



City of Fontana

Planning Commission

Minutes

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

Tuesday, August 19, 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, August 19, 2025. Vice Chair Quintana called the meeting to order at 6:03 p.m.

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

Absent: Chair Sanchez

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Bianca Pescina, 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 July 15, 2025.

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

The motion carried by the following vote:

Aye: Vice Chair Quintana, Secretary Armendarez, Commissioners Keetle and Lozano

Absent: Chair Sanchez

Abstain: None

PH-A 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; and the establishment of a Paseo Overlay District; 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.

Vice Chair Quintana opened the Public Hearing.

Staff recommended that the Planning Commission continue this item to the September 16, 2025, Regular Planning Commission Meeting.

No written correspondence was received.

RECOMMENDATION:

Staff recommends that the Planning Commission continue this item to the September 16, 2025, Regular Planning Commission Meeting.

ACTION: Motion was made by Commissioner Keetle and seconded by Commissioner Lozano and passed by a vote of 4-0 to continue Public Hearing Item “A” to the September 16, 2025, Regular Planning Commission Meeting.

The motion carried by the following vote:

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

PH-B Master Case No. (MCN) 23-0085: Conditional Use Permit No. 23-0018 and Administrative Site Plan No. 23-0027 - A request to establish a trailer repair facility and a request for site and architectural review of a new approximately 11,933 square foot trailer repair facility and associated site improvements on a 1.7 acre site located at 15763 Boyle Avenue (Assessor Parcel Number 0237-052-23) pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Vice Chair Quintana opened the Public Hearing.

Alexia Barberena, Associate Planner, presented the staff report.

Secretary Armendarez inquired about rear emergency access. Staff noted the Fire Department found Boyle Avenue access sufficient and that Slover Avenue access is not feasible due to adjacent businesses.

The applicant, Suresh Doddiah, on behalf of S.D. Engineering & Associates stated that he read and agreed to the Conditions of Approval.

No written correspondence was received.

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 2025-026 and,

- 1. Find that the project is categorically exempt pursuant to CEQA Guidelines 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 Conditional Use Permit No. 23-0018; and,**
- 3. Approve Administrative Site Plan No. 23-0027.**

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”; adopt Resolution No. PC 2025-026; Approve Conditional Use Permit No. 23-0018 and Administrative Site Plan No. 23-0027.

The motion carried by the following vote:

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

PH-C Master Case No. 23-0101: Conditional Use Permit No. 24-0022, and Design Review No. 23-0024; A request for the development of a mixed use project (163 multi-family units and 5,000 square feet of commercial retail) within the R-5 zoning district and for site and architectural review of a five-story 83,125 square foot mixed-use building and associate improvements, on a 3.5 acre site located on the northeast corner of Foothill Boulevard and Sultana Avenue (APNs: 1110-331-13 and 1110-331-25), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Vice Chair Quintana opened the Public Hearing.

The City Clerk’s Department received two (2) written correspondences in opposition of this item.

Salvador Quintanilla, Senior Planner, presented the staff report.

Commissioner Lozano asked about parking and separation for retail and residents. Staff confirmed 277 spaces (code requires 275), with first floor and outdoor parking, retail spaces in front, and residential parking behind fencing.

The applicant, Mike Mahmoudi, stated that he read and agreed to the Conditions of Approval. Project Architect, Doug Andresen provided the commission with a short overview of the project.

The following individual spoke in opposition:

- Alree Young

Vice Chair Quintana inquired about the traffic study, surrounding land uses, and bike path safety. Staff confirmed the study showed acceptable traffic levels, described adjacent properties, and noted that safety would be supported through police patrols if needed, CPTED review, and a gated design.

The Public Hearing was closed.

Chair Quintana re-opened the Public Hearing.

Commissioner Keetle commended the project design and inquired about courtyard access, retail uses, and building height impacts. Applicant explained the courtyard will be located above the podium level, accessible only to residents via secure elevator and stair access. Retail space will be leased, with typical uses such as a coffee shop or salon anticipated, and hours will be subject to lease terms. Applicant noted the project design and site grading reduce visual impacts to nearby residences, with several hundred feet of separation and elevation changes.

Additionally, Commissioner Keetle asked for clarification on traffic study numbers and potential impacts on Sultana Avenue. Staff explained the study provided total project peak trip counts (90 a.m. and 121 p.m.) and deferred to engineering for specific Sultana impacts. Commissioner Keetle also asked about crime, and staff noted that development generally reduces crime by increasing activity and visibility in the area.

The following individual spoke in favor:

- Che Tang

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 2025-027; and,

- 1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32. Infill Development) of the California Environmental Quality Act (CEQA), 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. 24-0022; and,**
- 3. Approve Design Review (DRP) No. 23-0024**

ACTION: Motion was made by Secretary Armendarez and seconded by Commissioner Keetle and passed by a vote of 4-0 to approve Public Hearing Item “C”; adopt Resolution No. PC 2025-027; approve Conditional Use Permit (CUP) No. 24-0022 and approve Design Review (DRP) No. 23-0024.

The motion carried by the following vote:

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

PH-D Master Case No. 24-0055; Design Review No. 24-0028; A request for site and architectural approval of a new residential development consisting of eight (8) multi-family units with associated improvements on a .3-acre site located on Miller Avenue between Sierra Avenue and Acacia Street (Assessor Parcel Number 0190-171-11), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Vice Chair Quintana opened the Public Hearing.

The City Clerk's Department received one (1) written correspondences in opposition of this item.

Rina Leung, Senior Planner, presented the staff report and noted a memo requesting modification to Condition No. 24 to require stucco and a decorative cap on the existing block wall along the east side of the project.

Commissioner Keetle inquired about parking for the proposed project, including the total number of spaces and requirements for the main units and ADUs. Staff explained that the project provides nine spaces, which meets code due to allowed reductions for long-term bike parking and proximity to a bus stop. Street parking is available to the east and on nearby interior streets, but not directly in front of the project. Staff also confirmed that the project complies with all applicable parking requirements.

Engineer, Doug Andresen, on behalf of the applicant stated that he read and agreed to the amended Conditions of Approval. The Applicant explained that the three-story design is intended to maximize development efficiency and affordability while exceeding parking requirements. The project aims to be visually appealing, complement the community, and provide long-term value.

The following individual spoke in opposition:

- Karla Gutierrez
- David Oei

Commissioner Keetle expressed concern about insufficient parking for ten units, potential traffic near the school, and impacts on nearby residents. Staff noted that the ADUs comply with parking requirements and are not within the discretionary view of the Planning Commission.

Vice Chair Quintana inquired about traffic safety near the adjacent school and whether the traffic study accounted for student crossings. Staff responded that a traffic analysis was completed, showing minimal trips, and noted a condition of approval allowing future traffic restrictions if needed. Vice Chair Quintana also raised a concern about privacy and setbacks. Staff confirmed the setback meets code requirements and explained the inclusion of perimeter landscaping and relocation of the three-story building away from nearby residences.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained 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 2025-028; and,

1. Find that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development) of the California Environmental Quality Act, 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. 24-0028.

ACTION: Motion was made by Secretary Armendarez and seconded by Commissioner Lozano and passed by a vote of 3-1 to approve Public Hearing Item “D”; adopt Resolution No. PC 2025-028 and approve Design Review (DRP) No. 24-0028 with amended conditions of approval.

The motion carried by the following vote:

AYES: Vice Chair Quintana, Secretary Armendarez and Commissioner Lozano

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Patricia Nevins, Director of Planning noted that there are no items scheduled for the September 2nd meeting and that the next regular meeting will be September 16th.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle thanked city staff and the Director Nevins, for their hard work, expressed appreciation for the projects, wished everyone a happy Labor Day, and noted enjoyment in serving on the commission.

Commissioner Lozano thanked city staff and presenters for their efforts, acknowledged her son’s interest in city activities, and wished everyone a safe and enjoyable weekend.

Secretary Armendarez expressed appreciation for the planning staff's work and thorough vetting of projects, emphasizing fairness and adherence to established standards, including ADU regulations. Commissioner praised the city's ongoing development and beautification efforts, highlighted the 163-unit project on the rail corridor, and thanked fellow commissioners and staff for their dedication.

Vice Chair Quintana expressed appreciation for the planning department's work and adherence to codes, acknowledged applicants' gratitude, and thanked fellow commissioners. Vice Chair also noted the cancellation of the September 2nd meeting and wished everyone a happy Labor Day before moving to adjournment.

ADJOURNMENT:

Vice Chair Quintana adjourned the meeting at 7:15 p.m. to the next Regular Planning Commission Meeting on Tuesday, September 16, 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 16th DAY OF SEPTEMBER 2025.**

Ricardo Quintana
Vice Chair