

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

April 15, 2008

**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 Slowik, Commissioners Galasso, Lee, Meyer and Young**
- 5. APPROVAL OF MINUTES: April 1, 2008**
- 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 April 22, 2008, and May 13, 2008, meetings for the Planning Commission's information. An update of future Planning Commission items for the May 6, 2008, and May 20, 2008, 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
- (b) written communication
- (c) commission staff/comments
- (d) applicant comments (Applicant not limited to 5 minutes)
- (e) oral – favor
- (f) oral – opposition
- (g) hearing-closed

1. **Design Review No. 04-029/Conditional Use Permit No. 05-036:** Filed by Mr. Doug Andresen, to request a Design Review for the site plan and architectural plans and a Conditional Use Permit to operate a 12,315 square foot automobile repair facility with six service bays of approximately 2,000 square feet each. The project site is a rectangularly-shaped property consisting of two parcels (APN 0190-282-22 and -23) of approximately 1.2 adjusted gross acres and is located approximately 317 feet west of the northwest corner of the intersection of Foothill Boulevard and Tamarind Avenue and having a frontage of approximately 180 feet on the north side of Foothill Boulevard and a depth of approximately 298 feet.
Project Planner: Jon S. Dille

2. **Conditional Use Permit No. 07-033/Administrative Site Plan No. 07-048:** Filed by Andresen Architecture, Inc., to request a conditional use permit for the review and approval of a new Conditional Use Permit (CUP) to operate an existing church assembly and an Administrative Site Plan No. 07-048 for the construction of a 1,427 square foot new Fellowship Hall. The project site is a rectangularly-shaped property consisting of one parcel (APN No.: 0192-221-32) of approximately 0.8 gross acres located on the northeast corner of the intersection of Valencia Avenue and Palmetto Avenue, having a frontage of approximately 125 feet along Palmetto Avenue, and an approximate dept of 277 feet.

Project Planner: Orlando Hernandez

3. **Design Review No. 07-043/Minor Use Permit No. 08-03:** Filed by New West Homes, to request a design review for 19 single-family homes ranging in size from 2,744 square feet to 3,287 square feet, and a Minor Use Permit for the use of an off-site model home complex. The project site is a rectangularly-shaped property consisting of 19 parcels (Tentative Tract Map No. 16243) of approximately 4.7 gross acres, located approximately 1,400 feet south of the intersection of South Highland Avenue and Walnut Avenue and having an approximate frontage of 335 feet on the east side of Hemlock Avenue within the California Landing Specific Plan.

Project Planner: DiTanyon Johnson

F. OTHER COMMISSION BUSINESS:

G. STAFF REPORTS:

H. DIRECTOR REPORT:

1. **A Minor Modification to the Shared Driveway Length for a previously approved Design Review (Design Review No. 07-018, Holiday Inn Site):** 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 and Citrus Avenues 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: Don Williams, ACIP

2. **A Minor Modification to the Site Plan to accommodate reciprocal access shared driveway length for a previously approved Design Review (Design Review No. 07-013, ARCO AM/PM Site):** The project site is a square-shaped property consisting of one parcel (APN No. 0240-011-52) located on the south east corner of South Highland Avenue and Citrus Avenue.

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: