

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

November 3, 2009

**CITY COUNCIL CHAMBERS
8353 SIERRA AVENUE**

Visit our Web Site at: www.fontana.org

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 November 11, 2009, and December 9, 2009, meetings for the Planning Commission's information. An update of future Planning Commission items for the November 17, 2009, and December 1, 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. **Administrative Site Plan No. 08-034 and Conditional Use Permit No. 08-023 (Continued from 10-6-09):** Filed by Suncor Care, Inc., to request an Administrative Site Plan (ASP) review of a 21,552 square foot skilled nursing facility, and a Conditional Use Permit (CUP) to allow the establishment of a subacute skilled nursing facility. The project site is a rectangularly-shaped property consisting of one parcel (APN 0240-052-47) totaling approximately two (2.0) adjusted gross acres located approximately 337 feet north of the intersection of Oleander Avenue and Baseline Avenue and having a frontage of approximately 132 feet on the east side of Oleander Avenue and a depth of 630 feet. The site is further identified as 7227 Oleander Avenue.
Project Planner: Salvador Quintanilla

2. **Design Review No. 09-008 (Continued from 10-6-09):** Filed by Mr. Paul Minnick, MCG Development Co., Inc., to request a design review to establish a 100 unit apartment complex, of which (12) of the units will be reserved for very low income households. The project consists of three (3) three story buildings and one (1) four story building located on approximately 3.1 acres. The project site is an irregularly-shaped property consisting of three (3) parcels (APNs 0193-311-04, -06, and -31) totaling approximately 3.1 gross acres located approximately 440 feet west of the intersection of San Bernardino Avenue and Sierra Avenue, having an approximate frontage of 230 feet on the south side of San Bernardino Avenue and an approximate depth of 450 feet.
Project Planner: Arely Monarez

3. **Tentative Tract Map No. 18673:** Filed by North Fontana Investment Company, LLC, to request a tentative tract map to combine 44 lots within the Arboretum Specific Plan boundary into 11 lots to facilitate the financing of the development of the Arboretum Specific Plan. The minimum lot size proposed is approximately 19 acres and the largest is approximately 63 acres. The tentative tract map is proposed on approximately 415 adjusted gross acres. The project site is an irregularly-shaped property consisting of 44 parcels (APNs: 0239-081-04, 06, -09, -11, -12, -13, -14, -15, -16, -18, -19, -20, -21, -23, -24, -28, -29, -31, -36, -37, -38, -40, -41, -42, -43, and 0231-131-03, 06, 09, -10, -14, -18, -19, -20, -21, -23, -35, -36, -38, -39, -43, -45, -47, -49, and -51) on approximately 415 adjusted gross acres on the northwest corner of Casa Grande Avenue and Sierra Avenue having approximately one mile of frontage on Casa Grande Avenue and approximately one mile of frontage on Sierra Avenue.
Project Planner: Charles Fahie, AICP

4. **Conditional Use Permit No. 09-007:** Filed by Mrs. Cynthia Moreland, to request a proposed Conditional Use Permit to legalize an existing day care facility for a maximum of 14 children. The Project is located at 13451 Dana Court.

Project Planner: DiTanyon Johnson

5. **General Plan Amendment No. 09-008:** Filed by Mr. David Drake, Trammell Crowe, to request a proposed amendment to the City of Fontana General Plan to add an Activity Center Overlay node to the City of Fontana General Plan Land Use Map at the intersection of Duncan Canyon Road and Coyote Canyon Road. The project site is a irregularly-shaped property consisting of three parcels (APNs: 0226-074-20, 0226-075-23 and -24) of approximately 36 gross acres and is located approximately 121 feet west of the intersection of Lytle Creek Road and Duncan Canyon Road, with a frontage of approximately 1,282 feet on the north side of Duncan Canyon Road and approximately 1,515 feet north of Duncan Canyon Road.

Project Planner: DiTanyon Johnson

6. **Administrative Site Plan No. 09-001 and Conditional Use Permit No. 09-001:** Filed by Paul A. Peck and Associates, to request an Administrative Site Plan (ASP) for a façade change of an existing sales office, and a Conditional Use Permit (CUP) to allow the sales of utility trailers on the site. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0235-111-14) of approximately 0.8 adjusted gross acres and is located at the intersection of Valley Boulevard and Elm Avenue with a frontage of 176 feet on the north side of Valley Boulevard and a frontage of 208 feet on the west side of Elm Avenue. The site is further identified as 15480 Valley Boulevard.

Project Planner: Salvador Quintanilla

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: