



City of Fontana
Planning Commission
Minutes

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

Tuesday, April 15, 2025 6:00 P.M. Grover W. Taylor Council Chambers

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, April 15, 2025. Chair Sanchez called the meeting to order at 6:01 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 April 1st, 2025.

ACTION: A Motion was made by Secretary Armendarez and seconded by Commissioner Keetle 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

Patty Nevins, Director of Planning, announced that Public Hearing Item "C" would be heard ahead of Public Hearing Items A & B.

PH-C Master Case No. 24-0047: Tentative Tract Map No. 20686 (TTM No. 24-0013) and Design Review No. 24-0024 - A request to subdivide approximately one (1) acre into 12 lots and for the site and architectural approval of a new residential development consisting of 12 single-family dwellings and associated improvements, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Chair Sanchez opened the Public Hearing.

Cecily Session-Goins, Associate Planner, presented the staff report and noted a memorandum which included modifications to the proposed Conditions of Approval.

The commission and staff discussed the uplighting of the project. Associate Planner, Session-Goins provided the commission a detailed explanation of the modifications to the Conditions of Approval and clarified that the uplighting would be on the perimeter of the project.

The applicant, Brian Avilla, on behalf of New Bridge Homes, stated that he read and agreed to the 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 PC No. 2025-011; 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 Tentative Tract Map No. 20686 (TTM No. 24-0013); and
3. Approve Design Review No. 24-0024.

ACTION: Motion was made by Vice Chair Quintana and seconded by Commissioner Lozano and passed by a vote of 5-0 to approve Public Hearing Item “C”; adopt Resolution No. PC 2025-011; Approve Tentative Tract Map No. 20686 (TTM No. 24-0013) and Design Review No. 24-0024 with modifications to the conditions of approval.

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-A Master Case No 25-0011 and Municipal Code Amendment No. 25-0001: Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code) to establish a new entertainment center overlay district with three (3) Entertainment Center planning areas with land use restrictions and requirements; revisions to the land use tables in Form Based Code (FBC) (Downtown Gateway, Sierra Gateway, Route 66 Gateway, and Valley Gateway) and Commercial Zoning Districts for parcels that have frontage along Foothill Boulevard between Ilex Street to Maple Avenue and along Sierra Avenue from I-10 to Randall Avenue; revise the permit requirements for farmers markets; revise the nonconforming provisions; and include a requirement for Route 66 signage along Foothill Boulevard, pursuant to the certified General Plan Environmental Impact Report (State Clearinghouse [SCH] No. 2016021099) and Public Resources Code Section 21083.3. (Continued from the April 1, 2025, Planning Commission meeting).

Chair Sanchez opened the Public Hearing.

Rina Leung, Senior Planner, presented the staff report.

The commission and staff briefly discussed how the proposed amendments would affect new and existing businesses.

No written correspondence was received.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report staff recommends that the Planning Commission adopt Resolution No. PC 2025-012; and forward the recommendation to the City Council to:

- 1. Determine that the proposed amendments are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption from CEQA, specifically Public Resources Code 21083.3 and CEQA Guidelines Section 15183 and Section 7 of the Local 2019 Guidelines for implementing CEQA, as the proposed amendments will have no new or more severe significant environmental effects “peculiar to” the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken; and,**
- 2. Approve a Resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 25-001 and amend Chapter 30 of the Municipal Code.**

ACTION: Motion was made by Secretary Armendarez and seconded by Chair Sanchez and passed by a vote of 5-0 to approve Public Hearing Item “A” and adopt Resolution No. PC 2025-012.

The motion carried by the following vote:

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

PH-B Master Case No. 25-0017; Municipal Code Amendment (MCA) No. 25-0003 - Consideration of an Ordinance amending Chapter 30 of the Fontana Municipal Code regarding group homes and boardinghouses.

Chair Sanchez opened the Public Hearing.

Staff recommended that the Planning Commission continue this item to the May 6, 2025, Regular Planning Commission Meeting.

No written correspondence was received.

RECOMMENDATION:

Staff recommends that the Planning Commission continue this item to the May 6, 2025, Regular Planning Commission Meeting

ACTION: Motion was made by Commissioner Keetle and seconded by Secretary Armendarez and passed by a vote of 5-0 to continue Public Hearing Item "B" to the May 6, 2025, Regular Planning Commission Meeting.

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle thanked planning staff for their hard work and the people who invest in the city. Commissioner Keetle also expressed his excitement on future development in the city.

Commissioner Lozano thanked Planning staff for their presentations and echoed fellow Commissioner Keetle's comments.

Secretary Armendarez thanked Planning staff for their hard work and due diligence.

Vice Chair Quintana thanked staff for their presentations and thanked the public for the opportunity to serve on the Planning Commission.

Chair Sanchez 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, May 6, 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 6th DAY OF MAY 2025.**

Idilio Sanchez
Chair