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City of Fontana

Planning Commission

Minutes

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

Tuesday, April 21, 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, April 21, 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 Victor Arias, the Pledge of Allegiance was led by Secretary Lozano.

ATTACHMENT NO. 4

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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 15166 Foothill Boulevard, Identified as Assessor Parcel Number 1110-161-08-000, is in Conformance with the City of Fontana 2015-2035 General Plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).

Planning Commission adopted **Resolution No. PC 2026-011,** Determining that the Acquisition of Certain Real Property Located at 15166 Foothill Boulevard, Identified as Assessor Parcel Number 1110-161-08-000, is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption**.**

B. A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Identified as Assessor Parcel Numbers 1100-111-51 and 1100-091-71 is in Conformance with the City of Fontana 2015-2035 General Plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).

Planning Commission adopted **Resolution No. PC 2026-012** Determining that the Acquisition of Certain Real Property Identified as Assessor Parcel Numbers 1100-111-51 and 1100-091-71 is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption**.**

C. Resolution of the Planning Commission of the City of Fontana Determining that the Vacation, Abandonment and Disposition of portions of Cherry Avenue, located south of Aliso Drive, Assessor Parcel Numbers 0236-122-23 and 0236-122-22, is in Conformance with the City of Fontana 2015-2035 General plan, pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).

Planning Commission approved the location, purpose, and extent of the proposed real property vacation, abandonment, and disposition described herein as required under Government Code Section 65402(a) and adopted **Resolution No. PC 2026-013** finding that the proposed vacation, abandonment and disposition is in conformance with the City's General Plan, determining that the project is exempt under CEQA Guidelines Section 15060(b) (3) and directing staff to file a Notice of Exemption**.**

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D. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of April 7, 2026.

ACTION: A Motion was made by Commissioner Sanchez and seconded by Commissioner Keetle 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) 21-0128: Conditional Use Permit (CUP) No. 21-0021, Conditional Use Permit (CUP) No. 21-0025, and Administrative Site Plan (ASP) No. 21-0057 - A conditional use permit request for a proposed truck sales operation and a conditional use permit request for a proposed repair facility operation along with an administrative site plan request for the construction of an approximately 29,185 square foot building and associated site improvements on an approximately 1.9-acre, located at 14592 Boyle Avenue, (APN: 0236-051-13, -21, -29 and -30), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Chair Armendarez opened the Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report.

No written correspondence was received.

Commissioner Sanchez asked whether the truck sales operation would include mechanical repairs. Associate Planner Rico clarified that two Conditional Use Permits are proposed—one for truck sales and another for repairs—and confirmed that the repair permit is limited to collision work only, excluding mechanical repairs.

The applicant, Jose Carcelan, stated that he read and agreed to the Conditions of Approval, and described his project as a family-run truck sales and repair business that includes both incidental and heavy repairs, primarily servicing large fleet vehicles. He added that he currently operates another business on the west side of Cherry Avenue, and that this location is better suited to their needs.

No one spoke in favor or in opposition.

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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 -014, and,

1. **Determine that the project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section No. 15332 (Class No. 32, Infill Development) of, 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. 21-0021, and**

3. **Approve Conditional Use Permit (CUP) No. 21-0025, and**

4. **Approve Administrative Site Plan (ASP) No.21-0057**

ACTION: Motion was made by Commissioner Sanchez and seconded by Vice Chair Quintana and passed by a vote of 5-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2026-014; approve Conditional Use Permits (CUP) No. 21-0021 & No. 21-0025 and Administrative Site Plan (ASP) No.21-0057.

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. 22-000011-R3: Tentative Parcel Map No. 20761 (TPM No. 22-000033-R2), Minor Use Permit No. 25-0006, and Design Review No. 22-00005-R2 - A request for site and architectural approval for a proposed revision to a previously approved commercial center. Revisions include the reconfiguration of the site from five parcels to four parcels and the relocation of the carwash building, vacuums and canopies to the northwest portion of the site, pursuant to a previously approved Mitigated Negative Declaration for the Midland Plaza project in accordance with CEQA Guidelines Sections 15162 through 15164 et seq.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Cecily Session-Goins, Associate Planner, presented the staff report and noted several revisions to Conditions of Approval, including clarification in Section 6 that approval of the modified project supersedes prior entitlements, revision to Condition No. Planning Condition 15, Page 23 to require utility rooms and enclosures be constructed with durable,

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compatible materials, and clarification of fire flow requirements (Condition No. 33, Page 25) as approved by the Fire Department.

Vice Chair Quintana requested clarification on the change to Condition No. 33, page 25; staff explained it reflects a reduction in required fire flow from 2,000 to 1,500 and an adjustment to hydrant spacing from 300 to 312 feet, as approved by the Fire Department. Commissioners Sanchez inquired about lighting and the absence of a night rendering; staff confirmed the site will include comprehensive lighting throughout buildings, parking areas, and canopy, with tower illumination likely from interior lighting.

The applicant, Daniel Goalwin stated that he read and agreed to the Conditions of Approval and explained the project was revised due to market conditions, specifically the lack of a pharmacy tenant, leaving a portion of the site available for potential future development. In response to Commissioner Sanchez input, the applicant confirmed the corner tower will be illuminated from within to enhance visibility. The applicant also indicated an anticipated construction start within the year.

The following individual spoke:

- Ingrid (Speaker did not fill out public comment card).

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 -015; and,

1. **Find that, pursuant to CEQA Guidelines Sections 15162 through 15164 et sec, the project has been reviewed under the previous Mitigated Negative Declaration for Tentative Parcel Map No. 20761 (TPM No. 22-000033), Conditional Use Permit No. 22-000002, Design Review No 22-000005 and has adequately identified that there will be no impacts associated with the project that cannot be mitigated, and no previously reviewed impact areas have substantially changed and direct staff to file a Notice of Determination; and,**

2. **Adopt a resolution approving Tentative Parcel Map No. 20761 (TPM No. 22-000033-R2), Minor Use Permit No. 25-0006, and Design Review No. 22-000005-R2.**

ACTION: Motion was made by Vice Chair Quintana and seconded by Secretary Lozano and passed by a vote of 5-0 to approve Public Hearing Item "B"; adopt Resolution No. PC 2026-015: Approve Tentative Parcel Map No. 20761 (TPM No. 22-

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000033-R2), Minor Use Permit No. 25-0006, and Design Review No. 22-000005- 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

PH-C Master Case No. 26-0011 and Municipal Code Amendment No. 26-0002: Fontana Municipal Code amendments to Chapter 30 to modify standards for outdoor dining and parking standards in the downtown core, make revisions to the No Net Loss program, add definitions to differentiate vehicle parking from storage, clarify timing of entitlement applications, and modify the definition of accessory land uses, pursuant to a categorical exemption from the California Environmental Quality Act ("CEQA") in accordance with CEQA Guidelines Sections 15060(c), 15378, and 15061(B)(3).

Chair Armendarez opened the Public Hearing.

Cecily Session-Goins, Associate Planner, presented the staff report.

No written correspondence was received.

Secretary Lozano asked for clarification on which requirements were being removed, and Secretary Quintana inquired about parking that is not being eliminated but shifted to nearby facilities for customer use.

Associate Planner Session-Goins, emphasized that the changes aim to encourage downtown development by reducing on-site parking constraints and supporting entertainment, restaurant, and retail uses.

Chair Armendarez expressed support for the direction, noting it would enable more infrastructure and expand entertainment opportunities for the community.

No one spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2026-016; 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**

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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. 26-0002 to amend Chapter 30 of the Municipal Code.**

ACTION: Motion was made by Commissioner Keetle and seconded by Commissioner Lozano and passed by a vote of 5-0 to approve Public Hearing Item "C" and adopt Resolution No. PC 2026-016.

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-D Master Case No. 23-0100: Development Agreement No. 23-0085R1 and Development Agreement No. 23-0085R2 - a request to amend and restate the previously approved Development Agreement (DA) for the Citrus/Oleander Industrial Commerce Center Project to allocate the provision of public benefit fees among properties in a manner consistent with Planning Commission Resolution No. 2025-040.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

DiTanyon Johnson, Planning Manager, presented the staff report.

Jonathan Shardlow, on behalf of the applicant, stated that he had read and agreed to the Conditions of Approval and explained the project was originally one site bisected by Oleander Avenue but is now split between two developers. North Palisade Partners will develop a 400,000-square-foot industrial warehouse west of Oleander, while Acacia will develop an 88,000-square-foot industrial warehouse to the east. He stated the project is industrial in nature and will provide infrastructure improvements to the area.

No one spoke in favor or in opposition.

The Public Hearing was closed.

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RECOMMENDATION:

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2026-017; and forward a recommendation to the City Council to:

1. **Determine that the recommended development agreement modifications are 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. **Determine that the development agreement modifications together with the underlying project were adequately analyzed in the previously certified Citrus and Oleander Avenue at Santa Ana Avenue Project Environmental Impact Report (EIR) (State Clearinghouse No. 2022110389) and its subsequent Addendum, and pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR is required because there are no substantial changes in the project or its circumstances, and no new information of substantial importance has been identified that would result in any new or more severe significant environmental impacts; and.**

3. **Adopt an Ordinance approving Amended and Restated Development Agreement No. 23-0085R1, as to Assessor's Parcel Number 0255-021-17 (Acacia DA Amendment); and**

4. **Adopt an Ordinance approving Amended and Restated Development Agreement No. 23-0085R2, as to Assessor's Parcel Numbers 0255-011-13, 0255-011-14, 0255-011-18, 0255-011-19 and 0255-011-25 thru 0255-011-32 (North Palisades DA Amendment).**

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 "D" and adopt Resolution No. PC 2026-017 and

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

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DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Sanchez expressed excitement about long-awaited development plans finally moving forward, noting that it is encouraging to see progress in downtown Fontana. He shared enthusiasm about future nightlife and local entertainment options that would provide residents with more activities within the city rather than traveling to neighboring areas. He also conveyed appreciation for working with the city as a planning commissioner and thanked staff for their ongoing efforts, closing with well wishes for a good night and a blessing for the community.

Commissioner Keetle thanked city staff for consistently providing thorough information and making the commission's work easier, specifically acknowledging Director Nevins and the planning team for their support. He also expressed appreciation to the City Council for the opportunity to serve on the commission.

Secretary Lozano thanked the planning staff for their presentations and expressed excitement about the projects reviewed during the meeting. She also acknowledged the City Council for the opportunity to serve in the role and participate in decision-making on development projects. She ended by wishing everyone a great evening.

Vice Chair Quintana thanked staff for their presentations and reports, noting consistent appreciation for their work. He echoed excitement about ongoing development efforts, particularly the revitalization of downtown Fontana, describing it as a positive step forward for the city. He concluded by expressing gratitude for the opportunity to serve on the commission.

Chair Armendarez apologized for any mispronunciations of staff names and expressed strong appreciation for the planning team's work in preparing materials and being available to address questions in advance of meetings. He emphasized excitement about downtown development and the city's direction toward being open for business and supporting economic growth. He also thanked staff for their dedication in making meetings efficient and well-prepared, and for helping ensure clear communication on projects and issues. He concluded by wishing everyone a blessed night and thanking attendees for coming.

ADJOURNMENT:

Chair Armendarez adjourned the meeting at 6:51 p.m. to the next Regular Planning

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Commission Meeting on Tuesday, May 5, 2026, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Susana Gallardo

Susana Gallardo
Deputy City Clerk

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 5th DAY OF MAY 2026.

Joseph Armendarez

Joseph Armendarez
Chair

Certificate Of Completion

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Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
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Enabled Security Settings:	•Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

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