

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**June 3, 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: May 6, 2008, and May 20, 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.

1. **Fontana Unified School District, Elementary School No. 29:** The Fontana Unified School District (FUSD) is in the process of acquiring a rectangularly-shaped property consisting of four parcels (APNs: 0249-011-69, -73, -75, and -76) of approximately 6.5 acres located on the southeast corner of Merrill Avenue and Alder Avenue and having a frontage of approximately 1,000 feet on Merrill Avenue and a depth of approximately 285 feet on Alder Avenue, for the construction and operation of a public school. A single-family residence and a closed Christian school exist on the proposed school site. The proposed school site is surrounded by residential uses in all directions.  
**Project Planner: Don Williams, AICP and Charles Fahie, AICP**

**D. AGENDA INFORMATION:**

1. **Upcoming Cases Scheduled for City Council:** An update of future City Council Agenda items for the June 10, 2008, and June 24, 2008, meetings for the Planning Commission's information. An update of future Planning Commission items for the June 17, 2008, July 1, 2008, and July 15, 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. 07-047 (Continued from May 6, 2008):** Filed by Panattoni Development Company, LLC, to request approval of a design review application to construct two warehouse/distribution industrial buildings totaling 187,562 square feet. The project site is a irregularly-shaped property consisting of one parcel (APN: 0237-191-43) of approximately 9.0 adjusted gross acres and is located approximately 313 feet east of the intersection of Catawba Avenue and Jurupa Avenue having a frontage of 449 feet on the north side of Jurupa Avenue and an approximate depth of 722 feet. **Staff requests** that the Planning Commission continue the project to a date uncertain due to a minor modification to the proposed site plan.  
**Project Planner: Salvador Quintanilla**

2. **Conditional Use Permit No. 08-003:** Filed by Mr. Michael Kurkjian to request a Conditional Use Permit to obtain a new Alcoholic Beverage Control (ABC) Type 20 (Off-Sale Beer and Wine) license to be operated in conjunction with a convenience store (Extra Mile). The project site is a rectangularly-shaped property consisting of one parcel (APN: 0255-041-26) of approximately 2.1 adjusted gross acres, located on the southwest corner of the intersection of Slover Avenue and Sierra Avenue, and having a frontage of approximately 450 feet on the south side of Slover Avenue and a second frontage of approximately 238 feet on the west side of Sierra Avenue. The business is located at 10510 Sierra Avenue.  
**Project Planner: Jon S. Dille**

**F. OTHER COMMISSION BUSINESS:**

1. **Discuss attending workshop:** “Building Healthy Livable Hometowns” on June 16, 2008, at 8:00 a.m. to 10:30 a.m., at the Heritage Neighborhood Center, located at 7350 West Liberty Parkway:  
**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:**