



City of Fontana Planning Commission Minutes

Joseph Armendarez, Chair
Ricardo Quintana, Vice Chair
Torrie Lozano, Secretary
Gilbert Roldan, Commissioner
Dylan Keetle, Commissioner

Tuesday, July 21, 2026

6:00 P.M.

Steelworkers' Auditorium

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, July 21, 2026. Chair Armendarez called the meeting to order at 6:04 p.m.

Present: Chair Armendarez, Vice Chair Quintana and Secretary Lozano

Absent: Commissioners Keetle and Roldan

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Daniel Vasquez, the Pledge of Allegiance was led by Chair Armendarez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of June 16, 2026.

ACTION: A Motion was made by Vice Chair Quintana and seconded by Secretary Lozano and passed by a vote of 3-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Armendarez, Vice Chair Quintana and Secretary Lozano

Absent: Commissioners Keetle and Roldan

Abstain: None

PH-A Master Case No. (MCN) 25-0064: Tentative Tract Map No. 25-0007 (TTM No. 20852), and Design Review (DRP) No. 25-0029, a request to subdivide 3.75 acres into 26 parcels and two (2) lettered lots for residential development including a density bonus for 2 affordable residences, and a request for site and architectural approval for construction of 26 detached residential units and associated site improvements and an Affordable Housing Density Bonus Agreement together with related covenants, conditions & Restrictions providing for a minimum of two affordable units in accordance with the state density bonus law, on approximately 3.75 acres located at 7844 Alder Avenue, identified as Assessor Parcel Numbers 0190-301-12, -21, -37, -40, -41 and -42, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Moises Lomeli, Assistant Planner, presented the staff report and noted a memorandum which included two additional conditions of approval for the proposed entitlements. Staff also noted a proposed change to the Affordable Housing Density Bonus Agreement to remove restrictions on accessory dwelling units (ADUs).

Secretary Lozano asked about access to the proposed community. Staff confirmed that the development will have a single access point from the west side of Alder Avenue. Vice Chair Quintana inquired about the removal of language prohibiting accessory dwelling units (ADUs) from the Affordable Housing Density Bonus Agreement. Staff explained that the restriction was removed because ADUs are permitted under state law, and the agreement cannot include provisions that prohibit or restrict them.

The applicant, Chris Courtney, representing Monte Vista Homes, acknowledged that he had read and understood all Conditions of Approval and provided an overview of the project. The applicant thanked City staff for their assistance, explained that the gated community was designed to meet fire access requirements while providing a park and tot lot for residents. The applicant also stated that the project will include two- and three-bedroom homes, that the company intends to retain ownership and maintain the property, and that construction is anticipated to begin around February, pending approvals.

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 2026-024; and,

- 1. Determine that the Project is categorically exempt pursuant to Section 15332 (Class 32, Infill Development), and Section 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption;**
- 2. Approve Tentative Tract No. 25-0007 (TTM No. 20852);**
- 3. Approve Design Review (DRP) No. 25-0029;**
- 4. Recommend approval to the City Council for the associated “Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions, and Restrictions.**

ACTION: Motion was made by Vice Chair Quintana and second by Secretary Lozano and passed by a vote of 3-0 to approve Public Hearing Item “A”; Adopt Resolution No. PC 2026-024 with amended conditions of approval.

The motion carried by the following vote:

AYES: Chair Armendarez, Vice Chair Quintana, and Secretary Lozano

NOES: None; **ABSTAIN:** None; **ABSENT:** Commissioners Keetle and Roldan

PH-B Master Case No. (MCN) 25-0071: Tentative Tract Map No. 26-0005 (TTM No. 20856), and Design Review No. 25-0031 - A Tentative Tract Map request to establish eight (8) condominiums and a Design Review request for site and architectural approval for the construction of an eight unit multi-family development and associated site improvements for property located at 8202 Wheeler Avenue and identified as Assessor Parcel Number 0192-021-07, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

No one spoke in favor or in opposition.

Staff recommend that the Planning Commission continue the project to a date certain of August 18, 2026.

RECOMMENDATION:

Staff recommend that the Planning Commission continue this item to a date certain of August 18, 2026.

ACTION: Motion was made by Secretary Lozan and seconded by Vice Chair Quintana and passed by a vote of 3-0 to continue Public Hearing Item “B” to the August 18, 2026 Regular Planning Commission meeting.

The motion carried by the following vote:

AYES: Chair Armendarez, Vice Chair Quintana, and Secretary Lozano

NOES: None; ABSTAIN: None; ABSENT: Commissioners Keetle and Roldan

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMISSION COMMENTS:

A. Public Communication Commission Comments:

Secretary Lozano thanked Assistant Planner, Lomeli for his presentation and expressed appreciation for the Planning staff for their continued support. Secretary Lozano also encouraged everyone to stay safe, keep cool, and stay hydrated, and wished everyone a pleasant evening.

Vice Chair Quintana thanked Planning staff for the thorough staff report and their continued efforts to help the Planning Commission understand complex planning matters. He extended birthday wishes to Director Nevins. Vice Chair Quintana also commented that the presentation provided valuable clarification and assisted him in making an informed decision on the project. He expressed appreciation for the additional guidance provided by staff and voiced support for streamlining the development review process to help address the housing crisis. He stated that he looks forward to reviewing more projects that utilize these state housing provisions.

Chair Armendarez thanked Planning staff for their diligence and professionalism in guiding the Planning Commission through evolving state laws affecting land use and development. He recognized the department's ongoing efforts to work collaboratively with developers to facilitate high-quality projects while maintaining the City's standards. Chair Armendarez expressed support for continuing to streamline the development process to help address both affordable housing needs and the broader housing shortage. He also commended the City's commitment to fostering quality development, supporting the community, and maintaining Fontana's reputation as a city that is open for business.

ADJOURNMENT:

Chair Armendarez adjourned the meeting at 6:28 p.m. to the next Regular Planning Commission Meeting on Tuesday, August 4, 2026, at 6:00 p.m. in the Steelworkers' Auditorium at 8437 Sierra Avenue, Fontana, California.

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 6th DAY OF AUGUST 2026.**

Joseph Armendarez
Chair