

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**November 18, 2008**

**STEELWORKER'S AUDITORIUM  
LEWIS LIBRARY AND TECHNOLOGY CENTER 8437 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: October 23, 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 November 25, 2008, and December 9, 2008, meetings for the Planning Commission's information. An update of future Planning Commission items for the December 2, 2008, and December 16, 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. **Specific Plan No. 04-006/Zone Change No. 07-005, General Plan Amendment No. 06-006/Development Agreement, and Draft Environmental Impact Report (DEIR) (State Clearinghouse No. 2006071109) for the Arboretum Specific Plan (Cont'd from 10-23-08):** The project is located on the northwest corner of Casa Grande Avenue and Sierra Avenue having a frontage of approximately one mile west on Casa Grande Avenue and a frontage of approximately one mile north on Sierra Avenue. **Staff requests** that the Planning Commission continue this item to the December 2, 2008, Planning Commission hearing to allow the applicant to finalize the Arboretum Specific Plan Development Agreement.  
**Project Planner: Charles Fahie, AICP**
  
2. **General Plan Amendment No. 08-012:** Filed by the City of Fontana, to request removal of the language “Warehousing and Distribution” from the Land Use Element Section as it pertains to the I-L (Light Industrial) and I-G (General Industrial) of the General Plan.  
**Project Planner: Dawn Clement**
  
3. **Administrative Site Plan No. 07-004/Conditional Use Permit No. 07-006/Administrative Site Plan No. 07-046/Conditional Use Permit No. 07-031 (Cont'd from 10-23-08):** Filed by David Eshleman, to request an Administrative Site Plan (ASP No. 07-004) for a new 18,348 square foot truck inspection building and a Conditional Use Permit (CUP No. 07-006) for the proposed use of a tractor trailer leasing, sales, and repair. An Administrative Site Plan (ASP No. 07-046) for a façade change to an existing 9,600 square foot building, and conversion of an existing residence and garage to an office and show room. Additionally, Conditional Use Permit (CUP No. 07-031) is requested to approve and existing 9,600 square foot building for a race and repair shop. The project site is a rectangularly-shaped property consisting of two parcels (APN 0237-191-01 and -12), of approximately 13.5 gross acres located on the southeast corner of Santa Ana Avenue and Catawba Avenue, and having an approximate frontage of 950 feet on Catawba Avenue, an approximate frontage of 630 feet on Santa Ana Avenue, and a depth of 630 feet.  
**Project Planner: Paul Gonzales**

4. **Administrative Site Plan No. 07-047/Conditional Use Permit No. 07-032 (Cont'd from 10-23-08):** Filed by David Eshleman, to request an Administrative Site Plan (ASP) for a new 10,454 square foot building with office and truck inspection area, and a Conditional Use Permit (CUP) for the proposed use of a tractor trailer leasing, sales, and repair area. The project site is a rectangularly-shaped property of two parcels (APN 0237-191-27 and -28) of approximately seven (7) gross acres located 1300 feet south of the intersection of Santa Ana Avenue and Catawba Avenue, on the east side of Catawba Avenue and having an approximate frontage of 500 feet on Catawba Avenue, and a depth of 630 feet.  
**Project Planner: Paul Gonzales**

5. **Design Review No. 07-046/Conditional Use Permit No. 05-038/Development Code Amendment No. 08-006:** Filed by Kaiser Foundation Hospitals, to request review and recommendation of approval to the City Council for Design Review No. 07-046 for the construction of a 537,400 square foot new hospital and support building, a 33,100 square foot central utility plant and a new Southern California Edison Substation; Development Code Amendment No. 08-006, is a request to modify the Medical Center Overlay. The project site is an irregularly-shaped property consisting of one parcel (APN 0251-101-06) totaling approximately 47 adjusted gross acres located on the east side of Sierra Avenue between Marygold Avenue and Valley Boulevard and having an approximate frontage of 1,920 feet on Marygold Avenue, 1,440 feet on Valley Boulevard and 860 feet on Sierra Avenue.  
**Project Planner: Orlando Hernandez**

**F. OTHER COMMISSION BUSINESS:**

1. **2009 Planning Commission Calendar and Filing Schedule Deadlines:** Staff requests that the Planning Commission adopt the calendar of meetings and filing schedule deadlines.  
**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:**