



City of Fontana  
Planning Commission  
Minutes

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

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**Tuesday, May 19, 2026      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, May 19, 2026. Chair Armendarez called the meeting to order at 6:07 p.m.

**Present:** Chair Armendarez, Vice Chair Quintana, Commissioner Keetle

**Absent:** Commissioners Sanchez and Secretary Lozano

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

Following the Invocation by Commissioner Keetle, the Pledge of Allegiance was led by Vice Chair Quintana.

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

The following individual spoke under public communications:

Bobbi Jo Chavarria on behalf of People's Council of Fontana Public introduced herself and expressed opposition to a proposed gasoline storage expansion project near Citrus Elementary School, citing concerns about increased pollution impacts on children and encouraging community members to submit comments opposing the project. She also mentioned that the Planning Commission members' terms had expired without proper public notice or recruitment for vacancies and stated that actions taken by the Commission could be subject to challenge.

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

**Approve the Regular Planning Commission Meeting Minutes of May 5, 2026.**

**ACTION: A Motion was made by Commissioner Keetle and seconded by Vice Chair Quintana 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, Commissioner Keetle,

**Absent:** Commissioners Sanchez and Secretary Lozano

**Abstain:** None

**PH-A**

**Master Case No. (MCN) 24-0040: Tentative Tract Map No. 24-0003 (TTM No. 20704), Variance No. 25-0001, and Design Review No. 24-0015; A request to establish a condominium map for the development of a condominium complex, a request to reduce the required landscape setback along Barbee Street from 5-feet to 2-feet, and a request for the site and architectural approval for a new multi-family condominium complex development consisting of 265 multi-family units, within six (6) buildings, with associated site improvements, on 8.1 acres, located on the northwest corner of Foothill Boulevard and Maple Avenue, (APNs: 0243-142-01 thru -06), pursuant to an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.**

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Alexia Barberena, Associate Planner, presented the staff report.

The applicant, Jake Sowder, on behalf of Diversified Pacific Investment Group, LLC stated that he read and agreed to the Conditions of Approval and expressed excitement about the proposed project.

Vice Chair Quintana complimented the proposed project design, describing it as a beautiful modern Spanish-style development that would be a positive addition to the City of Fontana. Appreciation was expressed for the quality of the project and the inclusion of community amenities beyond the minimum requirements.

Chair Armendarez inquired whether the units would be individually sold or operated as rental units. The applicant responded that the project is currently anticipated to operate as rental housing; however, a condominium map is being processed to allow the possibility of individual unit sales in the future.

Commissioner Keetle asked how a future homeowners association (HOA) structure would manage electric vehicle (EV) charging stalls, including billing responsibilities for tenants or future unit owners. The applicant explained that, if developed as condominiums, the HOA would likely maintain the common areas and oversee administration of the EV charging stalls, although the exact billing and ownership structure has not yet been finalized. The applicant further stated there is potential for the EV stalls to be owned or leased depending on the final project structure.

Commissioner Keetle concluded by expressing support for the project, complimenting the architectural design, and welcoming the development to the City of Fontana.

The following individual spoke in opposition:

- Bobbi Jo Chavarria

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 recommend that the Planning Commission adopt Resolution No. PC 2026-021, and,**

- 1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP), and direct staff to file a Notice of Determination; and**
- 2. Approve Tentative Tract Map No. 24-0003 (TTM No. 20704),**
- 3. Approve Variance (VAR) No. 25-0001, and,**

#### 4. Approve Design Review (DRP) No.24-0015.

**ACTION:** Motion was made by Vice Chair Quintana and seconded by Commissioner Keetle and passed by a vote of 3-0 to approve Public Hearing Item “A”; adopt Resolution No. PC 2026-021; Approve Tentative Tract Map No. 24-0003 (TTM No. 20704) and Variance (VAR) No. 25-0001.

The motion carried by the following vote:

**AYES:** Chair Armendarez, Vice Chair Quintana, Commissioner Keetle

**NOES:** None; **ABSTAIN:** None; **ABSENT:** Commissioners Sanchez and Secretary Lozano.

#### **WORKSHOP:**

##### **A. Housing Legislation and Policy**

Associate Planner, Cecily Session-Goins, provided an overview of housing legislation affecting residential projects and staff review processes within the city. The overview included ADUs/JADUs, SB9 urban lot splits and two-unit developments, projects with 10 or fewer units/lots, mixed-use housing laws, CEQA exemptions, density bonus law, SB330 vesting/down-zoning restrictions, and upcoming objective design standards. Staff explained that many housing projects are ministerial and do not come before the Planning Commission due to state law limiting local control.

Associate Planner Session-Goins also explained ADU/JADU regulations, allowable unit types, multifamily ADU allowances, and increasing application trends. SB9/SB450 provisions for lot splits and two-unit developments were reviewed, including examples of local projects and restrictions on further lot splits.

Chair Armendarez, Vice Chair Quintana and Commissioner Keetle asked questions regarding SB9 parcel sales, density bonus concessions, affordability restrictions, and waiver requirements. Associate Planner Session-Goins clarified affordability requirements remain recorded long term (45 years owner-occupied, 55 years rental).

Associate Planner Session-Goins reviewed SB1223/SB684 ministerial subdivision laws, SB6/AB2011 mixed-use housing provisions, expanded CEQA exemptions under AB130/SB131, and density bonus incentives tied to affordable housing percentages. She also discussed SB330 vesting rights, fee/development standard lock-ins, and restrictions on down-zoning residential property without offsetting up-zoning elsewhere in the city.

Associate Planner Session-Goins concluded with discussion of upcoming objective design standards intended to create predictable, measurable residential design requirements consistent with state law.

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

None.

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

Commissioner Keetle expressed appreciation for city staff, thanking them for their hard work, informative presentations, and patience in answering questions and educating the commission. He acknowledged the staff's role in making the commission's responsibilities easier and thanked the City Council for entrusting the commission with helping guide Fontana's future. He also shared excitement about the city's long-term growth and development and ended up wishing everyone a blessed evening.

Vice Chair Quintana thanked staff for their workshop presentations and emphasized the value of the information provided. He also praised the project presented during the meeting, describing it as a beautiful development that will revitalize the site and provide additional housing opportunities for the community. He thanked staff and the developer for their efforts and expressed enthusiasm about seeing the project move forward. He concluded by saying it is an honor to serve on the commission.

Chair Armendarez echoed the positive comments made by fellow commissioners and thanked staff for consistently keeping the commission informed and providing the information necessary for informed decision-making. He also recognized the IT department for successfully handling technical difficulties during the meeting. Additionally, he shared his excitement about Fontana's future and expressed pride and gratitude for the opportunity to serve on the commission and contribute to the city's continued improvement.

**ADJOURNMENT:**

Chair Armendarez adjourned the meeting at 7:07 p.m. to the next Regular Planning Commission Meeting on Tuesday, June 2, 2026, at 6:00 p.m. in the Steelworkers' Auditorium at 8437 Sierra Avenue, Fontana, California.

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Susana Gallardo  
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 2<sup>nd</sup> DAY OF JUNE 2026.**

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Joseph Armendarez  
Chair