



City of Fontana
Planning Commission
Minutes

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

Tuesday, June 2, 2026 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, June 2, 2026. Chair Armendarez called the meeting to order at 6:05 p.m.

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

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Daniel Vasquez, the Pledge of Allegiance was led by Commissioner Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of May 19, 2026.

ACTION: A Motion was made by Commissioner Sanchez and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve the Consent Calendar.

The motion carried by the following vote:

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

Absent: None

Abstain: None

PH-A Master Case (MCN) No. 23-000034 & Master Case (MCN) No. Review No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement (AGR) No. 23-000012 - A request to amend the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to amend the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, for site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development (49,362 square foot grocery store with a 13,017 square foot inline shop building, 9,544 square foot pad building, and a 3,694 square foot drive thru restaurant), for a conditional use permit for the sale of alcohol for off-site consumption in conjunction with the proposed grocery store, for a tentative parcel map to reconfigure and parcelize the remaining planning areas and park sites in the specific plan area, for a tentative tract map to subdivide the retail center, and to amend the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan, pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report.

Chair Armendarez opened the Public Hearing.

Cecily Session-Goins, Associate Planner presented the staff report and noted a memorandum outlining agreed-upon revisions to the project conditions of approval, including updates to the Tentative Tract Map, Design Review conditions, engineering requirements, and alcohol sales restrictions. Associate Planner Sessions-Goins reported that an Addendum to the Arboretum Specific Plan EIR found no new significant environmental impacts associated with the project. She also noted that the project includes an amendment to the Arboretum Specific Plan Development Agreement to reflect updated land uses and applicable fee credits.

Commissioner Keetle asked about the future development of the remaining parcel, traffic signal improvements, residential density, and alcohol sales hours. Staff explained that the remaining parcel is owned by the applicant and will be processed through the normal entitlement process once a future use is identified. Travis Almgren, Senior Engineer confirmed that traffic signal improvements will be phased based on the approved traffic study. Associate Planner Session-Goins indicated that residential density remains within the adopted Specific Plan, and alcohol sales restrictions between 2:00 a.m. and 6:00 a.m. are standard, with proposed grocery store hours of 6:00 a.m. to 11:00 p.m.

Secretary Lozano asked whether Stater Bros. has been confirmed as the grocery store tenant. Staff stated that, based on information received, Stater Bros. is expected to occupy the market space but deferred to the applicant for official confirmation.

Commissioner Sanchez asked whether the grocery store would be permitted to sell single alcoholic beverages. Staff responded that alcohol sales would follow standard grocery store regulations. Commissioner Sanchez also expressed appreciation for staff ensuring that the McDonald's design complies with the City's Santa Barbara architectural standards, and staff noted the applicant's cooperation in meeting those requirements.

Applicant Daniel Wozniak on behalf of Lewis Group of Companies, stated that he read and agreed to the Conditions of Approval and thanked City staff for their assistance in bringing the project forward and acknowledged several staff members for their work on the application. Mr. Wozniak stated that the applicant had reviewed the proposed Conditions of Approval and had no concerns with them. He noted that the project would provide new housing, retail opportunities, and a new elementary school for the community.

Second Applicant, Rick Manners (Lewis Retail Centers) addressed the Commission and expressed appreciation for staff's efforts in finalizing the project conditions. Mr. Manners confirmed that a lease agreement had been secured with Stater Bros. Markets and stated that the retailer was committed to opening at the site. He also noted that representatives from McDonald's were available to answer questions if needed.

Commissioner Keetle commended the applicants and City staff for their work on the project. He stated that the development would be a significant benefit to the growing

residential area by providing nearby grocery shopping and reducing the need for residents to travel to other commercial centers.

Commissioner Sanchez expressed support for the project, agreeing that an additional Stater Bros. location was needed to serve residents in the northern portion of the city. He thanked the applicants for their investment in the community and noted the project would improve access to grocery services.

City Attorney Stephen Deitsch requested confirmation that the second applicant accepted the Conditions of Approval; Mr. Manners confirmed that he had reviewed the conditions with staff and stated that the applicant accepted all Conditions of Approval as presented.

No individual spoke in favor or in opposition.

The Public Hearing was closed.

City Attorney Deitsch clarified that the resolutions for Tentative Tract Map (TTM 26-00006), Design Review (Site and Architectural Approval), and Conditional Use Permit (CUP) contained revised Conditions of Approval under Section 12. City Attorney Deitsch, confirmed that the motion before the Planning Commission should incorporate the revised conditions presented in the agenda packet. Commissioner Keetle confirmed that the revised conditions were included in the motion.

RECOMMENDATION:

Based on information on the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026-022 and forward a recommendation to the City Council to adopt the following:

- 1. A Resolution adopting the Addendum to the Arboretum Specific Plan Environmental Impact Report (SCH No. 2006071109) and direct staff to file a Notice of Determination;**
- 2. A Resolution approving General Plan Amendment (GPA) No. 23-000002;**
- 3. Adopt an Ordinance approving Specific Plan Amendment (SPA) No. 23-000002;**
- 4. Adopt a Resolution approving Tentative Tract Map No. 20646 (TTM No. 26-0006);**
- 5. Adopt a Resolution approving Tentative Parcel Map No. 20851 (TPM No. 23-000008);**
- 6. Adopt a Resolution approving Design Review (DRP) No. 23-000011;**

7. **Adopt a Resolution approving Conditional Use Permit (CUP) No. 23-000004; and,**
8. **Adopt an Ordinance approving Development Agreement No. 23-000012.**

ACTION: Motion was made by Commissioner Keetle and seconded by Secretary Lozano and passed by a vote of 5-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2026-22 with amended conditions of approval.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle thanked Planning Department staff, planners, Director Nevins, and the entire department for their professionalism, thorough presentations, and responsiveness to commissioner questions. He also expressed appreciation to the City Council for the opportunity to serve on the Planning Commission, encouraged residents to participate in voting, and shared his gratitude for the City of Fontana and the community.

Commissioner Sanchez thanked Planning Department staff for their work and formally announced his resignation from the Planning Commission, making the meeting his final one after nearly 12 years of service. He expressed gratitude for the opportunity to serve the community and reflected positively on the city's growth, development projects, parks, and recreational opportunities. He concluded by wishing everyone well.

Secretary Lozano thanked the Planning Department and staff for their presentation of the North Fontana project and extended best wishes to Commissioner Sanchez on his departure from the Commission. She acknowledged the positive working relationship they shared and encouraged community members to vote, have a pleasant evening, and stay hydrated.

Vice Chair Quintana thanked staff and commended the project presentation, specifically noting the value of the proposed grocery store and its anticipated positive impact on the

area. He expressed appreciation for Commissioner Sanchez’s mentorship, guidance, and experience throughout his tenure on the Commission, stating that his contributions would be greatly missed and offering his support in Sanchez’s future endeavors.

Chair Armendarez thanked the Planning Commission and Planning Department staff for their consistent communication, preparation, and support, which enable informed decision-making during meetings. Chair Armendarez encouraged public participation in voting and emphasized the importance of civic engagement. He also expressed personal appreciation to Commissioner Sanchez for his friendship, mentorship, leadership, and guidance, acknowledging that his presence on the Commission would be missed while wishing him success in future endeavors.

ADJOURNMENT:

Chair Armendarez adjourned the meeting at 6:48 p.m. to the next Regular Planning Commission Meeting on Tuesday, June 16, 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 16th DAY OF JUNE 2026.**

Joseph Armendarez
Chair