

# **City of Fontana**

8353 Sierra Avenue  
Fontana, CA 92335



## **Regular Agenda**

**Resolution No. PC 2025-024**

**Tuesday, July 15, 2025**

**6:00 PM**

**Grover W. Taylor Council Chambers**

## **Planning Commission**

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

**Welcome to a meeting of the Fontana Planning Commission.**

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335. To address the Commission, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Council Chambers is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. 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 Clerk's Office.

Para traducción en Español, comuníquese con la oficina, "City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

**CALL TO ORDER/ROLL CALL:****A. Call To Order/Roll Call:****INVOCATION/PLEDGE OF ALLEGIANCE:****A. Invocation/Pledge of Allegiance:****PUBLIC COMMUNICATIONS:**

This is an opportunity for citizens to speak to the Planning Commission for up to three minutes on items not on the Agenda, but within the Planning Commission's jurisdiction. The Planning Commission is prohibited by law from discussing or taking immediate action on non-agendized items.

**A. Public Communications:****CONSENT CALENDAR:**

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time Planning

Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion.

**CC-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.** [25-0378](#)

**RECOMMENDATION:**

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.

**APPLICANT:**

City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335

**LOCATION:**

The location of the proposed vacation is on the east side of Live Oak Avenue and south of Village Drive

**PROJECT PLANNER:**

DeLisa Bryant, Associate Engineer

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - PC Resolution](#)  
[Attachment No. 3 - Government Code](#)

**CC-B Approval of Minutes of July 1, 2025.**

[25-0417](#)

**Attachments:** [Draft Planning Commission Minutes of July 1, 2025](#)

**Approve Consent Calendar Items as recommended by staff.**

**PUBLIC HEARINGS:**

To comment on Public Hearing Items, you may submit comments via e-mail at [planning@fontanaca.gov](mailto:planning@fontanaca.gov). In the subject of your e-mail please indicate whether you are in

favor or opposition of the item. Comments must be received no later than 5:00 p.m. on the day of the meeting. You may also fill out a card at the meeting and give it to the City Clerk. Public Comments should be no longer than three (3) minutes. 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 Planning Commission at, or prior to, the Public Hearing.

**All Public Hearings will be conducted following this format:**

- (a) hearing opened
- (b) written communication
- (c) council/staff comments
- (d) applicant comments
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

**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.**

**[25-0382](#)**

**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 PC No. 2025 - \_\_\_\_;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.

**APPLICANT:**

**Conifer Court LLC**

**Bryan Avila**  
**500 Newport Center Drive, Suite 570**  
**Newport Beach Ca. 92660**

**LOCATION:**

The project site is located south of Village Drive, east Live Oak Avenue, north of Cherry Avenue within the Southridge Village Specific Plan area of the city, (APNs: 037-411-28 and -29).

**PROJECT PLANNER:**

**Salvador Quintanilla, Senior Planner**

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Project Plans](#)  
[Attachment No. 3 - PC Resolution](#)  
[Attachment No. 4 - Notice of Determination](#)  
[Attachment No. 5 - Public Hearing Notice](#)

**UNFINISHED BUSINESS:**

- A. None

**NEW BUSINESS:**

- A. None

**DIRECTOR COMMUNICATIONS:**

- A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. [25-0418](#)

An update of future City Council agenda items for July 22, 2025 for the Planning Commission's information.

An update of future Planning Commission agenda items for August 5, 2025 for the Planning Commission's information.

**Attachments:** [Upcoming City Council Items Memo](#)  
[Upcoming Planning Commission Items Memo](#)

**COMMISSION COMMENTS:**

- A. Planning Commission Remarks:

**WORKSHOP:**

**A. None**

**ADJOURNMENT:**

**A. Adjournment**

Adjourn to the next Regular Planning Commission Meeting on Tuesday, August 1, 2025 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.