



City of Fontana

Planning Commission

Minutes

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

Tuesday, October 7, 2025

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, October 7, 2025. Chair Sanchez called the meeting to order at 6:03 p.m.

Present: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, and Commissioner Lozano

Absent: Commissioner Keetle

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Ruben Echeverria, the Pledge of Allegiance was led by Vice Chair Quintana.

PUBLIC COMMUNICATIONS:**A. Public Communications:**

None.

CONSENT CALENDAR:

Chair Sanchez noted that the Resolution numbers for CC-A and CC-B were being corrected as noted below.

- A. A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 16641 & 16643 Orange Way is in Conformance with the City of Fontana 2015-2035 General Plan: pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15301).**

Adopt Resolution No. PC 2025-032 Determining that the Acquisition of Certain Real Property Located at 16641 & 16643 Orange Way is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings Pursuant to State CEQA Guidelines Section 15301 and direct Staff to File a Notice of Exemption.

- B. A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 15186 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan: pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).**

Adopt Resolution No. PC 2025-033 Determining that the Acquisition of Certain Real Property Located at 15186 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption.

- C. Approval of Minutes of September 16, 2025.**

Approve the Regular Planning Commission Meeting Minutes September 16, 2025.

ACTION: A Motion was made by Secretary Armendarez and seconded by Commissioner Lozano and passed by a vote of 4-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, and Commissioner Lozano

Absent: Commissioner Keetle

Abstain: None

PH- A Master Case No. (MCN) 23-0080; Conditional Use Permit (CUP). No. 24-0018 and Design Review (DR) No. 23-0016 - Requests for approval of 30,767 square feet of total outdoor storage areas for an existing industrial building and for approval of architecture and site improvements for a new 104,595 square foot industrial commerce center building and overall site improvements on a 7.8-acre site located at 13052 Dahlia Street and identified as Assessor's Parcel Number 0238-112-16, pursuant to an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project.
Chair Sanchez opened the Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report.

Chair Sanchez inquired whether the 12-foot screening wall was intended for truck traffic. Staff clarified that the wall is to screen industrial equipment, specifically concrete forming equipment, and that no truck activity is proposed in that area.

No written correspondence was received.

No one spoke in favor or in opposition.

The applicant, Darren Ratekin, on behalf of The Conco Companies, stated that he read and agreed to the Conditions of Approval, and provided the commission with a summary of the company's services.

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 2025-034; and,

- 1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP), and direct staff to file a Notice of Determination; and,**
- 2. Approve Conditional Use Permit (CUP) No. 24-0018; and,**
- 3. Approve Design Review (DR) No.23-0016.**

ACTION: Motion was made by Vice Chair Quintana and seconded by Secretary Armendarez and passed by a vote of 4-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2025-034; approve Conditional Use Permit (CUP) No. 24-0018 and Design Review (DR) No.23-0016.

The motion carried by the following vote:

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

PH-B Master Case No. (MCN) 23-0104: Tentative Parcel Map No. 23- 0017 (TPM No. 20664), and Design Review No. 23-0027; A request to consolidate five (5) parcels into one (1) parcel for the development of a 166,985 square foot industrial commerce center facility, and a request for site and architectural approval for a new Industrial commerce center facility, and associated site improvements, on 9.19 acres, located on the northwest corner of Santa Ana Avenue and Banana Avenue, (APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45), pursuant to an Addendum to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089) prepared for the Project.

Chair Sanchez opened the Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report and noted two corrections to the conditions of approval: updating the tentative parcel map to remove an unrelated MND and ensure all conditions, including the MMRP, are incorporated into final construction plans prior to permits, and revising the design review condition to allow refrigerated uses up to 30% of floor area, with any additional uses requiring an updated CEQA review and related studies.

No written correspondence was received.

The applicant, Jonathan Charland, on behalf of LBA Realty, stated that he read and agreed to the Conditions of Approval.

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 2025-035; and,

- 1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089) and direct staff to file a Notice of Determination; and,**
- 2. Approve Tentative Parcel Map (TPM) No. 23-0017 (TPM No. 20664); and,**

3. Approve Design Review (DR) No.23-0027.

ACTION: Motion was made by Chair Sanchez and seconded by Secretary Armendarez and passed by a vote of 4-0 to approve Public Hearing Item “B”; adopt Resolution No. PC 2025-035; approve Tentative Parcel Map (TPM) No. 23-0017 (TPM No. 20664 and Design Review (DR) No. 23-0027 with amended conditions of approval.

The motion carried by the following vote:

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

PH-C Master Case No. (MCN) 24-0074: Design Review (DRP) No. 24-0039 - A request for site and architectural review and approval of 30 multi-family townhomes, within eight (8) two-story buildings, totaling approximately 30,360 square feet, and associated site improvements on a 2.15-acre parcel located at 15918 Merrill Avenue, identified as Assessor Parcel Number: 0233-052-13, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Chair Sanchez opened the Public Hearing.

No written correspondence was received.

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

Commissioner Lozano inquired about site access. Associate Planner, Session-Goins clarified there is one entrance from Catawba Avenue, with vehicles able to exit onto either Catawba Avenue or Merrill Avenue, noting the Merrill access is exit-only.

The applicant, Amad Awad, stated that he read and agreed to the Conditions of Approval, and described the project as a 30-unit townhome development, handled by their in-house architecture and development firm, emphasizing experience in infill and multifamily projects.

Secretary Armendarez thanked the applicant for contributing to the beautification of the area.

No one spoke in favor or in opposition.

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 2025-036; 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. 24-0039.

ACTION: Motion was made by Secretary Armendarez and seconded by Chair Sanchez and passed by a vote of 4-0 to approve Public Hearing Item “C”; adopt Resolution No. PC 2025-036; and Approve Design Review (DRP) No. 24-0039.

The motion carried by the following vote:

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

PH-D Master Case No. 24-0080: Design Review No. 24-0040 - A request for the development of a new 3-story, 24-unit apartment project on a vacant parcel located at 8161 Banana Avenue and identified as Assessor’s Parcel Number 0230-041-61 totaling approximately 0.6 gross acres, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Chair Sanchez opened the Public Hearing.

No written correspondence was received.

Salvador Quintanilla, Senior Planner, presented the staff report.

The applicant, Hamdan Awad, stated that he read and agreed to the Conditions of Approval and commented that they are developing a 24-unit apartment complex and plan a future Phase 2 to further build and connect the community.

No one spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in the staff report and resolution, and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-037, and,

1. **Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill Development) of the CEQA and Section No. 3.22 (Categorically Exempt) of the 2019 Local Guidelines for implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption, and,**
2. **Approve Design Review No. 24-0040.**

ACTION: Motion was made by Commissioner Lozano and seconded by Secretary Armendarez and passed by a vote of 4-0 to approve Public Hearing Item “D”; adopt Resolution No. PC 2025-037 and Design Review No. 24-0040.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Director of Planning, Patty Nevins reminded everyone that October is National Community Planning Month and acknowledged the contributions of Planning Commissioners.

COMMENTS:

A. Public Communication Commission Comments:

Secretary Armendarez thanked the planning team for their hard work and thorough preparation. Highlighted Breast Cancer awareness, encouraging screenings and honoring survivors, those battling the disease, and those who have passed. Requested the meeting be closed in memory of all affected by breast cancer.

Commissioner Lozano thanked the presenters and planning staff, wished everyone a good evening, and supported Secretary Armendarez’s comments on breast cancer awareness.

Vice Chair Quintana echoed previous sentiments, wished planning staff a happy Planning Month, and agreed with closing the meeting in memory of those affected by breast cancer. Chair Sanchez thanked the planning department for their work and well-prepared projects. Shared personal connection to cancer loss, echoed previous comments, and closed the meeting in memory of all individuals affected by cancer.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 6:41 p.m. to the next Regular Planning Commission Meeting on Tuesday, October 21, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 21st DAY OF OCTOBER 2025.**

Idilio Sanchez
Chair