

ATTACHMENT NO. 8



**City of Fontana
Planning Commission
Minutes**

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

Tuesday, March 17, 2026 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, March 17, 2026. Chair Armendarez called the meeting to order at 6:04 p.m.

Present: Chair Armendarez, Vice Chair Quintana, Secretary Lozano, and Commissioners Sanchez and Keetle

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Diane Fore, the Pledge of Allegiance was led by Secretary Lozano.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

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

Approve the Regular Planning Commission Meeting Minutes of March 3, 2026.

ACTION: A Motion was made by Commissioner Keetle and seconded by Commissioner Sanchez and passed by a vote of 5-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Armendarez, Vice Chair Quintana, Secretary Lozano, and Commissioners Sanchez and Keetle

Absent: None

Abstain: None

PH- A

Master Case No. (MCN) 18-000053: Tentative Parcel Map No. 18-000005 (TPM No. 19950) and Design Review No. 18-000010 - A request to split one (1) parcel into two (2) and for site and architectural approval for the development of two (2) new industrial commerce center buildings, Building No. 1 will have 41,218 square feet and Building No. 2 will have 30,767 square feet, and with associated site improvements, on 3.98 acres, located north of Hilton Drive and west of Hemlock Avenue (APN: 1110-151-03), pursuant to a categorical exemption in accordance with CEQA Guidelines Section 15332.

Chair Armendarez opened the Public Hearing.

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

Salvador Quintanilla, Senior Planner presented the staff report.

Commissioner Keetle inquired about access to Parcel No. 2, noting that the only access appears to be from Hilton Drive, and asked whether an easement would be recorded in perpetuity to ensure access if the rear parcel is ever sold. Senior Planner, Quintanilla confirmed that the parcel map designates a reciprocal access agreement and stated that Engineering has included a condition requiring the reciprocal access agreement to be recorded, thereby ensuring perpetual access between the front and rear parcels.

Commissioner Sanchez inquired whether the project access would be right-in/right-out only. Senior Planner, Quintanilla clarified that the passenger vehicle will use the easterly driveway for ingress/egress not the westerly drive aisle.

Doug McCann, on behalf of the applicant Hilton Lane LLC, stated that he read and agreed to the Conditions of Approval and spoke about the project which consist of two industrial warehouse buildings totaling approximately 71,985 square feet, located along the north side of Hilton Drive between Redwood Avenue and Hemlock Avenue. Access will be provided by drive aisles on the east and west sides of the property. The project is anticipated to accommodate warehousing, storage, and light manufacturing tenants with limited truck traffic.

In response to Commissioner Sanchez inquiry, the applicant confirmed there are no current tenants; however, a broker has been retained and is actively marketing the property.

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 2026-006, 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 Parcel Map No. 18-000005 (TPM No. 19950); and**
- 3. Approve Design Review (DR) No.18-000010.**

ACTION: Motion was made by Vice Chair Quintana and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2026-006; Approve Tentative Parcel Map No. 18-000005 (TPM No. 19950) and Design Review (DR) No.18-000010.

The motion carried by the following vote:

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

PH- B

Master Case No. 26-0007 and Municipal Code Amendment No. 26-0001: Fontana Municipal Code amendments to Chapter 30 to modify multiple sections of the

Zoning and Development Code, including modifications to definitions for medical land uses in commercial zones, the definition and regulation of business parks, screening requirements for loading areas in industrial zones, and regulations in the Form-Based Code zone, including the definition of frontage coverage, maximum setback standards in the Route 66 Gateway sub-district, glazing requirements for the Shopfront frontage type, and landscaping in parking areas.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Cecily Session-Goins, Associate Planner, presented the staff report and noted a memorandum requesting the addition of language to Section 4 of the resolution clarifying that projects deemed complete under current standards may continue processing under those standards.

No individual spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on information on the staff report staff recommends that the Planning Commission adopt Resolution No. PC 2026-007; and,

- 1. Determine that the Ordinance is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and 15378 and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA, in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment where it can be 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. 26-0001 to amend Chapter 30 of the Municipal Code.**

ACTION: Motion was made by Secretary Lozano and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve Public Hearing Item "B" and adopt Resolution No. PC 2026-007 with amended conditions of approval.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Director of Planning, Patty Nevins extended Saint Patrick's Day greetings and thanked attendees.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle thanked staff and Director Nevins for their continued hard work and support of the Commission. He extended well wishes to everyone for Saint Patrick's Day and Easter and expressed hope that all would enjoy time with their families.

Commissioner Sanchez thanked staff for consistently supporting the Commission and expressed appreciation for the opportunity to serve. He concluded by wishing everyone a good evening and offering his blessings.

Secretary Lozano echoed appreciation to the planning staff for their support, responsiveness, and presentations. She noted that the Planning Commissioners Academy was informative and beneficial and extended Easter wishes to all families and wished everyone a pleasant evening.

Chair Armendarez announced that Vice Chair Quintana had to leave due to an emergency and conveyed his appreciation to the Planning Department for their hard work.

Chair Armendarez expressed appreciation to the Planning Commission and Planning Department for their ongoing assistance and acknowledged the opportunity to attend the Commissioners Academy, noting it provided valuable knowledge and insight into the Commission's roles and responsibilities. Chair Armendarez thanked the City of Fontana for supporting attendance at the conference and extended holiday wishes for Saint Patrick's Day and Easter and offered prayers for families with loved ones serving in military conflicts overseas, expressing hope for a safe resolution. In closing his comments, Chair Armendarez thanked everyone for their attendance and adjourned with well wishes.

ADJOURNMENT:

Chair Armendarez adjourned the meeting at 6:35 p.m. to the next Regular Planning Commission Meeting on Tuesday, April 7, 2026, at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

Susana Gallardo

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 7th DAY OF APRIL 2026.**

Joseph Armendarez

Joseph Armendarez
Chair