



City of Fontana Planning Commission Minutes

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

Tuesday, June 2, 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, June 2, 2026. Chair Armendarez called the meeting to order at 6:05 p.m.

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

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 Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of May 19, 2026.

ACTION: A Motion was made by Commissioner Sanchez 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 Armendarez, Vice Chair Quintana, Secretary Lozano, and Commissioners Sanchez and Keetle

Absent: None

Abstain: None

PH-A Master Case (MCN) No. 23-000034 & Master Case (MCN) No. Review No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement (AGR) No. 23-000012 - A request to amend the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to amend the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, for site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development (49,362 square foot grocery store with a 13,017 square foot inline shop building, 9,544 square foot pad building, and a 3,694 square foot drive thru restaurant), for a conditional use permit for the sale of alcohol for off-site consumption in conjunction with the proposed grocery store, for a tentative parcel map to reconfigure and parcelize the remaining planning areas and park sites in the specific plan area, for a tentative tract map to subdivide the retail center, and to amend the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan, pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report.

Chair Armendarez opened the Public Hearing.

Cecily Session-Goins, Associate Planner presented the staff report and noted a memorandum outlining agreed-upon revisions to the project conditions of approval, including updates to the Tentative Tract Map, Design Review conditions, engineering requirements, and alcohol sales restrictions. Associate Planner Sessions-Goins reported that an Addendum to the Arboretum Specific Plan EIR found no new significant environmental impacts associated with the project. She also noted that the project includes an amendment to the Arboretum Specific Plan Development Agreement to reflect updated land uses and applicable fee credits.

Commissioner Keetle asked about the future development of the remaining parcel, traffic signal improvements, residential density, and alcohol sales hours. Staff explained that the remaining parcel is owned by the applicant and will be processed through the normal entitlement process once a future use is identified. Travis Almgren, Senior Engineer confirmed that traffic signal improvements will be phased based on the approved traffic study. Associate Planner Session-Goins indicated that residential density remains within the adopted Specific Plan, and alcohol sales restrictions between 2:00 a.m. and 6:00 a.m. are standard, with proposed grocery store hours of 6:00 a.m. to 11:00 p.m.

Secretary Lozano asked whether Stater Bros. has been confirmed as the grocery store tenant. Staff stated that, based on information received, Stater Bros. is expected to occupy the market space but deferred to the applicant for official confirmation.

Commissioner Sanchez asked whether the grocery store would be permitted to sell single alcoholic beverages. Staff responded that alcohol sales would follow standard grocery store regulations. Commissioner Sanchez also expressed appreciation for staff ensuring that the McDonald's design complies with the City's Santa Barbara architectural standards, and staff noted the applicant's cooperation in meeting those requirements.

Applicant Daniel Wozniak on behalf of Lewis Group of Companies, stated that he read and agreed to the Conditions of Approval and thanked City staff for their assistance in bringing the project forward and acknowledged several staff members for their work on the application. Mr. Wozniak stated that the applicant had reviewed the proposed Conditions of Approval and had no concerns with them. He noted that the project would provide new housing, retail opportunities, and a new elementary school for the community.

Second Applicant, Rick Manners (Lewis Retail Centers) addressed the Commission and expressed appreciation for staff's efforts in finalizing the project conditions. Mr. Manners confirmed that a lease agreement had been secured with Stater Bros. Markets and stated that the retailer was committed to opening at the site. He also noted that representatives from McDonald's were available to answer questions if needed.

Commissioner Keetle commended the applicants and City staff for their work on the project. He stated that the development would be a significant benefit to the growing

residential area by providing nearby grocery shopping and reducing the need for residents to travel to other commercial centers.

Commissioner Sanchez expressed support for the project, agreeing that an additional Stater Bros. location was needed to serve residents in the northern portion of the city. He thanked the applicants for their investment in the community and noted the project would improve access to grocery services.

City Attorney Stephen Deitsch requested confirmation that the second applicant accepted the Conditions of Approval; Mr. Manners confirmed that he had reviewed the conditions with staff and stated that the applicant accepted all Conditions of Approval as presented.

No individual spoke in favor or in opposition.

The Public Hearing was closed.

City Attorney Deitsch clarified that the resolutions for Tentative Tract Map (TTM 26-00006), Design Review (Site and Architectural Approval), and Conditional Use Permit (CUP) contained revised Conditions of Approval under Section 12. City Attorney Deitsch, confirmed that the motion before the Planning Commission should incorporate the revised conditions presented in the agenda packet. Commissioner Keetle confirmed that the revised conditions were included in the motion.

RECOMMENDATION:

Based on information on the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026-022 and forward a recommendation to the City Council to adopt the following:

- 1. A Resolution adopting the Addendum to the Arboretum Specific Plan Environmental Impact Report (SCH No. 2006071109) and direct staff to file a Notice of Determination;**
- 2. A Resolution approving General Plan Amendment (GPA) No. 23-000002;**
- 3. Adopt an Ordinance approving Specific Plan Amendment (SPA) No. 23-000002;**
- 4. Adopt a Resolution approving Tentative Tract Map No. 20646 (TTM No. 26-0006);**
- 5. Adopt a Resolution approving Tentative Parcel Map No. 20851 (TPM No. 23-000008);**
- 6. Adopt a Resolution approving Design Review (DRP) No. 23-000011;**

7. **Adopt a Resolution approving Conditional Use Permit (CUP) No. 23-000004; and,**
8. **Adopt an Ordinance approving Development Agreement No. 23-000012.**

ACTION: Motion was made by Commissioner Keetle and seconded by Secretary Lozano and passed by a vote of 5-0 to approve Public Hearing Item “A”; adopt Resolution No. PC 2026-22 with amended conditions of approval.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle thanked Planning Department staff, planners, Director Nevins, and the entire department for their professionalism, thorough presentations, and responsiveness to commissioner questions. He also expressed appreciation to the City Council for the opportunity to serve on the Planning Commission, encouraged residents to participate in voting, and shared his gratitude for the City of Fontana and the community.

Commissioner Sanchez thanked Planning Department staff for their work and formally announced his resignation from the Planning Commission, making the meeting his final one after nearly 12 years of service. He expressed gratitude for the opportunity to serve the community and reflected positively on the city's growth, development projects, parks, and recreational opportunities. He concluded by wishing everyone well.

Secretary Lozano thanked the Planning Department and staff for their presentation of the North Fontana project and extended best wishes to Commissioner Sanchez on his departure from the Commission. She acknowledged the positive working relationship they shared and encouraged community members to vote, have a pleasant evening, and stay hydrated.

Vice Chair Quintana thanked staff and commended the project presentation, specifically noting the value of the proposed grocery store and its anticipated positive impact on the

area. He expressed appreciation for Commissioner Sanchez's mentorship, guidance, and experience throughout his tenure on the Commission, stating that his contributions would be greatly missed and offering his support in Sanchez's future endeavors.

Chair Armendarez thanked the Planning Commission and Planning Department staff for their consistent communication, preparation, and support, which enable informed decision-making during meetings. Chair Armendarez encouraged public participation in voting and emphasized the importance of civic engagement. He also expressed personal appreciation to Commissioner Sanchez for his friendship, mentorship, leadership, and guidance, acknowledging that his presence on the Commission would be missed while wishing him success in future endeavors.

ADJOURNMENT:

Chair Armendarez adjourned the meeting at 6:48 p.m. to the next Regular Planning Commission Meeting on Tuesday, June 16, 2026, at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

Susana Gallardo

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 16th DAY OF JUNE 2026.**

Joseph Armendarez

Joseph Armendarez
Chair

Certificate Of Completion

Envelope Id: 21D18894-8C50-8307-81CC-28B8AF40E4CE		Status: Completed
Subject: Complete with Docusign: PC Minutes of 06-02-2026 APPROVED.pdf		
Source Envelope:		
Document Pages: 6	Signatures: 2	Envelope Originator:
Certificate Pages: 4	Initials: 0	Maria Torres
AutoNav: Enabled		8353 Sierra Avenue
Envelopeld Stamping: Enabled		Fontana, CA 92335
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		mtorres@fontanaca.gov
		IP Address: 192.146.186.123

Record Tracking

Status: Original	Holder: Maria Torres	Location: DocuSign
6/17/2026 08:53 AM	mtorres@fontanaca.gov	

Signer Events

Signature	Timestamp
Susana Gallardo	Sent: 6/17/2026 08:54 AM
	Viewed: 6/17/2026 10:59 AM
	Signed: 6/17/2026 11:00 AM
Signature Adoption: Pre-selected Style	
Using IP Address: 192.146.186.99	

Electronic Record and Signature Disclosure:
Accepted: 6/17/2026 | 10:59 AM
ID: 7d11a0b7-6073-4536-8f3e-1d4b88d670f4

Joseph Armendarez		Sent: 6/17/2026 11:00 AM
jarmendarez@fontanaca.gov	Joseph Armendarez	Viewed: 6/24/2026 06:05 PM
Security Level: Email, Account Authentication (None)		Signed: 6/24/2026 06:05 PM
Signature Adoption: Pre-selected Style		
Using IP Address: 2600:387:15:6e1a::b		
Signed using mobile		

Electronic Record and Signature Disclosure:
Accepted: 6/24/2026 | 06:05 PM
ID: 23e9ae75-d698-448d-b405-853f7cb877a0

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Annette Leyva aleyva@fontanaca.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via Docusign	COPIED	Sent: 6/24/2026 06:05 PM

Carbon Copy Events	Status	Timestamp
Maria Torres mtorres@fontanaca.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 6/24/2026 06:05 PM

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/17/2026 08:54 AM
Certified Delivered	Security Checked	6/24/2026 06:05 PM
Signing Complete	Security Checked	6/24/2026 06:05 PM
Completed	Security Checked	6/24/2026 06:05 PM

Payment Events	Status	Timestamps
----------------	--------	------------

Electronic Record and Signature Disclosure
--

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, City of Fontana (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of Fontana:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To advise City of Fontana of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at clerks@fontana.org and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from City of Fontana

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to cteveda@fontana.org and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with City of Fontana

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to cteveda@fontana.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of Fontana as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Fontana during the course of your relationship with City of Fontana.