

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
May 16, 2017  
Grover W. Taylor Council Chambers**

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**CALL TO ORDER/ROLL CALL:**

**A. Call To Order/Roll Call:**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, May 16, 2017, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Meyer called the meeting to order at 6:02 p.m.

Present: Chairperson Meyer, Vice Chairperson Quiroga, Secretary Sanchez, Commissioner Vasquez, and Commissioner Fort

Absent: None

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Senior Planner Paul Gonzales; Resource Budget Officer Lynn Rogers; Associate Planner Rina Leung; Engineering Director Ricardo Sandoval; Public Works Manager Dan West; City Clerk Tonia Lewis; and Planning Commission Secretary Ysela Aguirre.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

Following the Invocation given by Commissioner Quiroga, the Pledge of Allegiance was led by Commissioner Fort.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

Rene Farjeat provided history on his business experience and requested a review of his petition for signage.

Chairperson Meyer directed staff to speak with Mr. Farjeat.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of May 2, 2017.

A motion was made by Commissioner Fort and seconded by Commissioner Sanchez to approve the Minutes of the May 2, 2017, Planning Commission Meeting Motion passed by a vote of 4-0-1 with Chairperson Meyer abstaining.

## **PUBLIC HEARINGS:**

### **A. Proposed Continuance for Master Case No. 17-002; Administrative Site Plan No. 17-002 - 76 Gas Station LED Canopy Banding. (Continued from April 4, 2017)**

Staff requests that Master Case No. 17-002; Administrative Site Plan No. 17-002, be continued to the June 20, 2017, to allow the applicant additional time to submit revised plans that was directed by the Commission on April 4, 2017.

Director AbuBakar updated the Commission on the status of the applicant working with staff on this item.

**ACTION:** A motion was made by Commissioner Vasquez and seconded by Commissioner Fort to continue this item to the June 20, 2017, Regular Planning Commission Meeting. Motion passed by a vote of 5-0.

### **B. 2017/2018-2023/2024 - Preliminary Capital Improvement Program (CIP)**

Resource Budget Officer Lynn Rogers provided the staff report.

Discussion was held on flood control/storm draining in City of Fontana and unincorporated Fontana.

Director AbuBakar provided information on projects coordinated with the County of San Bernardino; these projects are not in the CIP.

Discussion was held on the projects prioritized being consistent with the current General Plan; it was adopted in 2003 and that is what we have to go by.

Commissioner Vasquez asked for the definition of "CDBG"; it is Community Development Block Grant.

Discussion was held on the deficiency of sidewalks in the city; the priority for sidewalks is routes to school.

Discussion was held on the collaboration with the City of Ontario on the project at Etiwanda and Slover.

Discussion was held on SCAG taking the lead for bid and construction of the MetroLink crossing project.

Discussion was held on developer funded projects; those projects may be in the CIP and will drop off if the developer initiates them, but they are not funded for the next five years.

Discussion was held on the Miller Amphitheater completion date; Public Works Manager Dan West shared that completion was scheduled for the first quarter of 2018.

Discussion was held on the digital flashing sign being redone.

Discussion was held on the Duncan Canyon off ramp vegetation.

Discussion was held on the plans for Lytle Creek connecting to Duncan Canyon.

The Public Hearing was opened.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** A motion was made by Commissioner Sanchez and seconded by Commissioner Fort to adopt Resolution PC No. 2017-013 a resolution forwarding a recommendation to the City Council to 1) Find that there will be no significant environmental impacts caused by this project and adopt a Negative Declaration pursuant to Section 15070 of the California Environmental Quality Act; Direct staff to file a Notice of Determination; and 2) Find that the information and proposed projects identified in the 2017/2018-2023/2024 CIP are in conformance with the goals and policies of the 2003 General Plan; and, 3) Recommend that the City Council adopt the Preliminary 2017/2018-2023/2024 CIP. Motion passed by a vote of 5-0.

**C. Master Case No. 15-052; Conditional Use Permit No. 15-013; Administrative Site Plan No. 15-029 - The Conditional Use Permit is a request to allow the operation of a wireless telecommunications facility at a multiple tenant commercial site. The Administrative Site Plan is a request for the installation of a new 65 foot tall monopalm cell tower.**

Associate Planner Rina Leung provided the staff report

Staff received one written communication in opposition to the project.

A correction will be made to change “East Foothill Blvd.” to “Foothill Blvd.”

Discussion was held on conditions addressing maintenance, graffiti and litter.

Discussion was held on the required distance of a tower to a residence; this project meets all code requirements.

Discussion was held on alternative locations for the cell tower.

Discussion was held on encouraging companies to collocate cell towers to reduce the number of towers.

Discussion was held on why this project is considered “infill”.

Discussion was held on adding actual palm trees around the cell tower.

Discussion was held the tower not being aesthetically pleasing.

Discussion was held on the applicant complying with building code and federal guidelines.

The Public Hearing was opened.

Speaking for the applicant, James Rogers, spoke on the history of this project and the reason Verizon chose this site. The overload on the existing towers created the need for this tower.

Applicant has read, understood and agreed to the conditions of approval.

Discussion was held on what can be done to make the palms not look like a fake tree. Applicant shared that there are limitations on what can be done.

Commissioner Quiroga spoke on an antenna inside a steeple that is completely camouflaged and asked if there was another design that could be used.

Commissioner Sanchez spoke on Orange County having date palms.

Attorney Ponto suggested the Planning Commission continue this item to give the applicant an opportunity to come back with renderings.

Attorney Ponto suggested staff be directed to work with the applicant.

The applicant spoke on live trees requiring the removal of parking spaces and economic concerns with a parapet to hide the antennas.

Direction was given to staff to work with the applicant to provide better aesthetics and to discuss collocation.

Commissioner Quiroga requested a copy/list of different design options available.

Sally Huang spoke in opposition to this project; the 65-foot tall tower will impede the resident's quality of life. She is not sure of long term health issues and does not want to live next to a tower no matter how it is disguised.

Discussion was held on how many towers are foreseen in Fontana and piggy banking towers on new developments coming in.

The applicant spoke on having to provide coverage/service for everyone in the time designated by the Federal government.

The applicant spoke on the number of customers increasing with more devices doing more and requiring more facilities closer to each other.

Secretary Sanchez challenged the applicant to be creative.

The Public Hearing was closed.

The applicant needs to discuss changes to the aesthetics with Verizon and the property owner.

**ACTION:** A motion was made by Commissioner Quiroga and seconded by Commissioner Fort to continue this item to the June 6, 2017, regular Planning Commission Meeting. Motion passed by a vote of 5-0.

## **NEW BUSINESS:**

**A. None**

## **DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

The Planning Commission reviewed an update of future City Council Agenda items for the May 23, 2017 and June 13, 2017, City Council Meetings for the Planning Commission's information.

The Planning Commission reviewed an update of future Planning Commission agenda items for the June 6, 2017, June 20, 2017, and July 4, 2017, Planning Commission Meetings for the Planning Commission's information.

Director AbuBakar shared that a Joint Workshop planned to review parking for detached condo products needs to be scheduled for either June 28, 2017 or July 10, 2017, and requested the Planning Commissioners reserve those dates.

## **COMMISSION COMMENTS:**

**A. Planning Commission Remarks:**

Commissioner Quiroga welcomed Chairperson Meyer back as he was missed.

Commissioner Quiroga spoke on the Commission doing great things for the city, and says that even though they have investors interested in the city, both he and the Commission only want the best.

Commissioner Quiroga wished his students good luck on their endeavors.

Commissioner Quiroga proclaimed his love for his wife and children.

Secretary Sanchez echoed Vice Chairperson Quiroga's sentiments on missing Chairperson Meyer.

Secretary Sanchez spoke on trying to emulate what other cities are doing to raise the

standards of the city.

Secretary Sanchez wished his mother and mother-in-law a happy mothers day, and also proclaimed his love for his wife and daughters.

Commissioner Fort agrees that they have great discussions on behalf of the community.

Commissioner Fort explained that her absence was because she was at her son's graduation.

Commissioner Vasquez spoke on a field trip she took with Chairperson Meyer to learn about the difference between concrete and cement and saw an explosion of limestone.

Commissioner Vasquez welcomed Chairperson Meyer back and hopes that the Commission looks aesthetically pleasing.

Commissioner Vasquez is proud of her daughter for completing her first year of college.

Commissioner Vasquez proclaimed her love for her husband and encouraged her son to keep going to college.

Commissioner Meyer shared that four Planning Commissioners will be riding on the Fontana Days float.

Commissioner Meyer spoke on not many people truly understanding the meaning of Memorial Day; it is meant to appreciate the veterans who fought for our rights and to remember those who are no longer with us.

Commissioner Meyer spoke on the third year anniversary of the passing of former Planning Director Don Williams and his influence on the City of Fontana.

Commissioner Meyer congratulates the teenagers who were confirmed on April 26, 2017, at Sacred Heart.

Commissioner Meyer spoke on the opportunity to see a presentation from the Chief of Police on Code Enforcement.

Commissioner Meyer shared that copies of the summer brochure are available.

Commissioner Fort share that the National Day of Prayer event was awesome.

A moment of silence was held for former Planning Director Don Williams.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 7:54 p.m. to the BIA Housing

Policy Conference on Friday, June 2, 2017, in Ontario, California, then to the Regular Planning Commission Meeting on Tuesday, June 6, 2017 at 6:00 p.m., in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:

*Ysela Aguirre*

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Ysela Aguirre  
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 6th DAY OF JUNE, 2016.**

DocuSigned by:

*Lawrence R. Meyer*

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Larry Meyer  
Chairperson

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