



# City of Fontana

## Planning Commission

### Minutes

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

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**Tuesday, May 6, 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 6, 2025. Chair Sanchez called the meeting to order at 6:02 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 Bianca Pescina, 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 portions of Highland Avenue and an unnamed alley, located north of South Highland Avenue between Citrus Avenue and Catawba Avenue, pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).**

**RECOMMENDATION:**

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 2025-013** 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 April 15<sup>th</sup>, 2025.

**ACTION: A Motion was made by Chair Sanchez 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. 25-0020 and Municipal Code Amendment (MCA) No. 25-0005: Fontana Municipal Code Amendments to Chapter 30 (Zoning and Development Code) adopt objective design standards for residential and mixed-use development projects subject to streamlined and ministerial review under State of California law, pursuant to a determination that the amendments are exempt from CEQA under CEQA Guidelines section 15060(C), 15061(B)(3) (the common-sense exemption), and 15378. (Item Continued from the April 1, 2025, meeting).**

Chair Sanchez opened the Public Hearing.

Staff recommended that the Planning Commission continue this item to the June 3, 2025, Regular Planning Commission Meeting.

No written correspondence was received.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission continue this item to the June 3, 2025, Regular Planning Commission Meeting.**

**ACTION: Motion was made by Commissioner Keetle and seconded by Secretary Armendarez and passed by a vote of 5-0 to continue Public Hearing Item "A" to the June 3, 2025, Regular Planning Commission Meeting.**

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. 25-0017 and Municipal Code Amendment (MCA) No. 25-0003: Fontana Municipal Code Amendments to Chapter 30 (Zoning and Development Code) establishing standards for group homes. (Item Continued from the April 15, 2025, meeting).**

Chair Sanchez opened the Public Hearing.

Staff recommended that the Planning Commission continue this item to the June 3, 2025, Regular Planning Commission Meeting.

No written correspondence was received.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission continue this item to the June 3, 2025, Regular Planning Commission Meeting.**

**ACTION: Motion was made by Secretary Quintana and seconded by Commissioner Keetle and passed by a vote of 5-0 to continue Public Hearing Item "B" to the June 3, 2025, Regular Planning Commission Meeting.**

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-C Master Case No. 24-0090: Tentative Parcel Map No. 24-0030 (TPM No. 20949) and Design Review No. 24-0043; A request to subdivide an approximately 9.6-acre site into four (4) parcels; and a request for site and architectural review of a new 29,280 square foot flex building, a new 26,470 square foot two-story office building with a helicopter pad, and a new 119,200 square foot three level self-storage building, with associated site improvements on 9.6 acres located on property identified as Assessor's Parcel Number 0226-075-60, pursuant to an addendum to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400).**

Chair Sanchez opened the Public Hearing.

Alexia Barberena, Associate Planner, presented the staff report.

The commission and staff discussed the amount of helicopter pad locations throughout the city and whether they are being used for private or public use.

The applicant, Andrew Wennerstrom, on behalf of The Previti Group, stated that he read and agreed to the Conditions of Approval and expressed his excitement on bringing this new project to the city.

Nick Johnson, on behalf of Johnson Aviation addressed questions from the commission and provided answers to questions such as the number of times in which the helicopter pad would be utilized and projected flight paths.

Another discussion ensued between Mr. Johnson and the commission regarding noise concerns for homes near the projected site. Commissioner Keetle questioned alternative flight paths.

Mr. Johnson provided the commission information regarding high tension power lines located north and south of the project and also commented that they would be keeping inside the noise profile. Mr. Johnson also confirmed that the helicopter could be flying during Santa Ana winds, noting that pilots check on weather conditions and take them into account when making flight decisions.

No written correspondence was received.

The Public Hearing was closed.

#### **RECOMMENDATION:**

**Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-014; and**

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP)

to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400) and direct staff to file a Notice of Determination; and,

2. Approve Tentative Parcel Map (TPM) No. 24-0030; and
3. Approve Design Review (DR) No. 24-0043.

**ACTION: Motion was made by Chair Sanchez and seconded by Commissioner Lozano and passed by a vote of 5-0 to approve Public Hearing Item “C”; adopt Resolution No. PC 2025-014 approving Tentative Parcel Map (TPM) No. 24-0030 and approving Design Review No. 24-0043.**

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-D Master Case (MCN) No. 25-0025 - Municipal Code Amendment (MCA) No. 25-0006: For amendments to Chapter 30 of the Fontana Municipal Code that will modify multiple sections of the Zoning and Development Code, including modifications to open space and building standards in Form-Based Code districts, parking standards in the Form-Based Code Sierra Core District, mechanical/utility equipment screening requirements, and drive-thru restaurant queuing and study requirements, pursuant to Section 15378 of the State of California Environmental Quality Act (CEQA) Guidelines, section No. 3.22 and 3.07 of the 2019 Local Guidelines for Implementing CEQA.**

Chair Sanchez opened the Public Hearing.

Cecily Session-Goins, Associate Planner, presented the staff report.

No written correspondence was received.

The Public Hearing was closed.

#### **RECOMMENDATION:**

**Based on information in the staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2025-015; and:**

1. Determine that this Ordinance is not a project pursuant to Section 15378 of the State of California Environmental Quality Act (CEQA) Guidelines, Section No. 3.22 and 3.04 of the 2019 Local Guideline for Implementing CEQA, because it does not have potential for resulting in physical change in the environment, directly or indirectly, and it can be determined with certainty that there is no possibility that the activity in question may have significant effect on the environment and is therefore not subject to CEQA; and,

2. Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 24-0006 to amend Chapter 30 of the Municipal Code.

**ACTION:** Motion was made by Secretary Armendarez and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve Public Hearing Item “D” and adopt Resolution No. PC 2025-015.

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 Keetle thanked planning staff for their hard work and the people who invest in the city. Commissioner Keetle also expressed his excitement on the growth of the city.

Commissioner Lozano thanked Planning staff for their presentations and wished the public happy Mother’s Day.

Secretary Armendarez wished all the mothers in attendance a happy Mother’s Day; thanked Planning staff for their hard work; closed his comments by thanking all the business who make Fontana great.

Vice Chair Quintana wished the public a happy Mother’s Day and commented on his recent attendance at the Fontana Days Parade.

Chair Sanchez echoed fellow commissioners’ comments; wished the public happy Mother’s Day; expressed his appreciation to staff and closed his comments by thanking the public for the opportunity to serve.

**ADJOURNMENT:**

Chair Sanchez adjourned the meeting at 6:33 p.m. to the next Regular Planning Commission Meeting on Tuesday, May 20, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Susana Gallardo  
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 20<sup>th</sup> DAY OF MAY 2025.**

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Idilio Sanchez  
Chair