



# City of Fontana

## Planning Commission

### Minutes

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

---

**Tuesday, November 18, 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, November 18, 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 Victor Arias, the Pledge of Allegiance was led by Chair Sanchez.

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

None.

**CONSENT CALENDAR:****A. Planning Commission Determination of General Plan Consistency for property identified as Lettered Lots E and I, Assessor Parcel Numbers 0228-151-66-0000 and 0228-151-62-0000, pursuant to the State CEQA Guidelines Section 15303.**

Adopt **Resolution No. PC 2025-042** finding that the proposed disposition is in conformance with the City's General Plan, making CEQA findings pursuant to the State CEQA Guidelines Section 15303 and directing staff to file a Notice of Exemption.

**B. Planning Commission Determination of General Plan Consistency under Government Code section 65402 for the Vacation, Abandonment and Disposition of a portion of Boyle Avenue, located on the south side of Boyle Avenue east of Citrus Avenue, pursuant to the State CEQA Guidelines Section 15061(b)(3).**

Adopt **Resolution No. PC 2025-043** finding that the proposed vacation, abandonment and disposition is in conformance with the City's General Plan, determining that the project is exempt under CEQA Guidelines Section 15061(b)(3) and directing staff to file a Notice of Exemption.

**C. Approval of Minutes:**

**Approve the Regular Planning Commission Meeting Minutes of November 4, 2025.**

**ACTION: A Motion was made by Vice Chair Quintana 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) 25-0056; Design Review (DRP) No. 25-0025; A request for the site and architectural review for a proposed mixed-use development**

consisting of approximately 10,440 square feet of commercial space on the first floor and 30 transitional housing units on the second and third floors, with associated site improvements, on 3.16 acres, located at 16029 Arrow Boulevard (APNs: 0232-201-13), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

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

No written correspondence was received.

The applicant, Mark Nuaimi, on behalf of Water of Life Community Church, stated that he read and agreed to the Conditions of Approval, and described the transitional housing project, noting it will replace existing trailers and provide homeless clients with case-management services funded by first-floor commercial uses. The applicant outlined an anticipated groundbreaking in late summer 2026 and an opening in 2027. Chair Sanchez and Secretary Armendarez thanked the applicant and expressed support for the project and its service to the community.

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 2025-044; 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, 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.25-0025.

**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 "A"; adopt Resolution No. PC 2025-044 and approve Design Review (DRP) No.25-0025.

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) 24-0060: General Plan Amendment (GPA) No. 24-0004, Zoning District Map Amendment (ZCA) No. 24-0004, Tentative Tract Map No. 24-0009 (TTM No. 20712), Conditional Use Permit (CUP) No. 24-0023, and Design Review (DR) No. 24-0031; a request to change the General Plan Land Use Designation from Multi-Family Medium/High (R-MFMH) to Multi-Family Residential (R-MF), a request to change the zoning designation from Multi-Family Medium High Residential (R-4) to Multi-Family Residential (R-3), a request to subdivide 35 parcels to establish a condominium map and abandon a portion of Knox Avenue, a request to create a Planned Unit Development (PUD), and a request for site and architectural review of , a new 393 multi-family unit development with associated improvements on approximately 31.0 gross acres, located at APNs: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05, pursuant to an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.**

Chair Sanchez opened the Public Hearing.

Alexia Barberena, Associate Planner, presented the staff report and noted two written correspondences received: a letter from the Department of Fish and Wildlife recommending adjustments to mitigation measures, which staff will **modify** without introducing new impacts. Additionally, a letter from property owners along South/Jurupa Avenue near Sierra Avenue was received. Staff clarified that the Department's letter did not directly address the current action item and noted that general inquiries via phone and email were answered.

Staff and the Planning Commission discussed the facility's entrances and exits, focusing on the south entrance along Walnut Street. The Planner confirmed it is gated and set back approximately 120 feet from the street, while the north entrance has a larger setback.

The City Clerk's Department received two (2) written correspondence regarding this Item.

The applicant, Nolan Leggio, stated that he read and agreed to the Conditions of Approval and introduced his project team, including traffic, environmental, and civil engineering experts. He thanked city staff for their support in facilitating the project and expressed excitement to move forward with the project.

The following individual spoke in favor:

- Doug Jorritsma

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 2025-045, and forward a recommendation to the City Council to:

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP), and direct staff to file a Notice of Determination; and,
2. Adopt a resolution approving General Plan Amendment (GPA) No. 24-0004; and,
3. Adopt an ordinance approving Zoning District Map Amendment (ZCA) No. 24-0004; and,
4. Adopt a resolution approving Tentative Tract Map (TTM) No. 24-0009 (TTM No. 20712), Conditional Use Permit (CUP) No. 24-0023, and Design Review (DRP) No. 24-0031.

**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 “B”; adopt Resolution No. PC 2025-045.

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) 25-0082: General Plan Amendment (GPA) No. 25-0001 and Municipal Code Amendment (MCA) No. 25-0012: General Plan Amendment to modify the Community Mobility and Circulation Element to incorporate the updated truck route map and modify existing policies and actions, as well as add new policies and actions under Goals 2 and 7 of the Circulation Element to meet the requirements of Assembly Bill 98. Fontana Municipal Code amendments to Chapter 17 (Motor Vehicles and Traffic), Article X (Truck Routes) to modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments, pursuant to an Addendum to the General Plan Final Environmental Impact Report (FEIR.**

Chair Sanchez opened the Public Hearing.

No written correspondence was received.

Ruben Hovanesian, Engineering Manager, presented the staff report.

No one spoke in favor or in opposition.

The Public Hearing was closed.

**RECOMMENDATION:**

**Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2025-046, and forward a recommendation to the City Council to:**

- 1. Adopt the Addendum to the City of Fontana General Plan Final Environmental Impact Report (FEIR), and direct staff to file a Notice of Determination; and,**
- 2. Adopt a resolution approving General Plan Amendment (GPA) No. 25-0001; and,**
- 3. Adopt an ordinance approving Municipal Code Amendment (MCA) No. 25-0012.**

**ACTION:** Motion was made by Secretary Armendarez and seconded by Commissioner Lozano and passed by a vote of 4-0 to approve Public Hearing Item “C” and adopt Resolution No. PC 2025-046.

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:**

None.

**COMMENTS:**

**A. Public Communication Commission Comments:**

Commissioner Lozano expressed appreciation for the presenters—Miss Goins, Miss Barberena, Mr. Hovanesian—and the planning staff for their assistance in providing the information needed for the meeting. She also wished everyone a safe and happy Thanksgiving.

Secretary Armendarez acknowledged and thanked the entire planning commission and staff for their hard work in ensuring all information was thoroughly vetted and provided in a timely manner to support informed decision-making. He encouraged everyone to take time during Thanksgiving to reflect on what they are thankful for and to help others whenever possible, closing with well wishes for the evening and blessings for the nation.

Vice Chair Quintana highlighted the impressive projects presented at the meeting, including a housing development with amenities such as a pool, cabana, barbecue areas, bicycle and fitness areas, and a transitional housing project in partnership with Water of Life. He emphasized that these projects reflect the city and county's commitment to improving residents' lives, addressing homelessness, and supporting community development. He concluded by thanking staff for their presentations and wishing everyone a happy Thanksgiving.

Chair Sanchez thanked the staff for their efforts and hard work during the meeting. He requested that the meeting close in memory of all veterans, noting their sacrifices in securing the freedoms enjoyed by the community.

**ADJOURNMENT:**

Chair Sanchez adjourned the meeting at 6:43 p.m. to the next Regular Planning Commission Meeting on Tuesday, December 2, 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 2<sup>nd</sup> DAY OF DECEMBER 2025.**

---

Idilio Sanchez  
Chair