

**AGENDA**

**REGULAR MEETING  
FONTANA CITY PLANNING COMMISSION**

**October 6, 2009**

**CITY COUNCIL CHAMBERS  
8353 SIERRA AVENUE**

**Visit our Web Site at: [www.fontana.org](http://www.fontana.org)**

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**A. ORGANIZATION:**

- 1. CALL TO ORDER: 6:00 P.M.**
- 2. PLEDGE OF ALLEGIANCE:**
- 3. INVOCATION: Pastor DeLayne McCampbell, P.D. Chaplain**
- 4. ROLL CALL: Chairperson Meyer, Commissioners Galasso, Garcia, Lee, and Slowik**
- 5. APPROVAL OF MINUTES: September 15, 2009**
- 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 October 14, 2009, and October 28, 2009, meetings for the Planning Commission's information. An update of future Planning Commission items for the October 20, 2009, and November 3, 2009, 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. 08-034 and Conditional Use Permit No. 08-023:** Filed by Suncor Care, Inc., to request an Administrative Site Plan (ASP) for an architectural review of a new 21,552 square foot skilled nursing facility, and a Conditional Use Permit (CUP) to allow the establishment of a subacute skilled nursing facility. The project site is a rectangularly-shaped property consisting of one parcel (APN 0240-052-47) totaling approximately two (2.0) gross acres located approximately 337 feet north of the intersection of Oleander Avenue and Baseline Avenue and having a frontage of approximately 132 feet on the east side of Oleander Avenue and a depth of 630 feet. The site is further identified as 7227 Oleander Avenue. **Staff requests** that the Planning Commission continue this project to a date to be determined by the Planning Commission.  
**Project Planner: Salvador Quintanilla**
  
2. **Design Review No. 09-008 (Continued from 9-15-09):** Filed by Mr. Paul Minnick, MCG Development Co., Inc., to request a design review to establish a 100 unit apartment complex, of which (12) of the units will be reserved for very low income households. The project consists of three (3) three story buildings and one (1) four story building located on approximately 3.1 acres. The project site is an irregularly-shaped property consisting of three (3) parcels (APNs 0193-311-04, -06, and -31) totaling approximately 3.1 gross acres located approximately 440 feet west of the intersection of San Bernardino Avenue and Sierra Avenue, having an approximate frontage of 230 feet on the south side of San Bernardino Avenue and an approximate depth of 450 feet. **Staff requests** that the Planning Commission move to continue the public hearing for Design Review No. 09-008 to October 20, 2009.  
**Project Planner: Arely Monarez**
  
3. **General Plan Amendment No. 09-002/Zone Change No. 09-002/Tentative Parcel Map No. 19034 and Design Review No. 09-001 (Continued from 9-15-09):** Filed by DW Development, to request a general plan amendment to change the land use designation on approximately 8.2 acres from Community Commercial (C-C) to General Commercial (C-G) and 3.1 acres from Light Industrial (I-L) to General Commercial (C-G); a zone change to change the zoning district map on approximately 8.2 acres from Community Commercial (C-1) to General Commercial (C-2) and 3.1 acres from Light Industrial (M-1) to General Commercial (C-2); a tentative parcel map to subdivide three existing lots of approximately 11.3 acres into seven parcels for the purpose of commercial development; and, a design review for the construction of a 97,388 square foot commercial shopping center. The project site is a rectangularly-shaped property consisting of three parcels (APNs: 0255-011-01, -02, and -03) totaling approximately 11.3 adjusted gross acres located at the southeast corner of Slover Avenue and Citrus Avenue, and having an approximate frontage of 800 feet on Slover Avenue and an approximate frontage of 590 feet on Citrus Avenue.  
**Project Planner: Orlando Hernandez**

4. **General Plan Amendment No. 09-005/Zone Change No. 09-003/Design Review No. 09-005 and Parcel Map No. 19219:** Filed by the Fontana Housing Authority, to request a Design Review for the construction of a 60-unit affordable (very low income) apartment complex; a General Plan Amendment to change approximately 5.5 acres of land designated I-L (Light Industrial) to R-M (Medium Density Residential); and, a Zone Change from M-1 (Light Industrial) to R-2 (Medium Density Residential). The project site is a rectangularly-shaped property consisting of seven parcels (APN 0191-211-04, -05, -06, -22, -23, -24 and -25) of approximately 5.5 acres adjusted gross acres and is located on the northeast corner of Ceres Avenue and Oleander Avenue and having a frontage of approximately 815 feet on Ceres Avenue and a frontage of approximately 285 feet along Oleander Avenue.

**Project Planner: Orlando Hernandez**

**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 :**