



# 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 3, 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, June 3, 2025. Chair Sanchez called the meeting to order at 6:04 p.m.

**Present:** Chair Sanchez, Commissioners Keetle and Lozano

**Absent:** Vice Chair Quintana and Secretary Armendarez

#### **INVOCATION/PLEDGE OF ALLEGIANCE:**

##### **A. Invocation/Pledge of Allegiance:**

Following the Invocation by Chaplain Daniel Vasquez, 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 May 20, 2025.

**ACTION: A Motion was made by Commissioner Keetle 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:** Chair Sanchez, Commissioners Keetle and Lozano

**Absent:** Vice Chair Quintana and Secretary Armendarez

**Abstain:** None

**PH-A Master Case No. 25-0017 and Municipal Code Amendment (MCA) No. 25-0003: Fontana Municipal Code Amendments to Chapter 30 (Zoning and Development Code) establishing standards for group homes. (Item Continued from the April 15, 2025, and May 6, 2025, meetings).**

Chair Sanchez opened the Public Hearing.

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

No written correspondence was received.

**RECOMMENDATION:**

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

**ACTION: Motion was made by Commissioner Lozano and seconded by Commissioner Keetle and passed by a vote of 3-0 to continue Public Hearing Item "A" to a date uncertain.**

**The motion carried by the following vote:**

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

**PH-B Master Case No. 25-0020 and Municipal Code Amendment (MCA) No. 25-0005: Fontana Municipal Code Amendments to Chapter 30 (Zoning and Development Code) adopt objective design standards for residential and mixed-use development projects subject to streamlined and ministerial review under State of California law, pursuant to a determination that the amendments are exempt from CEQA under CEQA Guidelines section 15060(C), 15061(B)(3) (the common-sense exemption), and 15378. (Item continued from the April 1, 2025, and May 6, 2025 meetings).**

Chair Sanchez opened the Public Hearing.

Staff recommended that the Planning Commission continue this item to the June 17, 2025, Regular Planning Commission Meeting.

No written correspondence was received.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission continue this item to the June 17, 2025, Regular Planning Commission Meeting.**

**ACTION: Motion was made by Commissioner Keetle and seconded by Commissioner Lozano and passed by a vote of 3-0 to continue Public Hearing Item “B” to the June 17, 2025, Regular Planning Commission Meeting.**

The motion carried by the following vote:

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

**PH-C Master Case No. 22-000104: Tentative Parcel Map No. 22-000025 (TPM No. 20611), Design Review (DRP) No. 22-000051, reporting on the conformity of the proposed vacation of Windflower Avenue with the General Plan pursuant to Government Code Section 65402; and Final Environmental Impact Report (FEIR) for the development of an industrial warehouse building totaling approximately 398,514 square feet on approximately 18.3 acres, located between Sierra Avenue and Mango Avenue, approximately 1,300 feet south of Summit Avenue (Assessor Parcel Numbers: 1119-241-10,-13,-18,-25,-26, and -27), pursuant to the Certified Environmental Impact Report (EIR) (State Clearing House No. 2023030788) and Mitigation Monitoring And Reporting Program and direct staff to file a Notice of Determination.**

Chair Sanchez opened the Public Hearing.

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

Alexia Barberena, Associate Planner, presented the staff report and noted a memo to the commission removing condition of approval #12 from page 160 of Attachment #4, as it references a development agreement that does not apply to this project. Additionally, the memo includes a new condition of approval (Condition No. 83B) from the Traffic Department restricting ingress and egress along Sierra Avenue.

The Commission and staff discussed the vehicle entrances and exits along Sierra Avenue. The Commission inquired whether a pork chop island would be installed to prevent trucks from traveling north and south on Sierra.

The applicant, Scott Irwin, on behalf of Seefried Industrial Properties Inc., stated that he read and agreed to the amended Conditions of Approval.

The following individuals spoke in favor:

- Art Zuniga
- Louie Lopez
- Eddie Campos
- Zach Strasters
- Jazzmine
- Leti Villa
- Robert Ramos

The Public Hearing was closed.

**RECOMMENDATION:**

1. **Based on the information contained in this staff report, resolution and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-019; and,**
  - a. **Certify the FEIR, a Mitigation Monitoring and Reporting Program and a Statement of Facts and Findings, and direct staff to file a Notice of Determination**
2. **Based on the information contained in this staff report, resolution and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-020; and,**
  - a. **Approve Tentative Parcel Map No. 22-000025 (TPM No. 20611); and**
  - b. **Approve Design Review No. 22-000051.**

**ACTION:** Motion was made by Chair Sanchez and seconded by Commissioner Keetle and passed by a vote of 3-0 to approve Public Hearing Item “C”; adopt Resolution No’s. PC 2025-019 & 020; certifying the EIR, approving Tentative Parcel Map (TPM) No. 22-000025 (TPM No. 20611) and approving Design Review No. 22-000051 with amended conditions of approval.

The motion carried by the following vote:

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

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

None.

**COMMENTS:**

**A. Public Communication Commission Comments:**

Commissioner Lozano thanked the public for attending tonight’s meeting and expressed appreciation to the Planning staff for their assistance.

Commissioner Keetle thanked the project developer and all the workers who came out in support of the project. He expressed appreciation for the continued investment in the City of Fontana and stated that the Commission looks forward to continuing to move Fontana forward.

Chair Sanchez echoed the comments of his fellow Commissioners, expressed appreciation for the continued investment in the City of Fontana, and concluded by thanking the public for the opportunity to serve.

**ADJOURNMENT:**

Chair Sanchez adjourned the meeting at 6:33 p.m. to the next Regular Planning Commission Meeting on Tuesday, Jun 17, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Susana Gallardo  
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 24<sup>th</sup> DAY OF JUNE 2025.**

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Idilio Sanchez  
Chair