

City of Fontana

8437 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2026-025

Tuesday, August 4, 2026

6:00 PM

Steelworkers' Auditorium

Planning Commission

*Joe Armendarez, Chair
Ricardo Quintana, Vice Chair
Torrie Lozano, Secretary
Dylan Keetle, Commissioner
Gilbert Roldan, Commissioner*

Welcome to a meeting of the Fontana Planning Commission.

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Steelworkers' 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.

The City provides automated live translation services during City Council meetings. To request additional language assistance, please 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, "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, en

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 July 21, 2026.

CC-A Approval of Minutes of July 21, 2026.

[26-1183](#)

Attachments: [Draft Planning Commission Minutes of July 21, 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. 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) 25-0051: Tentative Tract Map No. 25-0003 (TTM No. 20839), and Design Review (DRP) No. 25-0020, a request to subdivide approximately 3.5 acres into forty-six (46) lots for a new a residential development, including two (2) affordable residences, and a request for site and architectural approval for construction of 46-residential units within 23 duplex buildings and associated site improvements along with an Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions for the property located at 14907 South Highland Avenue and identified as Assessor's Parcel Number 0228-021-07, pursuant to a Categorical Exemption in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15332.

[26-1154](#)

RECOMMENDATION:

The applicant has requested, and staff recommends, that the Planning Commission continue this item to the August 18, 2026, meeting.

APPLICANT:

Monte Vista Homes
P.O. Box 9559
Alta Loma, CA 91701

LOCATION:

The project site is located at 14907 South Highland Avenue (APN: 0228-021-07)

PROJECT PLANNER:

Cecily Session-Goins, Senior Planner

PH-B Master Case No. 21-000060: Conditional Use Permit No. 21-000011 and Administrative Site Plan No. 21-000032 - a request to allow a registered vehicle storage use and a request for site and architectural approval for the development of a registered vehicle storage site and an associated office of approximately 5,000 square feet along with site improvements on approximately 2.2 acres located at 10610 Live Oak Avenue, identified as Assessor Parcel Number 0236-141-01, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332.

[26-1174](#)

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. Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and
2. Approve Conditional Use Permit No. 21-000011; and
3. Approve Administrative Site Plan No. 21-000032.

APPLICANT:

Vess Vassilev

Varna Trucking Inc.
9654 Cordero Road
Tujunga, CA 91042

LOCATION:

The project site is located at 10610 Live Oak Avenue, (APN: 0236-141-01).

PROJECT PLANNER:

Alejandro Rico, 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 Exemption](#)

[Attachment No. 5 - Notice of Public Hearing](#)

PH-C Master Case No. 25-0040: Tentative Tract Map No. 25-0002 (TTM No. 20787) and Design Review No. 25-0011, a request to subdivide one parcel into 37 parcels for a single-family development including a density bonus for three (3) affordable residences, and a request for site and architectural review for the construction of 37 residential units and associated site improvements and an Affordable Housing Density Bonus Agreement together with related Covenants, Conditions & Restrictions providing for a minimum of three (3) affordable units in accordance with the state density bonus law, on approximately 5.29 acres located at 7844 Citrus Avenue, Assessor Parcel Number 1110-361-10, pursuant to the previously adopted General Plan Environmental Impact Report (State Clearinghouse No. 2016021099) and pursuant to CEQA Guidelines Sections 15162 and 15183.

[26-1151](#)

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. Find that the previously adopted General Plan Environmental Impact Report (State Clearinghouse No. 2016021099) approved on November 13, 2018, has adequately identified the impacts associated with the Project, no further review is required pursuant to Section 15162 and 15183 of the California Environmental Quality Act and Section 8.10 of the

2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Tentative Tract Map No. 25-0002 (TTM No. 20787); and,

3. Approve Design Review (DR) No. 25-0011; and,

4. Recommend approval to the City Council for the associated "Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions".

APPLICANT:

RC Homes Inc.

550 North Larchmont Boulevard, Suite #201

Los Angeles, CA 90004

LOCATION:

The project site is located at 7844 Citrus Avenue, (APN: 1110-361-10).

PROJECT PLANNER:

Alejandro Rico, Associate Planner

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

[Attachment No. 2 - Project Plan Set](#)

[Attachment No. 3 - Planning Commission Resolution, Findings and Conditions of Approval](#)

[Attachment No. 4 - Notice of Determination](#)

[Attachment No. 5 - Public Hearing Notice.docx](#)

PH-D Master Case No. (MCN) 25-0088: Tentative Tract Map No. 25-0008 (TTM No. 20863), and Design Review No. 25-0037, a request to establish a condominium map for a multi-family residential development, and a request for site and architectural approval for construction of a new multi-family condominium complex development consisting of 108 townhome units, within eighteen (18) buildings, with associated site improvements, on approximately 6.7 acres located near the northwest corner of Baseline Avenue and Palmetto Avenue, identified as Assessor Parcel Numbers 0240-161-29, -33, -36, and -37), pursuant to the previously adopted FEIR for the Walnut Village Specific Plan (SCH No. 202305027).

[26-1181](#)

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 has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 202305027), pursuant to Section 15162 through 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA and direct staff to file a Notice of Determination;
2. Approve Tentative Tract No. 25-0008 (TTM No. 20863); and
3. Approve Design Review (DRP) No. 25-0037.

APPLICANT:

Monte Vista Homes
P.O. Box 9559
Alta Loma, CA 91701

LOCATION:

The project site is located adjacent to the northwest corner of Baseline Avenue and Palmetto Avenue, (APNs: 0240-161-29, -33, -36, and -37).

PROJECT PLANNER:

Cecily Session-Goins, Senior Planner

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

[Attachment No. 2 - Project Plans](#)

[Attachment No. 3 - Planning Commission Resolution, Findings
& 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. [26-1184](#)

An update of future City Council agenda items for August 11, 2026 and August 25, 2026 for the Planning Commission's information.

An update of future Planning Commission agenda items for August 18, 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, August 18, 2026 at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.