



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, June 24, 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:**

An adjourned meeting of the City of Fontana Planning Commission, originally scheduled for June 17, 2025, was held on Tuesday, June 24, 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 Binca Pescina, the Pledge of Allegiance was led by Secretary Armendarez.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:****A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of June 3<sup>rd</sup>, 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 A Resolution of the Planning Commission Recommending that City Council Adopt the 2025 State of California Fire Hazard Severity Zone Map Pursuant to California Government Code Sections 51177-51179 and Amend Chapter 30, Article IX (Overlay Districts), Division 8 (Fire Hazard Overlay District), Section 30-656(a) of the City of Fontana Zoning and Development Code pursuant to Public Resources Code section 21065, CEQA Guidelines section 15378(a) and (b)(5), and section 10.59 of the City's 2019 Local CEQA Guidelines.**

Chair Sanchez opened the public hearing before recusing himself from this item due to a conflict of interest, as he owns real estate property within one of the mapped areas. Chair Sanchez turned the meeting over to Vice Chair Quintana and exited the Council Chambers.

Director of Building & Safety, Jeffrey Baughman, presented the staff report.

The commission requested clarification on how this map would affect previously approved projects. Director Baughman explained that projects previously approved were grandfathered under the map in place at their time of plan check and therefore would not be affected.

Another discussion ensued regarding requirements for newly remodeled homes.

No written correspondence was received.

The Public Hearing was closed.

**RECOMMENDATION:**

Based on the information contained in this staff report staff recommends that the Planning Commission adopt Resolution No. PC 2025-021; and forward the recommendation to the City Council to;

1. Designate Fire Hazard Severity Zones (FHSZ) within the Local Responsibility Area identified by the 2025 State of California Fire Hazard Severity Zone Map updated by the California Department of Forestry and Fire Protection (CALFIRE) as required by Government Code Sections 51177-51179; and,
2. Amend Chapter 30, Article IX (Overlay Districts), Division 8 (Fire Hazard Overlay District), Section 30-656(a) of the City of Fontana Zoning and Development Code in its entirety to reference the updated FHSZ maps and associated text; and,
3. Determine that the Adoption of the 2025 State of California Fire Hazard Severity Zone Map is not a project subject to the California Environmental Quality Act (CEQA) pursuant. It has no potential to result in a physical change to the environment or a reasonably foreseeable indirect change to the environment, and it does not commit the City to any project that could have a significant effect on the environment.

**ACTION:** Motion was made by Secretary Armendarez and seconded by Commissioner Lozano and passed by a vote of 4-0 to approve Public Hearing Item “A” and adopt Resolution No. PC 2025-021.

The motion carried by the following vote:

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

Chair Sanchez returned to the dais.

**PH-B Master Case No. 25-020 and Municipal Code Amendment (MCA) No. 25-005: Fontana Municipal Code Amendments to Chapter 30 (Zoning and Development Code) to adopt objective design standards for residential and mixed-use development projects subject to streamlined and ministerial review under State of California law, pursuant to Section 15378 of the 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.

The Commission and staff discussed whether developers could deviate from established standards. Associate Planner Sessions-Goins clarified that the standards are objective, and any deviation would require entering a discretionary review process. To follow the streamlined process, developers must adhere to both the zoning development standards and objective design standards.

Associate Planner Session-Goins also commented on how new bills have been introduced and signed into law making it easier to produce housing. She explained that these standards are intended to fast-track the process and that affordable housing and density bonus projects would also be subject to these standards.

Lastly, the Commission and staff discussed the reasoning for selecting two building styles instead of three.

No written correspondence was received.

Associate Planner Session- Goins recommended that this item be continued to a date uncertain.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission continue this item to a date uncertain.**

**ACTION: Motion was made by Commissioner Keetle and seconded by Vice Chair Quintana and passed by a vote of 5-0 to continue Public Hearing Item “B” to a date uncertain.**

**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:**

Director of Planning, Patty Nevins, reminded the Commission of the upcoming, Regular Planning Commission Meeting scheduled for July 1<sup>st</sup>, 2025.

**COMMENTS:**

**A. Public Communication Commission Comments:**

Commissioner Keetle wished the public a happy Fourth of July holiday; thanked city staff for their staff reports and closed his comments by thanking the City Council for trusting him to serve.

Secretary Armendarez thanked staff for their hard work and dedication; wished the public a happy Fourth of July Holiday and asked the public to pray for our nation and city.

Commissioner Lozano thanked the presenters, planning staff, and extended warm wishes for a safe and enjoyable Fourth of July holiday.

Vice Chair Quintana expressed his enthusiasm for the upcoming Planning Commission meeting, echoed the comments of his fellow commissioners, and remarked that it is an honor to serve on the Commission.

Chair Sanchez wished the public a happy Fourth of July holiday and asked them to pray for our country. He thanked the Planning Department staff for their presentations and concluded by expressing that it is a pleasure to serve on this commission.

**ADJOURNMENT:**

Chair Sanchez adjourned the meeting at 6:33 p.m. to the next Regular Planning Commission Meeting on Tuesday, July 1<sup>st</sup>, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

*Susana Gallardo*

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Susana Gallardo  
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 1<sup>st</sup> DAY OF JULY 2025.**

*Idilio Sanchez*

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Idilio Sanchez  
Chair

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Idilio Sanchez  
idilio.ms@abscollision.co  
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Security Level: Email, Account Authentication  
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