



City of Fontana  
Planning Commission  
Minutes

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

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Tuesday, March 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, March 4, 2025. Chair Sanchez called the meeting to order at 6:02 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 Commissioner Lozano, 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 February 18, 2025.

**ACTION: A Motion was made by Commissioner Keetle and seconded by Secretary Armendarez and passed 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. 22-0165: Design Review No. 22-073 - A request for site and architecture approval of a three (3) story apartment building with a total of 13 units on an approximately .37 -acre site located at 8240 Mango Avenue, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.**

Chair Sanchez opened the Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report.

The commission and staff discussed the number of required parking spaces for the project. Associate Planner Rico provided the commission a quick explanation regarding the parameters of the General Plan and Zoning Code as it relates to this project.

The commission also requested clarification on nighttime renderings, the total amount of parking spots per unit and inquired whether this project would be gated.

The applicant, Flora Smith, on behalf of Andreson Architecture Inc., stated that she read and agreed to the Conditions of Approval and commented on the style of the project.

The commission expressed their appreciation and commended the applicant on the design of the project.

No written correspondence was received.

The Public Hearing was closed.

**RECOMMENDATION:**

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution No. PC 2025-005; 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, none of the exceptions in CEQA Guidelines Section 15300.2 apply, and direct staff to file a Notice of Exemption; and,
2. Approve Design Review No. 22-073.

**ACTION:** Motion was made by Vice Chair Quintana and seconded by Chair Sanchez and passed by a vote of 5-0 to approve Public Hearing Item “A”; adopt Resolution No. PC 2025-005; and Approve Design Review No. 22-073.

The motion carried by the following vote:

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

**PH-B Master Case No. (MCN) 25-0001 and Conditional Use Permit (CUP) No. 25-0001:** A request to approve an Alcoholic Beverage Control (ABC) License Type 20 (Off Sale, Beer & Wine) for an existing food market (ALDI Food Market), pursuant to a categorical exemption in accordance with CEQA Guidelines Section No. 15301.

Chair Sanchez opened the Public Hearing.

Mai Thao, Assistant Planner, presented the staff report and noted a memorandum which modifies the Conditions of Approval to be consistent with the Development Code.

The applicant, Matthew Baca, stated that he read and agreed to modifications of the proposed Conditions of Approval.

No written correspondence was received.

The Public Hearing was closed.

**RECOMMENDATION:**

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution No. PC 2025-006; and,

1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class 1, Existing Facilities), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Conditional Use Permit (CUP) No. 25-0001.

**ACTION:** Motion was made by Chair Sanchez and seconded by Secretary Armendarez and passed by a vote of 4-0-1 to approve Public Hearing Item “B”; adopt Resolution No. PC 2025-006 and approve Conditional Use Permit (CUP) No. 25-0001 with modifications to the proposed conditions of approval.

The motion carried by the following vote:

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

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

None.

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

Commissioner Lozano thanked Planning staff for their staff reports and expressed her condolences to the Allard family and Mayor Pro Tem Garcia for the recent passing of Ray Allard and Manuel Galaviz Ortega.

Vice Chair Quintana sent his condolences to the Allard and Garcia families; thanked staff for their staff reports and expressed his appreciation to the Fontana Police Department for attending tonight’s meeting.

Commissioner Keetle thanked staff for their staff reports; commented on the growth of the city and conveyed his condolences to the Garcia Family.

Secretary Armendarez echoed previous fellow commissioner comments and thanked the Planning staff for their hard work and dedication.

Chair Sanchez also reiterated previous fellow commissioner comments; expressed his appreciation to staff and closed his comments by thanking the public for the opportunity to serve.

**ADJOURNMENT:**

Chair Sanchez adjourned the meeting at 6:33 p.m. to the next Regular Planning Commission Meeting on Tuesday, March 18, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Susana Gallardo  
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 18<sup>th</sup> DAY OF MARCH 2025.**

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Idilio Sanchez  
Chair