



# City of Fontana

8437 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 26-0787  
**Agenda #:** PH-B

**Agenda Date:** 3/17/2026  
**Category:** Public Hearing

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**FROM:**

Planning Department

**TITLE:**

Master Case No. 26-0007 and Municipal Code Amendment No. 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

**REQUEST:**

Municipal Code Amendment (MCA) No. 26-0001 to amend multiple sections of the Zoning and Development Code, including modifications to 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.

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

**BACKGROUND INFORMATION:**

The City of Fontana Zoning and Development Code regulates the development of commercial, industrial, and residential projects. Staff conducts ongoing reviews of the municipal code to determine where language within the code would benefit from updates, clarification, and/or redefinition to the help streamline zoning and facilitate the development process.

**PROJECT DESCRIPTION:**

The City initiated Municipal Code Amendment No. 26-0001 to update Chapter 30 (Zoning and Development Code) as summarized below; a detailed list of the proposed amendments is provided within Exhibit "A" of the Planning Commission Resolution provided as Attachment No. 1.

**ANALYSIS:**

***Definition of acute care and urgent care*** - Addition of definition of acute care and urgent care medical uses to provide a clear delineation between the uses.

***Definition of business parks*** - Modification to the definitions to eliminate unnecessary and redundant definitions of terms that do not appear elsewhere in the Zoning and Development Code and to clarify the type of development that qualifies as a business park.

***Medical uses in commercial zones*** - Modifications to allowable land uses in the Community Commercial (C-1) and General Commercial (C-2) zones to allow urgent care uses as they are similar to typical medical offices. Acute care uses will continue to be disallowed.

***Definition of frontage coverage in Form-Based Code zone*** - Modification to the definition of frontage coverage in the Form-Based Code zone to ensure clarity and uniform application.

***Maximum setback standards in Form-Based Code zone*** - Modification to required maximum setback for buildings in the Route 66 Gateway subdistrict of the Form-Based Code zone to allow for a greater setback and consistency with existing development in the area.

***Glazing requirements for the Shopfront frontage type*** - Modification to allow the use of spandrel glass to fulfill the minimum glazing requirement for this frontage type.

***Landscaping in parking areas in Form-Based Code zone*** - Modifications to require that mixed-use or commercial development parking areas comply with landscaping requirements applicable to similar development in other zones.

***Modification to special use regulations pertaining to business parks*** - Exclusion of business parks from the special use regulations applicable to warehousing distribution and logistics land uses in the Light Industrial (M-1) zone.

***Screening of loading areas in Industrial zones*** - Modifications to clarify that the requirement to

screen loading areas applies to dock doors and truck courts.

In summary, the proposed amendments will provide for flexibility and streamlining of the City's Zoning and Development Code to facilitate desirable development within the City.

**MOTION:**

Approve staff's recommendation

**ATTACHMENTS:**

Attachment No. 1 - Planning Commission Resolution

Attachment No. 2 - Notice of Exemption

Attachment No. 3 - Public Hearing Notice

RESOLUTION NO. PC 2026 - \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, RECOMMENDING THAT THE FONTANA CITY COUNCIL ADOPT AN ORDINANCE APPROVING AMENDMENTS TO MULTIPLE SECTIONS OF THE FONTANA MUNICIPAL CODE, INCLUDING AMENDMENTS TO SEC. 30-12 PERTAINING TO THE DEFINITION OF ACUTE CARE, URGENT CARE AND BUSINESS PARK; SEC. 30-358 PERTAINING TO THE DEFINITION OF FRONTAGE COVERAGE; SEC. 30-368 PERTAINING TO THE MAXIMUM SETBACK FOR BUILDINGS IN THE ROUTE 66 GATEWAY SUBDISTRICT OF THE FORM-BASED CODE ZONE; SEC. 30-386 PERTAINING TO THE MINIMUM GLAZING STANDARD FOR THE SHOPFRONT FRONTAGE TYPE IN THE FORM-BASED CODE ZONE; SEC. 30-389 PERTAINING TO REQUIRED LANDSCAPING IN PARKING AREAS FOR MIXED-USE AND COMMERCIAL DEVELOPMENTS IN THE FORM-BASED CODE ZONE; SEC. 30-489 PERTAINING TO THE URGENT CARE AND ACUTE CARE LAND USES IN THE COMMERCIAL ZONES; SEC. 30-538 PERTAINING TO REQUIRED SCREENING OF LOADING AREAS IN INDUSTRIAL ZONES, PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTIONS 15060(C), 15061(B)(3), AND SECTION 15378.**

**WHEREAS**, pursuant to Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

**WHEREAS**, Government Code sections 50022.1 to 50022.10 authorize a city to codify and recodify its ordinances; and

**WHEREAS**, through Municipal Code Amendment (“MCA”) No. 26-0001, the City of Fontana (“City”) desires to restate without substantive revision, amend and recodify certain ordinances codified in the Fontana Municipal Code (“FMC”); and

**WHEREAS**, the General Plan includes policies and actions calling for numerous updates to the FMC; and

**WHEREAS**, Section 30-12. – List of definitions. is amended to add definitions for acute care and urgent care, to modify the definition of business park, and to eliminate additional definitions of business parks; and

**WHEREAS**, Section 30-358. – List of definitions. is amended to modify the definition of frontage coverage; and

**WHEREAS**, Section 30-368. – Route 66 gateway district. is amended to modify the maximum building setback in the Route 66 Gateway subdistrict of the Form-Based Code zone; and

**WHEREAS**, Section 30-386. Shopfront. is amended to allow the use of spandrel glass, or similar, to fulfill the minimum glazing requirement; and

**WHEREAS**, Section 30-389. – Fences, hedges and walls. is amended to require landscaping in parking areas of commercial and mixed-use developments in the Form-Based Code zone; and

**WHEREAS**, Section 30-489. – Uses permitted. is amended to allow the urgent care land use in Commercial zones; and

**WHEREAS**, Section 30-532. – Special use regulations. is amended eliminate business parks from warehousing distribution/logistics special use regulations; and

**WHEREAS**, Section 30-538. – Screening. is amended to clarify that screening of loading areas pertains to dock areas in Industrial zones; and

**WHEREAS**, the Fontana Planning Commission (“Planning Commission”) recommends that the Fontana City Council (“City Council”) determine that the amendments qualify for a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA. Furthermore, Planning Commission recommends that City Council finds that the amendments are nonetheless exempt from the requirements of 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

**WHEREAS**, on March 17, 2026, the Planning Commission carefully considered all information pertaining to the municipal code amendments, including the staff report, and all the information, evidence, and testimony presented at its public hearing on March 17, 2026; and

**WHEREAS**, the amendments are consistent and compatible with the General Plan, and that the updates are in line with goals, policies and objectives of the City; the Housing Element policies and the Zoning and Development Code; and

**WHEREAS**, the amendments will be in conformity with best land use practices and will establish appropriate development standards for the land use designations; and

**WHEREAS**, the amendments to the FMC that are attached hereto as Exhibit “A” and incorporated herein by this reference; and

**WHEREAS**, the amendments will not be detrimental to the public health, safety, and general welfare, will not adversely affect the orderly development of property, will better express the City’s policies, and will generally promote good land use planning and regulation; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, the Planning Commission RESOLVES as follows:**

**Section 1. Recitals.** The above recitals are true, correct and incorporated herein by reference.

**Section 2. CEQA.** The Planning Commission hereby recommends that the City Council determine that this ordinance qualifies for a categorical exemption pursuant to the California Environmental Quality Act (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, that this Ordinance is nonetheless exempt from the requirements of 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; therefore, a Notice of Exemption has been prepared.

**Section 3. Municipal Code Amendment.** The Planning Commission hereby makes the following finding for MCA No. 26-0001 in accordance with Section 30-45(b) “Hearing-Planning Commission” development code amendments of the Fontana Zoning and Development Code:

**Finding:**                   **The proposal substantially promotes the goals of the City’s general plan.**

**Finding of Fact:**       The proposed Municipal Code Amendments will clarify and streamline the City’s development requirements and processes while facilitating housing, commercial development and supporting the business community. As such, they promote the General Plan goals of adequate housing to meet the needs of all residents in Fontana and promoting a diversified economy.

**Section 4. Recommendation of Approval.** Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt an ordinance approving MCA No. 26-0001 to amend multiple sections of the FMC as indicated in Exhibit “A” which is attached hereto and incorporated herein by reference.

**Section 5. Resolution Regarding Custodian of Record:** The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

**Section 6. Certification.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**Section 7. Effective Date.** This Resolution shall become effective immediately upon its adoption.

**Section 8. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect any other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

**APPROVED AND ADOPTED** by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 17<sup>th</sup> day of March 2026.

**City of Fontana**

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Joseph Armendarez, Chairperson

**ATTEST:**

I, Torrie Lozano, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 17<sup>th</sup> day of March 2026, by the following vote, to-wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Torrie Lozano, Secretary

**“EXHIBIT A”**

**AMENDMENT TO FONTANA MUNICIPAL CODE CHAPTER 30**

(\*Additions shown in underline, deletions shown in ~~strikeout~~)

**ARTICLE I. – GENERAL PROVISIONS AND DEFINITIONS**

**Sec. 30-12. – List of Definitions**

Text prior to remain unchanged

...

*Acreage, gross* means all land within a defined area, including private ownerships and future public rights-of-way, easements, etc.

*Acute care* means a 24-hour facility licensed by the State to provide diagnostic, therapeutic, and rehabilitative services by or under the supervision of physicians. This use is characterized by inpatient beds for stays exceeding 24 hours, surgical suites, and intensive care units. It may include "Emergency Services" (Level I-V Trauma Centers) as a primary or accessory use, along with helipads, laboratories, and specialized treatment wings.

*Addition* means any construction that is attached to an existing building and which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

...

*Bus terminal* means a use that includes a building and area in which patrons of a private or semi-private for-pay passenger transportation service may purchase tickets on site (or off site if the point of sale is the subject site) for passage on a motor carrier, may board or disembark such motor carrier, and which may allow such motor carrier to remain in a secured area for more than two hours at a time. For the purpose of this definition, "motor carrier" shall mean a bus, van, limousine, or similar multi-passenger vehicle. Bus terminals may provide for the storage, maintenance, and services of busses including repair, washing, and fueling facilities. A bus terminal may include a bus depot. (See definition of "bus depot".)

~~*Business park, general* means a group of three or more substantially compatible and cross-supporting uses, typically in separate buildings with multiple tenant spaces, on a single parcel or multiple contiguous parcels of land that are planned, developed, and operated as an integrated site with shared common areas for such uses and supporting ancillary uses. Special design attention is given to circulation, parking, utility needs, aesthetics, and compatibility. Basic elements of a business park include, but are not limited to, the following: developments that are themed to a particular profession or discipline and contain strong branding; shared open space, parking, and amenities; architectural, design, and signage consistency; on-site management, property owners associations (POAs), governing documents such as covenants, conditions and restrictions (CC&R's), and may be held in condominium or in fee ownership. A development containing a cluster of buildings designed for a mix of research and development, light manufacturing (involving no raw materials), and administrative and professional offices. Business parks are characterized by a campus-like setting with unified architectural design, extensive landscaping, and the excluding of heavy industrial activities that produce significant noise, odor, or outdoor storage.~~

~~*Business park, industrial* means a group of three or more industrial uses, typically in separate buildings with multiple tenant spaces, on a single parcel or multiple contiguous parcels of land, that are planned, developed, and operated as an integrated site with shared common areas for such uses and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and compatibility. Incidental supporting uses that are ancillary to the main business park, may be permitted by the Director of Community Development provided specific written findings.~~

~~*Business park, logistics* means a group of three or more trucking related uses, typically in separate buildings with multiple tenant spaces, on a single parcel or multiple contiguous parcels of land, that are planned, developed, and operated as an integrated site with shared common areas for such uses and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and compatibility. Incidental supporting uses that are ancillary to the main business park, may be permitted by the Director of Community Development provided specific written findings.~~

~~*Business park, office* means a group of three or more office uses, typically in separate buildings, on a single parcel or multiple contiguous parcels of land, that are planned, developed, and operated as an integrated site with shared common areas for such uses and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and compatibility. Incidental supporting uses that are ancillary to the main business park, may be permitted by the Director of Community Development provided specific written findings.~~

...

*University or college* means an educational institution of higher learning which offers a course of study designed to culminate in the issuance of a degree as defined by the Education Code § 29002 of the State of California, or successor legislation.

*Urgent care* means an establishment providing immediate, short-term medical treatment for acute illness or injury on a walk-in basis, typically outside of standard business hours (8:00 am – 5:00 pm). Unlike a Medical Office, it does not primarily serve a permanent patient base through scheduled appointments; unlike an Emergency Room, it is not equipped to handle life-threatening trauma or overnight stays. These facilities may include diagnostic services such as imaging and laboratory testing as accessory uses.

*Use* means the purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is, or may be, occupied or maintained.

...

Remainder of section to remain unchanged

### **ARTICLE III – FORM BASED CODE**

#### **Sec. 30-358. – List of definitions.**

...

*Frontage* means a strip or extent of land abutting a thoroughfare, civic space or other public right-of-way.

- (1) Frontage, private. The area between the building facade and the shared lot line between the public right-of-way and the lot.
- (2) Frontage, public. The area between the curb of the vehicular lanes and the edge of the right-of-way.

*Frontage coverage* means ~~the minimum percentage of the length of the frontage coverage zone that shall be occupied by a primary building façade(s)~~ the minimum percentage of a lot's width that must be occupied by a building façade, measured at the maximum setback line. This calculation ensures the continuity of the "street wall" and prevents excessive gaps between buildings that disrupt the pedestrian environment. Frontage coverage requirements shall not be applied to project sites less than 75 feet in width as measured at the front property line adjacent to the public right-of-way.

*Frontage coverage zone* means the space between the minimum and maximum front yard setback lines and the minimum size yard or front yard setback line.  
Remainder of section to remain unchanged.

**Sec. 30-368. Route 66 gateway district.**

The Route 66 gateway district is primarily intended for commercial retail and personal service uses with incorporated automobile uses that have traditionally been located along the corridor.

Residential or Mixed-Use Density		Minimum		Maximum
		18 units/acre		39 units/acre
Commercial Floor Area Ratio (without a residential component)		—		2.0
Setback		Building setback from PL		
		Front		Side/Rear
		Min. (ft.)	Max. (ft.)	Min. (ft.)
i.	Front Street	0	10*/25 <u>on parcels without frontage on Foothill Blvd.</u>	—
ii.	Side Street	0	10*	—
iii.	Side (Interior)	—	—	0
iv.	Rear yard	—	—	5

\* Required setbacks for civic buildings may be modified with Planning Commission approval.

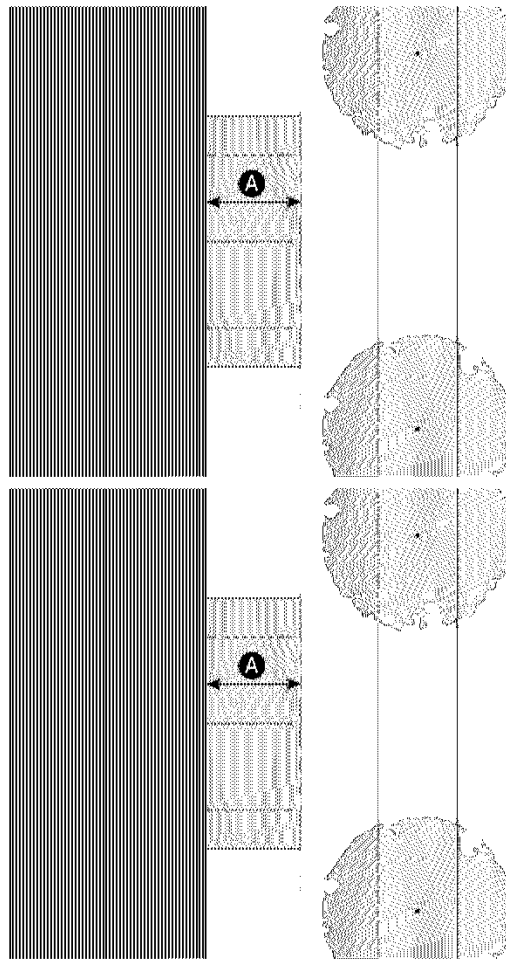
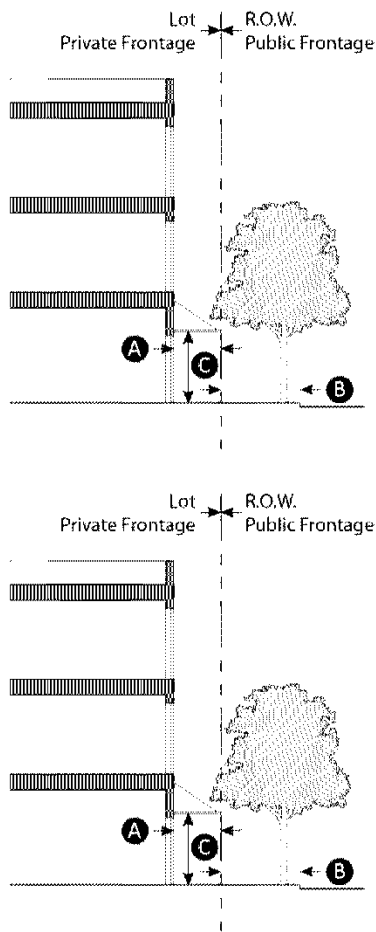
Allowed Building Types	Min		Max.	
	Stories/ft.	Lot W/D	Stories/ft.	Lot W/D
Flex	1/30	25/100	4/60	400/150
Hybrid	3/40	150/160	5/70	400/150
Liner	1/24	100/100	5/70	200/150
Live/Work	1/24	75/80	3/40	150/150
Rowhouse	2/24	75/80	3/40	150/150
Frontage Coverage			50% minimum	
Story Height				
Ground Floor			Upper Stories	
Min. Height	12 ft.	Minimum Height		10 ft.

W = Building lot width along primary frontage; D = Building lot depth perpendicular to primary frontage.

Hotels may be allowed to a maximum of seven stories and 90 feet in height.

Remainder of section to remain unchanged.

**Sec. 30-386. Shopfront.**



In the shopfront

frontage type, the main facade of the building has an at-grade entrance along the public way. This type is intended for retail and other commercial uses. It has substantial glazing at the sidewalk level and may include an awning that may encroach into the ROW. It may be used in conjunction with other frontage types.

**Size**

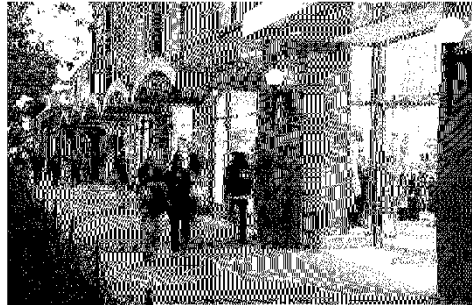
<b>Ground floor transparency</b>	40% min.
Ground floor transparency may be achieved through the use of spandrel glass or similar, to the satisfaction of the Director of Planning.	

**Awning**

<b>Depth</b>	4 ft. min.	<b>A</b>
<b>Setback from curb</b>	2 ft. min.	<b>B</b>
<b>Height, clear</b>	8 ft. max.	<b>C</b>

**Design Standard**

Shopfront glass shall be clear without reflective glass frosting or dark tinting. Shopfront windows may be clerestory windows (horizontal panels) between the shopfront and second floor/top of single-story parapet. Glass clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass. Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged. Operable awnings are encouraged. Operable awnings are encouraged.



**Sec. 30-389. Fences, hedges and walls.**

*(a) Single-family and multi-family site walls and fencing.*

- (1) Low walls or hedges may be used to divide space, create a variety in landscaping and to define site edges.
- (2) Locate fences or walls on the property line (excluding the front property line) to define private open space and common open space areas, protect privacy, and buffer residents from noise sources.
  - a. Use masonry materials for sound reduction purposes.
  - b. Masonry walls shall include a top or cap.
  - c. Wood and chain link fencing is prohibited. However, wood picket fencing shall be allowed in the front yard setback area of the neighborhood district.

- (4) Design fences and walls to be an attractive part of the project, with materials and designs that are compatible with the exterior building materials and demonstrate design integrity with the project as a whole.



- (5) Front yard fencing and walls shall comply with the following requirements as applicable:
- a. *Single family*. Open fencing and solid walls shall be setback from the sidewalk by at least two feet to allow for landscaping; not grass that must be mowed or trimmed;
  - b. *Multi-family*. Open fencing and solid walls shall meet the standards in Table 30-389.A.
- (6) The overall height of fencing, when present, shall not exceed the standards in Table 30-389.A. below:

Table 30-389.A.—Maximum Height of Fences or Walls

Location of Fence or Wall	Maximum Height
Within front or side street setback	
Solid wall	3 feet
Open fencing	4 feet
Not within front or side street setback	
Interior side and rear property line	6 feet

- (b) *Mixed-use or commercial site walls and fencing.*

- (1) Walls and fences shall meet the requirements of Section 30-494(g) and Section 30-500 of the Zoning and Development Code.
- (2) *Fence design.* Fences shall be constructed, designed and maintained as follows:
  - a. *Permitted materials.* Fencing visible from public view should be open work such as wrought iron and metal (tube) fences with design features. Masonry, stucco and plaster are permitted when deemed more appropriate to the design of the building on the project site.
  - b. *Fence maintenance.* Every fence shall be kept in good repair, consistent with the design thereof. The property owner shall be responsible for landscaping and maintaining the area, if any, between the property line and the owner's fence.
  - c. *Hazardous and prohibited materials.* Fences shall not incorporate barbed wire and razor wire, spiked tips, chain link of any kind, woven wire mesh ("chicken wire"), welded wire mesh, woven wire ("hog wire") rope, cable, railroad ties or any other similar materials or materials not specifically manufactured for permanent fencing.
- (3) *Walls and fences in parking areas.* Fencing and walls in parking areas shall be landscaped in adherence to standards in Sec. 30-670(a)(8).

**ARTICLE VI. – COMMERCIAL AND MIXED-USE ZONING DISTRICTS**

**Sec. 30-489. Uses permitted.**

- (a) *Uses by zoning district.* Table No. 30-489, lists the uses permitted in each of the commercial and mixed-use zoning districts. A "P" indicates a use is permitted by right subject to design review by the Planning Commission, administrative site plan review by the Director of Planning, or regulatory permit issued by the City, an "M" indicates the use requires the granting of a minor use permit approved by the Director of Planning, a "C" indicates the use requires the granting of a conditional use permit approved by the Planning Commission, and "—" means the use is not permitted in that zoning district.
- (b) *Uses subject to specific requirements.* Permitted uses marked with an asterisk "\*" indicate that the use is subject to special use regulations in Chapter 33, Section 30-491 and Chapter 15 of the Municipal Code. Conditional uses are subject to the provisions in Section 30-492.
- (c) Uses marked with a superscript\*\* indicate that the requirement pertains to parcels with frontage along Foothill Boulevard between Ilex Street to Maple Avenue.

**Table No. 30-489  
Allowed Uses within Commercial Zoning Districts**

Use	C-1	C-2	RMU
<b>Retail Sales</b>			
Adult businesses	P*	P*	—
Antique shop	P	P	P
Automobile sales agency with or without incidental repair and sales display area	—	C	C
Automobile supply store (no machine shop)	P	P	P
Bakery goods store	P	P	P
Bar, cocktail lounge	C	C	C
Bicycle shop	P	P	P
Boat sales with incidental repair and sales display area	—	C	C

Book store	P	P	P
Building materials, retail sale of (if contained within a completely enclosed building)	—	P	P
Building materials with outdoor storage	—	—** /P*	P*
Blueprinting establishment	—	P	P
Cannabis retailer, storefront (with City Permit)	P*	P*	—
Caterer	P	P	P
Clothing store	P	P	P
Computer store	P	P	P
Convenience store	P	P	P
Cafés (cyber, animal, gaming)	P** /C	P** /C	C
Department store	—	P	P
Discount store	P	P	P
Drugstore	P	P	P
Electrical Supply Store	P	P	P
Feed store	C	M	—
Florist shop	P	P	P
Furniture store	P	P	P
Garden furniture and supplies store	P*	P*	P*
Glass or mirror store	P	P	P
Grocery, fruit, vegetable, meat, fish, poultry, or delicatessen store	P	P	C
Hardware store	P*	P*	P*
Hobby supplies store	P	P	P
Home furnishing store	P	P	P
Household appliance store	P	P	P
Ice cream store	P	P	P
Ice storage locker (if not more than five-ton capacity)	P	P	P
Interior decorating shop	P	P	P
Jewelry and coin store	P	P	P
Liquor store	C	C	C
Micro-brewery	—	C	C
Newsstand	P	P	P
Novelties store	P	P	P
Nursery, plant (includes statuary sales)	P*	P*	P*
Paint and wallpaper shop	P	P	P
Pawn shop	—	C	C
Pet boarding	—	M	—
Pet shop	P	P	P
Plumbing supply store	—	P	P
Radio, television, and small electrical appliance shop (including repair when incidental to retail sales)	P	P	P
Restaurant, café, excluding those having dancing and/or floorshows. Alcohol beverages are not permitted.	P*	P*	P*

Restaurant and café with entertainment and/or dancing. Alcohol beverages permitted. (See Section 30-492 for alcohol beverage sales)	<u>P*/C*</u>	<u>P*/C*</u>	<u>C*</u>
<del>Restaurant, café, without entertainment and/or dancing. alcohol beverages permitted. (See Section 30-492 for alcohol beverage sales)</del>			
Restaurant, drive-thru and take out	P*	P*	P*
Secondhand store	—	P	P
Shoe store	P	P	P
Smoke/tobacco shop and vape shop	C	C	C
Sporting goods store	P	P	P
Swap meet (indoor/outdoor)	—	—	—
Tattoo establishments	P*	P*	P*
Trailer and mobile home sales and rental	—	P*	C
Truck and trailer sales ( <u>Properties fronting vValley bBoulevard only</u> )	—	C	—
Wholesale auto sales (requires one stall)	C	C	—
Warehousing sales, retail	C	P*	P*
Warehousing sales, wholesale	—	C	P*
<b>Business and Professional Offices</b>			
Administrative and professional offices involving no retail trade	P	P	P
Art gallery	P	P	P
Financial institution	P	P	P
Clinic, medical or dental, acupuncture ( <del>not including acute and For</del> <u>urgent care, see land use below</u> )	P	P	P
Convention centers	—	—	P
Government offices	P	P	P
Medical laboratory	—	P	P
Optician	P	P	P
Pharmacy	P	P	P
Radio/television studio (with transmitter)	—	C	C
Studio (without transmitter)	P	P	P
Studios for professional work or teaching of any form of fine art	P	P	P
<u>Urgent care</u>	<u>P/—</u> **	<u>P/—</u> **	<u>P/—</u> **
<b>Service Establishments</b>			
Ambulance service	P	P	P
Animal hospital	M	P	C
Animal hospital (with boarding)	—	M	—
Assembly/meeting hall for, private clubs, religious services, or similar uses	C	C	C
Automobile fueling station	C	C	C
Automobile and truck rental, two-ton, single unit maximum	—	C	C
Automobile/vehicle body and fender repair shop	—	C	C
Automobile/vehicle repair	C	C	C
Automotive custom repair (includes lowering and lifting)	C	C	C
Automotive stereo, alarm and upholstery installation	C	M	M
Automobile wash	—	M	M

Barber shop or beauty parlor	P	P	P
Chemical substance abuse facility	C	C	C
Cleaners	P*	P*	P*
Clothing and costume rental establishment	P	P	P
Community care facility	C	C	C
Community center	C	C	C
Construction trailer (temporary use permit)	P*	P*	P*
Convalescent hospital	M	M	C
Copying, packing and mailing services	P	P	P
Day care—Commercial	M	M	M
Day care—Commercial (24-hour)	—	C	C
Depot—Bus	—	P*	P*
Depot—Railway, park-and-ride	—	P	P
Dressmaker or millinery shop	P	P	P
Equipment rental	—** /—	—** /P*	P*
Fortune-telling	P	P	P
Hospitals, acute, and urgent care	—** /— =	—** /M	M
Hotels	—	C	C
Laundromat, self-service	P	P	P
Locksmith	P	P	P
Machine shop	—** /— =	—** /C	C
Masseur or masseuse, day spa, acupressure	—	C	C
Self-storage facility	—	C	C
Mortuaries	—	C	C
Library	P	P	P
Museums	P	P	P
Motel	—	C	C
Music and vocal instruction	P	P	P
Nursing home	M	M	C
Parks	P	P	P
Photographer	P	P	P
Pick-up truck rated over one ton (carrying weight), commercial truck or van, or trailer rental	—	C	C
Picture framing store	P	P	P
Post office	M	M	M
Printer, blueprint shop	—	P	P
Private schools	C	C	C
Public utility structures and facilities	M	M	M
Publishing establishments	—	P	P

Repair shop for household appliances	— <sup>**</sup> /P	— <sup>**</sup> /P	P
Schools such as business colleges, music conservatories, dancing schools, and other schools that offer training in nonindustrial professions	P	P	P
Stenographic services	P	P	P
Swimming pool, commercial	P	P	P
Sign shop in enclosed structure	—	P	P
Tailor	P	P	P
Telephone answering service or exchange	P	P	P
Ticket agency, travel bureau	P	P	P
Tire shop	—	C	C
Truck repair service	—	—	—
Truck storage yard	—	—	—
Upholstery shop	— <sup>**</sup> /— —	— <sup>**</sup> /P	P
Wedding chapel	P	P	P
<b>Amusement Establishments</b>			
Amusement enterprise for children including pony rides (no stables), merry-go-round, and the like when incidental to a permitted use	P	P	P
Amusement park	P <sup>**</sup> /—	P <sup>**</sup> /C	C
Arcades—Pinball, video, and the like	P <sup>**</sup> /—	P <sup>**</sup> /C	C
Archery range	P <sup>**</sup> /—	P <sup>**</sup> /C	C
Baseball; batting range	P <sup>**</sup> /—	P <sup>**</sup> /C	C
Bowling alley	P <sup>**</sup> /C	P <sup>**</sup> /C	C
Boxing arena	P <sup>**</sup> /—	P <sup>**</sup> /C	C
Banquet hall	C <sup>**</sup> /—	C	C
Golf, driving range, miniature, pitch and putt	P <sup>**</sup> /—	P <sup>**</sup> /C	C
Gymnasiums, health spas, or physical culture establishments under 4,000 square feet in floor area	P	P	P
Gymnasiums, health spas, or physical culture establishments over 4,000 square feet in floor area	P <sup>**</sup> /C	P <sup>**</sup> /C	C
Nightclub	C <sup>**</sup> /—	C	C
Pool hall, billiard center	C	C	C
Skating rink, roller or ice	P <sup>**</sup> /C	P <sup>**</sup> /C	C

Smoking lounge, hookah lounge, vapor lounge, e-lounge (allowed only as a secondary use to a full-service restaurant)	C	C	C
Theater, indoor	P**/C	P**/C	C
Indoor playground/recreation	P	P	P
Residential uses			
Senior housing	M	M	M
Multiple-family dwellings with an area plan			C
<b>Other Uses</b>			
Animal kennel	—	C	C
Animals, small—Keeping and raising	P*	P*	P*
Antenna, transmitting	C	C	C
Cemetery and related uses	—	M	C
Construction trailer	P*	P*	P*
Home occupation	P*	P*	P*
Homeless shelters	—	—	—
Emergency shelter subject to the activation of an emergency operation center	P	P	P
Metal storage containers (temporary storage only with a temporary use permit)	P*	P*	P*
Museum and art galleries	P** /—	P**/M	M
Parking lots (not related to use on same property)	—	P	P
Parking structures	—	P	P
Research and development	—	P	P

## ARTICLE VII. – INDUSTRIAL ZONING DISTRICTS

### Sec. 30-532. – Special use regulations.

...

- (7) *Warehousing distribution/logistic/~~business park~~ regulations in the M-1 Zone.* The following does not apply to M-2 zoned parcels. M-2 zoned parcels shall be per the Development Code for warehousing.

*Intent.* The intent of allowing warehousing is to provide for well-planned and orderly development of ~~business parks~~ and warehousing distribution/logistic uses on properties within the M-1 industrial zone.

- a. General standards. The development standards and design guidelines, including elevations herein, for warehousing distribution/logistics and ~~business park~~ type uses shall be considered the minimum standards and conform to the Fontana Municipal Code and the following additional requirements.

Remainder of section to remain unchanged

### Sec. 30-538. – Screening.

- (a) *Adjacent to residential zoning district.* All industrial uses adjoining or abutting a residential zoning district shall be screened by a solid masonry wall not less than ten feet in height. However, in the front yard area abutting the residential lot, the fence or wall may be lower as determined through the site plan review process. Any masonry wall shall be constructed with decorative block (split-face or slump stone, or equal, or finished on both sides with plaster, stucco.
- (b) *Rooftop mechanical equipment.* All rooftop mechanical equipment, with the exception of solar panels, shall be screened on all sides by screening not less than the height of the equipment being screened. The screening devices shall be well incorporated into the design of the building through such features as parapet walls, false roofs, or equipment rooms.
- (c) *Mechanical equipment, ground.* All mechanical equipment shall be screened to the extent feasible on all sides by a decorative screen wall not less than the height of the equipment being screened in conjunction with landscaping, subject to approval of the Director of Planning. The decorative screen wall shall be located between the street and the mechanical equipment not less than three-foot. The decorative screen wall shall be well incorporated into the design of the building. The other side of the equipment shall be screened with landscaping not less than ten-gallon shrubs or approved landscaping.
- (d) *Loading areas screening.*
- (1) All loading dock areas shall be screened from ~~off-site viewing~~ view from the public right-of-way. ~~The purpose of loading area screening is to allow for loading areas to be screened from view from the public right-of-way and to utilize screening that is architecturally compatible with the surrounding environment.~~
  - (2) Where loading dock doors face a public street, any openings in the screen wall shall be positioned such that neither the loading dock doors nor the loading areas are visible from the street.
  - (3) All loading dock areas and all loading dock doors shall be screened from the view of the public street by decorative screen walls in combination with dense

landscaping, inclusive of trees, shrubs and berming, or by portions of the building such that the loading areas and doors are not visible from the public right-of-way.

(4) A line-of-sight analysis shall be required with all development applications, and shall show that all loading dock areas and roll up doors are screened from view from the public right-of-way.

- A line-of-sight analysis shall at a minimum contain a site plan and cross section graphics demonstrating the line-of-sight from the right-of-way to the loading dock or storage areas at six feet above the right-of-way surface at three distinct points: The centerline of the right-of-way and the property lines on either side of the right-of-way. The graphics shall be to scale, fully dimensional, and contain all building elevations, berms, walls, landscaping, setbacks, fences, and other structures as they are being proposed to be built.

## NOTICE OF EXEMPTION

<p>TO: <input checked="" type="checkbox"/> Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Fontana (Public Agency) Address: 8353 Sierra Ave, Fontana CA 92335 Telephone: 909-350-6568</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Include County name) Address:</p>	

<p>1. Project Title:</p>	<p><b>Master Case No. 26-0007, Municipal Code Amendment No. 26-0001</b></p>
<p>2. Project Applicant (include address, telephone number and email address):</p>	<p><b>City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335, Cecily Session-Goins, Associate Planner, (909) 350-6723, csgoins@fontanaca.gov</b></p>
<p>3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):</p>	<p><b>Citywide, City of Fontana, County of San Bernardino</b></p>
<p>4. (a) Project Location – City: Fontana</p>	<p>(b) Project Location – County: San Bernardino</p>
<p>5. Description of nature, purpose, and beneficiaries of Project:</p>	<p><b>The project is Municipal Code Amendment No. 26-0001 - Fontana Municipal Code amendment to Chapter 30 (Zoning and Development Code) pertaining to 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 (definition of frontage coverage, maximum setback</b></p>

	<b>standards, glazing requirements for the Shopfront frontage type, and landscaping in parking areas).</b>
6. Name of Public Agency approving project:	<b>City of Fontana</b>
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	<b>City of Fontana 8353 Sierra Avenue Fontana, CA 92335 (909) 350-6718</b>
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) <input type="checkbox"/> Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) <input type="checkbox"/> Categorical Exemption. State type and section number:	
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input checked="" type="checkbox"/> Other. Explanation:	This Ordinance is not a project pursuant to Section 15060(c), 15061(B)(3) (the common-sense exemption) and 15378 of the State of California Environmental Quality Act Guidelines, because it does not have potential for resulting in physical change in the environment, directly or indirectly. 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.
9. Reason why project was exempt:	<b>This project is a citywide amendment to Chapters 26, 30 and 33 of the Fontana Municipal Code pertaining to medical land uses in commercial zones, the definition and regulation of business parks, screening requirements for loading areas in industrial zones, and</b>

	<b>regulations in the Form-Based Code zone (definition of frontage coverage, maximum setback standards, glazing requirements for the Shopfront frontage type, and landscaping in parking areas).</b>
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10. Lead Agency Contact Person: Telephone:	<b>Cecily Session-Goins, Associate Planner</b> 909-350-6723
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11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.
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12. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 17, 2026
--

Date:

\_\_\_\_\_  
Signature

Name: Rina Leung

Title: Senior Planner

Signed by Lead Agency

Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



## NOTICE PUBLIC HEARING

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

### **MASTER CASE (MCN) NO. 26-0007 and MUNICIPAL CODE AMENDMENT (MCA) NO. 26-0001**

Amendments to Chapter 30 of the Fontana Municipal Code to modify development standards for the Form-Based Code zone pertaining to frontage coverage, minimum glazing and landscaping requirements; amending land uses in Commercial zoning districts for certain medical uses; amendments to clarify the requirement for screening of loading areas and regarding the definition and regulation of business parks in Industrial zones.

**Environmental Determination:**

The proposed ordinance is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15060(c), 15378, and 15061(B)(3) (the common-sense exemption), and Sections No. 3.01, 3.22 and 10.59 of the 2019 Local Guidelines for Implementing CEQA, in that the ordinance is covered by the rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and also by the common sense exemption which provides that, where it can be determined 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.

**Location of Property:**

**Date of Hearing:** Citywide

**Place of Hearing:** March 17, 2026

**Time of Hearing:** Steelworkers' Auditorium  
8437 Sierra Avenue  
Fontana, CA 92335

6:00 pm

Should you have any questions concerning this project, please contact Cecily Session-Goins, Associate Planner, at (909) 350-6723 or by email at [csgoins@fontanaca.gov](mailto:csgoins@fontanaca.gov)

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION AT THE PLANNING DEPARTMENT, CITY HALL. PLEASE CONTACT THE PLANNER LISTED ABOVE.

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 TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.



Publish: February 20, 2026  
S.B. Sun Newspaper

## AVISO DE AUDIENCIA PUBLICA

En cumplimiento con la Sección No. 202 de la Acta de Americanos con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en la implementación de esta, la agenda de esta audiencia estará disponible en formatos alternativos apropiados para las personas con una discapacidad. Si necesita asistencia especial para participar en esta audiencia, comuníquese con el Departamento de la Secretaría Municipal llamando al (909) 350-7602. La notificación deberá realizarse 48 horas antes de la audiencia para permitir que la Ciudad haga arreglos razonables para garantizar la accesibilidad a esta audiencia.

SE HA PROGRAMADO UNA AUDIENCIA PUBLICA ANTE LA COMISION DE PLANIFICACION DE LA CIUDAD DE FONTANA PARA LO SIGUIENTE:

### **MCN No. 26-0007 y MCA No. 26-0001**

Enmiendas al Capítulo 30 del Código Municipal de Fontana para modificar los estándares de desarrollo para la zona de Código Basado en la Forma (Form-Based Code) en lo relativo a la cobertura de fachada, el acristalamiento mínimo y los requisitos de paisajismo; enmiendas a los usos de suelo en distritos de zonificación comercial para ciertos usos médicos; enmiendas para aclarar el requisito de protección visual de las áreas de carga y con respecto a la definición y regulación de parques empresariales en zonas industriales.

**Determinacion Ambiental:** La ordenanza propuesta está categóricamente exenta de la Ley de Calidad Ambiental de California ("CEQA", por sus siglas en inglés) de conformidad con las Secciones 15060(c), 15378 y 15061(B)(3) de las Normas de CEQA (la exención de sentido común), y las Secciones no. 3.01, 3.22 y 10.59 de las Normas Locales de 2019 para la Implementación de CEQA; dado que la ordenanza está cubierta por la regla de que la CEQA se aplica únicamente a proyectos que tienen el potencial de causar un efecto significativo en el medio ambiente, y también por la exención de sentido común que establece que, cuando se puede determinar con certeza que no existe posibilidad de que la actividad en cuestión pueda tener un efecto significativo en el medio ambiente, dicha actividad no está sujeta a la CEQA.

**Ubicacion de la Propiedad:** En toda la ciudad

**Fecha de Audiencia:** 17 de marzo de 2026

**Lugar de Audiencia:** Steelworkers' Auditorium, 8437 Sierra Avenue, Fontana, CA 92335

**Hora de Audiencia:** 6:00 p.m.

Si tiene alguna pregunta sobre este proyecto, comuníquese al (909) 350-6728 o por correo electrónico a [planning@fontanaca.gov](mailto:planning@fontanaca.gov).

Cualquier persona o grupo interesado en aportar información lo puede hacer mediante una carta o correo electrónico dirigido a La Comisión de Planificación. La solicitud y la documentación Ambiental está disponible para inspección en las Oficinas de Ayuntamiento de la Ciudad de Fontana.

Si usted contradice ante el tribunal cualquier acción tomada con respecto a un tema de la Audiencia Pública, usted puede estar limitado a plantear solamente aquellas cuestiones que usted o alguien más planteó en la Audiencia Pública mencionada en este aviso o por correspondencia escrita a la Ciudad de Fontana antes de la fecha de la Audiencia establecida en este aviso.