



City of Fontana

Planning Commission

Minutes

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

Tuesday, April 1, 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, April 1, 2025. Vice Chair Quintana called the meeting to order at 6:04 p.m.

Present: Vice Chair Quintana, Secretary Armendarez, and Commissioner Lozano.

Absent: Chair Sanchez and Commissioner Keetle

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Daniel Vasquez, the Pledge of Allegiance was led by Commissioner Lozano.

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

None.

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

Approve the Regular Planning Commission Meeting Minutes of March 18, 2025.

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

Absent: Chair Sanchez and Commissioner Keetle

Abstain: None

PH-A Master Case No. (MCN) 25-0007: Conditional Use Permit (CUP) No. 25-0002 - A request to approve a new Alcoholic Beverage Control (ABC) Type 47 (On-Sale, General for Eating Place) License for a newly established restaurant pursuant to a categorical exemption in accordance with CEQA Guidelines Section 15301.

Vice Chair Quintana opened the Public Hearing.

Alexia Barberena, Associate Planner, presented the staff report.

Casey Yarosh, on behalf of the applicant, Reino 44, stated that she read and agreed to the Conditions of Approval.

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 2025-009; and,

- 1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class 1, Existing Facilities), and Section No. 3.22 (Categorical**

Exemption) of the Local 2019 Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and

2. Approve Conditional Use Permit (CUP) No. 25-0002.

ACTION: Motion was made by Commissioner Lozano and seconded by Secretary Armendarez and passed by a vote of 3-0 to approve Public Hearing Item “A”; adopt Resolution No. PC 2025-009; and Approve Conditional Use Permit (CUP) No. 25-0002.

The motion carried by the following vote:

AYES: Vice Chair Quintana, Secretary Armendarez, and Commissioner Lozano

NOES: None; **ABSTAIN:** None; **ABSENT:** Chair Sanchez and Commissioner Keetle

PH-B Master Case No. (MCN) 23-0078: Design Review (DRP) No. 25-0002 - A request for site and architectural approval of the City Hall Renovation Project that includes the demolition of the existing City Hall building, the construction of an approximately 42,072 square foot new City Hall building, including site improvements and facade improvements to the existing Development Services Organization (DSO) building, all located at 8353 Sierra Avenue (APN:0192-031-23, 0192-031-24) pursuant to an Addendum to the Mitigated Negative Declaration (SCH NO. 2023120527.

Vice Chair Quintana opened the Public Hearing.

Angelica Martinez, Assistant Planner, presented the staff report.

The applicant, City of Fontana staff, stated that they have read and agreed to the Conditions of Approval.

The commission and staff discussed the design of the project and how it would revitalize the downtown area.

No written correspondence was received.

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 2025-010; and,

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Civic Center Renovation Project Mitigated Negative

Declaration (SCH NO. 2023120527) and direct staff to file a Notice of Determination; and

2. Approve Design Review (DRP) No. 25-0002.

ACTION: Motion was made by Secretary Armendarez and seconded by Commissioner Lozano and passed by a vote of 3-0 to approve Public Hearing Item “B”; adopt Resolution No. PC 2025-010; and Approve Design Review (DRP) No. 25-0002.

The motion carried by the following vote:

AYES: Vice Chair Quintana, Secretary Armendarez, and Commissioner Lozano

NOES: None; **ABSTAIN:** None; **ABSENT:** Chair Sanchez and Commissioner Keetle

PH-C Master Case No 25-0011 and Municipal Code Amendment No. 25-0001: Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code) to establish a new entertainment center overlay district with three (3) Entertainment Center planning areas (nodes) with land use restrictions and requirements; revisions to the land use tables in Form Based Code (FBC) (Downtown Gateway, Sierra Gateway, Route 66 Gateway, and Valley Gateway) and Commercial Zoning Districts for parcels that have frontage along Foothill Boulevard between Ilex Street to Maple Avenue and along Sierra Avenue from I-10 to Randall Avenue; revise the permit requirements for farmers markets; revise the nonconforming provisions; and include requirements for Route 66 signage along Foothill Boulevard, pursuant to a determination that the amendment is exempt from CEQA under CEQA Guidelines section 15162, 15164, and 15183 because it is consistent with the certified General Plan Environmental Impact Report (FEIR) (State Clearinghouse [SCH] No. 2016021099).

Vice Chair Quintana opened the Public Hearing.

Staff recommended that the Planning Commission continue this item to the April 15, 2025, Regular Planning Commission Meeting.

No written correspondence was received.

RECOMMENDATION:

Staff recommends that the Planning Commission continue this item to the April 15, 2025, Regular Planning Commission Meeting.

ACTION: Motion was made by Secretary Armendarez and second by Commissioner Lozano and passed by a vote of 3-0 to continue Public Hearing Item “C” to the April 15, 2025, Regular Planning Commission Meeting.

The motion carried by the following vote:

AYES: Vice Chair Quintana, Secretary Armendarez, and Commissioner Lozano

NOES: None; **ABSTAIN:** None; **ABSENT:** Chair Sanchez and Commissioner Keetle

PH-D Master Case No. 25-0020 and Municipal Code Amendment (MCA) No. 25-0005: Fontana Municipal Code Amendments to Chapter 30 (Zoning and Development Code) adopt objective design standards for residential and mixed-use development projects subject to streamlined and ministerial review under State of California law, pursuant to a determination that the amendments are exempt from CEQA under CEQA Guidelines section 15060(C), 15061(B)(3) (the common-sense exemption), and 15378.

Vice Chair Quintana opened the Public Hearing.

Staff recommended that the Planning Commission continue this item to the May 6, 2025, Regular Planning Commission Meeting.

No written correspondence was received.

RECOMMENDATION:

Staff recommends that the Planning Commission continue this item to the May 6, 2025, Regular Planning Commission Meeting.

ACTION: Motion was made by Secretary Armendarez and seconded by Commissioner Lozano and passed by a vote of 3-0 to continue Public Hearing Item “D” to the May 6, 2025, Regular Planning Commission Meeting.

The motion carried by the following vote:

AYES: Vice Chair Quintana, Secretary Armendarez, and Commissioner Lozano

NOES: None; **ABSTAIN:** None; **ABSENT:** Chair Sanchez and Commissioner Keetle

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Lozano thanked Planning staff for their staff reports.

Secretary Armendarez thanked Planning staff for their hard work and dedication and expressed his excitement for the City Hall renovation project.

Vice Chair Quintana expressed his excitement on his participation in tonight's meeting and thanked Planning Staff for their reports.

ADJOURNMENT:

Vice Chair Quintana adjourned the meeting at 6:26 p.m. to the next Regular Planning Commission Meeting on Tuesday, April 15, 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 15th DAY OF APRIL 2025.**

Ricardo Quintana
Vice Chair