

# City of Fontana

8437 Sierra Avenue  
Fontana, CA 92335



## Regular Agenda

Resolution No. PC 2026-008

Tuesday, April 7, 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.

**CC-A A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at Spring Street facing the Pacific Electric Trail, identified as Assessor Parcel Number 0191-061-25-0000, is in Conformance with the City of Fontana 2015-2035 General plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15301 and Directing Staff to File a Notice of Exemption.** [26-0894](#)

**RECOMMENDATION:**

Planning Commission of the City of Fontana adopt Resolution No. PC 2026-008 Determining that the Acquisition of Certain Real Property Located at Spring Street, identified as Assessor Parcel Number 0191-061-25-0000, facing the Pacific Electric is in Conformance with the City of Fontana 2015-2035 General Plan, and make CEQA findings pursuant to State CEQA Guidelines Section 15301 and Directing Staff to File a Notice of Exemption.

**APPLICANT:**

City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335

**LOCATION:**

Spring Street facing the Pacific Electric Assessor's Parcel Number 0191-161-25

**PROJECT PLANNER:**

Patty Nevins, Director of Planning

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[PC Resolution for GP Consistency](#)  
[Attachment No. 3 - Government Code](#)

**CC-B Approval of Minutes of March 17, 2026.**

[26-0922](#)

**Attachments:** [Draft Planning Commission Minutes of March 17, 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) 23-000068: Tentative Tract Map No. 23-0005 (TTM No. 20655), and Design Review No. 23-000015 - A request to establish a condominium map for the development of a condominium complex, and request for the site and architectural review and approval for a new condominium complex development consisting of 59 attached units, with associated site improvements, on approximately 2.30-acres at 14335 Foothill Boulevard, (APNs: 0230-051-01, -02 and -03), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.**

[26-0908](#)

**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. 23-0005 (TTM No. 20655) and
3. Approve Design Review (DRP) No. 23-000015

**APPLICANT:**

**George Ayoub**  
22672 Lambert Street Suite 606  
Lake Forest, CA 92630

**LOCATION:**

The project site is located on the southeast corner of Foothill Boulevard and Almond Avenue at 14335 Foothill Boulevard, (APNs: 0230-051-01, -02, and -03).

**PROJECT PLANNER:**

Mai Thao, 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 - Public Hearing Notice](#)  
[Attachment No. 6 - Public Communications](#)

**PH-B Master Case No. (MCN) 25-0057; Conditional Use Permit (CUP) No. 25-0014 - A request to establish a smoke shop in an existing commercial building located at 13819 Foothill Boulevard, Unit B, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15301. [26-0906](#)**

**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 CEQA Guidelines Section No. 15301 (Class No. 1, Existing Facilities), 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 Conditional Use Permit (CUP) No. 25-0014.

**APPLICANT:**

**Esmeralda Alarcon**  
Aze Tax and Accounting Services  
4795 Holt Blvd., Suite No. 106  
Montclair, CA 91763

**LOCATION:**

The project site is located on the south side of Foothill Boulevard and east of Mulberry Avenue at 13819 Foothill Boulevard, Unit B (APN: 0230-011-03).

**PROJECT PLANNER:**

Mai Thao, Associate Planner

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Project Plans](#)  
[Attachment No. 3 - Resolution and Conditions of Approval](#)  
[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. [26-0923](#)

An update of future City Council agenda items for April 14, 2026 for the Planning Commission's information.

An update of future Planning Commission agenda items for April 21, 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, April 21, 2026 at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.