



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, April 7, 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, April 7, 2026. Chair Armendarez called the meeting to order at 6:01 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 Daniel Vasquez, the Pledge of Allegiance was led by Vice Chair Quintana.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

- A. A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at Spring Street facing the Pacific Electric Trail, identified as Assessor Parcel Number 0191-061-25-0000, is in Conformance with the City of Fontana 2015-2035 General plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15301 and Directing Staff to File a Notice of Exemption.**

Planning Commission of the City of Fontana adopted **Resolution No. PC 2026-008** Determining that the Acquisition of Certain Real Property Located at Spring Street, identified as Assessor Parcel Number 0191-061-25-0000, facing the Pacific Electric is in Conformance with the City of Fontana 2015-2035 General Plan, and make CEQA findings pursuant to State CEQA Guidelines Section 15301 and Directing Staff to File a Notice of Exemption.

**B. Approval of Minutes:**

**Approve the Regular Planning Commission Meeting Minutes of March 17, 2026.**

**ACTION: A Motion was made by Commissioner Sanchez 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 Sanchez and Keetle

**Absent:** None

**Abstain:** None

**PH-A**

**Master Case No. (MCN) 23-000068: Tentative Tract Map No. 23-0005 (TTM No. 20655), and Design Review No. 23-000015 - A request to establish a condominium map for the development of a condominium complex, and request for the site and architectural review and approval for a new condominium complex development consisting of 59 attached units, with associated site improvements, on approximately 2.30-acres at 14335 Foothill Boulevard, (APNs: 0230-051-01, -02 and -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 two (2) written correspondence regarding this item.

Mai Thao, Associate Planner presented the staff report.

Secretary Lozano inquired about the total number of project entrances. Associate Planner Thao confirmed that the project includes one entrance along Almond Avenue.

Charles Raymond Ussef, on behalf of the applicant, stated that he read and agreed to the Conditions of Approval and expressed strong enthusiasm for the project and conveyed his anticipation for moving forward and aiming to proceed with development sometime later this year.

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 recommend that the Planning Commission adopt Resolution No. PC 2026-009, 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. 23-000005 (TPM No. 20655); and**
- 3. Approve Design Review (DR) No. 23-000015.**

**ACTION:** Motion was made by Commissioner Keetle and seconded by Vice Chair Quintana and passed by a vote of 5-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2026-09; Approve Tentative Parcel Map No. 23-000005 (TPM No. 20655) and Design Review (DR) No. 23-000015.

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. (MCN) 25-0057; Conditional Use Permit (CUP) No. 25-0014 - A request to establish a smoke shop in an existing commercial building located at**

**13819 Foothill Boulevard, Unit B, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15301.**

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Mai Thao, Associate Planner, presented the staff report.

The applicant, Esmeralda Alarcon, stated that she read and agreed to the Conditions of Approval.

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 recommend that the Planning Commission adopt Resolution No. PC 2026-010; and,**

- 1. Determine that the project is categorically exempt pursuant to CEQA Guidelines Section No. 15301 (Class No. 1, Existing Facilities), 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 Conditional Use Permit (CUP) No. 25-0014.**

**ACTION: Motion was made by Commissioner Sanchez and seconded by Secretary Lozano and passed by a vote of 4-0 to approve Public Hearing Item "B"; adopt Resolution No. PC 2026-010 and approve conditional Use Permit (CUP) No. 25-0014.**

**The motion carried by the following vote:**

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

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

None.

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

Commissioner Sanchez expressed appreciation to city staff, noting that their efforts make the Commission's work increasingly efficient. He stated it is an honor to serve on the Commission and extended well wishes for a good night and blessings to all in attendance.

Commissioner Keetle thanked City staff and the Planning Department, including Director Nevins, for their continued support in ensuring smooth meetings. He expressed gratitude to the City Council for the opportunity to serve and shared that it is an honor to be part of the Commission, closing with well wishes for a blessed evening.

Secretary Lozano thanked the presenters and the Planning Department for their work and contributions to the meeting and wished everyone a wonderful evening.

Vice Chair Quintana thanked staff for their reports and acknowledged the recent Easter holiday, expressing hope that everyone had a happy and blessed celebration. He stated it is an honor to serve on the Commission and thanked the City Council for the opportunity.

Chair Armendarez reiterated appreciation for staff's hard work and dedication in preparing for meetings and addressing questions throughout the week. He also thanked the City Council for the opportunity to serve and contribute to the community's growth and concluded by wishing everyone a blessed night.

**ADJOURNMENT:**

Chair Armendarez adjourned the meeting at 6:22 p.m. to the next Regular Planning Commission Meeting on Tuesday, April 21, 2026, at 6:00 p.m. in the Steelworkers' Auditorium located 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 21<sup>st</sup> DAY OF APRIL 2026.**

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Joseph Armendarez  
Chair