

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**September 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: September 2, 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 23, 2008, and October 14, 2008 meetings for the Planning Commission's information. An update of future Planning Commission items for the October 7, 2008, and October 23, 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. **Administrative Site Plan No. 07-061 and Conditional Use Permit No. 08-011:** Filed by Andresen Architecture, to request an Administrative Site Plan (ASP) for a façade change of an existing building and a Conditional Use Permit (CUP) for the proposed use of a recycling center closed to the general public. The project site is an irregularly-shaped property of approximately 1.5 gross acres located at 10312 Almond Avenue, approximately 1300 feet south of the intersection of Almond Avenue and Valley Boulevard and having a frontage of approximately 80 feet on the west side of Almond Avenue and a depth of 546 feet (APN 0234-201-01).  
**Project Planner: Paul Gonzales**
  
2. **Design Review No. 07-042 and Conditional Use Permit No. 07-035:** Filed by Mr. Robert Hanover, to request a Design Review to construct two buildings, a one (1) and three (3) story mini-storage building totaling approximately 145,648 square feet and including retail and office space totaling approximately 6,231 square feet, and a Conditional Use Permit request to permit the use of the proposed mini-storage secondary to the proposed retail and office use, and for the inclusion of recreational vehicle parking on-site. The project site is a rectangularly-shaped property consisting of one (1) parcel (APN: 0251-202-05) of approximately 3.8 adjusted gross acres, located at 16796 Boyle Avenue, approximately 480 feet east of the northeast corner of the intersection of Boyle Avenue and Juniper Avenue, having a frontage of approximately 301 feet on the north side of Boyle Avenue, and a depth of approximately 535 feet. **Staff recommends** that the Planning Commission accept the withdrawal of Design Review No. 07-042 and Conditional Use Permit No. 07-035.  
**Project Planner: Arely Monarez**
  
3. **Design Review No. 07-047:** Filed by Panattoni Development Company, LLC, to request approval of a design review to construct two warehouse/distribution industrial buildings totaling 197,548 square feet. The project site is an 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.  
**Project Planner: Salvador Quintanilla**

4. **Tentative Tract Map No. 18426:** Filed by Intex Properties Inland Corporation, to request a tentative tract map to subdivide approximately 44.5 gross acres of property into 114 lots for single-family residential development. The project site is an irregularly-shaped property consisting of six parcels (APNs: 0226-132-05, -06, -07 and 0226-134-02, -06, -07) of approximately 44.5 adjusted gross acres located at the northeast corner of the intersection of San Sevaine Road and the future western terminus of Sierra Lakes Parkway and having a approximate frontage of 800 feet on San Sevaine Road and an approximate frontage of 1,850 feet on the future western extension of Sierra Lakes Parkway. The site is generally bounded to the north by several utility easements (So. Cal. Edison, So. Cal. Gas, and Fontana Water Co.) and Rosena Park, a public park.

**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:**