

**CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
APRIL 17, 2012**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, April 17, 2012, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Meyer called the meeting to order at 6:02 p.m. Following the Invocation given by Commissioner Hall, the Pledge of Allegiance was led by Commissioner Meyer.

**ROLL CALL**

Present: Chairperson Garcia, Commissioners Hall, Lee and Meyer

Absent: Commissioner Cothran

Also Present: Director Don Williams, AICP; Attorney Matthew Silver; Senior Planner Shannon J. Casey, AICP; Senior Planner Stephanie Hall; Assistant Planner Salvador Quintanilla; Assistant Planner Arely Monarez; Supervising Technical Engineer Monae Pirie-Pugh; City Clerk Tonia Lewis; and Planning Commission Secretary Ysela Aguirre

**MINUTES:**

None.

**MINUTES:**

**NONE**

**PUBLIC FORUM:**

None.

**PF**

**NONE**

**CONSENT CALENDAR:**

None.

**CC**

**NONE**

**AGENDA INFORMATION:**

**AGENDA INFO**

The Planning Commission reviewed an update of future City Council Agenda items for the April 24, 2012, and May 8, 2012, meetings for the Planning Commission's information; and an update of future Planning Commission items for the May 1, 2012, and May 15, 2012, meetings for the Planning Commission's information.

**CC  
APRIL 24, 2012  
MAY 8, 2012  
PC  
MAY 1, 2012  
MAY 15, 2012**

## **PUBLIC HEARINGS:**

PH

Commissioner Hall recused herself from public hearing item No. 1.

1. A Public Hearing was opened regarding: **Appeal No. 12-001 (Planning Case No. 11-077)**: Filed by: Nicole Gonzales, to request an appeal of the Director of Community Development's decision approving Administrative Site Plan No. 11-038, for the installation of 12 wireless communication antennas and one microwave dish on an existing 132 foot Southern California Edison (SCE) electrical transmission tower, and a supporting 315 square foot equipment shelter with two (2) Global Positioning System (GPS) antennas. The project site is a rectangularly-shaped property consisting of one parcel (APN: 0236-225-25) of approximately 5.0 adjusted gross acres and is located approximately 625 feet east of the intersection of Cherry Avenue and Banana Avenue, and having a frontage of approximately 153 feet on the south side of Cherry Avenue and a lot depth of approximately 1,626 feet. The site is located in the Southern California Edison Corridor in the Southridge Specific Plan area.

PH-1  
APPEAL NO.  
12-001

PC NO. 11-077

VOTE: 3-0

Staff presentation was given by Project Planner Salvador Quintanilla and staff recommended denial.

One phone call was received requesting information.

Commissioner Meyer asked for the original conditions of approval. Planner Quintanilla noted that they were included in the staff report.

The Chairperson Garcia asked if the appellant was present. Director Williams said she was not.

Commissioner Meyer disclosed that he received a call from a Verizon representative regarding this item with no reportable action.

Fiona Hilyer, Spectrum Surveying, concurred with staff's comments regarding this project and thanked staff for all their help on the project. Ms. Hilyer disclosed that she was the one that called Commissioner Meyer.

Discussion was held on the structure and construction hours.

Discussion was held on the noise level of the air conditioning units.

Discussion was held on the City not being authorized to condition items that fall under another regulatory agency.

The public hearing was closed.

Discussion was held on adding a condition to the hours of construction. Discussion was held on the exterior of the structure blending into the environment.

A motion was made by Commissioner Meyer and seconded by Commissioner Lee to 1) Deny Appeal No. 12-001, thereby upholding the decision of the Director of Community Development, for Administrative Site Plan No. 11-038, for the installation of 12 wireless communication antennas, one microwave dish on an existing SCE tower, and a supporting 315 square foot equipment shelter with two (2) GPS antennas with the addition of “..including but not limited to the hours of construction” to Condition No. 6 on page E1-41 of the staff report and the addition of Condition No. 6a. to read “The exterior of the maintenance structure shall be designed and constructed to blend into the site to the satisfaction of the Director of Community Development.” Motion carried by a vote of 3-0.

Commissioner Hall rejoined the meeting.

2. A Public Hearing was opened regarding: **Amendment No. 11-023 (Municipal Code Amendment)**: Filed by the City of Fontana to request amending the General Provisions (Chapter 30, Article 1), of the Zoning and Development Code, revising definitions as they pertain to business parks, hazardous substances, and warehousing uses; and, an amendment to the Commercial and Mixed-Use Zoning Districts (Chapter 30, Article V1), and Industrial Zoning Districts (Chapter 30, Article V11), modifying the lists of permitted uses (Tables 30-202.A., Permitted Uses in Commercial Zoning Districts, and 30-245.A., Permitted uses in Industrial Zoning Districts) as they apply to warehousing uses and storage of hazardous substances. Additionally, removal of warehousing and distribution language from the Light Industrial (M-1) description is proposed in order to provide consistency with Table 30-245.A. Located citywide. Staff presentation was given by Project Planner Arely Monarez and staff recommended approval.

**PH-2  
AMEND  
NO. 11-023  
MCA**

**RESOLUTION:  
2012-04**

**VOTE:  
4-0**

No communication was received for or against the project.

Discussion was held on the definition and use of “warehousing without sales”. The Planning Commission wanted to clarify that if a business was categorized or identified as a “warehousing without sales”, use, special sales events will not be precluded. Ms. Monarez clarified that special event sales will be allowed twice per year at their facility with the

approval of a Temporary Use Permit.

Discussion was held regarding health spas, day care centers and deli's, being permitted as a secondary/complementary use within a business park.

Discussion was held on department stores not being allowed in C-1 zones. Planner Monarez indicated that is not a section that is being modified and those uses would be permitted. Director Williams further clarified that the C-1 (Community Commercial District) is intended for uses that serve the neighborhood and typically does not generate vehicular traffic. He stated that department stores are more of a regional/destination type of use which generates vehicular traffic.

The Planning Commission discussed the definition of hazardous substances being clarified in the code. This allows for better regulation of hazardous substance users to be regulated by the Planning, Building and Safety, and Fire Departments.

Fire Marshal Adam Panos spoke in support of the amendment.

The public hearing was closed.

A motion was made by Commissioner Lee and seconded by Commissioner Meyer to Adopt Resolution No. PC 2012-04, forwarding a recommendation to the City Council to 1) Direct staff to file the Notice of Determination; and 2) Adopt an ordinance approving Municipal Code Amendment No. 11-023. Motion carried by a vote of 4-0.

**OTHER COMMISSION BUSINESS:**

**OCB**

Director Williams introduce Ms. Monae Pugh. Ms. Pugh is a Supervising Technical Engineer with the Engineering Department; she will be representing Traffic Engineering and Land Development at Planning Commission meetings as requested by the Planning Commissioners to address any issues on projects that may arise. If she is not available, she will have staff available to answer any questions.

**ENGINEERING  
STAFF AT  
PC MEETINGS**

Ms. Pugh was welcomed to the Planning Commission meetings.

**STAFF REPORTS:**

**SR**

None.

**NONE**

**DIRECTOR REPORT:**

**DR**

None.

NONE

**COMMISSION COMMENTS:**

**COMMENTS**

Commissioner Hall wished everyone a good night.

**HALL**

Commissioner Lee encouraged all students, parents and teachers, involved in testing to do all they can to do so students can do well on the tests.

**LEE**

Commissioner Lee requested prayers for everyone involved in testing at Fontana Unified School District.

Commissioner Meyer congratulated the Lee Family on the news of their grandson going into the service.

**MEYER**

Commissioner Meyer congratulated the teens at Sacred Heart Parish for their work on the living stations of the cross.

Commissioner Meyer wished everyone a continued good Easter season.

Commissioner Meyer wished everyone a good evening.

City Clerk Lewis wished her husband a very happy 52<sup>nd</sup> wedding anniversary.

**LEWIS**

City Clerk Lewis announced the upcoming prayer breakfast to be held on Thursday, May 3, 2012, from 7:30 to 9:30 a.m. at the Jessie Turner Health and Fitness Center. Reservations are required by calling (909) 854-8054 or email to [FontanaPrayerBreakfast@gmail.com](mailto:FontanaPrayerBreakfast@gmail.com)

Chairperson Garcia wished everyone a good evening.

**GARCIA**

**PUBLIC FORUM**

**PF  
NONE**

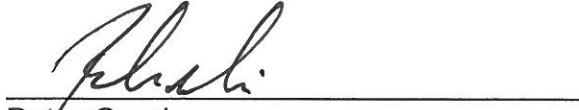
NONE.

**ADJOURNMENT**

By consensus, the Planning Commission adjourned at 7:04 to the regularly scheduled Planning Commission Meeting of May 1, 2012, in the City Hall Council Chambers, located at 8353 Sierra Avenue, Fontana, California at 6:00 p.m.

**ADJOURN  
7:04 P.M.**

  
Ysela Aguirre  
Commission Secretary

  
Peter Garcia  
Chairperson