City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Revised Agenda

Ord. No. 2000 Reso. No. 2026-098

Tuesday, November 24, 2026
2:00 PM

Steelworkers' Auditorium
8437 Sierra Avenue
Fontana, Ca. 92335

City Council Meeting

Acquanetta Warren - Mayor
Peter A. Garcia - Mayor Pro Tem
John B. Roberts - Council Member
Jesus "Jesse" Sandoval - Council Member
Phillip Cothran - Council Member
Germaine Key - City Clerk
Janet Koehler-Brooks, City Treasurer

Welcome to a meeting of the Fontana City Council.

Welcome to a meeting of the Fontana City Council. Meetings are held at the Steelworkers' Auditorium, 8437 Sierra Avenue, Fontana, CA 92335. To address the Council, complete a speaker card located at the entrance and indicate whether you wish to speak on a specific agenda item or during Public Communications. Submit the card to the City Clerk. Your name will be called when it is your turn to speak.

The Steelworkers' Auditorium is wheelchair accessible, and a portable microphone is available. Persons with disabilities requiring an accommodation should contact the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Upon request, agendas are available in alternative formats as required by the Americans with Disabilities Act of 1990 (42 USC § 12132). Public records related to open-session agenda items distributed within 72 hours before the meeting are available for inspection at the City Clerk's Office.

The City provides automated live translation during City Council meetings. For additional language assistance, contact the City Clerk's Office at (909) 350-7602. La Ciudad ofrece servicios automatizados de traducción en vivo durante las reuniones del Concejo Municipal. Para solicitar asistencia adicional en otros idiomas, comuníquese con la Oficina del "City Clerk" al (909) 350-7602.

For the safety of residents, employees, and visitors, oversized bags and backpacks exceeding 14" x 14" x 6" are not permitted inside the Steelworkers' Auditorium. All bags are subject to search. Face masks are prohibited; clear masks are available upon request for individuals with medical needs. Metal detector screening may be required before entry. The City Manager may grant exemptions.

PUBLIC COMMUNICATION - CLOSED SESSION:

This is an opportunity for citizens to speak to the City Council for up to 3 minutes on the following Closed Session. The Mayor and City Council reserve the right to adjust this time limit based on the number of speakers who wish to address the Mayor and City Council.

A. Public Communications - Closed Session

CLOSED SESSION:

A. 12:30 P.M. CLOSED SESSION

A. 1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (a) Name of case: Estate of Larry Mendez v. City of Fontana; Case No. CIVSB2216647. 26-1381

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (a) Name of case: Estate of Marcus

Camacho v. City of Fontana; Case No. CIVSB2507605.

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (a) Name of case: A'Vay Lewis v. City of Fontana, et al.; Claim No. 307617.

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

PUBLIC COMMUNICATIONS:

This is an opportunity for members of the public to address the City Council for up to three (3) minutes total on items either on the Agenda or items not on the Agenda, but within the City Council's jurisdiction. Note that Public Hearing items have individual and specific public input opportunities during the public hearing and testimony on those items will only be taken during the public hearing. The Council is prohibited by law from discussing or taking immediate action on non-agendized items. The Mayor and City Council reserve the right to adjust this time limit based on the number of speakers who wish to address the Mayor and City Council.

A. Public Communications

CONSENT CALENDAR:

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time Council votes on them, unless a member of the Council requests a specific item be removed from the Consent Calendar for discussion.

Approve Consent Calendar Items as recommended by staff.

A. Approval of Minutes **26-1388**

Approve the minutes of November 10, 2026, Regular City Council Meeting.

Attachments: Attachment No. 1- City Council Meeting Minutes 11-10-2026.pdf

B. Adoption of Ordinance No. 1998 (Second Reading), Amending multiple sections of Chapter 30 of the Fontana Municipal Code. **26-1382**

Conduct a second reading by title only and adopt, **Ordinance No. 1998**, Amending multiple sections of the Fontana Municipal Code to extend design review and conditional use permit entitlement periods and clarify related administrative approval requirements; update the authorization of home

occupation permits to include manufactured homes; revise the Auto Center Overlay boundaries map consistent with previous approvals; update the driveway and drive aisle paving and dimensions; and implement parking lot, driveway, and drive aisle paving specifications, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Sections 15060(C), 15061(B)(3), and Section 15378, and directing staff to file a Notice of Exemption.

Attachments: Attachment No. 1- Ord 1998

C. Adoption of Ordinance No. 1999 (Second Reading), approving an Amendment to the Fontana Gateway Specific Plan to Modify Required Building Setbacks **26-1383**

Conduct a second reading by title only and adopt, **Ordinance No. 1999**, Approving, Pursuant to a Categorical Exemption In Accordance with CEQA Guidelines Section 15303, Specific Plan Amendment No. 25-0001, An Amendment to the Fontana Gateway Specific Plan to Modify Required Building Setbacks.

Attachments: Attachment No. 1- Ord 1999

D. Reappointment of Planning and Parks, Community and Human Services Commission Members (Term Ending December 9, 2026) **26-1307**

Staff recommends that the City Council reappoint the current members of the Planning Commission and Parks, Community and Human Services Commission to serve one-year terms ending December 31, 2027.

E. Approve a Cooperative Agreement with the Fontana Unified School District (FUSD) for the Summit High School Pedestrian Crossing Project **26-1322**

Approve and authorize the City Manager to enter into a Cooperative Agreement with the Fontana Unified School District (FUSD) for the Summit High School Pedestrian Crossing Project.

Attachments: Attachment No.1 - Coop Agreement Summit High School.pdf
Attachment No.2 - Vicinity Map Summit Ped Crossing

F. Development Impact Fees Applicable to "Infill" Projects Occurring Within the City. **26-1337**

Adopt **Resolution No. 2026-098**, setting a Sunset Date Ending Certain Reductions to Development Impact Fees Applicable to "Infill" Projects Occurring Within the City, Rescinding

Attachments: Attachment No. 1 - Resolution Rescinding Resolution No. 2016-081

G. Introduce an Ordinance, Adding Article VII to Chapter 21 of the Fontana Municipal Code Relating to New Residential Developments and Annexation into Community Facilities Districts and Setting Alternatives and Exemptions; and Determining the Ordinance to be Exempt from CEQA **26-1339**

Introduce **Ordinance No. 2000** adding Article VII to Chapter 21 of the Fontana Municipal Code.

Attachments: Attachment No. 1 - Ordinance

H. Approve a Memorandum of Understanding (MOU) with Cucamonga Valley Water District (CVWD) for the Construction of Domestic and Recycled Water Lines along Cherry Avenue and Victoria Avenue for the Building a Better Connected Inland Empire Project (Westgate at Cherry and Victoria Avenues) **26-1379**

1. Approve and authorize the City Manager to enter into a Memorandum of Understanding (MOU) with Cucamonga Valley Water District (CVWD) for the Construction of Domestic and Recycled Water Lines along Cherry Avenue and Victoria Avenue for the Building a Better Connected Inland Empire Project (Westgate at Cherry and Victoria Avenues).
2. Authorize the payment to CVWD in the amount of $233,523.92 for water line improvements for the Building a Better Connected Inland Empire Project (Westgate at Cherry and Victoria Avenues).
3. Authorize the City Manager to enter into any future amendments to the MOU for a total not-to-exceed amount of $50,000.00.

Attachments: Attachment 1- Vicinity Map
Attachment 2-CVWD MOU
Attachment 3-Fees Required

I. Police Department Monthly Information Update **26-1380**

Accept the Police Department monthly information update for September 2026.

Attachments: Attachment No. 1- Sept. 2026 Report for City Council.pptx

J. A Resolution of the City Council of the City of Fontana, California, implementing a temporary reduction to development impact fees for commercial development projects occurring within the city and taking other actions related thereto. **26-1387**

Adopt **Resolution No. 2026-099**, a resolution of the City Council of the City of Fontana, California, implementing a Temporary Reduction to Development Impact Fees ("TRDIF") for eligible commercial development projects within

the City, and reducing specified development impact fees by 50% during the program period.

Attachments: Attachment No. 1 - Resolution-Commercial TRDIF

K. A Resolution of the City Council of the City of Fontana, California Approving a Change to the Time of Regular Meetings of the City Council **26-1393**

Approve **Resolution No. 2026-100**, establishing a new City Council meeting start time.

Attachments: Attachment No. 1- Reso 2026-100

L. Acceptance of Parcel Map No. 21078 and Abandonment of a Certain Portion of Right-of-Way of Nuevo Avenue and Alley **26-1390**

Accept Parcel Map No. 21078, located on the northeast corner of Arrow Blvd and Nuevo Ave, and authorize the Mayor and City Clerk to certify the abandonment of a certain portion of right-of-way of Nuevo Avenue and Alley.

Attachments: Attachment No. 1- Parcel Map 21078.pdf
Attachment No. 2- Vicinity Map.pdf

M. Establish Fee Reduction Schedule for Previously Approved Residential Storm Drain Development Impact Fees **26-1394**

Adopt **Resolution No. 2026-101**, a resolution of the City Council of the City of Fontana, California, clarifying the application of the previously approved reduction in Storm Drain Development Impact Fees for residential development projects occurring within the City.

Attachments: Attachment No.1- Fontana - Resolution re Storm Drain DIF Reduction for Residential Development-c1.docx

N. Change Order increase for Fontana Experience Network (FXN Studio) for Design, Build and Installation. **26-1395**

Approve and authorize City Manager to enter into a change order to the existing agreement with Devlin Design Group, LLC (DDG), in the amount of $47,858.24 to cover additional costs associated with delays to the FXN Television Studio Project.

Attachments: Attachment No.1- City of Fontana DDG LLC Change Order #06 Revised (1).pdf

O. Amend On-Call Board Up and Graffiti Services Agreements **26-1396**

1. Approve and authorize the City Manager to increase the annual combined amount of not-to-exceed of $600,000 annually for On-Call Board Up Agreement (BS-25-48-SP) with DOPP Property Services, BCM Group

and 86 Graffiti for the Graffiti Services Agreement (BS-26-191-SP).

2. Authorize the City Manager to execute any future amendments to the On-Call Board Up and Graffiti Removal Agreements.

CITY MANAGER COMMUNICATIONS:

A. City Manager Communications

ELECTED OFFICIALS COMMUNICATIONS/REPORTS:

A. Elected Officials Communications/Reports

A. Discussion and Possible Action Regarding Appointment to the Planning Commission to Fill a Vacancy for the Term Ending December 31, 2027 26-1392

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular City Council Meeting on December 8, 2026 at 2:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.