



City of Fontana

Planning Commission

Minutes

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

Tuesday, November 4, 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, November 4, 2025. Chair Sanchez called the meeting to order at 6:05 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 Daniel Vasquez, the Pledge of Allegiance was led by Secretary Armendarez.

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

None.

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

Approve the Regular Planning Commission Meeting Minutes of October 21, 2025.

ACTION: A Motion was made by Secretary Armendarez 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. 24-0059: Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910) and Design Review No. 24-0030; A request to consolidate twenty-nine parcels into four parcels for the development of a multi-family project, and a request for site and architectural approval of a 595 multi-family unit project on a 27-acre site at Assessor Parcel Numbers: 1108-082-01 through 1108-082-20 and 1108-082-22 through 1108-082-30, pursuant to an Addendum to the General Plan Update Final Environmental Impact Report (GP FEIR) (State Clearinghouse [SCH] No. 2016021099) prepared for this proposed project.

Chair Sanchez opened the Public Hearing.

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

Rina Leung, Senior Planner, presented the staff report.

Secretary Armendarez inquired whether written communications are available online and accessible to the public. Deputy City Clerk, Gallardo clarified that written correspondence received are available for public viewing upon submission of a records request.

A discussion ensued regarding the water tank area. Chair Sanchez inquired about how the developer plans to shield the tank from view. Senior Planner, Leung explained that the existing fence between the water tank and the development site will remain in place

and that the developer will add a new block wall adjacent to it to enhance privacy. When asked about the elevation and placement of the wall, staff clarified that it would align with the existing retaining wall and fencing, with a six-foot-high fence on the applicant's side to provide full screening and maintain privacy.

The applicant, Karen Alves with BCT Development, stated that she read and agreed to the Conditions of Approval. Ms. Alves introduced the company as new to Fontana but with extensive industry experience. She described the project as a townhome community designed to serve aging millennials and downsizing empty nesters, offering three- and four-bedroom units with direct-access garages and private patio or deck spaces. She noted a strong on-site management program with staff present daily to address maintenance, resident concerns, and parking.

Commissioners inquired about parking control, gating, and screening near the existing water tank. The applicant confirmed two of the three neighborhoods will be gated and that parking exceeds city standards. Regarding the retaining wall and screening near the water tank, Ms. Alves stated a six-foot split-face block wall with landscaping is proposed and expressed willingness to work with staff on taller plantings or adjustments if desired. In response to questions on schedule, the applicant stated grading is anticipated to begin in late spring 2026, followed by vertical construction. Commissioners expressed appreciation for the project design, open spaces, and amenities, noting the development will be a positive addition to the community.

The following individual spoke in opposition:

- Kelly Ivie
- Kevin Hall

Commissioner Lozano noted she that meet with the applicants to go over their plans.

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 2025-041, and,

- 1. Adopt an Addendum and Mitigation Monitoring, and Reporting Program (MMRP) to the General Plan Update Final Environmental Impact Report (SCH No. 2016021099) and direct staff to file a Notice of Determination; and,**
- 2. Approve Vesting Tentative Parcel Map No. 24-0019 (TPM 20910), and**
- 3. Approve (DRP) No.24-0030.**

ACTION: Motion was made by Secretary Armendarez and seconded by Vice Chair Quintana and passed by a vote of 4-0 to approve Public Hearing Item “A”; adopt Resolution No. PC 2025-041; Approve Vesting Tentative Parcel Map No. 24-0019 (TPM 20910), and Design Review (DRP) No.24-0030.

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:

Planning Director Nevins acknowledged the Veterans Day holiday and noted that city offices were closed in observance. She expressed gratitude to all current and former service members for their service.

COMMENTS:

A. Public Communication Commission Comments:

Secretary Armendarez thanked the planning commission for their hard work in ensuring projects are thoroughly vetted and easy to understand. He also expressed appreciation to his colleagues for supporting city development initiatives. As a veteran himself, he wished all other veterans a happy Veterans Day.

Commissioner Lozano expressed gratitude to the planning department for their support and presentations. She also extended Veterans Day wishes to all veterans, including her husband, and wished everyone a great evening.

Vice Chair Quintana thanked the staff for their excellent presentations and highlighted a project that embodies the city’s “live, work, and play” philosophy, noting the many amenities it offers. He expressed pride in the commission’s work and appreciation for veterans.

Chair Sanchez began by emphasizing the importance of veterans in protecting the liberties of the country and wished them a happy Veterans Day. He praised the project for its extensive amenities, noting it sets a high standard for future developments. He reflected on personal experiences with housing and growth in the city and concluded with thanks and well-wishes.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 6:41 p.m. to the next Regular Planning Commission Meeting on Tuesday, November 18th, 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 18th DAY OF NOVEMBER 2025.**

Idilio Sanchez
Chair