.