

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**July 16, 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: July 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. **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 July 22, 2008, and August 12, 2008, meetings for the Planning Commission's information. An update of future Planning Commission items for the August 5, 2008, and August 19, 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  | (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. 07-031/Conditional Use Permit No. 07-024 (Continued from 7-1-08):** Filed by Bethel AME Church, to request a Design Review for an approximately 18,501 square foot worship facility and a Conditional Use Permit for the use of the facility as a place of assembly and a Sunday school. The project site is a rectangularly-shaped property consisting of two parcels (APNs 0240-031-04 and -05) of approximately 2.0 gross acres and is located approximately 193 feet west of the intersection of Oleander Avenue and Baseline Avenue having a frontage of 158 feet on the north side of Baseline Avenue and an approximate depth of 511 feet. **Staff requests** that the Planning Commission continue this item to August 5, 2008, at the request of the applicant.

**Project Planner: Salvador Quintanilla**

2. **Design Review No. 07-029/Tentative Tract Map No. 18443:** Filed by Hector Ruiz, to request a tentative tract map to merge four parcels into one parcel for condominium purposes to develop 31 single-family attached units. A design review for the design and architecture of the proposed residential condominium units. The project site is an irregularly-shaped property consisting of four parcels (APN's 0190-182-06, -07, -25 and 28) totaling approximately 2.6 adjusted gross acres located on the south side of Malaga Avenue and having an approximate frontage of 262 feet and an approximate depth of 300 feet along Malaga Avenue.

**Project Planner: Orlando Hernandez**

3. **Development Code Amendment No. 07-001:** Filed by Mr. William Marago, to request amendment to Table 30-202.A (Permitted Uses in Commercial Zoning Districts) of the City of Fontana Zoning and Development Code to add the "manufacturing" of trailers as a permitted use in the General Commercial (C-2) zoning district. The project is located at 17795 Foothill Boulevard (Az Tex Trailers).

**Project Planner: DiTanyon Johnson**

**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:**

**WORKSHOP: KB Home – revisions to a previously approved Design Review:**  
**Project Planner: Charles Fahie, AICP**