



City of Fontana
Planning Commission
Minutes

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

Tuesday, May 5, 2026 6:00 P.M. Grover W. Taylor Council Chambers

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 5, 2026. Chair Armendarez called the meeting to order at 6:04 p.m.

Present: Chair Armendarez, Vice Chair Quintana, Secretary Lozano

Absent: Commissioners Sanchez and Keetle

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Dianne Fore, the Pledge of Allegiance was led by Secretary Lozano.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of April 21, 2026.

ACTION: A Motion was made by Secretary Lozano and seconded by Vice Chair Quintana and passed by a vote of 3-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Armendarez, Vice Chair Quintana, Secretary Lozano,

Absent: Commissioners Sanchez and Keetle

Abstain: None

PH-A Master Case No. (MCN) 25-0061: Design Review No. 25-0027; A request for site and architectural review and approval of a 48-unit apartment complex within two (2) three-story buildings totaling approximately 69,628 square feet, with associated site improvements, on a 1.9-acre parcel located at 7227 Oleander Ave, identified as Assessor Parcel Number: 0240-052-47, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Chair Armendarez opened the Public Hearing.

The City Clerk's Department received one (1) written correspondence regarding this item.

Adelaida Bostan, Assistant Planner, presented the staff report.

The applicant, Ahmad Awad, stated that he read and agreed to the Conditions of Approval, and expressed excitement about the proposed project. The applicant stated that they anticipate breaking ground by the end of the year.

No one spoke in favor or in opposition.

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 2026 -018, and,

- 1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and**
- 2. Approve Design Review (DRP) No. 25-0027.**

ACTION: Motion was made by Vice Chair Quintana and seconded by Secretary Lozano and passed by a vote of 3-0 to approve Public Hearing Item “A”; adopt Resolution No. PC 2026-018 and Approve Design Review (DRP) No. 25-0027.

The motion carried by the following vote:

AYES: Chair Armendarez, Vice Chair Quintana, Secretary Lozano

NOES: None; ABSTAIN: None; ABSENT: Commissioners Sanchez and Keetle

PH-B Master Case No. (MCN) 21-000106-R1: Design Review (DR) No. 21-000042-R1 - A request to modify previously approved design plans for a new townhouse site with a total of 46-units on a 2.4-acre parcel located at 8162 Calabash Avenue (Assessor Parcel Number 0230-011-36), pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Alejandro Rico, Associate Planner, presented the staff report and noted one revision to the Conditions of Approval - revision to Condition No. 43 of Design Review Project No. 21-042-R1 that allows the tentative tract map to be recorded prior to the final certificate of occupancy.

The applicant, Chris Courtney, on behalf of MV M16 LLC, stated that he read and agreed to the amended Conditions of Approval.

The following individual spoke in opposition:

- Sage Coronado

The Public Hearing was closed.

Prior to taking the vote, Vice Chair Quintana inquired about the project’s traffic study, utility review, and public notice requirements. Associate Planner Rico confirmed that a traffic memo was completed during the project’s original 2021 review and that projected daily trips did not require additional traffic analysis. He also confirmed that both Building

Safety and Engineering Departments reviewed the project utilities and drainage, and that the project is expected to meet all applicable California Building Code requirements. Regarding public noticing, Associate Planner Rico stated that notices were mailed to property owners as required, and Director Nevins noted that a public hearing notice board was also posted at the project site. Lastly, staff clarified that notices were additionally mailed to occupants for this project based on a mailing list provided by the applicant.

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 2026-019; and,

- 1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development) of the California Environmental Quality Act, and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,**
- 2. Adopt a resolution approving Design Review (DR) No. 21-00042-R1.**

ACTION: Motion was made by Secretary Lozano and seconded by Vice Chair Quintana and passed by a vote of 3-0 to approve Public Hearing Item “B”; adopt Resolution No. PC 2026-019 and approve Design Review (DR) No. 21-00042-R1 with amended Conditions of Approval.

The motion carried by the following vote:

AYES: Chair Armendarez, Vice Chair Quintana, Secretary Lozano

NOES: None; ABSTAIN: None; ABSENT: Commissioners Sanchez and Keetle

PH-C Master Case No. 19-000016R1: Development Agreement No. 19-000002R1 - A request to approve a first amendment to the Goodman Logistics Center Fontana III Development Agreement to extend the term and add sustainability features.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Rina Leung, Senior Planner, presented the staff report.

The applicant, Jeff Hamilton, on behalf of GLC Fontana III, LLC. stated that he read and agreed to the Conditions of Approval and stated that staff did a great job in explaining the request for an additional ten years to the development agreement. The applicant added that, in exchange, a significant amount of sustainability requirements would be incorporated into future buildings.

The following individual spoke in opposition:

- Jose Tinajero

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in the staff report and subject to the findings, conclusions, and information set forth therein, as well as in the resolution and the information presented in the public hearing, staff recommends that the Planning Commission adopt Resolution No. PC 2026-020; and forward a recommendation to the City Council to:

1. Find, after review of this First Amendment to the Development Agreement, that Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines of the Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071), along with a subsequent March 2021 Addendum, no subsequent or supplemental EIR is required because there are no substantial changes in the project or its circumstances, and no new information of substantial importance has been identified that would result in any new or more severe significant environmental impacts; and
2. Adopt an Ordinance approving a First Amendment to the Goodman Logistics Center Fontana III Development Agreement with GLC Fontana III LLC.

ACTION: Motion was made by Vice Chair Quintana and seconded by Secretary Lozano and passed by a vote of 3-0 to approve Public Hearing Item "C" and adopt Resolution No. PC 2026-020.

The motion carried by the following vote:

AYES: Chair Armendarez, Vice Chair Quintana, Secretary Lozano

NOES: None; **ABSTAIN:** None; **ABSENT:** Commissioners Sanchez and Keetle

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Secretary Lozano thanked planning staff for their presentations during the meeting and expressed enthusiasm for the projects presented, noting that they looked very promising. She shared that she was looking forward to seeing them move forward and concluded by wishing everyone a wonderful week and weekend.

Vice Chair Quintana requested that staff continue working with Mr. Tijanero to help resolve the driveway issue discussed during the previous agenda item, acknowledging that Planner Leung may have already started the conversation. Vice Chair Quintana thanked staff for their continued efforts and praised the excellent reports and presentations. He expressed excitement about seeing new housing projects come before the commission and highlighted the importance of responsibly using land to help Fontana continue to grow and improve. He also shared his appreciation for serving on the commission and thanked everyone involved.

Chair Armendarez echoed the comments of the other commissioners and commended the Planning Department for making the commission's job easier by providing thorough information and proper vetting that allows for well-informed decisions. He also apologized to Associate Planner Bostan for mispronouncing her name during the meeting and stated that he would try to do better in the future. He concluded by thanking everyone for attending, offering his blessings, and wishing everyone a great next two weeks before the next meeting.

ADJOURNMENT:

Chair Armendarez adjourned the meeting at 6:46 p.m. to the next Regular Planning Commission Meeting on Tuesday, May 19, 2026, at 6:00 p.m. in the Steelworkers' Auditorium at 8437 Sierra Avenue, Fontana, California.

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 19th DAY OF MAY 2026.**

Joseph Armendarez
Chair