

# City of Fontana

8437 Sierra Avenue  
Fontana, CA 92335



## Regular Agenda

Resolution No. PC 2026-006

Tuesday, March 17, 2026

6:00 PM

Steelworkers' Auditorium

## Planning Commission

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

**Welcome to a meeting of the Fontana Planning Commission.**

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Steelworker's Auditorium 8437 Sierra Avenue, Fontana, CA 92335. To address the Commission, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Council Chambers is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk's Office.

Para traducción en Español, comuníquese con la oficina, "City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

**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 citizens to speak to the Planning Commission for up to three minutes on items not on the Agenda, but within the Planning Commission's jurisdiction. The Planning Commission is prohibited by law from discussing or taking immediate action on non-agendized items.

- 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 Planning

Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion.

**A. Approval of Minutes**

Approve the Regular Planning Commission Meeting Minutes of March 3, 2026.

**CC-A Approval of Minutes of March 3, 2026.**

**[26-0876](#)**

**Attachments:** [Draft Planning Commission Minutes of March 3, 2026](#)

**Approve Consent Calendar Item as recommended by staff.**

**PUBLIC HEARINGS:**

To comment on Public Hearing Items, you may submit comments via e-mail at [planning@fontanaca.gov](mailto:planning@fontanaca.gov). In the subject of your e-mail please indicate whether you are in favor or opposition of the item. Comments must be received no later than 5:00 p.m. on the day of the meeting. You may also fill out a card at the meeting and give it to the City Clerk. Public Comments should be no longer than three (3) minutes. If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

**All Public Hearings will be conducted following this format:**

- (a) hearing opened
- (b) written communication
- (c) council/staff comments
- (d) applicant comments
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

**PH-A Master Case No. (MCN) 18-000053: Tentative Parcel Map No. 18-000005 (TPM No. 19950) and Design Review No. 18-000010 - A request to split one (1) parcel into two (2) and for site and architectural approval for the development of two (2) new industrial commerce center buildings, Building No. 1 will have 41,218 square feet and Building No. 2 will have 30,767 square feet, and with associated site improvements, on 3.98 acres, located north of Hilton Drive and west of Hemlock Avenue (APN: 1110-151-03), pursuant to a categorical exemption in accordance with CEQA Guidelines Section 15332.**

**[26-0868](#)**

**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-\_\_\_\_, 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 Tentative Parcel Map No. 18-000005 (TPM No. 19950); and**
- 3. Approve Design Review (DR) No.18-000010**

**APPLICANT:**

**C. VanDerHoek Architects, Inc.  
4109 E. Fernwood Avenue  
Orange, CA 92869**

**LOCATION:**

**The project site is located north of Hilton Drive and west of Hemlock Avenue, (APN: 1110-151-03)**

**PROJECT PLANNER:**

**Salvador Quintanilla, Senior Planner**

- Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Project Plans](#)  
[Attachment No. 3 - Planning Commission Resolution](#)  
[Attachment No. 4 - Notice of Exemption](#)  
[Attachment No. 5 - Public Hearing Notice](#)

**PH-B Master Case No. 26-0007 and Municipal Code Amendment No. [26-0787](#)  
 26-0001: Fontana Municipal Code amendments to Chapter 30 to modify multiple sections of the Zoning and Development Code, including modifications to definitions for medical land uses in commercial zones, the definition and regulation of business parks, screening requirements for loading areas in industrial zones, and regulations in the Form-Based Code zone, including the definition of frontage coverage, maximum setback standards in the Route 66 Gateway sub-district, glazing requirements for the Shopfront frontage type, and landscaping in parking areas.**

**RECOMMENDATION:**

**Based on information on the staff report staff recommends**

that the Planning Commission adopt Resolution No. PC 2026-\_\_\_; 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 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. 26-0001 to amend Chapter 30 of the Municipal Code.

**APPLICANT:**  
City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335

**LOCATION:**  
Citywide

**PROJECT PLANNER:**  
Cecily Session-Goins, Associate Planner

**Attachments:** [Attachment No. 1 - Planning Commission Resolution](#)  
[Attachment No. 2 - Notice of Exemption](#)  
[Attachment No. 3 - Public Hearing Notice](#)

**UNFINISHED BUSINESS:**

- A. None

**NEW BUSINESS:**

- A. None

**DIRECTOR COMMUNICATIONS:**

- A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning [26-0877](#)

**Commission.**

**An update of future City Council agenda items for March 24, 2026 for the Planning Commission's information.**

**An update of future Planning Commission agenda items for April 7, 2026 for the Planning Commission's information.**

**Attachments:** [Upcoming Items CC Memo](#)  
[Upcoming Items PC Memo](#)

**COMMISSION COMMENTS:**

- A. Planning Commission Remarks:

**WORKSHOP:**

- A. None

**ADJOURNMENT:**

- A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, April 7, 2026 at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.