



City of Fontana

Planning Commission

Minutes

Joseph Armendarez, Chair
Ricardo Quintana, Vice Chair
Torrie Lozano, Secretary
Gilbert Roldan, Commissioner
Dylan Keetle, Commissioner

Tuesday, August 4, 2026

6:00 P.M.

Steelworkers' Auditorium

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, August 4, 2026. Chair Armendarez called the meeting to order at 6:04 p.m.

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

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Dianne Fore, 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 July 21, 2026.

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

Absent: None

Abstain: None

PH-A Master Case No. (MCN) 25-0051: Tentative Tract Map No. 25-0003 (TTM No. 20839), and Design Review (DRP) No. 25-0020, a request to subdivide approximately 3.5 acres into forty-six (46) lots for a new a residential development, including two (2) affordable residences, and a request for site and architectural approval for construction of 46-residential units within 23 duplex buildings and associated site improvements along with an Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions for the property located at 14907 South Highland Avenue and identified as Assessor's Parcel Number 0228-021-07, pursuant to a Categorical Exemption in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15332.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

No one spoke in favor or in opposition.

Staff recommend that the Planning Commission continue the project to a date certain of August 18, 2026.

RECOMMENDATION:

Staff recommend that the Planning Commission continue this item to a date certain of August 18, 2026.

ACTION: Motion was made by Vice Chair Quintana and seconded by Commissioner Roldan and passed by a vote of 5-0 to continue Public Hearing Item “B” to the August 18, 2026 Regular Planning Commission meeting.

The motion carried by the following vote:

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

PH-B Master Case No. 21-000060: Conditional Use Permit No. 21-000011 and Administrative Site Plan No. 21-000032 - a request to allow a registered vehicle storage use and a request for site and architectural approval for the development of a registered vehicle storage site and an associated office of approximately 5,000 square feet along with site improvements on approximately 2.2 acres located at 10610 Live Oak Avenue, identified as Assessor Parcel Number 0236-141-01, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Alejandro Rico, Associate Planner, presented the staff report.

Vice Chair Quintana asked whether the proposed vehicle storage would permit people to remain or live in vehicles. Staff clarified that only registered vehicles may be stored, with no overnight stays or residential use permitted. Individuals must leave the site after office hours, which end at 7:00 p.m., and the stored trucks may not contain cargo.

The applicant, Vess Vassilev, stated that he read and agreed to the Conditions of Approval and described the project as a truck parking facility with an office. He explained that the project would consolidate the company’s office and truck parking, which are currently located approximately ten miles apart, and allow the business to better utilize the property it has owned since 2014. He also noted that the proposed building would provide a well-designed, attractive structure that would improve the appearance of the industrial area.

No one spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information 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 - 025, and

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and
2. Approve Conditional Use Permit No. 21-000011;
3. Approve Administrative Site Plan No. 21-000032.

ACTION: Motion was made by Commissioner Keetle and seconded by Commissioner Roldan and passed by a vote of 5-0 to approve Public Hearing Item “B”; adopt Resolution No. PC 2026-025; Approve Conditional Use Permit No. 21-000011 and Administrative Site Plan No. 21-000032.

The motion carried by the following vote:

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

PH-C Master Case No. 25-0040: Tentative Tract Map No. 25-0002 (TTM No. 20787) and Design Review No. 25-0011, a request to subdivide one parcel into 37 parcels for a single-family development including a density bonus for three (3) affordable residences, and a request for site and architectural review for the construction of 37 residential units and associated site improvements and an Affordable Housing Density Bonus Agreement together with related Covenants, Conditions & Restrictions providing for a minimum of three (3) affordable units in accordance with the state density bonus law, on approximately 5.29 acres located at 7844 Citrus Avenue, Assessor Parcel Number 1110-361-10, pursuant to the previously adopted General Plan Environmental Impact Report (State Clearinghouse No. 2016021099) and pursuant to CEQA Guidelines Sections 15162 and 15183.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Alejandro Rico, Associate Planner, presented the staff report.

Vice Chair Quintana asked for clarification regarding the three very low-income affordable housing units proposed through the density bonus. Associate Planner, Rico explained that the units are considered affordable based on 50% of the San Bernardino County median income, with 30% of that income allocated toward housing costs, and may be

either rented or sold while remaining affordable. Commissioner Roldan asked about residents' concerns regarding screening and privacy. Associate Planner Rico explained that the project's lower elevation relative to adjacent properties, along with the proposed six-foot retaining and block walls, would address ground-level privacy concerns. Second-floor windows are primarily located in bedrooms and restrooms, and the project does not include common open-space areas that would create direct views into neighboring yards. Staff indicated that privacy and screening concerns had been reviewed and were not anticipated to be an issue. Commissioner Keetle further asked whether the three affordable units would be sold or rented at reduced rates, and Associate Planner Rico confirmed that either option is permitted, provided the units remain affordable under the applicable income-based requirement.

The applicant Matt Livingston, on behalf of RC Homes stated that he read and agreed to the Conditions of Approval and stated that the project consists of subdivided, single-family detached homes intended to be operated as a rental community. The applicant described the development as an alternative to apartment living, providing residents with detached homes, private open space, and rental flexibility. Amenities include a swimming pool, leasing office, tot lot, and additional common amenity space. The applicant stated that the homes will include full appliance packages and window treatments and will be constructed to a high-quality standard.

Commissioner Roldan asked about the location of RC Homes' prior Fontana project. The applicant stated that the project, Glen at Fontana, is located approximately one mile north of the subject site, west of Citrus Avenue near the fire station.

Secretary Lozano asked whether the proposed community would be gated. The applicant confirmed that it would be an open, non-gated community.

Chair Quintana commented that he had reviewed the plans and expressed appreciation for the project, describing it as a beautiful project and thanking the applicant for bringing it to the city.

No one 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 -026, and,

- 1. Find that the previously adopted General Plan Environmental Impact Report (State Clearinghouse No. 2016021099) approved on November 13, 2018, has adequately identified the impacts associated with the Project, no further review is required pursuant to Section 15162 and 15183 of the California Environmental Quality Act and Section 8.10 of the 2019 Local Guidelines for**

Implementing CEQA, and direct staff to file a Notice of Exemption; and,

- 2. Approve Tentative Tract Map No. 25-0002 (TTM No. 20787); and,**
- 3. Approve Design Review (DR) No. 25-0011; and,**
- 4. Recommend approval to the City Council for the associated "Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions".**

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 "C", adopt Resolution No. PC 2026-026; Approve Tentative Tract Map No. 25-0002 (TTM No. 20787); and Design Review (DR) No. 25-0011.

The motion carried by the following vote:

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

PH-D Master Case No. (MCN) 25-0088: Tentative Tract Map No. 25-0008 (TTM No. 20863), and Design Review No. 25-0037, a request to establish a condominium map for a multi-family residential development, and a request for site and architectural approval for construction of a new multi-family condominium complex development consisting of 108 townhome units, within eighteen (18) buildings, with associated site improvements, on approximately 6.7 acres located near the northwest corner of Baseline Avenue and Palmetto Avenue, identified as Assessor Parcel Numbers 0240-161-29, -33, -36, and -37), pursuant to the previously adopted FEIR for the Walnut Village Specific Plan (SCH No. 202305027).

Chair Armendarez opened the Public Hearing.

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

Cecily Session- Goins, Senior Planner, presented the staff report and mentioned a memo which was provided to the commission that requested a condition be added to both the Tentative Tract Map and Design Review approvals requiring the applicant/developer to comply with the Mitigation Monitoring and Reporting Program (MMRP) associated with the Walnut Village Specific Plan EIR (State Clearinghouse No. 202305027). The condition would ensure ongoing compliance with the EIR mitigation measures

The applicant, Chris Courtney, on behalf Monte Vista Homes stated that he read and agreed to the Conditions of Approval and thanked the Planning Commission and City staff for their time and collaboration on the project and expressed support for the conditions of approval. He provided an overview of the 108-unit project, which includes alley-loaded and front-loaded housing, a tot lot, sidewalks and paseos throughout the community, and three points of entry. The primary access will be from Baseline Avenue, with secondary

access from Palmetto Avenue and a gated emergency vehicle access on Melon Avenue developed in coordination with Fire and Engineering.

The applicant also highlighted project improvements, including an off-site storm drain as part of the regional infrastructure system and a raised median on Baseline Avenue. He expressed appreciation for the City's collaboration and stated that the project would help advance regional and citywide infrastructure improvements and the City's Capital Improvement Program (CIP) goal.

The following individual spoke in opposition:

- Donna

The following individual spoke and had questions regarding the project:

- Margarita Aguilar

Chair Armendarez asked about the anticipated increase in traffic associated with the project and whether a traffic signal would be necessary or if the existing stop sign would remain adequate. Staff explained that the 2024 Specific Plan EIR estimated approximately 1,180 average daily trips at maximum residential buildout; however, because the proposed project is being developed at a lower density, the estimated traffic generation is approximately 710 average daily trips. Staff also noted that the applicant will be required to complete frontage improvements, including curb, gutter, sidewalk, and landscaping, and contribute to applicable off-site improvements. A traffic signal is proposed at the intersection, and a raised median along Baseline Avenue will limit certain turning movements for safety.

Vice Chair Quintana asked for clarification regarding the project's three points of access, particularly the third access point designated for emergency vehicles. Staff explained that the Fire Department required additional emergency access due to the number and type of residential units and the fact that Melon Avenue terminates at the project site. The access will be controlled by a gate and Knox box and will be available only to emergency responders during rare and extreme emergencies. Staff clarified that the primary access points will remain on Palmetto Avenue and Baseline Avenue and that the Melon Avenue connection is not intended for routine traffic. Vice Chair Quintana also asked whether there had been any significant changes to the 2024 EIR that would require revisions. Staff stated that no changes had been made to the EIR and that the project-level review determined the project falls within the scope of the impacts previously evaluated. Because the project is being developed at a lower density, staff determined that additional mitigation or an EIR addendum was not necessary.

Commissioner Keetle asked for clarification regarding the Melon Avenue emergency access and whether it would function as a continuation of the existing neighborhood rather than an abandoned or open alleyway. Staff confirmed that the connection would be directly connected to the existing neighborhood but would remain closed to regular

vehicular traffic. Commissioner Keetle noted that the surrounding homes would make the connection appear to be a continuation of Melon Avenue. Staff agreed and explained that the applicant intentionally designed the connection as controlled emergency vehicle access to provide an alternative route for emergency responders while preventing routine traffic from entering or exiting through the adjacent residential neighborhood. Staff further clarified that the access would only be opened in extreme emergency circumstances when the primary access points could not adequately serve emergency response needs.

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 - 027, and:

- 1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 202305027), pursuant to Section 15162 through 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA and direct staff to file a Notice of Determination; and,**
- 2. Approve Tentative Tract No. 25-0008 (TTM No. 20863); and,**
- 3. Approve Design Review (DRP) No. 25-0037.**

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 "D", adopt Resolution No. PC 2026-027 Approve Tentative Tract No. 25-0008 (TTM No. 20863); and Design Review (DRP) No. 25-0037 with amended conditions of approval.

The motion carried by the following vote

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Director Nevins recognized the recent birthdays of Chair Armendarez and Vice Chair Quintana.

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

Commissioner Keetle thanked the Planning Department and staff for their thorough preparation and presentations. Welcomed being back on the Commission following training and expressed appreciation to the City and City Council for the opportunity to serve. He also wished students well as they returned to school and offered a blessing for the City.

Commissioner Roldan congratulated the Chair Armendarez and Vice Chair Quintana on their birthdays and thanked staff for the exceptional presentations and preparation. He noted that, as a new Commissioner, the information was presented in a manner that was easy to understand and expressed appreciation for the opportunity to serve, stating that he continues to learn through his service on the Commission. He wished everyone a pleasant evening and week.

Secretary Lazano thanked the Planning Department and staff for the informative presentations and welcomed the discussion regarding affordable housing coming to Fontana. She congratulated the Chair Armendarez and Vice Chair Quintana on their birthdays, welcomed Commissioner Roldan, and expressed appreciation for Commissioner Kettle's return. She wished everyone a safe evening and reminded attendees to stay hydrated.

Vice Chair Quintana thanked staff for the excellent and accessible presentations, noting that the Commission's review of an SB 330 project and density bonus-related matters demonstrated the value of staff's preparation and guidance. He encouraged the Commissioners and attendees to participate in the National Night Out event taking place nearby. He also expressed appreciation for the opportunity to serve alongside the other Commissioners and wished everyone a good evening.

Chair Armendarez thanked staff for their continued support and preparation. He emphasized the value of the Commission's recent seminars, training, and educational sessions in helping Commissioners understand projects before them and encouraged continued educational opportunities and refresher courses for the Commission. He stated that ongoing education benefits the entire team and helps Commissioners better understand projects and ask informed questions. He thanked staff for their work in keeping the Commission informed and addressing questions, encouraged everyone to attend the nearby National Night Out event and support local law enforcement and firefighters, and wished everyone a blessed week.

ADJOURNMENT:

Chair Armendarez adjourned the meeting at 7:10 p.m. to the next Regular Planning Commission Meeting on Tuesday, August 18, 2026, at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 18th DAY OF AUGUST 2026.**

Joseph Armendarez
Chair