

AGENDA

**REGULAR MEETING
FONTANA CITY PLANNING COMMISSION**

September 2, 2008

**CITY COUNCIL CHAMBERS
FONTANA CITY HALL, 8353 SIERRA AVENUE**

Visit our Web Site at: www.fontana.org

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: August 19, 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 September 9, 2008, and September 23, 2008 meetings for the Planning Commission's information. An update of future Planning Commission items for the September 16, 2008, October 7, 2008, and October 21, 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. 07-019/Tentative Parcel Map No. 19073 and Draft Environmental Impact Report (DEIR):** Filed by Brown Strauss, to request certification of Final Environmental Impact Report (FEIR, State Clearinghouse No. 20071110096) and approval of a design review for the construction of a 133,918 square foot warehouse building; and, a parcel map to combine four existing parcels into one new parcel. The project site is an irregularly-shaped property consisting of four parcels (APNs: 0236-201-01, -02, -13, and -20) totaling approximately 6.4 adjusted gross acres located at the northwest corner of Jurupa Avenue and Live Oak Avenue, and having an approximate frontage of 315 feet on Jurupa Avenue and an approximate frontage of 735 feet on Live Oak Avenue.
Project Planner: Orlando Hernandez

2. **Conditional Use Permit No. 08-02:** Filed by Tiffany McLeod, Massage Envy, to request a conditional use permit to occupy an existing suite of approximately 3,003 square feet within an existing commercial center for a massage establishment (Massage Envy). The project is located at 16391 Sierra Lakes Parkway, Suite 100.
Project Planner: DiTanyon Johnson

3. **Administrative Site Plan No. 08-015 and Conditional Use Permit No. 08-008:** Filed by Mr. Chi, DRC Foods LLC, to request a new conditional use permit (CUP) to obtain an Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine for a Bona Fide Public Eating Place) license to be operated in conjunction with a restaurant (Shakey's Pizza Parlor), and an Administrative Site Plan for the architectural review for the exterior modification to the existing building. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0254-221-40) of approximately 0.3 adjusted gross acres located approximately 163 feet east of the intersection of Sierra Avenue and Slover Avenue and having a frontage of approximately 156 feet on the north side of Slover Avenue and a depth of approximately 85 feet. The site is further identified as 16940 Slover Avenue.
Project Planner: Salvador Quintanilla

- 4. Tentative Parcel Map No. 18223 and Variance No. 07-006:**
Filed by Massaro & Welsh, to request a tentative parcel map to subdivide approximately 0.7 gross acres of property into two (2) single-family residential lots and the applicant also is requesting a variance for a flag lot. The project site is a rectangularly-shaped property consisting of one parcel (APN 0226-163-01) of approximately 0.7 gross acres located at the northeast corner of the intersection of Sierra Lakes Parkway and Maloof Street and having a frontage of approximately 298 feet on the north side of Sierra Lakes Parkway and a frontage of approximately 100 feet on the east side of Maloof Street.
Project Planner: Salvador Quintanilla

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: