



City of Fontana

Planning Commission

Minutes

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

Tuesday, September 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, September 16, 2025. Chair Sanchez called the meeting to order at 6:02 p.m.

Present: Chair Sanchez, Secretary Armendarez, Commissioners Keetle and Lozano.

Absent: Vice Chair Quintana

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Victor Arias, 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 August 19, 2025.

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

The motion carried by the following vote:

Aye: Chair Sanchez, Secretary Armendarez, Commissioners Keetle and Lozano

Absent: Vice Chair Quintana

Abstain: None

PH-A Master Case No. (MCN) 23-0104: Tentative Parcel Map No. 23-0017 (TPM No. 20664), and Design Review (DR) No. 23-0027; A request to consolidate five (5) parcels into one (1) parcel for the development of a 166,985 square foot warehouse facility, and a request for site and architectural approval of the new warehouse building, 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.

Staff advised that this item was being rescheduled and re-noticed for the October 7, 2025, regular Planning Commission Meeting. No action was required on this item.

PH-B Master Case No. 25-0047 and Municipal Code Amendment No. 25-0008: Fontana Municipal Code amendments to Chapter 30 to modify multiple sections of the Zoning and Development Code, including modifications to the definition of and operating standards for restaurants, development standards for the Multi-Family Medium/High Density Residential (R-4) zone, administrative procedures pertaining to administrative site plan and design review entitlements; modification to Chapter 26 pertaining to time extensions for tentative maps; and modification to Chapter 33 to provide additional delivery standards for cannabis retail storefront businesses. (Continued from August 19, 2025).

Chair Sanchez opened the Public Hearing.

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

Chair Sanchez asked if “curbside delivery of cannabis” meant literal curbside handoff similar to Uber Eats. Associate Planner Session-Goins clarified it refers to a “Target drive-up” type model, limited to pre-ordered products brought to customers’ vehicles on the retailer’s premises, with no other vehicle-based sales permitted.

No written correspondence was received.

No one spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in the staff report, staff recommends that the Planning Commission approve Resolution No. PC 2025-029; and,

- 1. Determine that the proposed Ordinance is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and 15378 and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA, in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,**
- 2. Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 25-0008 to amend Chapters 26, 30, and 33 of the Municipal Code.**

ACTION: Motion was made by Commissioner Keetle and seconded by Secretary Armendarez and passed by a vote of 4-0 to approve Public Hearing Item “B” and adopt Resolution No. PC 2025-029.

The motion carried by the following vote:

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

PH-C Master Case No. 23-0103: Design Review (DRP) No. 23-0025 - A request for site and architectural approval of two approximately 104,000 square foot, four-story medical office buildings on approximately 16.4 acres in Planning Area 27 of the West Gate Specific Plan (Assessor Parcel Number 0228-021-47), pursuant to an

Addendum to the Final Environmental Impact Report for the West Gate Specific Plan (State Clearinghouse No. 1995052002).

Chair Sanchez opened the Public Hearing.

No written correspondence was received.

Cecily Session-Goins, Associate Planner, presented the staff report and noted a memo requesting minor language changes to the conditions of approval. These include clarifying which specific improvements the applicant must complete, and adjusting the timing of required street improvements so they are completed before issuance of the certificate of occupancy rather than before development permits, aligning with the standard development process.

Commissioner Keetle requested confirmation on traffic signals that will be installed as part of the project. Staff clarified that signals will be added at Cherry & South Highland, South Highland & San Sevaine, and mid-block at the campus entrance, funded in part by a grant.

Chair Sanchez asked if road widening would extend near the mosque; Associate Planner Session-Goins clarified improvements are limited to Cherry–San Sevaine. Chair Sanchez also asked about medical services; Associate Planner Session-Goins noted possible urgent care, pharmacy, and medical offices but no hospital or helipad.

The applicant, Jeff Pearson, stated that he read and agreed to the Conditions of Approval, (with minor comments on regional traffic impacts), introduced his project team, outlined plans for a medical facility and future related developments.

Chair Sanchez inquired about the project timeline; applicant stated construction could begin within 8–12 months following design and construction drawings. Commissioners and City Attorney sought clarification on traffic-related conditions; applicant confirmed acceptance of all conditions as presented.

No one 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 Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025 - 030; and,

- 1. Find that the project has been reviewed under a previously certified Final Environmental Impact Report (State Clearinghouse [SCH] No. 1995052002) and adopt an Addendum, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines finding that no**

further analysis is required, and direct staff to file a Notice of Determination; and,

2. Approve Design Review No. 23-0025.

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 “C”; adopt Resolution No. PC 2025-030 and Approve Design Review No. 23-0025 with amended conditions of approval.

The motion carried by the following vote:

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

PH-D Master Case No. (MCN) 25-0009: Conditional Use Permit (CUP) No. 05-00005-R1 - A request to modify an existing Conditional Use Permit (CUP No. 05-00005) to allow an increase in the floor area in an existing ABC License Type 20 (Off-Sale, Beer and Wine) 7-Eleven convenience store, pursuant to a categorical exemption in accordance with CEQA Guidelines Section 15301.

Chair Sanchez opened the Public Hearing.

No written correspondence was received.

Mai Thao, Assistant Planner, presented the staff report.

Applicant, Sherry Olson, on behalf of 7-Eleven, stated that she read and agreed to the amended Conditions of Approval.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution No. PC 2025 - 031; and,

- 1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class 1, Existing Facilities), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,**
- 2. Approve Conditional Use Permit (CUP) No. 05-00005-R1.**

ACTION: Motion was made by Commissioner Lozano and seconded by Chair Sanchez and passed by a vote of 3-1 to approve Public Hearing Item “D”; adopt

Resolution No. PC 2025-031 and Approve Conditional Use Permit (CUP) No. 05-00005-R1.

The motion carried by the following vote:

AYES: Chair Sanchez, Secretary Armendarez and Commissioner Lozano

NOES: None; ABSTAIN: Keetle; ABSENT: Vice Chair Quintana

Commissioner Keetle expressed support for the 7-Eleven expansion but abstained from the vote due to religious reasons related to alcohol.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle thanked staff for their support, expressed gratitude for serving, and asked for prayers for unity in the nation.

Secretary Armendarez echoed appreciation.

Commissioner Lozano thanked presenters and staff and extended early birthday wishes to the City Clerk Key.

Chair Sanchez thanked staff, shared personal remarks, and expressed hope for national unity.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 6:42 p.m. to the next Regular Planning Commission Meeting on Tuesday, October 7, 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 7th DAY OF OCTOBER 2025.**

Idilio Sanchez
Chair