

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

November 6, 2007

**CITY COUNCIL CHAMBERS
FONTANA CITY HALL, 8353 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 Lee, Commissioners Galasso, Meyer, Slowik and Young**
- 5. APPROVAL OF MINUTES: October 16, 2007**
- 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.

C. CONSENT CALENDAR:

1. **Fontana Unified School District, Citrus Continuation High School:**
Located north of Santa Ana Avenue between Oleander Avenue and Cypress Avenue (APNs 0255-021-10, -11, -12, and -25), for the construction and operation of a public school.
Project Planners: Don Williams, AICP and Orlando Hernandez

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 13, 2007, November 27, 2007 and December 11, 2007, meetings for the Planning Commission's information. An update of future Planning Commission items for the December 4, 2007, and December 18, 2007, 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. **Specific Plan Amendment No. 07-02/Tentative Parcel Map No. 18749/Design Review No. 07-027:** Filed by Ms. Terri Allen, Phelan Development to request a Specific Plan Amendment to the Southwest Industrial Park Specific Plan to change the maximum lot coverage to 60 percent for the Light Industrial (M-1) and Medium Industrial (M-2) zoning districts. A Tentative Parcel Map request to merge five parcels into one parcel, and a Design Review request to construct an approximate 295,650 square foot warehouse building. The project site is a rectangularly-shaped property consisting of five parcels (APNs: 0237-101-06, -22, -23, -26, and -32) of approximately twelve gross acres and is located on the southeast corner of Slover Avenue and Catawba Avenue and having an approximate frontage of 630 feet on the south side of Slover Avenue and an approximate frontage of 780 feet on the west side of Catawba Avenue.
Project Planner: DiTanyon Johnson

2. **Conditional Use Permit No. 07-027:** Filed by Mor Trucks to request a Conditional Use Permit for the review and approval of a new Conditional use Permit (CUP) to operate an automobile sales agency with display of vehicles to be conducted inside the existing building of approximately 5,417 square feet. The project site is an irregularly-shaped property consisting of one parcel (APN: 0255-271-02, of approximately 5.1 gross acres and is located approximately 288 feet south of the intersection of Slover Avenue and Juniper Avenue and having a frontage of approximately 327 feet on the east side of Juniper Avenue, and an approximate depth of 622 feet.
Project Planner: Arely Monarez

3. **Design Review No. 07-013/Conditional Use Permit No. 07-015/Conditional Use Permit No. 07-034:** Filed by Mira Inc./Mark Sater to request a Design Review and Conditional Use Permit to construct an ARCO AM/PM gas station with a convenience store and a retail shop, the construction of a self service car wash, and a Conditional Use Permit request to obtain a Type 20, off sale beer and wine ABC licensing permit. The project is a square-shaped property consisting of one parcel (APN 0240-011-52) located on the southeast corner of South Highland Avenue and Citrus Avenue.
Project Planner: Dawn Rowe

4. **Development Code Amendment No. 07-007:** Filed by the City of Fontana to request amendment of the Zoning and Development Code (Chapter 30). Located city-wide.
Project Planner: Stephanie Hall

F. OTHER COMMISSION BUSINESS:

1. **2008 Planning Commission Calendar:**
Project Planner: Don Williams, AICP
2. **Consider cancellation of regularly scheduled Planning Commission meeting of November 20, 2007:**
Project Planner: Don Williams, AICP

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 December 4, 2007, and cancel the Planning Commission meeting of November 20, 2007.