

City of Fontana

8437 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2026-022

Tuesday, June 2, 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.

A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of May 19, 2026.

CC-A Approval of Minutes of May 19, 2026.

[26-1037](#)

Attachments: [Draft Planning Commission Minutes of May 19, 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 (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement (AGR) No. 23-000012 - A request to amend the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to amend the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, for site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development

[26-1019](#)

(49,362 square foot grocery store with a 13,017 square foot inline shop building, 9,544 square foot pad building, and a 3,694 square foot drive thru restaurant), for a conditional use permit for the sale of alcohol for off-site consumption in conjunction with the proposed grocery store, for a tentative parcel map to reconfigure and parcelize the remaining planning areas and park sites in the specific plan area, for a tentative tract map to subdivide the retail center, and to amend the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan, pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report.

RECOMMENDATION:

Based on information on 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 forward a recommendation to the City Council to adopt the following:

1. A Resolution adopting the Addendum to the Arboretum Specific Plan Environmental Impact Report (SCH No. 2006071109) and direct staff to file a Notice of Determination;
2. A Resolution approving General Plan Amendment (GPA) No. 23-000002;
3. Adopt an Ordinance approving Specific Plan Amendment (SPA) No. 23-000002;
4. Adopt a Resolution approving Tentative Tract Map No. 20646 (TTM No. 26-0006);
5. Adopt a Resolution approving Tentative Parcel Map No. 20851 (TPM No. 23-000008);
6. Adopt a Resolution approving Design Review (DRP) No. 23-000011;
7. Adopt a Resolution approving Conditional Use Permit (CUP) No. 23-000004; and,
8. Adopt an Ordinance approving Development Agreement No. 23-000012.

APPLICANT:

Specific Plan Amendment:
Daniel Wozniak
North Fontana Investment Company
1156 North Mountain Avenue
Upland, CA 91786

Commercial Center:
Rick Manners

Lewis Retail
1156 North Mountain Avenue
Upland, CA 91786

LOCATION:

Specific Plan Amendment: Arboretum Village (approximately 72 acres) and Resort Village (approximately 159.5 acres) of the Arboretum Specific Plan area - generally bound by Grapeland Street to the north, Casa Grande Avenue to the south, Sierra Avenue to the east and Citrus Avenue to the west.

New commercial center: Northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52)

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

- Attachments:** [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - General Plan Amendment Exhibit](#)
[Attachment No. 3 - Specific Plan Amendment Exhibit](#)
[Attachment No. 4 - Revised Specific Plan Document](#)
[Attachment No. 5 - Tentative Tract Map](#)
[Attachment No. 6 - Retail Center Project Plans](#)
[Attachment No. 7 - Draft Development Agreement Amendment](#)
[Attachment No. 8 - Planning Commission Resolution](#)
[Attachment No. 9 - Notice of Determination](#)
[Attachment No. 10 - 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. [26-1038](#)

An update of future City Council agenda items for June 9, 2026 for the Planning Commission's information.

An update of future Planning Commission agenda items for June 16, 2026 for the Planning Commission's information.

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

DC-B DIRECTOR OF PLANNING REPORT ITEM NO. A - MASTER CASE NO. 24-0059: VESTING TENTATIVE PARCEL MAP NO. 24-0019 (TPM NO. 20910) AND DESIGN REVIEW NO. 24-0030 FOR A 595 MULTI-FAMILY UNIT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CITRUS AVENUE AND SUMMIT AVENUE. [26-1046](#)

Attachments: [Director's Communication Report for MCN24-0059](#)

COMMISSION COMMENTS:

- A. Planning Commission Remarks:

WORKSHOP:

- A. None

ADJOURNMENT:

- A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, June 16, 2026 at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.