



City of Fontana Planning Commission Minutes

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

Tuesday, May 20, 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, May 20, 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 Chair Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Planning Commission Determination of General Plan conformance under Government Code section 65402 for the acquisition of property located at 11109 Jasmine Street, pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3):

The Planning Commission considered the location, purpose, and extent of the real property acquisition described herein as required under Government Code Section 65402(c) and adopted **Resolution No. PC 2025-016**, finding that the real property acquisition is in conformance with the City of Fontana 2018-2025 General Plan, and making CEQA findings pursuant to State CEQA Guidelines Section 15301 and directed staff to file a Notice of Exemption.

B. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of May 6th, 2025.

ACTION: A Motion was made by Secretary Armendarez and seconded by Commissioner Keetle 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 Preliminary Capital Improvement Program (CIP) 2025/2026-2031/2032.

Chair Sanchez opened the Public Hearing.

Deputy City Manager, Philip Burum, presented the staff report.

No written correspondence was received.

The Public Hearing was closed.

RECOMMENDATION:

Planning Commission adopt Resolution No. PC 2025-017, Finding the 2025/2026-2031/2032 Proposed Capital Improvement Program is exempt from CEQA and in Conformance with the City of Fontana General Plan and Recommending the City Council of the City of Fontana;

1. Determine that the CIP is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and direct staff to file a Notice of Exemption; and:
2. Recommend that the City Council adopt the Preliminary 2025/2026-2031/2032 CIP.

ACTION: Motion was made by Vice Chair Quintana and seconded by Commissioner Lozano and passed by a vote of 5-0 to approve Public Hearing Item "A" and adopt Resolution No. PC 2025-017.

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

PH-B Master Case No. (MCN) 18-000069R1: Conditional Use Permit No. 18-000020R1, a request to amend CUP No. 18-000020 to add trailer sales to truck sales and ancillary truck repair; Conditional Use Permit No. 23-000009, a request to establish truck and trailer sales with ancillary truck repair; and CUP No. 23-000010, a request to establish truck and trailer sales with ancillary truck repair. Additionally, Design Review No. 18-000020R1 is a request to modify previously approved Design Review No. 18-000020 to accommodate new trailer display parking spaces for an approximately 7.55 combined acre site located at 15132, 15170 and 15244 Valley Boulevard (APNs: 0235-072-09, -10, and -11), pursuant to a previously approved Initial Study (IS)/Negative Declaration.

Chair Sanchez opened the Public Hearing.

Alexia Barberena, Associate Planner, presented the staff report.

The commission and staff discussed the definition of "ancillary truck repair," emphasizing it as a secondary use to the primary activity of truck sales. Staff clarified that truck repairs would be conducted on-site and within existing buildings, in compliance with all building and environmental codes. Commissioners raised questions about specific maintenance activities such as catch basins and pressure washing, and staff noted that environmental measures, including items like three-stage clarifiers, would be reviewed during the plan check process. Concerns were also expressed regarding the scope of "ancillary truck repair," with the commission seeking assurance that it would not include extensive work repair.

Another conversation ensued between the commission and staff regarding the addition of trailer sales to the original truck sales use, specifically asking if additional space requirements for navigating both trucks and trailers on the property had been considered.

Staff responded that all relevant departments, including Fire, had reviewed the project during the entitlement process, ensuring that onsite circulation would not be impacted. The trailer spaces were incorporated without affecting circulation, and the project had been cleared by all reviewing departments.

The applicant, Adriana Gomez, on behalf of Andresen Architecture Inc, stated that she read the Conditions of Approval and that the applicant, Jessie Harvey, had agreed to them.

The commission requested clarification on the extent of ancillary truck repair. Gomez explained that minor repairs would be conducted, including services like oil changes and tire rotations. Gomez noted that a clarifier system had been added per building and safety requirements, with a trench drain directing runoff to the clarifier. She emphasized that the work did not appear to involve major repairs, suggesting it was primarily maintenance related. Chair Sanchez acknowledged and appreciated the inclusion of the clarifier.

No written correspondence was received.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-018; and:

- 1. Find that the project has been reviewed under a previously approved Initial Study (IS)/Negative Declaration pursuant to Section 15162 through 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8-10 of Fontana's 2019 Local Guidelines for Implementing CEQA, that no supplemental environmental review is required, and direct staff to file a Notice of Determination; and,**
- 2. Approve Conditional Use Permit (CUP) No. 18-000020R1; and,**
- 3. Approve Conditional Use Permit (CUP) No. 23-000009; and,**
- 4. Approve Conditional Use Permit (CUP) No. 23-000010; and,**
- 5. Approve Design Review (DRP) No. 18-000018R1.**

ACTION: Motion was made by Commissioner Keetle and seconded by Chair Sanchez and passed by a vote of 5-0 to approve Public Hearing Item "B; adopt Resolution No. PC 2025-018; approve Conditional Use Permit (CUP) No's. 18-000020R1, 23-000009, 23-000010 and Design Review (DRP) No. 18-000018R1.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

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

Commissioner Lozano thanked the presenters, planning staff, and extended warm wishes for a safe and enjoyable Memorial Day.

Vice Chair Quintana expressed gratitude to the Fontana Police Department, encouraged caution on the roads with children out for summer, and wished everyone a safe Memorial Day.

Commissioner Keetle thanked city staff for their work in supporting the Commission's efforts. He reflected on Memorial Day's significance, honoring those who served and sacrificed for the country's freedoms.

Secretary Armendarez echoed appreciation for law enforcement and firefighters, sharing a personal story of a quick emergency response. He emphasized the importance of supporting first responders and remembering the true meaning of Memorial Day.

Chair Sanchez echoed fellow commissioners' sentiments, highlighted the importance of honoring those who sacrificed for freedom, and, as a father of a police officer, personally thanked law enforcement for keeping the city safe. He expressed pride in serving on the Planning Commission and wished all a meaningful holiday.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 6:31 p.m. to the next Regular Planning Commission Meeting on Tuesday, June 3, 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 3rd DAY OF JUNE 2025.**

Idilio Sanchez
Chair