



City of Fontana Planning Commission Minutes

Idilio Sanchez, Chair
Ricardo Quintana, Vice Chair
Joe Armendarez, Secretary
Torrie Lozano, Commissioner
Dylan Keetle, Commissioner

Tuesday, July 15, 2025	6:00 P.M.	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, July 15, 2025. Chair Sanchez called the meeting to order at 6:03 p.m.

Present: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez,
Commissioners Keetle and Lozano.

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Daniel Vasquez, the Pledge of Allegiance was led by Commissioner Lozano.

PUBLIC COMMUNICATIONS:**A. Public Communications:**

None.

CONSENT CALENDAR:**A. Planning Commission Determination of General Plan conformance under Government Code section 65402 for the Vacation, Abandonment and Disposition of a portion of Live Oak Avenue, located on the east side of Live Oak Avenue and south of Village Drive, pursuant to the adopted Addendum to the Southridge Village Specific Plan.**

Staff recommends that the Planning Commission consider the location, purpose, and extent of the proposed real property vacation, abandonment, and disposition described herein as required under Government Code Section 65402(a) and adopt **Resolution No. PC 2025-024** finding that the proposed vacation, abandonment, and disposition is in conformance with the City's General Plan, determining that the project is exempt under CEQA Guidelines Section 15060(b)(3) and directing staff to file a Notice of Exemption.

B. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of July 1, 2025.

ACTION: A Motion was made by Secretary Armendarez and seconded by Commissioner Lozano and passed by a vote of 5-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, Commissioners Keetle and Lozano

Absent: None

Abstain: None

PH-A Master Case No. 24-0063; Conditional Use Permit No. 24-0031, and Design Review No. 24-0034; A request to establish a self-storage and recreational vehicle storage use; and a request for site and architectural review of a new 136,863 square foot recreational vehicle storage and self-storage facility with office space, a 15-20-foot wide public trail, and associated site improvements on 13.16 acres located on property identified as Assessor Parcel Numbers 0237-411-28 and -29, pursuant to an Addendum to the Southridge Village Specific Plan EIR).

Chair Sanchez opened the Public Hearing.

Mai Thao, Assistant Planner, presented the staff report.

Commissioner Keetle requested clarification on the location of the project's entrances and who would be utilizing the parking near Southridge Park.

The applicant, Bryan Avila, on behalf of Conifer Court LLC, stated that he read and agreed to the Conditions of Approval and provided the commission details regarding the project.

Secretary Armendarez inquired about who would be responsible for maintaining the trail near the project and expressed his admiration for the renderings.

Commissioner Keetle inquired whether the RV storage was indoors and expressed appreciation for the renderings.

No written correspondence was received.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025 -025; and,

- 1. Find that the project has been reviewed under a previously certified Final Environmental Impact Report No. 81-3 (State Clearinghouse [SCH] No. 1981052210) and adopted an Addendum, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines findings that no further analysis is required, and direct staff to file the Notice of Determination; and,**
- 2. Approve Conditional Use Permit (CUP) No. 24-0031; and,**
- 3. Approve Design Review (DR) No. 24-0034.**

ACTION: Motion was made by Commissioner Keetle and seconded by Secretary Armendarez and passed by a vote of 5-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2025-025; approve Conditional Use Permit (CUP) No. 24-0031 and approve Design Review (DR) No. 24-0034.

The motion carried by the following vote:

AYES: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez,
Commissioners Keetle and Lozano NOES: None; **ABSTAIN:** None; **ABSENT:** None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Director of Planning, Patty Nevins, announced that the August 5th Planning Commission meeting is cancelled. The next regular meeting will be held on August 19th.

COMMENTS:**A. Public Communication Commission Comments:**

Commissioner Lozano expressed thanks to the presenter, Planning staff, and City Council. Commissioner Lozano also extended condolences to the family, friends, and colleagues of Officer Baustista.

Vice Chair Quintana thanked the Planning staff for their staff reports and concluded by stating it is an honor to serve on the Planning Commission.

Commissioner Keetle thanked staff for their reports and the developer for supporting local business growth. He offered condolences to Officer Bautista's family and the Fontana Police Department and expressed appreciation for their service and sacrifices.

Secretary Armendarez echoed fellow Commissioners' comments, offered condolences to Officer Bautista's family, and thanked the Planning team for advancing the project and helping to beautify an area in the city in need.

Chair Sanchez requested that tonight's meeting be adjourned in memory of Officer Bautista and extended condolences to his family. Chair Sanchez also mentioned the recent passing of his friend Mike Rusich, owner of Valley Kia and asked for prayers for his family. Chair Sanchez thanked the public for the opportunity to serve and closed his comments by stating that the approved project is a great-looking development and is much needed on the south side of town.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 6:25 p.m. to the next Regular Planning Commission Meeting on Tuesday, August 19, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 19th DAY OF AUGUST 2025.**

Idilio Sanchez
Chair