



City of Fontana
Planning Commission
Minutes

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

Tuesday, March 18, 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, March 18, 2025. Chair Sanchez called the meeting to order at 6:03 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 Commissioner Keetle.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

- A. Consideration of a resolution pursuant to the adopted Courtplace Mitigated Negative Declaration making General Plan conformance findings under Government Code section 65402 regarding the sale of 1.94 acres of unimproved land located on the west side of Sierra Avenue between Santa Ana Avenue to the north and Jurupa Avenue to the south) for the development of a 50-unit affordable rental housing project.**

Staff recommends that the Planning Commission consider the location, purpose, and extent of the proposed real property disposition described herein as required under Government Code Section 65402(a) and adopt **Resolution No. PC 2025-007** entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, MAKING, PURSUANT TO THE ADOPTED COURTPLEASE MITIGATED NEGATIVE DECLARATION, GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION 65402 REGARDING THE SALE OF 1.94 ACRES OF CITY-OWNED UNIMPROVED PROPERTY LOCATED ON SIERRA AVENUE, BETWEEN SANTA ANA AVENUE TO THE NORTH AND JURUPA AVENUE TO THE SOUTH (A PORTION OF ASSESSOR P A R C E L N U M B E R S 0 2 5 5 - 1 0 1 - 2 2 - 0 - 0 0 0 AND 0255-101-23-0-000)” finding that the proposed disposition is in conformance with the City’s General Plan and direct staff to file a Notice of Determination.

B. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of March 4, 2025.

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

PH-A Master Case No. 22-0084R1: Design Review No. 22-0043R1- A request to revise the color scheme and materials and modify the elevations for a previously approved 255-unit detached condominium residential development (147 detached Cluster Home units and 108 detached Stub Drive units) within a 37.3-acre project site, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA).

Chair Sanchez opened the Public Hearing.

Salvador Quintanilla, Senior Planner, presented the staff report.

The commission requested clarification on whether the project had any completed buildings.

The applicant, Damon Polk, on behalf of KB Home, stated that he read and agreed to the Conditions of Approval; thanked planning staff for their assistance and commented on the project's architecture and new modern look.

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 No. PC 2025-008; and,

- 1. Find that the project has been reviewed under a previously certified Final Environmental Impact Report No. 81-3 (State Clearinghouse [SCH] No. 1981052210) and previously adopted Addendum, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and that no further analysis is required, and direct staff to file the Notice of Determination; and,**
- 2. Approve Design Review (DRP) No. 22-0043R1.**

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 "A"; adopt Resolution No. PC 2025-008; and Approve Design Review (DRP) No. 22-0043R1.

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 developers for their support and for their investment in the city. Commissioner Keetle closed his comments by thanking planning staff for their hard work and for putting on tonight's meeting.

Secretary Armendarez thanked Planning staff for their hard work and dedication and for assistance in moving the city forward.

Commissioner Lozano thanked city developers and Planning staff for their staff reports.

Vice Chair Quintana echoed previous fellow commissioner comments and thanked the public for the opportunity to serve.

Chair Sanchez also reiterated previous fellow commissioner comments and expressed his appreciation to staff for their staff reports.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 6:20 p.m. to the next Regular Planning Commission Meeting on Tuesday, April 1, 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 1st DAY OF APRIL 2025.**

Idilio Sanchez
Chair