



City of Fontana

Planning Commission

Minutes

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

Tuesday, December 2, 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, December 2, 2025. Vice Chair Quintana called the meeting to order at 6:03 p.m.

Present: Vice Chair Quintana, Commissioners Lozano and Keetle

Absent: Chair Sanchez and Secretary Armendarez

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

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

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

None.

CONSENT CALENDAR:**A. Planning Commission Determination of General Plan conformance under Government Code section 65402 for the Vacation of a portion of Nuevo Avenue and portion of an unnamed Alley, located on the east side of Nuevo Avenue both between Arrow Blvd and Spring Street, pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).**

Adopt **Resolution No. PC 2025-047** finding that the proposed vacation, abandonment, and disposition is in conformance with the City's General Plan, determining that the project is exempt under CEQA Guidelines Section 15061(b)(3) and directing staff to file a Notice of Exemption.

B. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of November 18, 2025.

ACTION: A Motion was made by Commissioner Keetle and seconded by Commissioner Lozano and passed by a vote of 3-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Vice Chair Quintana, Commissioners Lozano and Keetle

Absent: Chair Sanchez and Secretary Armendarez

Abstain: None

PH- A Master Case No. 25-0078 and Municipal Code Amendment No. 25-0010: Fontana Municipal Code amendments to Chapter 30 to modify Emergency Shelter Overlay District development standards and operating regulations and incorporate property located at 11109 Jasmine Street into the overlay district.

Vice Chair Quintana opened the Public Hearing

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

No written correspondence was received.

Commissioner Lozano asked staff to clarify the current time limit for residents that is being removed. Associate Planner, Cecily Session-Goins responded that the existing six-month

limit is being eliminated to provide greater flexibility for various facility types within the overlay district, allowing operators to determine appropriate lengths of stay, particularly for transitional-type facilities.

Speaker, Steve Wilkerson, spoke regarding concerns with overnight parking and other activity in the area.

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 2025-048; and,

- 1. Determine that the proposed ordinance is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15060(c), 15378, and 15061(B)(3) (the common-sense exemption), and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA, in that the ordinance is covered by the rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and also by the common sense exemption which provides that, where it can be determined with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,**
- 2. Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No 25-0010 to amend Chapter 30 of the Municipal Code.**

ACTION: Motion was made by Commissioner Keetle and seconded by Commissioner Lozano and passed by a vote of 3-0 to approve Public Hearing Item "A" and adopt Resolution No. PC 2025-048.

The motion carried by the following vote:

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

PH-B Master Case No. 22-000124-R1; Design Review (DRP) No. 22-00057-R1 - A request for revisions to a previously approved design review (DR No. 22-00057). The revisions include modifications to the elevations, increase in the number and size of the 2-bedroom units, reduction in the number of 1-bedroom units, reduction in the square footage of the recreational room and landscaping area, and increase in the size of the carport, porte cochere, and trellis areas, for a previously approved 66-unit senior apartment complex within two (2) buildings, and associated site

improvements, on approximately 2.0 acres, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Vice Chair Quintana opened the Public Hearing.

No written correspondence was received.

Salvador Quintanilla, Senior Planner, presented the staff report.

Commissioner Lozano asked for clarification regarding the parking increase from 37 to 38 spaces. Staff explained that the total number of parking spaces did not change; rather, the number of covered carport spaces increased by one to meet requirements after two additional bedrooms were added, which triggered the need for an additional covered space.

The applicant, David Spiegel, stated that he read and agreed to the Conditions of Approval and explained that the approved 84-unit project was modified to adjust the mix of one- and two-bedroom units and relocate the elevator, resulting in less than a 2% change to the overall building size. He noted that the adjustments amount to roughly 300 square feet per building on the first floor, with a total change of approximately 2,700 square feet including covered parking. The applicant stated the revisions improve building efficiency and respond to a higher community need for two-bedroom units.

No individual 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 2025-049, 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, and direct staff to file a Notice of Exemption, and,**
- 2. Approve Design Review (DRP) No. 22-00057-R1.**

ACTION: Motion was made by Commissioner Lozano and seconded by Commissioner Keetle and passed by a vote of 3-0 to approve Public Hearing Item “B”; adopt Resolution No. PC 2025-049 and approve Design Review (DRP) No. 22-00057-R1.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle wished everyone a happy holiday season, expressed appreciation for the Planning staff, and acknowledged his son's birthday.

Commissioner Lozano thanked staff and presenters, extended holiday greetings.

Vice Chair also commended staff for the presentations, wished a happy birthday to Commissioner Keetle's son, and expressed appreciation for serving on the Planning Commission.

ADJOURNMENT:

Vice Chair Quintana adjourned the meeting at 6:31 p.m. to the next Regular Planning Commission Meeting on Tuesday, December 16, 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 16th DAY OF DECEMBER 2025.**

Ricardo Quintana
Vice Chair