



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, December 16, 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, December 16, 2025. Vice Chair Quintana called the meeting to order at 6:03 p.m.

Present: Vice Chair Quintana, Secretary Armendarez and Commissioner Lozano

Absent: Chair Sanchez and Commissioner Keetle

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Ellen Miller, the Pledge of Allegiance was led by Commissioner Lozano.

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

None.

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

Approve the Regular Planning Commission Meeting Minutes of December 2, 2025.

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

The motion carried by the following vote:

Aye: Vice Chair Quintana, Secretary Armendarez and Commissioner Lozano

Absent: Chair Sanchez and Commissioner Keetle

Abstain: None

PH- A

Master Case (MCN) No. 23-0095: Conditional Use Permit (CUP) No. 23-0025, and Administrative Site Plan (ASP) No. 23-039 - A request for the establishment of a private school within an existing (church) building and a request for site and architectural review for the modifications to the building and associated on-site improvements, on an existing 2.9 acre parcel located at 17487 Arrow Boulevard, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15301.

Vice Chair Quintana opened the Public Hearing

Alexia Barberena, Associate Planner, presented the staff report.

No written correspondence was received.

The applicant, Ben Wu, stated that he read and agreed to the Conditions of Approval and provided a brief overview of the project. The applicant provided clarification.

Secretary Armendarez asked for clarification on whether the school would operate during daytime or nighttime hours.

No individual spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report and subject to the attached Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025 - 050, and,

1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), 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 Conditional Use Permit (CUP) No. 23-0025, and;
3. Approve Administrative Site Plan (ASP) No. 23-0039.

ACTION: Motion was made by Commissioner Lozano and seconded by Vice Chair Quintana and passed by a vote of 3-0 to approve Public Hearing Item “A” and adopt Resolution No. PC 2025-050.

The motion carried by the following vote:

AYES: Vice Chair Quintana, Secretary Armendarez and Commissioner Lozano

NOES: None; **ABSTAIN:** None; **ABSENT:** Chair Sanchez and Commissioner Keetle

PH-B

Master Case No. (MCN) 24-0026: Tentative Tract Map No. 24-0002 (TTM No. 20690), and Design Review (DRP) No. 24-0011; A Tentative Tract Map for the subdivision of one parcel to establish a condominium map for the development of 153 units and a Design Review request for site and architectural approval of 153 condominiums units, inclusive of 69 detached units and 84 attached units along with associated site improvements, pursuant to the adoption of a Mitigated Negative Declaration, and approval of a Mitigation Monitoring and Reporting Program and directing staff to file a Notice of Determination.

Vice Chair Quintana opened the Public Hearing.

The City Clerk’s noted that two (2) written correspondence were received regarding this item.

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

The Planning Commission and staff discussed zoning and traffic impacts for the proposed project. Associate Planner, Session-Goins confirmed the project is consistent with the existing Village District Form-Based Code zoning and no general plan amendment or zone change was required. The Commission reviewed construction-related traffic concerns, with staff explaining that the developer will be required to implement traffic

control plans during construction, which will be reviewed by the Engineering Department. Associate Planner Session-Goins also confirmed that a traffic study was completed as part of the Mitigated Negative Declaration, including analysis of Catawba Avenue, and found that the majority of project-related trips would use Curtis Avenue toward Citrus Avenue, with only approximately 15 percent of trips estimated to travel south on Catawba Avenue.

The applicant, Stacey Sassaman, on behalf of North Fontana Investment Company, stated that she read and agreed to the Conditions of Approval and provided the Commission with a brief overview of the project and an estimated date of completion.

No individual 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 2025-051, and

- 1. Adopt the Mitigated Negative Declaration, and approve the Mitigation Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination, and;**
- 2. Approve Tentative Tract Map No. 24-0002 (TTM No. 20690), and;**
- 3. Approve Design Review (DR) No. 24-0011.**

ACTION: Motion was made by Secretary Armendarez and seconded by Commissioner Lozano and passed by a vote of 3-0 to approve Public Hearing Item “B”; adopt Resolution No. PC 2025-051; Approve Tentative Tract Map No. 24-0002 (TTM No. 20690) and Design Review (DR) No. 24-0011.

The motion carried by the following vote:

AYES: Vice Chair Quintana, Secretary Armendarez and Commissioner Lozano

NOES: None; ABSTAIN: None; ABSENT: Chair Sanchez and Commissioner Keetle

PH-C

Master Case No. (MCN) 25-0018: Tentative Tract Map No. 25-0001 (TTM No. 20282), and Design Review (DRP) No. 25-0006; A request for the establishment of a condominium map, and for the site and architectural review for the development of 219 attached condominium units with various amenities and associated improvements, pursuant to a previously adopted Environmental Impact Report and Mitigation Monitoring and Reporting Program for the Ventana at Duncan Canyon

specific plan project (SCH No. 2021100400) and directing staff to file a Notice of Determination.

Vice Chair Quintana opened the Public Hearing.

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

Alexia Barberena, Associate Planner, presented the staff report.

The applicant, Addison Garza, on behalf of KB Homes stated that she read and agreed to the Conditions of Approval and provided the commission with the project's estimated timeline/date of completion.

No individual 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 2025-052, and

- 1. Find that the project has been reviewed under the previous Environmental Impact Report for the Ventana Specific Plan (Master Case No. 22-000099R1, General Plan Amendment No. 21-000006, and Specific Plan Amendment No. 22-000001) pursuant to CEQA Sections 15162 through 15164 and Section 8-10 of the Fontana 2019 Local Guidelines for Implementing CEQA and that none of the exceptions in CEQA Section 15162 apply here, and direct staff to file a Notice of Determination;**
- 2. Approve Tentative Tract Map No. 25-0001; and;**
- 3. Approve Design Review (DR) No. 25-0006.**

ACTION: Motion was made by Secretary Armendarez and seconded by Commissioner Lozano and passed by a vote of 3-0 to approve Public Hearing Item "C"; adopt Resolution No. PC 2025-052; Approve Tentative Tract Map No. 25-0001 and Design Review (DR) No. 25-0006.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:**A. Director Communications:**

Planning Director, Patty Nevins announced that future meetings will be held at the Steelworkers' Auditorium beginning in January 2026 during City Hall construction and wished the Commission happy holidays.

COMMENTS:**A. Public Communication Commission Comments:**

Commissioner Lozano thanked staff for this year's presentations and highlighted the exciting projects coming to Fontana. She expressed appreciation to Planning staff and the City Clerk's Department for their support, thanked her colleagues, and wished everyone a happy holiday season.

Secretary Armendarez echoed prior remarks and wished everyone a wonderful holiday.

Vice Chair Quintana reflected on a successful year with many quality projects approved and expressed anticipation for their construction. Noted this was the last meeting before returning to the newly built City Hall/Council Chambers, confirmed meetings would be held at the Steelworkers' Auditorium in the interim, thanked all who supported the meetings, and wished everyone happy holidays.

ADJOURNMENT:

Vice Chair Quintana adjourned the meeting at 6:36 p.m. to the next Regular Planning Commission Meeting on Tuesday, January 20, 2026, at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 20th DAY OF JANUARY 2026.**

Ricardo Quintana
Vice Chair