



City of Fontana
Planning Commission
Minutes

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

Tuesday, January 20, 2026

6:00 P.M.

Grover W. Taylor Council Chambers

Prior to the beginning of this meeting, City Clerk Germaine Key sworn in all five commission members, Commissioner Idilio Sanchez, Ricardo Quintana, Dylan Keetle, Torrie Lozano and Joseph Armendarez to their respective one-year terms.

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, January 20, 2026. Chair Sanchez called the meeting to order at 6:03 p.m.

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

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 Vice Chair Quintana.

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

None.

CONSENT CALENDAR:**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of December 16, 2025.

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

The motion carried by the following vote:

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

Absent: None

Abstain: None

PH- A

Master Case No. (MCN) 24-0037; Design Review No. 24-0013; A request for site and architectural review for the development of a 492,240 square foot industrial commerce building with associated site improvements on property located at 14970 Jurupa Avenue (APNs: 0237-121-03 & 0237-122-07), pursuant to an Addendum to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089) prepared for the Project.

Chair Sanchez opened the Public Hearing

Rina Leung, Senior Planner, presented the staff report.

No written correspondence was received.

The applicant, Nicole Torstvet, on behalf of Prologis stated that she read and agreed to the Conditions of Approval and described the project as an approximately 490,000-square-foot speculative industrial warehouse with no tenants identified at this time. The applicant noted that the project will be marketed upon approval, including outreach to Fortune 500 companies.

The following individual spoke in favor of this item:

1. Delshawn McClellon, representative on behalf of Western States Carpenters.

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 2026-001, and,

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089), and direct staff to file a Notice of Determination; and,
2. Approve Design Review (DR) No. 24-0013.

ACTION: Motion was made by Commissioner Keetle and seconded by Chair Sanchez and passed by a vote of 5-0 to approve Public Hearing Item "A"; approve Design Review (DR) No. 24-0013 and adopt Resolution No. PC 2026-001.

The motion carried by the following vote:

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

PH-B

Master Case No. 25-0080 and Municipal Code Amendment No. (MCA) 25-0011: Fontana Municipal Code Amendments to Chapter 30 (Zoning and Development Code) to modify Section No. 30-467 pertaining to accessory dwelling units (ADUs) and junior accessory dwelling units (JADU) to comply with State of California law, pursuant to a statutory exemption from the California Environmental Quality Act Under Section No. 21080.17 of the Public Resources Code.

Chair Sanchez opened the Public Hearing.

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

No written correspondence was received.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in the staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2026-002, and forward a

recommendation to the City Council to:

1. Determine that the proposed ordinance is statutorily exempt from the California Environmental Quality Act (“CEQA”) pursuant to California Public Resources Code section 21080.17 as CEQA does not apply to the adoption of an ordinance by a city or county implementing the provisions of Article 2 of Chapter 13 of Division 1 of Title 7 of the California Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 66313; and,
2. Approve a Resolution recommending the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 25-0011 amend Chapter 30 of the Municipal Code.

ACTION: Motion was made by Vice Chair Quintana and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve Public Hearing Item “B” and adopt Resolution No. PC 2026-002.

The motion carried by the following vote:

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

NEW BUSINESS:

A. Election of Planning Commission Officers: Chair, Vice Chair, Secretary:

Vice Chair Quintana nominated Secretary Joe Armendarez for the position of Chair.

ACTION: Motion was made by Vice Chair Quintana and passed by an oral vote of 5-0 to appoint Secretary Armendarez as Chair (**AYES:** Sanchez, Quintana, Armendarez, Keetle and Lozano; **NOES:** None; **ABSENT:** None; **ABSTAIN:** None).

Secretary Armendarez nominated Vice Chair Quintana for the position of Vice Chair.

ACTION: Motion was made by Secretary Armendarez and passed by an oral vote of 5-0 to appoint Vice Chair Quintana as Vice Chair (**AYES:** Sanchez, Quintana, Armendarez, Keetle and Lozano; **NOES:** None; **ABSENT:** None; **ABSTAIN:** None).

Chair Sanchez nominated Commissioner Lozano for the position of Secretary.

ACTION: Motion was made by Chair Sanchez and passed by an oral vote of 5-0 to appoint Commissioner Lozano as Secretary (**AYES:** Sanchez, Quintana, Armendarez, Keetle and Lozano; **NOES:** None; **ABSENT:** None; **ABSTAIN:** None).

DIRECTOR COMMUNICATIONS:**A. Director Communications:**

Planning Director Nevins congratulated the Commissioners on their appointments and expressed appreciation for the opportunity to continue working together. She thanked the Commissioners for their patience and cooperation as staff and Commissioners adjust to the new meeting setup and noted her anticipation for a productive year ahead.

COMMENTS:**A. Public Communication Commission Comments:**

Secretary Armendarez thanked fellow Commissioners for their support and confidence in selecting him as Chair. He expressed appreciation to City staff for their dedication and efforts in preparing clear and thorough materials, which allow the Commission to conduct meetings efficiently and with full understanding. He concluded by expressing appreciation and looking forward to future meetings.

Vice Chair Quintana thanked the Commission for the nomination and reappointment. He expressed appreciation to staff for their consistent, high-quality presentations and thanked Information Technology staff for facilitating the Commission's first meeting at Steelworkers' Auditorium while City Hall is under construction. He noted the anticipated duration of construction and expressed enthusiasm for the planned improvements. He also congratulated Commissioner Lozano and Secretary Armendarez on their appointments.

Commissioner Lozano thanked City staff for their presentations and ongoing support, as well as additional staff for their assistance at each meeting. She congratulated Secretary Armendarez and Vice Chair Quintana on their appointments, thanked the Commission for the nomination, and extended New Year's greetings.

Commissioner Keetle thanked the City Council for reappointing the Commissioners and expressed appreciation for the collaborative nature of the Commission. He congratulated the newly appointed commissioners and thanked the Planning Director and staff for their continued support and responsiveness. He expressed optimism for the coming year and the City's continued progress.

Chair Sanchez expressed gratitude for the opportunity to serve as Chair and for continued service on the Commission. He thanked staff for their efforts in streamlining meetings and improving efficiency compared to prior years. He expressed appreciation for the new leadership and extended closing remarks to the public.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 6:29 p.m. to the next Regular Planning Commission Meeting on Tuesday, February 3, 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 3rd DAY OF FEBRUARY 2026.**

Idilio Sanchez
Chair