

City of Fontana

8437 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2026-028

Tuesday, August 18, 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.

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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.

CC-A Approval of Minutes of August 4, 2026.

[26-1191](#)

Attachments: [Draft Planning Commission Minutes of August 4, 2026](#)

CC-B Planning Commission Determination That the Vacation and Abandonment of Certain Real Property Located Along the West Side of Laurel Avenue South of Arrow Boulevard, is in Conformance with the City of Fontana's General Plan, Making CEQA Findings pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).

[26-1195](#)

RECOMMENDATION:

Consider the location, purpose, and extent of the vacation and abandonment of the real property located along the west side of Laurel Avenue, south of Arrow Boulevard, and whether the disposition is in conformance with the City's General Plan and adopt Resolution No. PC 2026-028 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 location of the proposed right-of-way vacation is along the west side of Laurel Avenue, south of Arrow Boulevard.

PROJECT PLANNER:

Carlos Moran, Associate Engineer

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

[Attachment No. 2 - Planning Commission Resolution](#)

[Attachment No. 3 - Exhibit A to Planning Commission Resolution](#)

[Attachment No. 4 - Government Code Section No. 65402](#)

Approve Consent Calendar(s) 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) 25-0071: Tentative Tract Map No. 26-0005 (TTM No. 20856), and Design Review No. 25-0031 - A Tentative Tract Map request to establish eight (8) condominiums and a Design Review request for site and architectural approval for the construction of an eight unit multi-family development and associated site improvements for property located at 8202 Wheeler Avenue and identified as Assessor Parcel Number 0192-021-07, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332. (Continued from July 21, 2026)

[26-1186](#)

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 pursuant to Section No. 15332 (Class No. 32, Infill Development) 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 Tentative Tract Map No. 26-0005 (TTM No. 20856) and

3. Approve Design Review (DRP) No. 25-0031

APPLICANT:

Bryan Avilla
NewBridge Homes
500 Newport Center Drive, Suite 570
Newport Beach, CA 92260

LOCATION:

The project site is located at 8202 Wheeler Avenue, (APN: 0192-021-07)

PROJECT PLANNER:

Moises Lomeli, Assistant Planner

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

PH-B Master Case No. (MCN) 25-0051: TTM No. 25-0003 (TTM No. 20839), and Design Review (DRP) No. 25-0002, a request to subdivide approximately 3.5 acres into forty-six parcels for 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 together with related covenants, conditions & restrictions providing for a minimum of two affordable units in accordance with the state density bonus law, on approximately 3.5 acres located at 14907 S. Highland Avenue, identified as Assessor Parcel Number 0228-021-07, pursuant to a Categorical Exemption in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15332. (Continued from August 4, 2026)

26-1185

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 pursuant to Section 15332 (Class 32, Infill Development), and Section 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption;

2. Approve Tentative Tract No. 20839 (TTM No. 25-0003);
3. Approve Design Review (DRP) No. 25-0020; and
4. Recommend that the City Council adopt a resolution approving the Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions and Restrictions.

APPLICANT:

Monte Vista Homes
P.O. Box 9559
Rancho Cucamonga, CA 91701

LOCATION:

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

PROJECT PLANNER:

Cecily Session-Goins, Senior Planner

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

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

[Attachment No. 3 - Planning Commission Resolution](#)

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

[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.

[26-1192](#)

An update of future City Council agenda items for August 25, 2026 and September 8, 2026 for the Planning Commission's information.

An update of future Planning Commission agenda items for September 1, 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, September 1, 2026 at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.