

City of Fontana

8437 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2026-011

Tuesday, April 21, 2026

6:00 PM

Steelworker's 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 Steelworker's Auditorium 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 Steelworker's Auditorium. All bags are subject to search. Face masks are prohibited in the Steelworker's Auditorium, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Steelworker's Auditorium, 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.

CC-A A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 15166 Foothill Boulevard, Identified as Assessor Parcel Number 1110-161-08-000, is in Conformance with the City of Fontana 2015-2035 General Plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3). [26-0904](#)

RECOMMENDATION:

Planning Commission of the City of Fontana adopt Resolution No. 2026-011 Determining that the Acquisition of Certain Real Property Located at 15166 Foothill Boulevard, Identified as Assessor Parcel Number 1110-161-08-000, is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

15166 Foothill Boulevard, Assessor's Parcel Number 1110-161-08.

PROJECT PLANNER:

Patty Nevins, Director of Planning

Attachments: [Attachment No. 1 - Vicinity Map](#)

[Attachment No. 2 - PC Resolution for GP Consistency finding](#)

[Attachment No. 3 - Government Code](#)

CC-B A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Identified as Assessor Parcel Numbers 1100-111-51 and 1100-091-71 is in Conformance with the City of Fontana 2015-2035 General Plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3). [26-0905](#)

RECOMMENDATION:

Planning Commission of the City of Fontana adopt Resolution No. 2026-012 Determining that the Acquisition of Certain Real Property Identified as Assessor Parcel Numbers 1100-111-51

and 1100-091-71 is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

Assessor's Parcel Number 1100-111-51 and 1100-091-71

PROJECT PLANNER:

Patty Nevins, Director of Planning

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - PC Resolution](#)
[Attachment No. 3 - Government Code](#)

CC-C A Resolution of the Planning Commission of the City of Fontana Determining that the Vacation, Abandonment and Disposition of portions of Cherry Avenue, located south of Aliso Drive, Assessor Parcel Numbers 0236-122-23 and 0236-122-22, is in Conformance with the City of Fontana 2015-2035 General plan, pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).

26-0919

RECOMMENDATION:

Consider the location, purpose, and extent of the proposed real property vacation, abandonment, and disposition described herein as required under Government Code Section 65402(a) and adopt Resolution No. PC 2026-013 finding that the proposed vacation, abandonment and disposition is in conformance with the City's General Plan, determining that the project is exempt under CEQA Guidelines Section 15060(b)(3) and directing staff to file a Notice of Exemption.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

The locations of the proposed vacations are east of Cherry Avenue, south of Aliso Drive (APN's 0236-122-23 and

0236-122-22).

PROJECT PLANNER:
Esmeralda Gomez, Associate Engineer

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - PC Resolution No. 2026-013](#)
[Attachment No. 3 - Exhibit A](#)
[Attachment No. 4 - Exhibit B](#)
[Attachment No. 5 - Government Code Section 65402](#)

CC-D Approval of Minutes of April 7, 2026.

[26-0938](#)

Attachments: [Draft Planning Commission Minutes of April 7, 2026](#)

Approve Consent Calendar Items 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 No. (MCN) 21-0128: Conditional Use Permit (CUP) No. 21-0021, Conditional Use Permit (CUP) No. 21-0025, and Administrative Site Plan (ASP) No. 21-0057 - A conditional use permit request for a proposed truck sales operation and a conditional use permit request for a proposed repair facility operation along with an administrative site plan request for the construction of an approximately 29,185 square foot building and associated site improvements on an approximately 1.9-acre, located at 14592 Boyle Avenue, (APN: 0236-051-13, -21, -29 and -30), pursuant to a Categorical

[26-0910](#)

Exemption in accordance with CEQA Guidelines Section 15332.

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 from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section No. 15332 (Class No. 32, Infill Development) of , 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. 21-0021, and
3. Approve Conditional Use Permit (CUP) No. 21-0025, and
4. Approve Administrative Site Plan (ASP) No.21-0057

APPLICANT:

Jose Carcelan
GVT Trucking
P.O. Box 1917
Rancho Cucamonga, CA 91729

LOCATION:

The project site is located at 14592 Boyle Avenue (APNs: 0236-051-13, -21, -29 and -30).

PROJECT PLANNER:

Alejandro Rico, Associate Planner

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

PH-B Master Case No. 22-000011-R3: Tentative Parcel Map No. 20761 (TPM No. 22-000033-R2), Minor Use Permit No. 25-0006, and Design Review No. 22-00005-R2 - A request for site and architectural approval for a proposed revision to a previously approved commercial center. Revisions include the

[26-0907](#)

reconfiguration of the site from five parcels to four parcels and the relocation of the carwash building, vacuums and canopies to the northwest portion of the site, pursuant to a previously approved Mitigated Negative Declaration for the Midland Plaza project in accordance with CEQA Guidelines Sections 15162 through 15164 et seq.

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 2026 -___; and,

1. Find that, pursuant to CEQA Guidelines Sections 15162 through 15164 et sec, the project has been reviewed under the previous Mitigated Negative Declaration for Tentative Parcel Map No. 20761 (TPM No. 22-000033), Conditional Use Permit No. 22-000002, Design Review No 22-000005 and has adequately identified that there will be no impacts associated with the project that cannot be mitigated, and no previously reviewed impact areas have substantially changed and direct staff to file a Notice of Determination; and,

2. Adopt a resolution approving Tentative Parcel Map No. 20761 (TPM No. 22-000033-R2), Minor Use Permit No. 25-0006, and Design Review No. 22-000005-R2.

APPLICANT:

Core States Group
18215 72nd Avenue S
Kent, WA 98032

LOCATION:

The project site is located on the west side of Sierra Avenue between Baseline Avenue and Montgomery Avenue (APN: 0241-051-01, -02, -16, -17 and -32)

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

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

PH-C Master Case No. 26-0011 and Municipal Code Amendment No. 26-0002: Fontana Municipal Code amendments to Chapter 30 to modify standards for outdoor dining and parking standards in the downtown core, make revisions to the No Net Loss program, add definitions to differentiate vehicle parking from storage, clarify timing of entitlement applications, and modify the definition of accessory land uses, pursuant to a categorical exemption from the California Environmental Quality Act (“CEQA”) in accordance with CEQA Guidelines Sections 15060(c), 15378, and 15061(B)(3). [26-0850](#)

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. 26-0002 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/Exhibit A](#)
[Attachment No. 2 - Notice of Exemption.docx](#)
[Attachment No. 3 - Public Hearing Notice](#)

PH-D Master Case No. 23-0100: Development Agreement No. 23-0085R1 and Development Agreement No. 23-0085R2 - a request to amend and restate the previously approved Development Agreement (DA) for the Citrus/Oleander Industrial Commerce Center Project to allocate the provision of public benefit fees among properties in a manner consistent with Planning Commission Resolution No. 2025-040.

[26-0937](#)

RECOMMENDATION:

Based on information on the staff report staff recommends that the Planning Commission adopt Resolution No. PC 2026 - ____, and forward a recommendation to the City Council to:

1. Determine that the recommended development agreement modifications are 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. Determine that the development agreement modifications together with the underlying project were adequately analyzed in the previously certified Citrus and Oleander Avenue at Santa Ana Avenue Project Environmental Impact Report (EIR) (State Clearinghouse No. 2022110389) and its subsequent Addendum, and pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR is required because there are no substantial changes in the project or its circumstances, and no new information of substantial importance has been identified that would result in any new or more severe significant environmental impacts; and

3. Adopt an Ordinance approving Amended and Restated Development Agreement No. 23-0085R1, as to Assessor's Parcel Number 0255-021-17 (Acacia DA Amendment); and

4. Adopt an Ordinance approving Amended and Restated Development Agreement No. 23-0085R2, as to Assessor's Parcel Numbers 0255-011-13, 0255-011-14, 0255-011-18,

0255-011-19 and 0255-011-25 thru 0255-011-32 (North Palisades DA Amendment).

APPLICANT:

**Acacia Real Estate Group, Inc.
David B Pittman
260 Newport Center Drive, Suite No. 100
Newport Beach, CA 92660**

**North Palisade Partners, LLC
Brian Wong
303 N. Glenoaks Boulevard, Suite 340
Burbank, CA 91502**

LOCATION:

The subject property includes Assessor’s Parcel Number 0255-021-17 (Acacia Property), which is located north of Santa Ana Avenue, east of Oleander Avenue, and west of Cypress Avenue, and Assessor’s Parcel Numbers 0255-011-13, 0255-011-14, 0255-011-18, 0255-011-19 and 0255-011-25 thru 0255-011-32 (North Palisades Property) which is located north of Santa Ana Avenue, east of Citrus Avenue, and west of Oleander Avenue

PROJECT PLANNER:

DiTanyon Johnson, Planning Manager

Attachments: [Attachment No. 1 - Vicinity Map - Acacia](#)
[Attachment No. 2 - Vicinity Map - North Palisades](#)
[Attachment No. 3 - Acacia and North Palisades DA Resolution](#)
[Attachment No. 4 - Development Agreement \(AGR\) 23-0085R1 for Acacia](#)
[Attachment No. 5 - Development Agreement \(AGR\) 23-0085R2 for North Palisades](#)
[Attachment No. 6 - Public Hearing Notice - AGR23-0085R1- Acacia](#)
[Attachment No. 7 - Public Hearing Notice - AGR23-0085R2 - North Palisades](#)

UNFINISHED BUSINESS:

- A. None

NEW BUSINESS:

- A. None

DIRECTOR COMMUNICATIONS:**A. Director Communications:**

DC-A Upcoming cases scheduled for City Council and Planning Commission. [26-0939](#)

An update of future City Council agenda items for May 12, 2026 for the Planning Commission's information.

An update of future Planning Commission agenda items for May 5, 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, May 5, 2026 at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.