

# **City of Fontana**

8353 Sierra Avenue  
Fontana, CA 92335



## **Regular Agenda**

**Resolution No. PC 2025-032**

**Tuesday, October 7, 2025**

**6:00 PM**

**Grover W. Taylor Council Chambers**

## **Planning Commission**

*Idilio Sanchez, Chair*  
*Ricardo Quintana, Vice Chair*  
*Joe Armendarez, Secretary*  
*Dylan Keetle, Commissioner*  
*Torrie Lozano, Commissioner*

**Welcome to a meeting of the Fontana Planning Commission.**

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Grover W. Taylor Council Chambers 8353 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 Council Chambers 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 Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, 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 16641 & 16643 Orange Way is in Conformance with the City of Fontana 2015-2035 General plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15301).** [25-0541](#)

**RECOMMENDATION:**

Staff recommends that the Planning Commission of the City of Fontana adopt Resolution No. 2025-034 Determining that the Acquisition of Certain Real Property Located at 16641 & 16643 Orange Way is in Conformance with the City of Fontana 2015-2035 General Plan, and make CEQA findings Pursuant to State CEQA Guidelines Section 15301 and direct Staff to File a Notice of Exemption.

**APPLICANT:**

City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335

**LOCATION:**

16641 and 16643 Orange Way, Assessor's Parcel Number 0191-251-21 & 0191-251-06

**PROJECT PLANNER:**

Patty Nevins, Director of Planning

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

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

[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 Located at 15186 Foothill Boulevard 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).** [25-0542](#)

**RECOMMENDATION:**

Planning Commission of the City of Fontana adopt Resolution No. 2025-035 Determining that the Acquisition of Certain Real Property Located at 15186 Foothill Boulevard 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:**

15186 Foothill Boulevard, Assessor's Parcel Number  
1110-161-44-0000 (former 1110-161-09-0000)

**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 Approval of Minutes of September 16, 2025.**

**25-0578**

**Attachments:** [Draft Planning Commission Minutes of September 16, 2025.](#)

**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](mailto: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) 23-0080; Conditional Use Permit (CUP)**

**25-0463**

No. 24-0018 and Design Review (DR) No. 23-0016 - Requests for approval of 30,767 square feet of total outdoor storage areas for an existing industrial building and for approval of architecture and site improvements for a new 104,595 square foot industrial commerce center building and overall site improvements on a 7.8-acre site located at 13052 Dahlia Street and identified as Assessor's Parcel Number 0238-112-16, pursuant to an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project.

**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 2025-\_\_\_\_; and,

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP), and direct staff to file a Notice of Determination; and,
2. Approve Conditional Use Permit (CUP) No. 24-0018; and,
3. Approve Design Review (DR) No.23-0016.

**APPLICANT:**

The Conco Companies  
5141 Commercial Circle  
Concord, CA 94520

**LOCATION:**

The project site is located at 13052 Dahlia Street (Assessor's Parcel Number 0238-112-16).

**PROJECT PLANNER:**

Alejandro Rico, Associate Planner

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

**PH-B Master Case No. (MCN) 23-0104: Tentative Parcel Map No. 23-0017 (TPM No. 20664), and Design Review No. 23-0027; A request to consolidate five (5) parcels into one (1) parcel for**

**[25-0551](#)**

the development of a 166,985 square foot industrial commerce center facility, and a request for site and architectural approval for a new Industrial commerce center facility, and associated site improvements, on 9.19 acres, located on the northwest corner of Santa Ana Avenue and Banana Avenue, (APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45), pursuant to an Addendum to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089) prepared for the Project.

**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 2025-\_\_\_\_; and,

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089) and direct staff to file a Notice of Determination; and,
2. Approve Tentative Parcel Map (TPM) No. 23-0017 (TPM No. 20664); and,
3. Approve Design Review (DR) No.23-0027.

**APPLICANT:**

LBA Realty/LBA Logistics  
3347 Michelson Drive  
Irvine, CA 92612

**LOCATION:**

The project site is located on the northwest corner of Santa Ana Avenue and Banana Avenue, (APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45)

**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 Determination](#)  
[Attachment No. 5 - Public Notice](#)

PH-C Master Case No. (MCN) 24-0074: Design Review (DRP) No. 24-0039 - A request for site and architectural review and

[25-0562](#)

approval of 30 multi-family townhomes, within eight (8) two-story buildings, totaling approximately 30,360 square feet, and associated site improvements on a 2.15-acre parcel located at 15918 Merrill Avenue, identified as Assessor Parcel Number: 0233-052-13, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

**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 2025-\_\_\_\_; 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 Design Review (DRP) No. 24-0039.

**APPLICANT:**

Ahmad Awad  
SA Golden Investments, Inc.  
15918 Merrill Avenue  
Fontana, CA 92335

**LOCATION:**

The project site is located at the northeast corner of Merrill Avenue and Catawba Avenue at 15918 Merrill Avenue (APN: 0233-052-13).

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

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

**PH-D Master Case No. 24-0080: Design Review No. 24-0040 - A request for the development of a new 3-story, 24-unit apartment project on a vacant parcel located at 8161 Banana Avenue and identified as Assessor's Parcel Number 0230-041-61 totaling approximately 0.6 gross acres, pursuant**

**[25-0558](#)**

to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

**RECOMMENDATION:**

Based on the information in the staff report and resolution, and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-\_\_\_\_, and;

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill Development) of the CEQA and Section No. 3.22 (Categorically Exempt) of the 2019 Local Guidelines for implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption, and;

2. Approve Design Review No. 24-0040.

**APPLICANT:**

SA Golden Investment, Inc.  
Saber Awad  
6226 Cooper Avenue  
Fontana, CA 92336

**LOCATION:**

The project site is located at 8161 Banana Avenue (Assessor's Parcel Number: 0230-041-61)

**PROJECT PLANNER:**

Salvador Quintanilla, Senior Planner

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Project Plans](#)  
[Attachment No. 3 - PC 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.** [25-0579](#)

**An update of future City Council agenda items for October 14, 2025 for the Planning Commission's information.**

**An update of future Planning Commission agenda items for October 21, 2025 for the Planning Commission's information.**

**Attachments:** [Upcoming Items CC Memo 10-07-2025](#)  
[Upcoming Items PC Memo 10-07-2025](#)

**COMMISSION COMMENTS:****A. Planning Commission Remarks:****WORKSHOP:****A. None****ADJOURNMENT:****A. Adjournment**

Adjourn to the next Regular Planning Commission Meeting on October 21, 2025 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.