

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**December 4, 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: November 6, 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:**

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 December 11, 2007, meeting for the Planning Commission's information. An update of future Planning Commission items for the December 18, 2007, 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. **Design Review No. 05-071 and Tentative Parcel Map No. 17811:** Filed by Rick Faulkner to request approval of a design review application to construct two industrial buildings totaling 36,220 square feet on approximately 2.0 acres; and a parcel map to merge three parcels of approximately 3.9 acres into two parcels within the Southwest Industrial Park Specific Plan area. The project site is a rectangularly-shaped property consisting of three parcels (APNs: 0237-101-01, -20, and -21) totaling approximately 3.9 adjusted gross acres located at the southeast corner of Slover Avenue and Poplar Avenue and having approximately 286 feet of frontage along Slover Avenue and approximately 608 feet of frontage along Poplar Avenue.

**Project Planner: Orlando Hernandez**

2. **Conditional Use Permit No. 07-009:** Filed by Kaiser Foundation Hospital, to request a Conditional Use Permit to place a 10,000 square foot construction trailer for project and management of the future improvement and renovation of Kaiser Hospital, and to permanently allow four (4) existing modular offices to remain on site. Located at 17234 Valley Boulevard, on the north side of Valley Boulevard, adjacent to and east of Kaiser Hospital.  
**Project Planner: Orlando Hernandez**
  
3. **Administrative Site Plan No. 06-036/Conditional Use Permit No. 06-029/Variance No. 07-005 and Lot Line Adjustment No. 07-021:** Filed by Faiz A. Shah to request an Administrative Site Plan and Conditional Use Permit for the proposed construction of a 7,656 square foot Islamic Center (mosque) for services and worship, in addition to the request for the tenant improvement to an existing structure for a facilities office; the variance request is to reduce perimeter landscape buffer width, and the Lot Line Adjustment request is to merge two legal parcels into one. The project is a rectangularly-shaped property consisting of two parcels (APN's 0241-091-13 and 14) located on the east side of Sierra Avenue, approximately 300 feet north of Miller Avenue, with an approximate frontage of 141 feet, and a depth of approximately 355 feet.  
**Project Planner: Dawn Rowe**
  
4. **Tentative Parcel Map No. 18847:** Filed by Mr. Basil Fabrizio to request a Tentative Parcel Map to subdivide approximately 1.7 acres into nine (9) industrial condominiums, thus creating individual units with separate legal descriptions. The project site is a rectangularly-shaped property consisting of one parcel (APN: 1110-151-52) of approximately 1.7 acres and is located approximately 630 feet west of the intersection of Foothill Boulevard and Hemlock Avenue with a frontage of approximately 330 feet on the north side of foothill Boulevard and a depth of 227 feet north of Foothill Boulevard.  
**Project Planner: DiTanyon Johnson**
  
5. **Design Review No. 07-018 and Conditional Use Permit No. 07-019:** Filed by Rudy Silva-VIP STAY to request a Design Review and Conditional Use Permit for an approximate 79,951 square foot hotel (Holiday Inn) and future sit-down restaurant pad of approximately 8,100 square feet. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0240-011-17) of approximately 4.6 acres and is located approximately 607 feet south of the intersection of South Highland Avenue and Citrus Avenue having a frontage of 308 feet on the east side of Citrus Avenue and an approximate depth of 607 feet east of Citrus Avenue.  
**Project Planner: DiTanyon Johnson**

6. **Administrative Site Plan No. 06-041 and Conditional Use Permit No. 06-035:** Filed by George Sumney to request an Administrative Site Plan (ASP) for a façade change of an existing single-family home to a sales office and a Conditional Use Permit (CUP) to allow for truck sales on the site. The project site is a rectangularly-shaped property of approximately 2.0 gross acres located at 15848 Slover Avenue, approximately 300 feet west of the intersection of Slover Avenue and Catawba Avenue and having a frontage of 250 feet on the north side of Slover Avenue and a depth of 287 feet (APN 0237-052-05).

**Project Planner: Paul Gonzales**

**F. OTHER COMMISSION BUSINESS:**

**G. STAFF REPORTS:**

**H. DIRECTOR REPORT:**

1. **Civic Center Sign Program:**  
**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:**