



City of Fontana Planning Commission Minutes

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

Tuesday, June 16, 2026	6:00 P.M.	Grover W. Taylor Council Chambers
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Vice Chair Quintana opened the meeting at 6:02 p.m., followed by a brief recess. The meeting was reconvened at 6:18 p.m.

SPECIAL PRESENTATION:

A. Special Presentation:

Mayor Warren administered the oath of office to newly appointed Planning Commissioner Gilbert Roldan.

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, June 16, 2026. Vice Chair Quintana called the meeting to order at 6:24 p.m.

Present: Vice Chair Quintana, Secretary Lozano and Commissioner Roldan

Absent: Chair Armendarez and Commissioner Keetle

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.

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

None.

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

Approve the Regular Planning Commission Meeting Minutes of June 2, 2026.

ACTION: A Motion was made by Secretary Lozano and seconded by Commissioner Roldan and passed by a vote of 3-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Vice Chair Quintana, Secretary Lozano and Commissioner Roldan

Absent: Chair Armendarez and Commissioner Keetle

Abstain: None

PH-A Master Case No. (MCN) 26-0004; Specific Plan Amendment (SPA) No. 26-0001; Conditional Use Permit (CUP) No. 26-0001; Conditional Use Permit (CUP) No. 26-0002; Conditional Use Permit (CUP) No. 26-0003; Conditional Use Permit (CUP) No. 26-0011 and Design Review (DR) No. 26-0002: a request to amend the text of Planning Area 4 of the Ventana Specific Plan to add gas stations and drive-throughs as conditionally permitted uses, a request to establish a gas station; a request to establish an Alcoholic Beverage Control (ABC) Type 21 License (General, Off-Sale), and Type 86 ABC License (Sampling) for a proposed grocery store, a request to establish an Alcoholic Beverage Control (ABC) Type 20 (Beer & Wine, Off-Sale) license for a proposed convenience store, and a request for site and architectural review of a commercial shopping center, on an 11.55 acre parcel, located at APN: 1107-262-07, and -65, pursuant to an addendum to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400).

Vice Chair Quintana opened the Public Hearing.

No written correspondence was received.

Alexia Barberena, Associate Planner, presented the staff report and noted a memorandum which included modifications to condition of approval 27 for Design Review 26-0002. Associate Planner Barberena also indicated a request from the applicant requesting the removal of Conditions No. 65 and 70. Staff is not in support of removing Conditions No. 65 and 70 as the raised landscaped median is required per the Specific Plan and any changes to the planned median will first require approval of a Specific Plan Amendment.

The applicant, Andrew Wennerstrom, representing The Previti Group, acknowledged that he had read and understood all Conditions of Approval and indicated that he did not agree with two of the conditions.

Vice Chair Quintana asked the applicant to identify the conditions with which he disagreed. The applicant stated that he did not agree with Traffic Conditions Nos. 65 and 70.

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 2026-023 , and forward a recommendation to the City Council to:

- 1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400) and direct staff to file a Notice of Determination; and;**
- 2. Adopt an Ordinance approving Specific Plan Amendment (SPA) No. 26-0001, and,**
- 3. Adopt a Resolution approving Conditional Use Permit (CUP) No. 26-0001, Conditional Use Permit (CUP) No. 26-0002, Conditional Use Permit (CUP) No. 26-0003, Conditional Use Permit (CUP) No. 26-0011, and Design Review (DR) No. 26-0002.**

ACTION: Motion was made by Secretary Lozano and seconded by Commissioner Roldan and passed by a vote of 3-0 to approve Public Hearing Item "A"; Adopt Resolution No. PC 2026-023, with a recommendation to amend Condition 27 and retain Conditions of Approval 65 and 70.

The motion carried by the following vote:

AYES: Vice Chair Quintana, Secretary Lozano and Commissioner Roldan

NOES: None; ABSTAIN: None; ABSENT: Chair Armendarez and Commissioner Keetle.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Director Patricia Nevins welcomed newly appointed Commissioner Roldan and expressed her excitement at having him join the commission.

COMMISSION COMMENTS:

A. Public Communication Commission Comments:

Secretary Lozano expressed appreciation to the Planning Department and staff for their ongoing support, guidance, and presentations, and formally welcomed Commissioner Gilbert Roldan to the Planning Commission, noting enthusiasm for his contributions and participation.

Commissioner Roldan thanked the Mayor and City Council for their nomination and appointment, expressed appreciation for their confidence in his abilities, and affirmed his commitment to actively serving the Commission and fulfilling the responsibilities of the position.

Vice Chair Quintana thanked staff for their presentation and acknowledged their continued work in supporting the Commission. He also congratulated Commissioner Roldan on his appointment and expressed confidence that he will make valuable contributions to the Commission.

ADJOURNMENT:

Vice Chair Quintana adjourned the meeting at 6:41 p.m. to the next Regular Planning Commission Meeting on Tuesday, July 7, 2026, at 6:00 p.m. in the Steelworkers' Auditorium at 8437 Sierra Avenue, Fontana, California.

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 21ST DAY OF JULY 2026.**

Joseph Armendarez
Chair