



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, March 3, 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, March 3, 2026. Chair Armendarez called the meeting to order at 6:03 p.m.

**Present:** Chair Armendarez, Vice Chair Quintana, Secretary Lozano, and Commissioner Sanchez

**Absent:** 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 Vice Chair Quintana.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

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

**ACTION: A Motion was made by Commissioner Sanchez and seconded by Secretary Lozano and passed by a vote of 4-0 to approve the Consent Calendar.**

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

**Aye:** Chair Armendarez, Vice Chair Quintana, Secretary Lozano,  
and Commissioner Sanchez

**Absent:** Commissioner Keetle

**Abstain:** None

**PH- A**

**Master Case No. (MCN) 25-0069: Conditional Use Permit (CUP) No. 25-0018; - A request to approve a new Alcoholic Beverage Control (ABC) Type 41 License (On Sale, Beer and Wine, Eating Place) for an existing restaurant (Carnitas Quiroga), located at 16110 Ceres Avenue, Suites #102-104, (APN: 0191-181-28), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15301.**

Chair Armendarez opened the Public Hearing.

Mai Thao, Associate Planner, presented the staff report.

Consultant, Beatrice Lozada, on behalf of the applicant, 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 recommends that the Planning Commission adopt Resolution No. PC 2026-004, and**

- 1. Determine that the project is categorically exempt pursuant to Section No.**

**15301 (Class No. 1, Existing Facilities) 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 Conditional Use Permit (CUP) No. 25-0018.**

**ACTION: Motion was made by Vice Chair Quintana and seconded by Secretary Lozano and passed by a vote of 4-0 to approve Public Hearing Item “A”; adopt Resolution No. PC 2026-004 and approve Conditional Use Permit (CUP) No. 25-0018.**

The motion carried by the following vote:

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

**PH- B**

**Master Case No. (MCN) 25-0083; Conditional Use Permit No. 25-0021, and Administrative Site Plan No. 25-0031; A request for approval to establish truck tire repair use, and a request for the site and architectural review for a new repair building with two (2) service bays, total of approximately 3,431 square feet, on a parcel located at 15817 Boyle Avenue, (APN No. 0237-052-04), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.**

Chair Armendarez opened the Public Hearing.

Adelaida Bostan, Assistant Planner, presented the staff report.

Vice Chair Quintana asked for clarification on the definition of long-term storage, noting that parking is allowed only during service hours. Vice Chair questioned whether vehicles would be required to leave once the business closes.

Assistant Planner, Adelaida Bostan explained that long-term storage refers to overnight or extended truck and trailer storage unrelated to service. Vehicles may remain on site if they require more than a day for service, but they cannot be stored long term and must be removed once repairs are completed.

Commissioner Sanchez asked for clarification regarding the scope of truck repair services, specifically whether the business would conduct mechanical or collision repairs in addition to tire work.

Assistant Planner Bostan clarified that the business will only provide truck tire services, including tire replacement, wheel alignment, wheel balancing, and tire repairs for trucks

and trailers and noted that all repair activities are required to occur within the enclosed building in accordance with the conditions of approval.

Chair Armendarez asked whether there would be any allowance if a customer leaves a truck for service, such as tire replacement, but cannot immediately pay for the work and needs to return later, and whether the vehicle could remain overnight in that situation.

Director Patty Nevins explained that such situations would generally be addressed in the conditions of approval. If the vehicle is still in the process of being serviced, it may remain overnight, and this would not typically present an issue.

Applicant, Hanif Daud, Project Manager representing the property owner, stated that the owner is currently out of the country but had reviewed the project information prior to the meeting. Mr. Daud indicated that both he and the owner had reviewed the conditions of approval and accepted them on behalf of the applicant. He explained that the project consists of a tire repair shop providing services such as tire repair and alignment, consistent with the staff presentation. He further noted that there would be no long-term vehicle storage on-site, as vehicles would only remain at the location while being serviced and would be removed once the repairs were completed.

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 recommends that the Planning Commission adopt Resolution No. PC 2026-005, 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 Conditional Use Permit (CUP) No. 25-0021, and**
- 3. Approve Administrative Site Plan (ASP) No. 25-0031.**

**ACTION: Motion was made by Commissioner Sanchez and seconded by Vice Chair Quintana and passed by a vote of 4-0 to approve Public Hearing Item “B”; adopt Resolution No. PC 2026-005; approve Conditional Use Permit (CUP) No. 25-0021 and Administrative Site Plan (ASP) No. 25-0031.**

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

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

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

**None.**

**COMMENTS:**

**A. Public Communication Commission Comments:**

Commissioner Sanchez thanked staff for their continued efforts in preparing materials and making the Commission's work easier, noting the dedication staff shows in arriving early and supporting the Commission. He expressed appreciation for the opportunity to serve on the Planning Commission. Commissioner Sanchez also shared that he recently welcomed a new grandson, Idilio Walker Sanchez III, and concluded his remarks by wishing everyone a good evening and offering his blessings.

Secretary Lozano thanked the Planning staff and the presenters for their work and presentations during the meeting. She also congratulated Commissioner Sanchez on welcoming his new grandson and wished everyone a safe week and weekend.

Vice Quintana echoed the appreciation expressed by fellow commissioners and thanked the Planning staff for their presentations. He noted seeing some new faces involved in the presentations and commended their work. He added that it is always an honor to serve on the Commission and expressed his appreciation for the opportunity.

Chair Armendarez echoed the comments of the other commissioners and thanked staff for their continued efforts in preparing the Commission and providing thorough information. The Chair offered a special thank you to Director Nevins, for spending additional time assisting with preparation and helping him adjust to his new role. He also congratulated Commissioner Sanchez on the birth of his grandchild. The Chair concluded by expressing that it is an honor to serve on the Commission alongside fellow commissioners and staff who represent the city. Additionally, he shared his prayers and condolences for those who have lost their lives in ongoing international conflicts, noting his perspective as a veteran, and recognizing the impact on families and fellow service members. He concluded by expressing hope for a safe return home for service members and offered blessings to all.

**ADJOURNMENT:**

Chair Armendarez adjourned the meeting at 6:25 p.m. to the next Regular Planning Commission Meeting on Tuesday, March 17, 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 17<sup>th</sup> DAY OF MARCH 2026.**

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Joseph Armendarez  
Chair