

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2025-050

Tuesday, December 16, 2025

6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

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

Welcome to a meeting of the Fontana Planning Commission.

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Grover W. Taylor Council Chambers 8353 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 December 2, 2025.

CC-A Approval of Minutes of December 2, 2025.

[26-0710](#)

Attachments: [Draft Planning Commission Minutes of December 2, 2025.](#)

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. 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 (MCN) No. 23-0095: Conditional Use Permit (CUP) No. 23-0025, and Administrative Site Plan (ASP) No. 23-039 - A request for the establishment of a private school within an existing (church) building and a request for site and architectural review for the modifications to the building and associated on-site improvements, on an existing 2.9 acre parcel located at 17487 Arrow Boulevard, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15301.

[25-0689](#)

RECOMMENDATION:

Based on the information contained in this staff report and subject to the attached Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025 - _____, and;

1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), 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. 23-0025, and;
3. Approve Administrative Site Plan (ASP) No. 23-0039.

APPLICANT:

Ben Wu
WYF Architecture
40 E. Huntington Drive
Arcadia, CA 91206

LOCATION:

The project site is located on the southwest corner of Arrow Boulevard and Tamarind Avenue, at 17487 Arrow Boulevard (APN: 0192-221-38).

PROJECT PLANNER:

Alexia Barberena, Associate Planner

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

PH-B Master Case No. (MCN) 24-0026: Tentative Tract Map No. 24-0002 (TTM No. 20690), and Design Review (DRP) No. 24-0011; A Tentative Tract Map for the subdivision of one parcel to establish a condominium map for the development of 153 units and a Design Review request for site and architectural approval of 153 condominiums units, inclusive of 69 detached units and 84 attached units along with associated site improvements, pursuant to the adoption of a Mitigated Negative Declaration, and approval of a Mitigation Monitoring and Reporting Program and directing staff to file a Notice of Determination. [**25-0655**](#)

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-____, and;

1. Adopt the Mitigated Negative Declaration, and approve the Mitigation Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination, and;

2. Approve Tentative Tract Map No. 24-0002 (TTM No. 20690), and;

3. Approve Design Review (DR) No. 24-0011.

APPLICANT:

North Fontana Investment Company, LLC
Stacey Sassaman
1156 N. Mountain Avenue
Upland, CA 91786

LOCATION:

The project site is located on the north side of Curtis Avenue at Catawba Avenue (APN: 1108-081-04).

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

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

PH-C Master Case No. (MCN) 25-0018: Tentative Tract Map No. 25-0001 (TTM No. 20282), and Design Review (DRP) No. 25-0006; A request for the establishment of a condominium map, and for the site and architectural review for the development of 219 attached condominium units with various amenities and associated improvements, pursuant to a previously adopted Environmental Impact Report and Mitigation Monitoring and Reporting Program for the Ventana at Duncan Canyon specific plan project (SCH No. 2021100400) and directing staff to file a Notice of Determination. [**26-0704**](#)

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-____, and;

1. Find that the project has been reviewed under the previous Environmental Impact Report for the Ventana Specific Plan (Master Case No. 22-000099R1, General Plan Amendment No. 21-000006, and Specific Plan Amendment No. 22-000001) pursuant to CEQA Sections 15162 through 15164 and Section 8-10 of the Fontana 2019 Local Guidelines for Implementing CEQA and that none of the exceptions in CEQA Section 15162 apply here, and direct staff to file a Notice of Determination;
2. Approve Tentative Tract Map No. 25-0001; and,
3. Approve Design Review (DR) No. 25-0006.

APPLICANT:

KB Home
Addison Garza
36310 Inland Valley Dr. #300
Wildomar, CA. 92595

LOCATION:

The project site is located at 16015 Duncan Canyon Road (APN: 1107-262-64, formerly known as APN: 1107-262-08).

PROJECT PLANNER:

Alexia Barberena, Associate Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Project Plans](#)
[Attachment No. 3 - Planning Commission Resolution, and Conditions of Approval](#)
[Attachment No. 4 - Notice of Determination](#)
[Attachment No. 5 - 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 Commission. [26-0711](#)

An update of future City Council agenda items for December 23, 2025 for the Planning Commission's information.

An update of future Planning Commission agenda items for January 6, 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, January 20, 2026 at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, CA 92335.