

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

February 2, 2010

**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: January 19, 2010**
- 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 February 10, 2010, and February 24, 2010 meetings for the Planning Commission's information. An update of future Planning Commission items for the February 16, 2010, 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. 09-014:** Filed by Mr. In Boun Kim, B & W Market, to request a Conditional Use Permit for review and approval of a new Alcoholic Beverage Control (ABC) Type 20 (Off-Sale Beer and Wine) license to be operated in conjunction with an existing convenience store (B & W Market). The project site is a irregularly-shaped property consisting of one parcel (APN: 0194-011-26) of approximately 0.4 adjusted gross acres, which is located approximately 295 feet east of the centerline of the intersection of Merrill Avenue and Sierra Avenue, and having a lot width of approximately 200 feet on the south side of Merrill Avenue and a lot depth of approximately 134 feet. The site is further identified as 8923 Sierra Avenue.

Project Planner: Salvador Quintanilla

2. **General Plan Amendment No. 09-015 and Zone Change No.09-008:** Filed by YH Walnut LLC, to request a General Plan Amendment to change the existing land use designation from Medium Density Residential (R-M) to Single-Family Residential (R-SF) and a Zone Change to change the zoning from Medium Density Residential (R-2) to Single-Family Residential (R-1). The project site is a rectangularly-shaped property consisting of four (4) parcels (APNs 0240-061-05, -06, -22 and -23) of approximately 17.7 adjusted gross acres and is located on the north side of Walnut Avenue between Cypress Avenue and Juniper Avenue and having an approximate frontage of 1,250 feet and an approximate depth of 630 feet along Walnut Avenue.

Project Planner: Orlando Hernandez

3. **Review of the Draft Environmental Impact Report (DEIR) prepared for the proposed Amendment No. 9 to the Redevelopment Plan for the Southwest Industrial Park project area:** Filed by the Fontana Redevelopment Agency, to request review of the DEIR prepared for the proposed Amendment No. 9 to the Redevelopment Plan for the Southwest Industrial Park project area. The subject area is generally located south of the I-10 Freeway and north of Jurupa Avenue. It is bounded on the east by Sierra and Juniper Avenues and on the west by Beech, Poplar, and Catawba Avenues.

Project Planner: Don Williams, 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:** Adjourn to a workshop at 5:00 p.m. in the City Council Chambers, Executive Conference room and then to the regularly scheduled meeting at 6:00 p.m. in the Council Chambers.