

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.



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 26-0894
Agenda #: CC-A

Agenda Date: 4/7/2026
Category: Consent Calendar

FROM:

Development Services

TITLE:

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.

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

REQUEST:

That the Planning Commission determine that the acquisition of the property described herein is consistent with the goals and policies of the City of Fontana General Plan.

PROJECT PLANNER:

Patty Nevins, Director of Planning

BACKGROUND INFORMATION:

Government Code section 65402 (attached) provides that a planning agency of a municipality must report upon whether an acquisition of real property by that municipality is in conformance with the general plan.

PROJECT DESCRIPTION:

The City of Fontana intends to acquire certain real property located on Spring Street facing the Pacific Electric (Assessor Parcel Number 0191-161-25) to consolidate City ownership of land

adjacent to the Pacific Electric Trail.

ANALYSIS:

The City desires to acquire the Subject Property for an affordable housing project. The purpose of the acquisition of the Subject Property is consistent with the general objectives set forth in Chapter 5 (Housing) of the General Plan, which emphasize the provision of adequate housing, the promotion of community well-being, and the advancement of fair and equitable housing opportunities. The proposed project supports these objectives in the following ways:

- It will provide a vital housing resource to meet the housing needs of all residents;
- It contributes to a high quality of life by promoting stability and well-being in the community; and
- It advances fair housing principles by creating equitable opportunities for individuals and families who have faced significant barriers to housing access

California Environmental Quality Act (“CEQA”)

The proposed project is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that an activity is covered by the common sense exemption that CEQA only applies to project that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. The acquisition of property for the purposes eliminating an unused parcel, facilitate more orderly development, and secure land needed to promote housing growth. Therefore, no environmental review is required.

MOTION:

Approve staff’s recommendation.

ATTACHMENTS:

- Attachment No. 1 - Vicinity Map
- Attachment No. 2 - Planning Commission Resolution
- Attachment No. 3 - Government Code Section 65402(c)



VICINITY MAP

DATE: April 7, 2026

CASE: General Plan Conformance
Determination
Spring Street facing the Pacific Electric Trail

RESOLUTION NO. PC 2026-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, DETERMINING THAT THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT SPRING STREET FACING THE PACIFIC ELECTRIC TRAIL, IDENTIFIED AS ASSESSOR PARCEL NUMBER 0191-161-25-0000, IS IN CONFORMANCE WITH THE CITY OF FONTANA 2015-2035 GENERAL PLAN AND MAKING CEQA FINDINGS PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(b)(3) AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, on November 13, 2018, the City Council of the City of Fontana updated the City of Fontana 2015-2035 General Plan (the “General Plan”); and

WHEREAS, the City of Fontana (“City”) has identified a critical need for affordable housing to support diverse and inclusive community development within the city; and

WHEREAS, the City desires to acquire that certain real property located at Spring Street facing the Pacific Electric Trail, identified as Assessor Parcel Number 0191-161-25-0000 (the “Subject Property”), for the purposes of affordable housing to support diverse and inclusive community development within the city; and

WHEREAS, California Government Code Section 65402 provides in part that a local agency shall not acquire or dispose of any real property until the location, purpose, and extent of such activity has been submitted to and reported upon by the local planning agency as to conformance with the adopted general plan applicable thereto; and

WHEREAS, the acquisition of the Subject Property is consistent with the general objectives set forth in Chapter 5 (Housing) of the General Plan, which emphasize the provision of adequate housing, the promotion of community well-being, and the advancement of fair and equitable housing opportunities. The proposed project supports these objectives in the following ways:

- It will provide a vital housing resource to meet the housing needs of all residents;
- It contributes to a high quality of life by promoting stability and well-being in the community; and
- It advances fair housing principles by creating equitable opportunities for individuals and families who have faced significant barriers to housing access; and

WHEREAS, the proposed project is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that an activity is covered by the common sense exemption that CEQA only applies to project that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. The acquisition of property for the purposes eliminating an

unused parcel, facilitate more orderly development, and secure land needed to promote housing growth not involve nor approve any physical change nor any reasonably foreseeable future change. Therefore, no environmental review is required; and

WHEREAS, on April 7, 2026, the Fontana Planning Commission (“Planning Commission”) has received and reviewed the entire administrative record pertaining to the location, purpose and extent of the disposition of the Property, and the manner in which it conforms to the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission:

Section 1. Recitals: The foregoing recitals are true, correct and incorporated herein.

Section 2. CEQA. The proposed project is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that an activity is covered by the common sense exemption that CEQA only applies to project that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. The acquisition of property for the purposes eliminating an unused parcel, facilitate more orderly development, and secure land needed to promote housing growth will not involve nor approve any physical change nor any reasonably foreseeable future change. Therefore, no environmental review is required. Staff is directed to file a notice of exemption.

Section 3. General Plan Conformance. Based on the entire record before it, the Planning Commission finds that the acquisition of the Subject Property is consistent with the goals, objectives and policies of the General Plan.

Section 4. No Project Approval. Based on the entire record before it, the Planning Commission finds that nothing of General Plan Conformance commits the City in any way to acquire or dispose of the Subject Property and in no way forecloses City’s future consideration of alternatives and mitigation measures regarding any use of the Subject Property pursuant to the environmental review process under CEQA.

Section 5. Resolution Regarding Custodian of Record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 6. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 8. Severability. If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of

this Resolution are severable.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting of the Planning Commission held on the 7th day of April, 2026.

City of Fontana

Joseph Armendarez, Chairperson

ATTEST:

I, Torrie Lozano, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 7th day of April, 2026, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Torrie Lozano, Secretary



State of California

GOVERNMENT CODE

Section 65402

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

(Amended by Stats. 1974, Ch. 700.)



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 26-0922
Agenda #: CC-B

Agenda Date: 4/7/2026
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Regular Planning Commission Meeting of March 17, 2026.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of March 17, 2026. The draft minutes are attached to this report for the Planning Commission to review and approval.

MOTION:
Approve staff recommendation.



City of Fontana
Planning Commission
Minutes

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

Tuesday, March 17, 2026 6:00 P.M. Grover W. Taylor Council Chambers

CALL TO ORDER/ROLL CALL:

A. Call to Order/Roll Call:

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, March 17, 2026. Chair Armendarez called the meeting to order at 6:04 p.m.

Present: Chair Armendarez, Vice Chair Quintana, Secretary Lozano, and Commissioners Sanchez and Keetle

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Diane Fore, the Pledge of Allegiance was led by Secretary Lozano.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of March 3, 2026.

ACTION: A Motion was made by Commissioner Keetle and seconded by Commissioner Sanchez and passed by a vote of 5-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Armendarez, Vice Chair Quintana, Secretary Lozano, and Commissioners Sanchez and Keetle

Absent: None

Abstain: None

PH- A

Master Case No. (MCN) 18-000053: Tentative Parcel Map No. 18-000005 (TPM No. 19950) and Design Review No. 18-000010 - A request to split one (1) parcel into two (2) and for site and architectural approval for the development of two (2) new industrial commerce center buildings, Building No. 1 will have 41,218 square feet and Building No. 2 will have 30,767 square feet, and with associated site improvements, on 3.98 acres, located north of Hilton Drive and west of Hemlock Avenue (APN: 1110-151-03), pursuant to a categorical exemption in accordance with CEQA Guidelines Section 15332.

Chair Armendarez opened the Public Hearing.

The City Clerk's Department received one (1) written correspondence regarding this item.

Salvador Quintanilla, Senior Planner presented the staff report.

Commissioner Keetle inquired about access to Parcel No. 2, noting that the only access appears to be from Hilton Drive, and asked whether an easement would be recorded in perpetuity to ensure access if the rear parcel is ever sold. Senior Planner, Quintanilla confirmed that the parcel map designates a reciprocal access agreement and stated that Engineering has included a condition requiring the reciprocal access agreement to be recorded, thereby ensuring perpetual access between the front and rear parcels.

Commissioner Sanchez inquired whether the project access would be right-in/right-out only. Senior Planner, Quintanilla clarified that the passenger vehicle will use the easterly driveway for ingress/egress not the westerly drive aisle.

Doug McCann, on behalf of the applicant Hilton Lane LLC, stated that he read and agreed to the Conditions of Approval and spoke about the project which consist of two industrial warehouse buildings totaling approximately 71,985 square feet, located along the north side of Hilton Drive between Redwood Avenue and Hemlock Avenue. Access will be provided by drive aisles on the east and west sides of the property. The project is anticipated to accommodate warehousing, storage, and light manufacturing tenants with limited truck traffic.

In response to Commissioner Sanchez inquiry, the applicant confirmed there are no current tenants; however, a broker has been retained and is actively marketing the property.

No individual spoke in favor or in opposition.

The Public Hearing was closed.

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 2026-006, and

- 1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development) of the California Environmental Quality Act, 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 Parcel Map No. 18-000005 (TPM No. 19950); and**
- 3. Approve Design Review (DR) No.18-000010.**

ACTION: Motion was made by Vice Chair Quintana and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2026-006; Approve Tentative Parcel Map No. 18-000005 (TPM No. 19950) and Design Review (DR) No.18-000010.

The motion carried by the following vote:

AYES: Chair Armendarez, Vice Chair Quintana, Secretary Lozano, and Commissioners Sanchez and Keetle **NOES:** None; **ABSTAIN:** None; **ABSENT:** None

PH- B

Master Case No. 26-0007 and Municipal Code Amendment No. 26-0001: Fontana Municipal Code amendments to Chapter 30 to modify multiple sections of the

Zoning and Development Code, including modifications to definitions for medical land uses in commercial zones, the definition and regulation of business parks, screening requirements for loading areas in industrial zones, and regulations in the Form-Based Code zone, including the definition of frontage coverage, maximum setback standards in the Route 66 Gateway sub-district, glazing requirements for the Shopfront frontage type, and landscaping in parking areas.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Cecily Session-Goins, Assistant Planner, presented the staff report and noted a memorandum requesting the addition of language to Section 4 of the resolution clarifying that projects deemed complete under current standards may continue processing under those standards.

No individual spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on information on the staff report staff recommends that the Planning Commission adopt Resolution No. PC 2026-007; and,

- 1. Determine that the Ordinance is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and 15378 and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA, in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,**
- 2. Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 26-0001 to amend Chapter 30 of the Municipal Code.**

ACTION: Motion was made by Secretary Lozano and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve Public Hearing Item “B” and adopt Resolution No. PC 2026-007 with amended conditions of approval.

The motion carried by the following vote:

AYES: Chair Armendarez, Vice Chair Quintana, Secretary Lozano, and Commissioners Sanchez and Keetle NOES: None; ABSTAIN: None; ABSENT: None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Director of Planning, Patty Nevins extended Saint Patrick's Day greetings and thanked attendees.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle thanked staff and Director Nevins for their continued hard work and support of the Commission. He extended well wishes to everyone for Saint Patrick's Day and Easter and expressed hope that all would enjoy time with their families.

Commissioner Sanchez thanked staff for consistently supporting the Commission and expressed appreciation for the opportunity to serve. He concluded by wishing everyone a good evening and offering his blessings.

Secretary Lozano echoed appreciation to the planning staff for their support, responsiveness, and presentations. She noted that the Planning Commissioners Academy was informative and beneficial and extended Easter wishes to all families and wished everyone a pleasant evening.

Chair Armendarez announced that Vice Chair Quintana had to leave due to an emergency and conveyed his appreciation to the Planning Department for their hard work.

Chair Armendarez expressed appreciation to the Planning Commission and Planning Department for their ongoing assistance and acknowledged the opportunity to attend the Commissioners Academy, noting it provided valuable knowledge and insight into the Commission's roles and responsibilities. Chair Armendarez thanked the City of Fontana for supporting attendance at the conference and extended holiday wishes for Saint Patrick's Day and Easter and offered prayers for families with loved ones serving in military conflicts overseas, expressing hope for a safe resolution. In closing his comments, Chair Armendarez thanked everyone for their attendance and adjourned with well wishes.

ADJOURNMENT:

Chair Armendarez adjourned the meeting at 6:35 p.m. to the next Regular Planning Commission Meeting on Tuesday, April 7, 2026, at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 7th DAY OF APRIL 2026.**

Joseph Armendarez
Chair



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 26-0908
Agenda #: PH-A

Agenda Date: 4/7/2026
Category: Public Hearing

FROM:

Planning Department

TITLE:

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.

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. 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).

REQUEST:

Tentative Tract Map No. 23-0005 (TTM No. 20655) - A request to establish a condominium map on approximately 2.30-acre site.

Design Review (DRP) No. 23-000015 - A request for site and architectural review and approval for the construction of a new condominium complex with 59 attached units and associated site

improvements on approximately 2.30-acres.

PROJECT PLANNER:

Mai Thao, Associate Planner

BACKGROUND INFORMATION:

Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Walkable Mixed-Use Corridor (WXMU-1)	Form Based Code (FBC) Route 66 Gateway District	Vacant
North:	Community Commercial (C-C) and West End Specific Plan	West End Specific Plan (SP)	Commercial uses/Single-Family Dwellings
South:	Walkable Mixed-Use Corridor (WXMU-1)	Form Based Code (FBC) Neighborhood District	Single Family Dwellings
East:	Walkable Mixed-Use Corridor (WXMU-1)	Form Based Code (FBC) Route 66 Gateway District	Vacant
West:	Walkable Mixed-Use Corridor (WXMU-1)	Form Based Code (FBC) Route 66 Gateway District	Vacant and Single-Family Dwellings

PROJECT DESCRIPTION:

- A. Site Area: 100,266 square feet/2.30-acres
- B. Density: Required: 18-39 units per acre
Proposed: 25.65 units per acre
- C. Building Height: Three-Story: 37 feet
- D. Parking: Required: 89 spaces
Provided: 128 spaces

ANALYSIS:

The applicant, George Ayoub, is requesting that the Planning Commission review and approve Tentative Tract Map No. 23-0005 (TTM No. 20655) to establish a condominium map consisting of 59 attached condominium units, and Design Review No. 23-000015 for development of a condominium complex, and associated site improvements on an approximately 2.30-acres lot.

Tentative Tract Map No. 23-0005 (TTM No. 20655)

Tentative Tract Map No. 23-0005 is a request to establish a condominium map to develop a 59-unit complex. Each dwelling unit will be sold separately, and a homeowner’s association will be created for the maintenance of all common areas, amenities and landscaping.

Design Review (DR) No. 23-000015:

The development seeks site and architectural approval of a new 59 attached condominium unit complex located within eleven (11), three-story buildings. The applicant proposes a Mediterranean style architecture featuring Rowhouses type buildings with an exterior neutral tan color palette scheme, with dark brown accents to be used for entry doors, shutters, and garage doors.

The architectural style includes stucco light sand exterior, concrete S-roof tile, wrought iron railings, grilles, decorative trellis awnings, shutters and exterior light fixtures, stone veneer, and vinyl windows.

The proposed units will be two and three bedrooms, ranging in size from 1,000 to 1,602 square feet. There are five plan layouts for the three-story condo units. Each building has a mix of plan types and unit types.

Plan Type	Quantity	Type	Square Foot
1	7	2Bdrm/Den	1,000
2A	8	2Bdrm	1,200
2B	7	2Bdrm	1,200
3	16	3Bdrm	1,317
4	12	3Bdrm/Den	1,564
5	9	3Bdrm	1,602

The variation to the building’s faces, varying roof lines and building height of 37 feet high will make the Project architecturally pleasing and be consistent with the surrounding area. The Project includes associated on and off-site improvements, including parking spaces, new landscaping, lighting, and utilities related to the Project.

The proposed site is physically suitable in size and shape to support the development of the proposed condominium complex. Applicable building codes, zoning codes and fire codes and standards will be met and make for a safe, attractive, and well-designed project. The project incorporates safety measures for automobiles and pedestrians in the area.

Amenities/Open Space:

The Project amenities include a large common recreation area, a shaded structure with BBQ’s, a pedestrian plaza and gateway, a turf play area and several seating nodes. The amenities will be centrally located on the site for use and enjoyment by all project residents. In addition to the proposed community amenities, each unit has adequate open space directly accessible from the private unit ranging from 71 square feet to 88 square feet, depending on the size of the unit.

Grading/Walls:

The topography of the Project Site is relatively flat. The existing drainage pattern flows from the northeast to the southwest with a maximum slope of 2.1 percent with the drainage pattern to direct the water to the southern area into a detention infiltration basin, installed as part of the project.

The project plans include a six (6) foot high block wall with a stucco finish on the north, south, east and west sides of the property.

Site Access/Circulation/Parking:

Ingress and Egress to and from the Project Site will be via Almond Avenue. The internal circulation has been reviewed by the Planning, Fire, Traffic, and Engineering Departments and found to be sufficient to support this type of use.

Environmental:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines and Section No. 3.22 (Categorical Exemption) of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, the proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 as a Class 32, Infill Development Project. The project site is considered Infill Development and meets the CEQA requirements of Infill: (1) The Project is consistent with the Walkable Mixed Use Urban (WMXU-1)) designation of the General Plan and the Form Based Code/Route 66 Gateway District regulations; (2) The Project Site is less than five (5) acres; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project. Further, none of the exceptions in CEQA Guidelines section 15300.2 apply to the Project.

Public Communications

A public communication received by the Planning Department is attached to the staff report. The communication raises concerns about the project's density, adequacy of existing infrastructure, parking impacts, and traffic and safety impacts but does not provide substantial evidence, only lay-opinion, regarding the concerns expressed. The project is consistent with the General Plan and zoning, will provide parking in excess of the City's requirements (the provision of which is not required by CEQA), can be adequately served by utilities and public services, and provided a traffic impact and VMT assessment demonstrating that the project is below city thresholds for requiring any additional traffic analysis. The exemption is appropriate.

MOTION:

Approve staff's recommendation.

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 Exemption

Attachment No.5 - Public Hearing Notice
Attachment No.6 - Public Communication



VICINITY MAP

DATE: April 7, 2026

CASE: Master Case No. 23-000068
Tentative Tract Map No. 23-0005
Design Review No. 23-000015

ADDRESS: 14335 FOOTHILL BLVD.
 LEGAL DESC: LOT 148 & POR OF LOT 147, TR. 2102, BK 31, PG 11-15
 A.P.N. 0230-051-01, 02, -03
 SITE AREA: 2.30 AC (100,266 S.F.) NET
 EXISTING USE: VACANT LAND
 LAND USE CAT: WXMU-1 WALKABLE MIXED USE CORRIDOR
 ZONING: FBC - FORM BASED CODE (ARTICLE III)
 DISTRICT: ROUTE 66 GATEWAY (SEC. 30-369)
 BLDG. TYPE: ROWHOUSE - 3 STORY (SEC. 30-374)
 FRONTAGE: PORCH TYPE (SEC. 30-381)
 PEDESTRIAN: PRIMARY STREET ENTRANCE (FOOTHILL)
 STYLE: MEDITERRANEAN (SEC. 30.394 & 30-396)

	PROPOSED	ALLOWED	ZONING
LAND USE:	MULTIPLE FAMILY	MULTIPLE-FAMILY	TABLE 30-359A
DWELLINGS:	59 UNITS	89 UNITS	
DENSITY:	25.65 DU/AC	18-39 DU/AC	SEC. 30-369
FRONTAGE COVER:	67.8%	50% MIN.	
BLDG. HT.	37'	24' - 40'	
1ST STORY HT.	10'-4" (TOWNHOME)	12' MIN (RETAIL)	
UPPER STORY HT.	10'-4"	10' MIN.	
# OF STORIES	3	2-3	
WIDTH/UNIT	21' (@ FRONTAGE)	18' - 36'	
FRONT SETBACK	10' (FOOTHILL)	0' - 10'	
STREET SIDE	7.0' (ALMOND)	0' - 5'	
INTERIOR SIDE	6.7'	0'	
REAR SETBACK	13.0'	5'	
MIN. LOT WIDTH	300'	75' - 150'	
MIN. LOT DEPTH	270'	80' - 150'	

PLAN SUMMARY				PRIV.
QTY	UNIT	TYPE	AREA	BALC.
7	PLAN 1	2BD/DEN	1,000 S.F.	71 S.F.
8	PLAN 2A	2BD	1,200 S.F.	73 S.F.
7	PLAN 2B	2BD	1,200 S.F.	73 S.F.
16	PLAN 3	3 BD	1,317 S.F.	88 S.F.
12	PLAN 4	3BD/DEN	1,564 S.F.	72 S.F.
9	PLAN 5	3BD	1,602 S.F.	72 S.F.

BUILDING SUMMARY			
QTY	TYPE	UNITS	MIX
3	BLDG A	7	PL 1 - PL 2 - PL 4 - PL 3 - PL 3 - PL 3
2	BLDG B	4	PL 1 - PL 2 - PL 5 - PL 5
2	BLDG C	5	PL 1 - PL 2 - PL 5 - PL 3 - PL 3
4	BLDG D	5	PL 2 - PL 4 - PL 4 - PL 4 - PL 2

OPEN SPACE	PROVIDED	REQUIRED
PRIVATE (BALC.)	4,512 S.F.	3,776 S.F.
PRIVATE/UNIT:	76 S.F.	64 S.F.

(8' MIN. EA. DIM.)

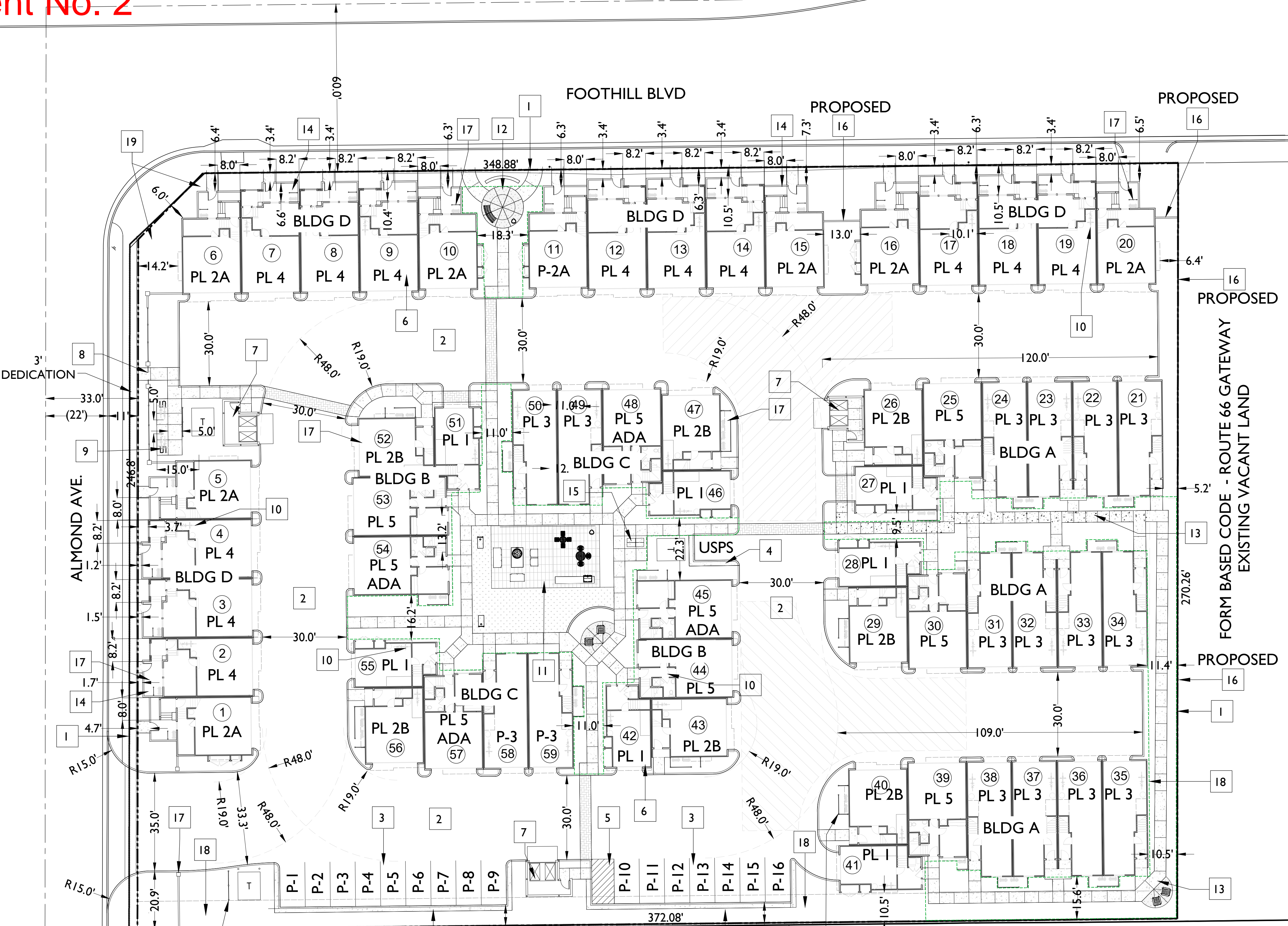
AMENITIES:

- PRIMARY PEDESTRIAN PLAZA (FOOTHILL)
- SECONDARY PEDESTRIAN GATEWAY (ALMOND)
- CENTRAL COMMON RECREATION AREA
- FIRE TABLE SEATING AREA
- TURFED PLAY AREA
- SHADE STRUCTURE W/ BBQ & PICNIC TABLES
- SECONDARY SEATING NODES

PARKING SUMMARY		
59 UNITS @ 1.5 ST/U = 89 STALLS REQ'D (ENCLOSED, COVERED OR OPEN)		
GARAGE STALLS PROVIDED	111	
OPEN GUEST STALLS PROVIDED	16	
USPS STALL PROVIDED	1	
TOTAL	128 (2.17 ST/U)	

	PROVIDED	REQUIRED
SHORT TERM BICYCLES (20% @ 1 PER 4 UNITS)	4 BIKES	3 BIKES
LONG TERM BICYCLES (80% @ 1 PER 4 UNITS)	42 BIKES	12 BIKES

LOT COVERAGE		
SITE AREA	100,266 S.F.	100%
DRIVES/PARKING	35,544 S.F.	35.4%
BUILDINGS	37,904 S.F.	37.8%
LANDSCAPE AREA	26,818 S.F.	26.8%
COMMON AREA REQUIRED	5,014 S.F. (5% OF SITE AREA)	
COMMON AREA PROVIDED	10,604 S.F. 10.57%	



BUS STOP

FORM BASED CODE - ROUTE 66 GATEWAY
EXISTING VACANT COMMERCIAL

ALMOND ELEMENTARY SCHOOL

FORM BASED CODE - ROUTE 66 GATEWAY
EXISTING 1 STORY HOMES

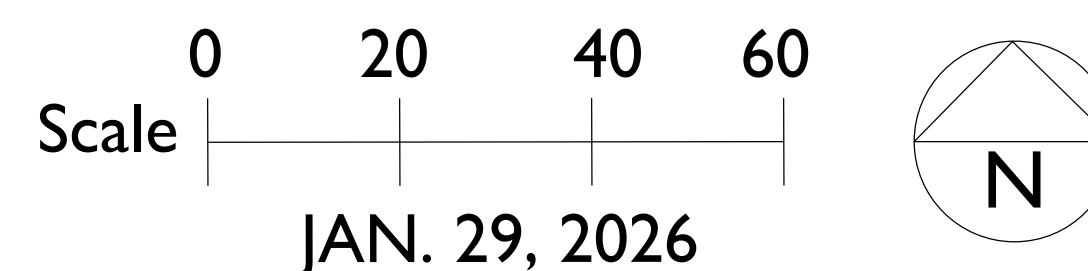
- SITE PLAN KEYNOTES
- 1 REC AREA - SEE LANDSCAPE PLANS FOR AMENITIES
 - 2 PROJECT ENTRY PLAZA - SEE LANDSCAPE PLANS
 - 3 RESIDENT COURTYARD - SEE LANDSCAPE PLANS
 - 4 PORCH FRONTAGE (SEC. 30-381) W/ PRIVATE YARD SEE SHT. A-7
 - 5 COMMUNITY MAILBOXES
 - 6 6' MAX. HT. STUCCO O/ C.M.U. WALL (SEE NOTE FOR EXISTING/PROPOSED)
 - 7 AC CONDENSER/TRANSFORMER SCREEN - SEE SHT. A-10
 - 8 UTILITY EASEMENT
 - 9 DECORATIVE CORNER STATEMENT PER CITY REQMTS
 - 10 PROPERTY LINE W/ 3' DEDICATION AT ALMOND
 - 11 30' WIDE FIRE LANE W/ 19' & 48' RADII
 - 12 OPEN PARKING STALL (9' X 17'+2' O.H.) W/ DOUBLE STRIPING PER CITY OF FONTANA REQUIREMENTS
 - 13 24" WIDE STEP OUT CURB AT PARKING
 - 14 ADA VAN STALL W/ 8' STRIPING
 - 15 3-STORY TOWNHOME BUILDING, TYP.
 - 16 TRASH ENCLOSURE - SEE SHEET A-10
 - 17 36" TUBE STEEL O/ 30" HIGH STUCCO WALL
 - 18 SHORT TERM BIKE RACKS - 4 TOTAL
 - 19 LONG TERM BIKE STORAGE IN GARAGES @ PLANS 1, 2B, 3 AND 4

FONTANA, CA

LANTANA AT ROUTE 66

PROJECT SITE PLAN

AVANT REAL ESTATE
4490 AYERS AVE
VERNON, CA 90058
(562) 977-8565



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

SP



VIEW FROM INTERNAL DRIVE



VIEW AT CORNER OF FOOHILL AND ALMOND



VIEW ALONG FOOHILL FROM NORTHEAST



VIEW OF INTERIOR COMMON AREA



VIEW OF ALMOND FRONTAGE



VIEW ALONG FOOHILL AT PEDESTRIAN PLAZA

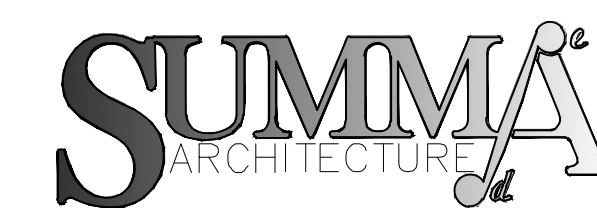
FONTANA, CA

AVANT REAL ESTATE
4490 AYERS AVE
VERNON, CA 90058
(562) 977-8565

LANTANA AT ROUTE 66

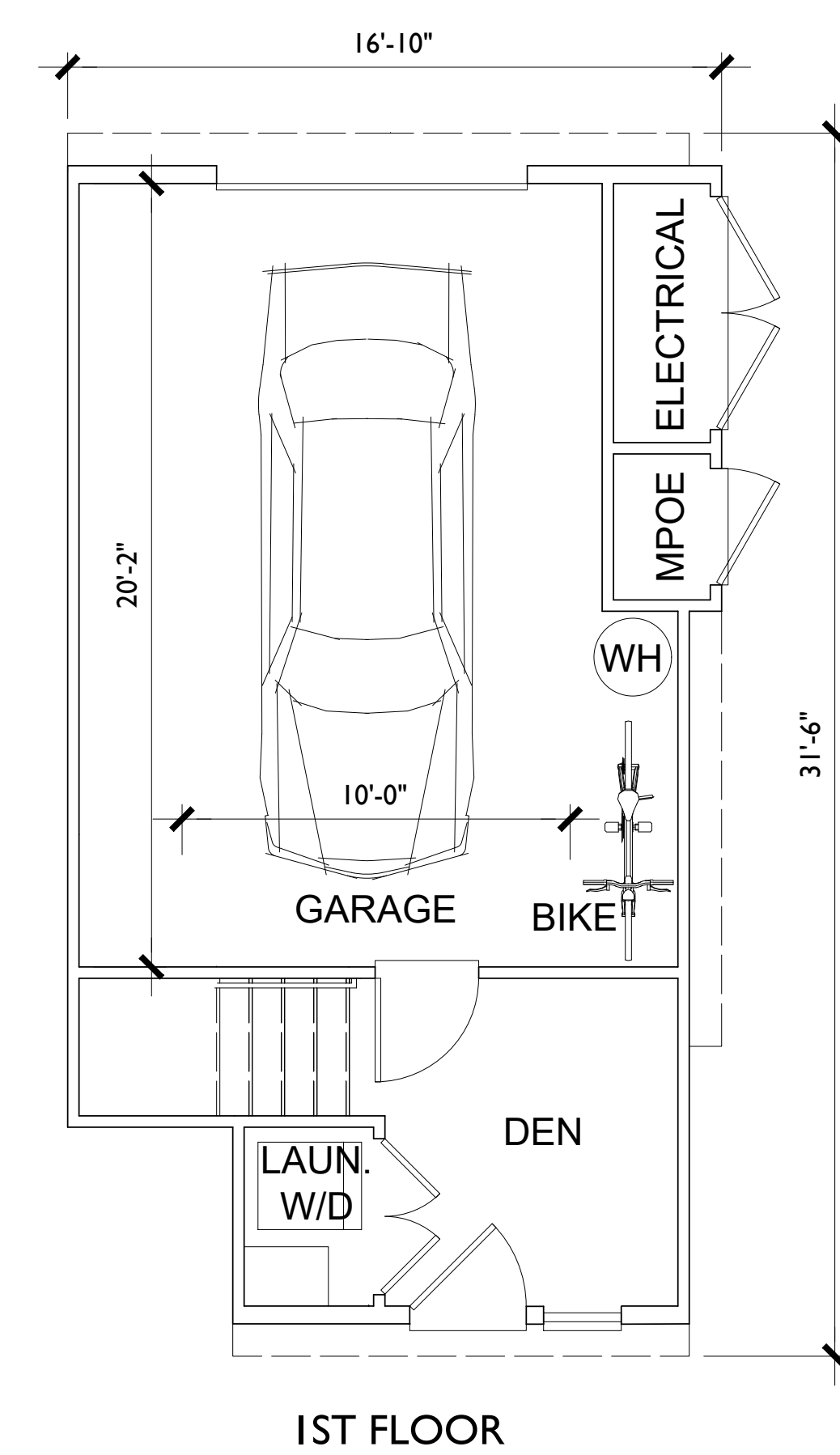
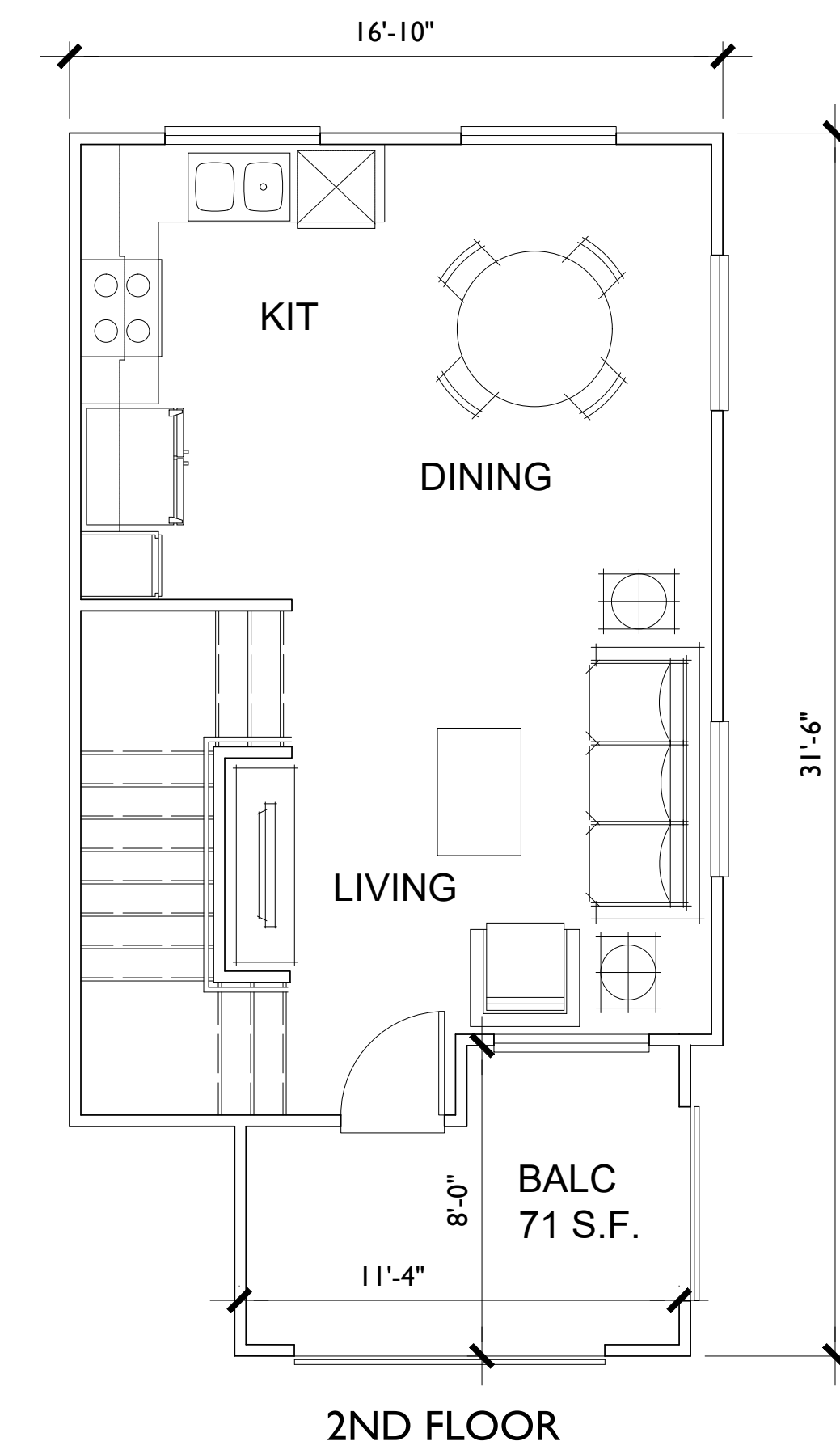
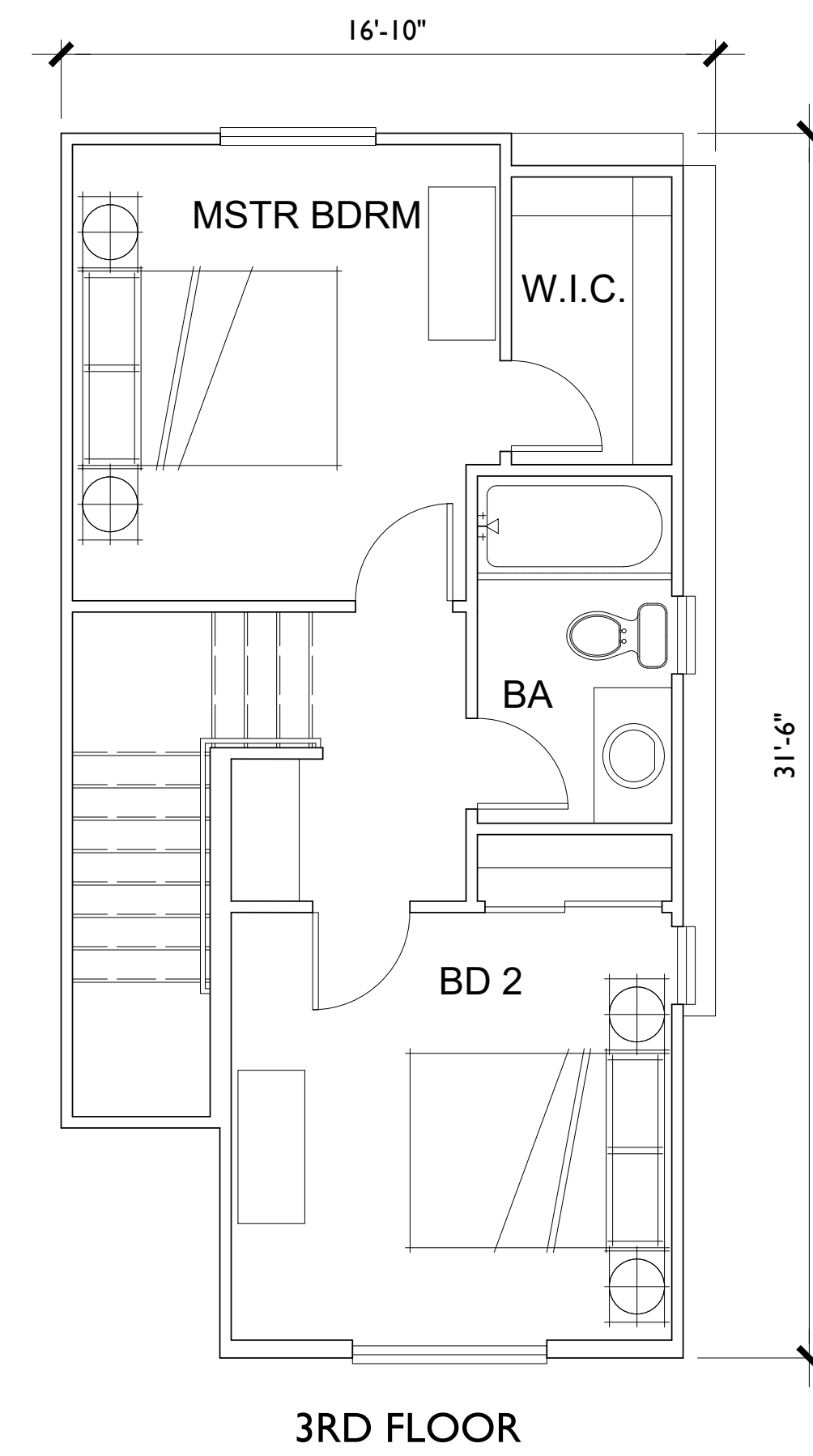
Scale | NTS
|-----|
JAN. 29, 2026

PERSPECTIVES

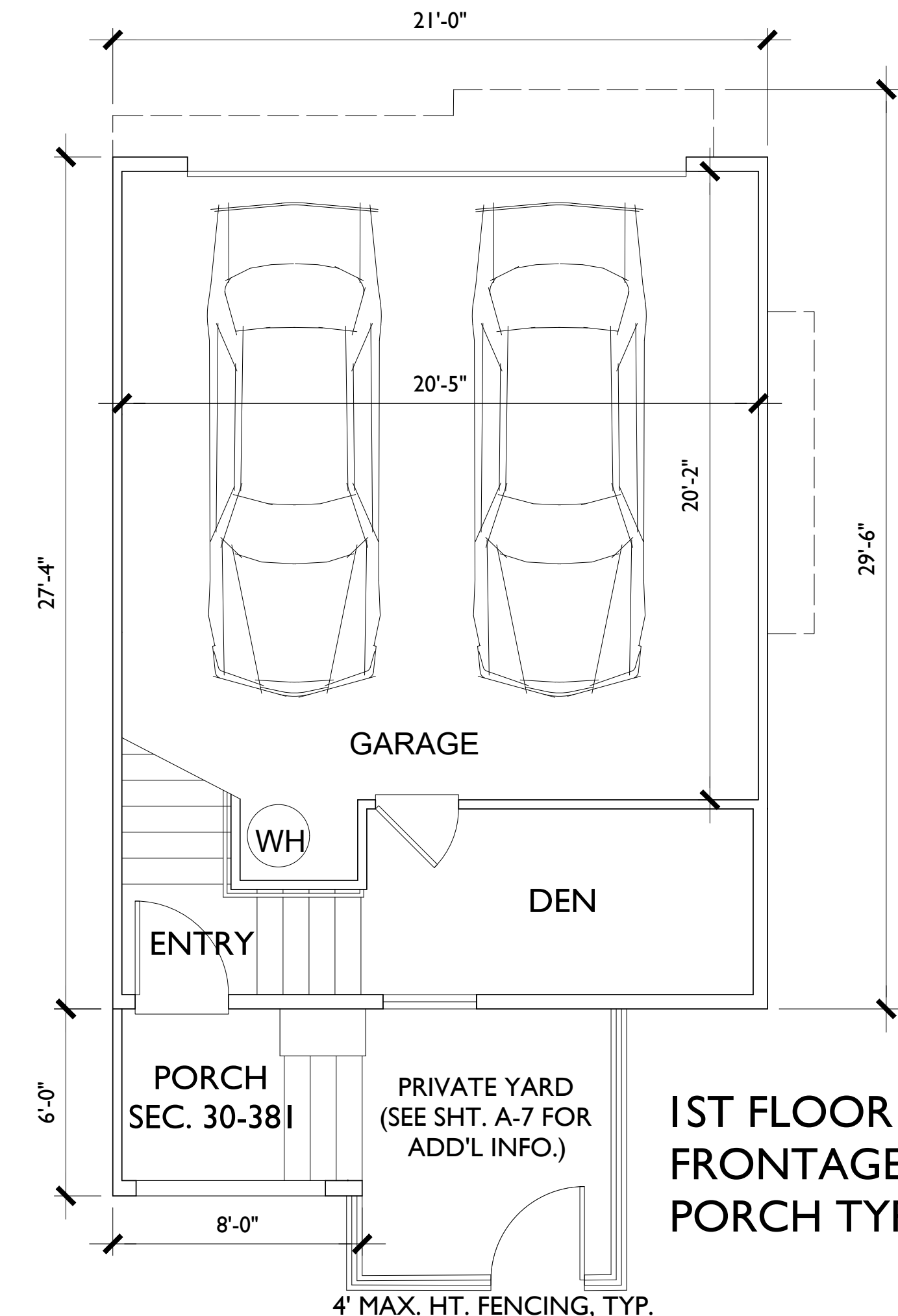
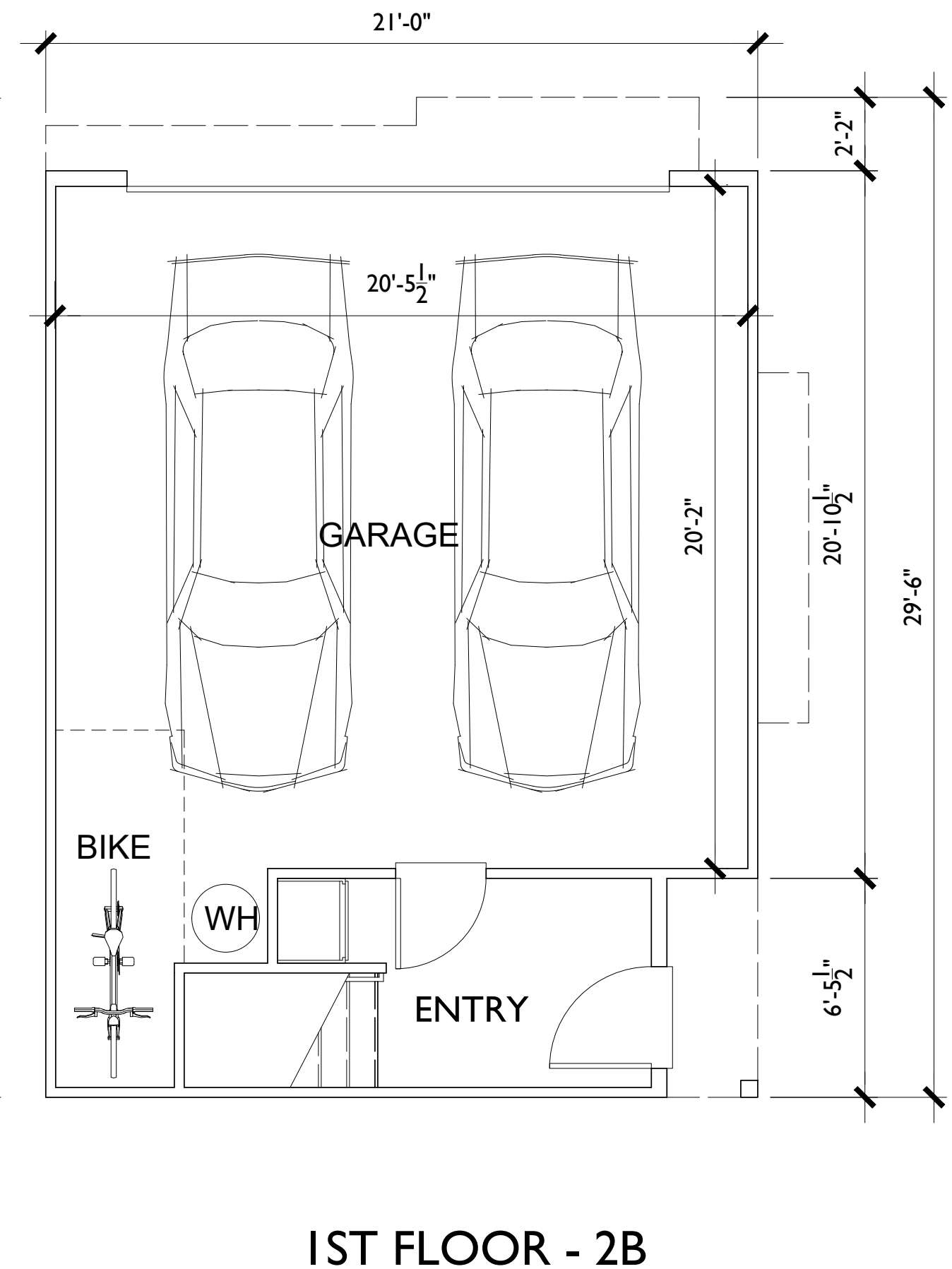
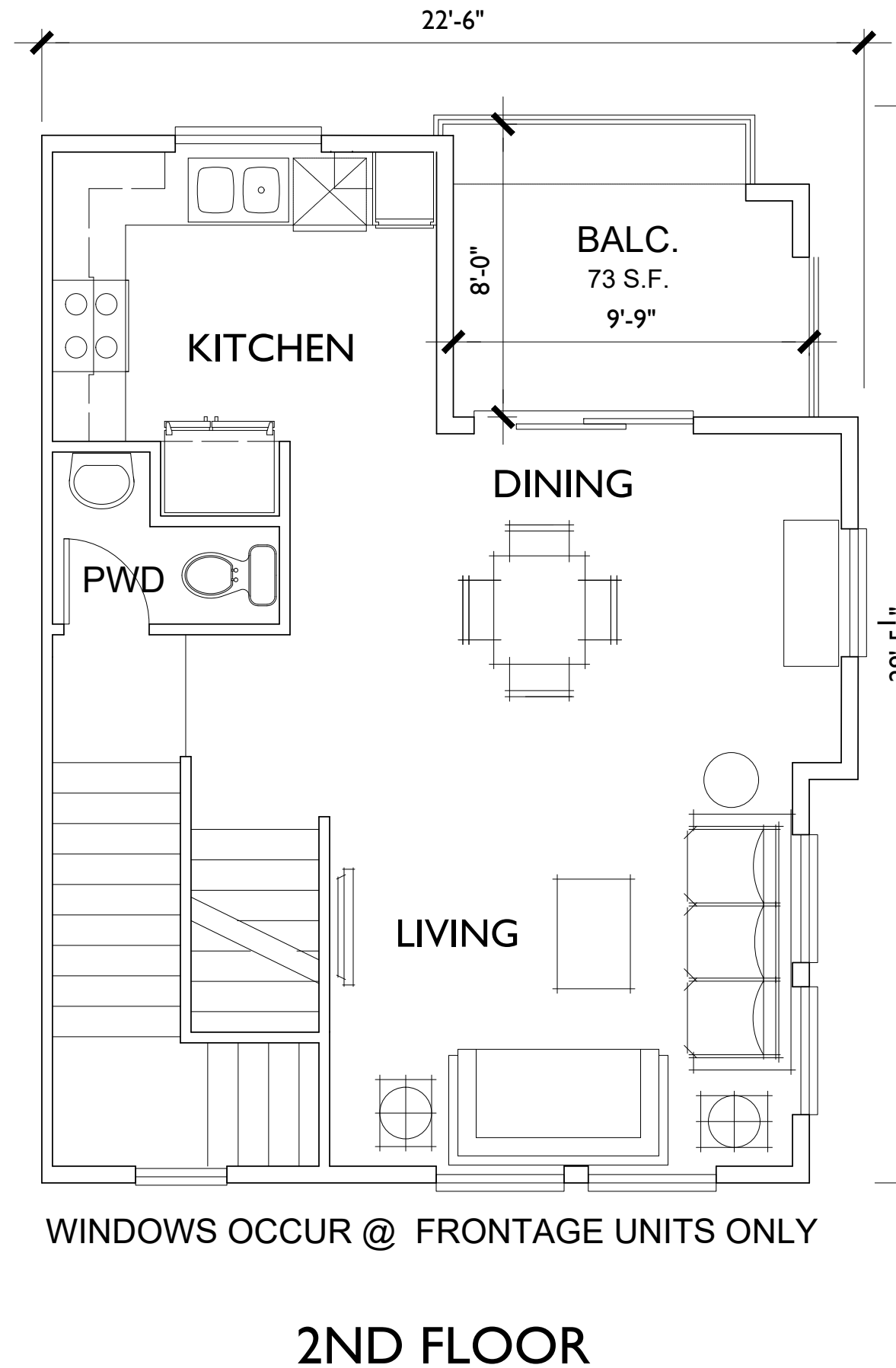
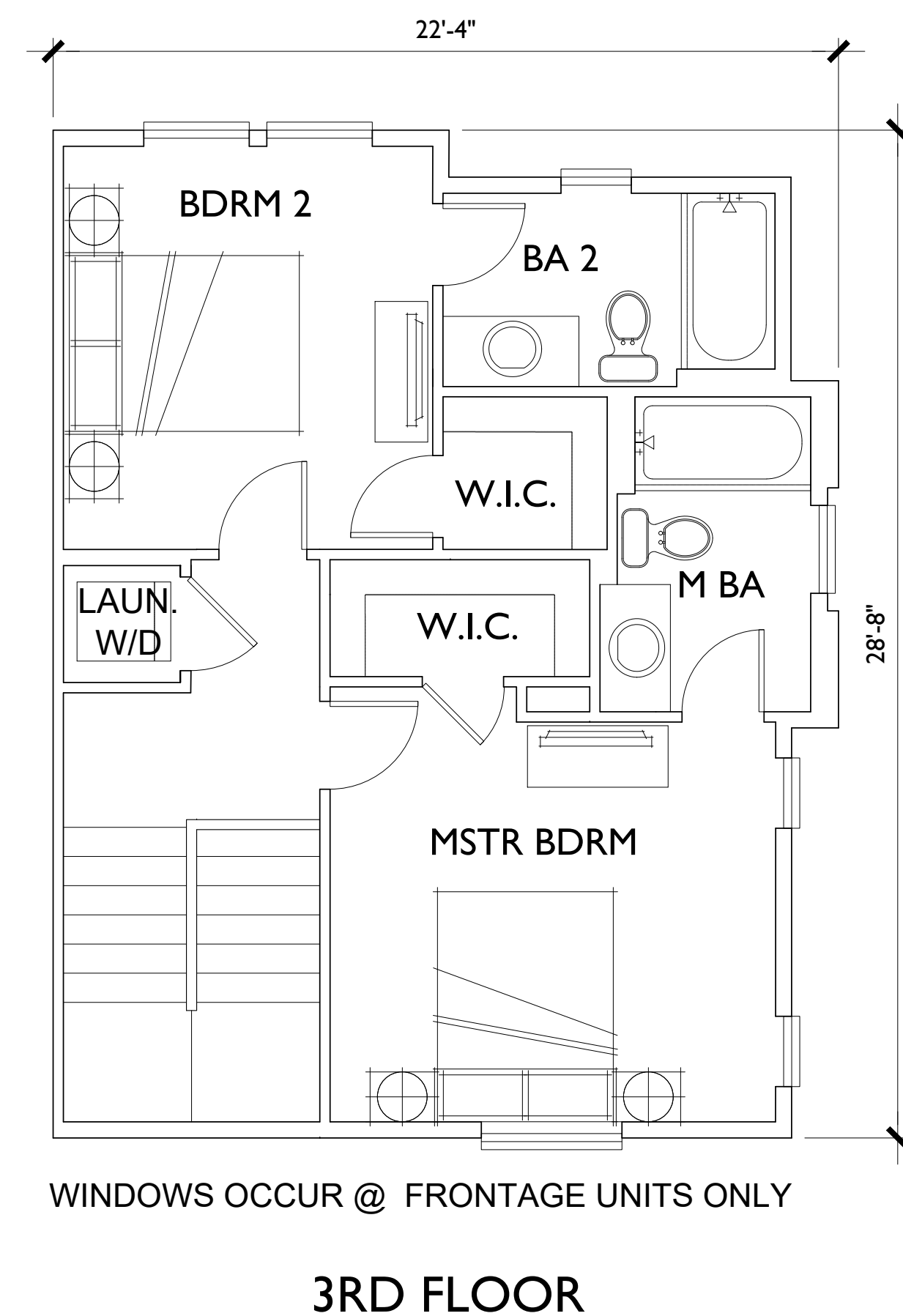


5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-1



PLAN 1: 2BD/1BA
 1,007 S.F. GROSS
 BALCONY- 71 S.F.
 GARAGE- 314 S.F.



PLAN 2A/2B: 2BD/2.5BA
 1,200 S.F. GROSS
 BALCONY- 73 S.F.
 GARAGE- 467 S.F.

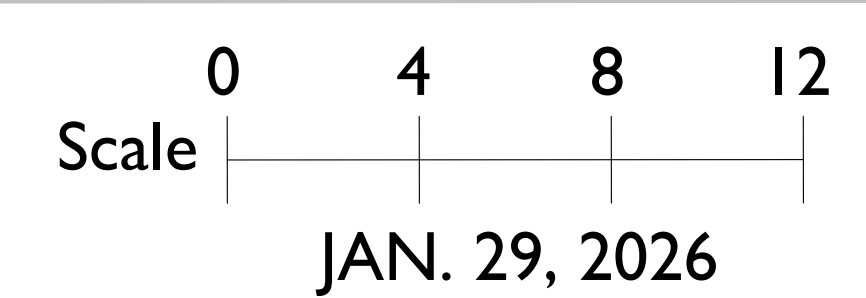
1ST FLOOR - 2A
 FRONTAGE UNITS AT FOOTHILL & ALMOND
 PORCH TYPE (8' WIDE X 6' DEEP X 12' HIGH)

4' MAX. HT. FENCING, TYP.

FONTANA, CA

AVANT REAL ESTATE
 4490 AYERS AVE
 VERNON, CA 90058
 (562) 977-8565

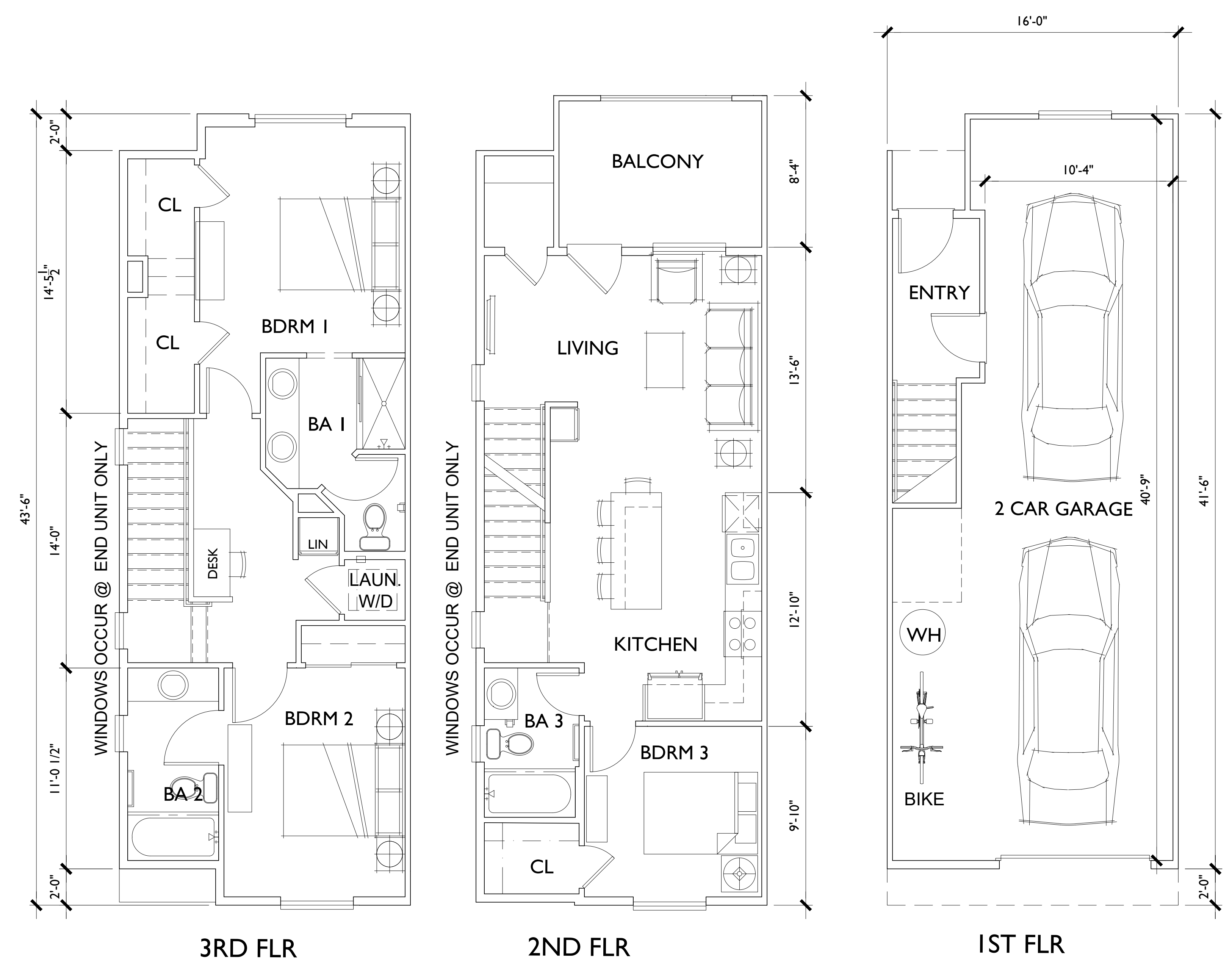
LANTANA AT ROUTE 66



UNIT PLANS 1 & 2



5256 S. MISSION ROAD STE. 404
 BONSALE, CA. 92003
 760.724.1198



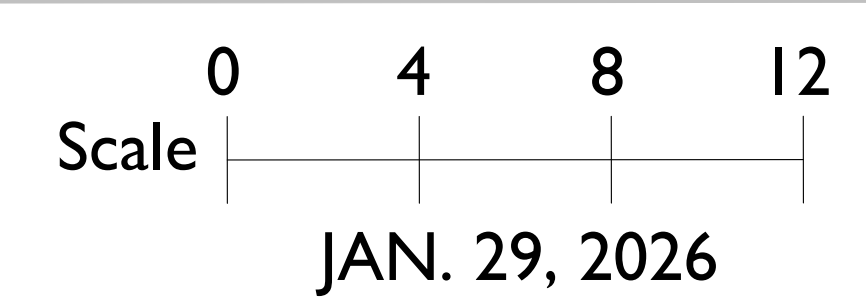
PLAN 3: 3BD/3BA
 1,317 S.F. GROSS
 BALCONY- 90 S.F.
 GARAGE- 562 S.F.

FONTANA, CA

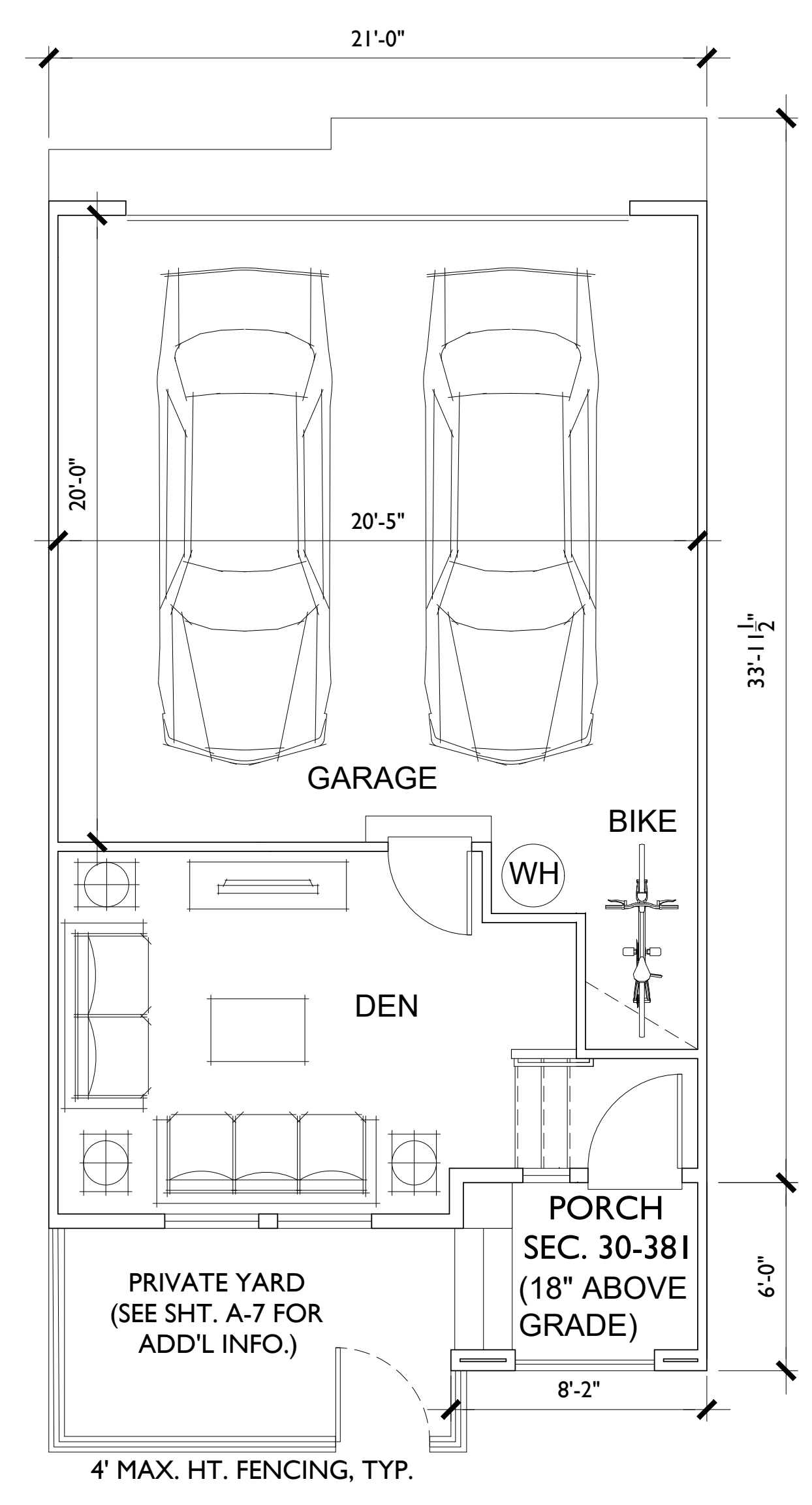
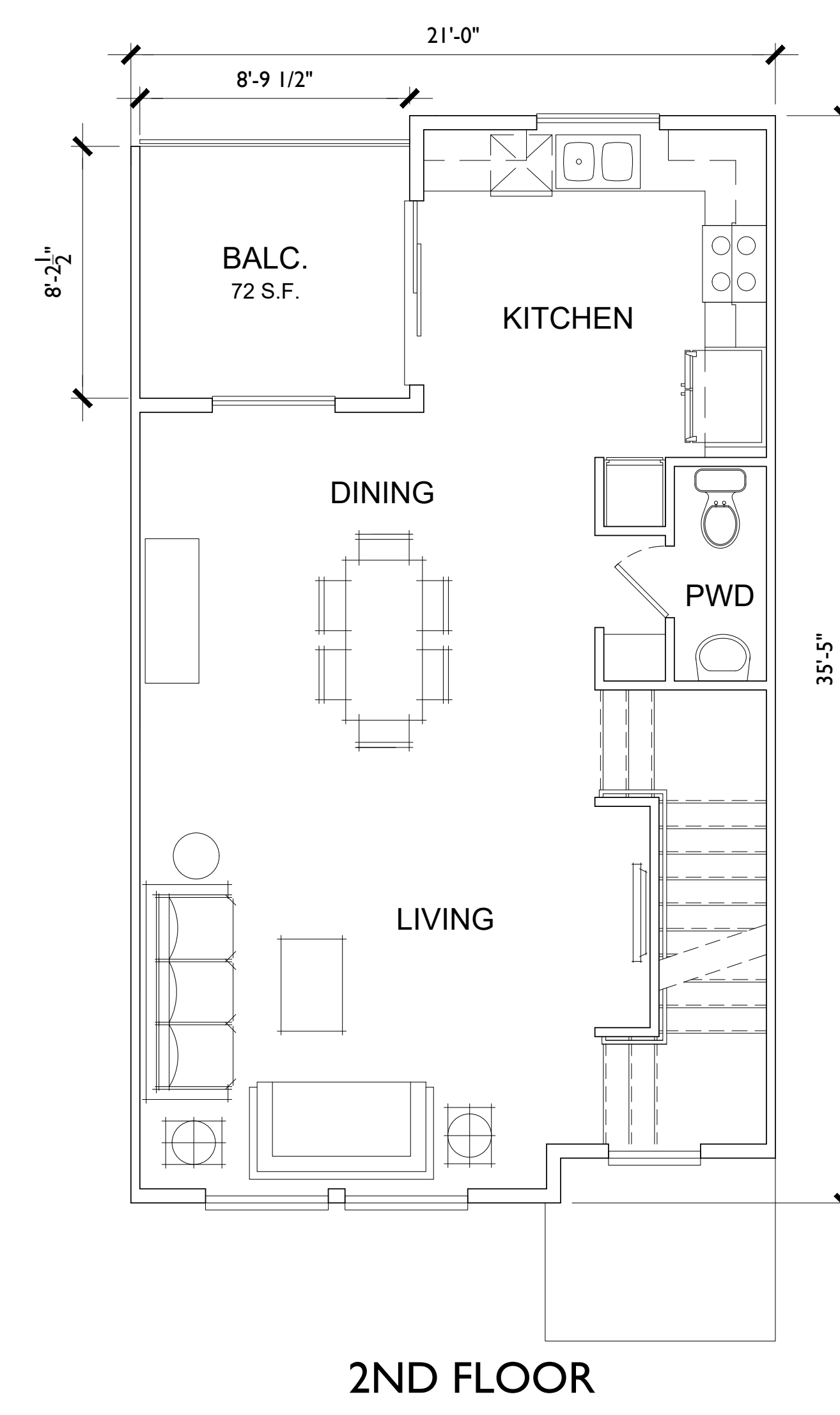
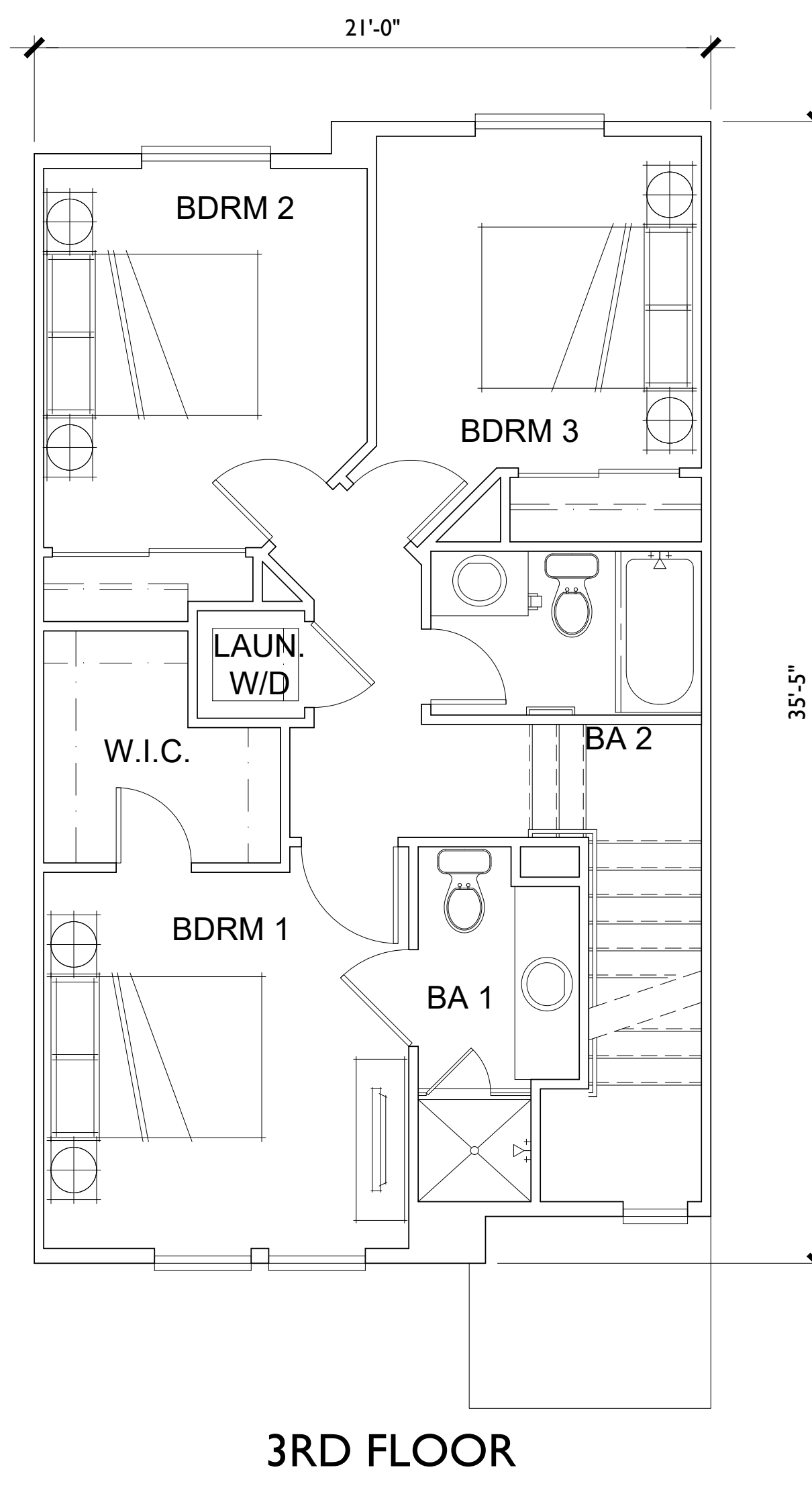
LANTANA AT ROUTE 66

UNIT PLAN 3

AVANT REAL ESTATE
 4490 AYERS AVE
 VERNON, CA 90058
 (562) 977-8565



5256 S. MISSION ROAD STE. 404
 BONSALL, CA. 92003
 760.724.1198



PLAN 4: 3BD/2.5BA
 1,564 S.F. GROSS
 BALCONY- 72 S.F.
 GARAGE- 445 S.F.

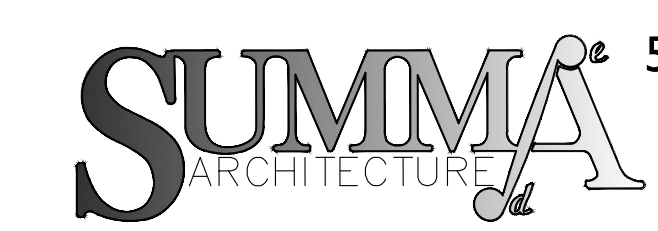
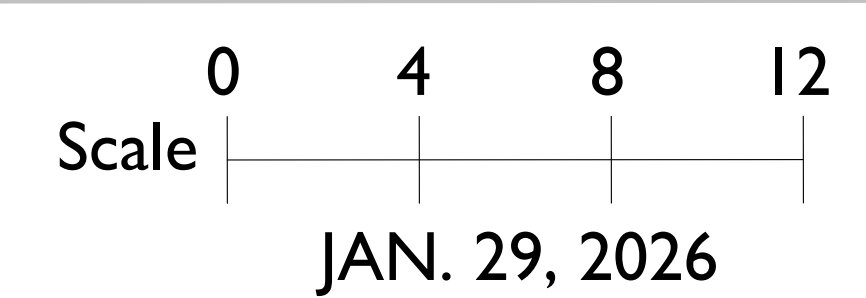
FRONTAGE UNITS AT FOOTHILL AND ALMOND
 PORCH TYPE (8' WIDE X 6' DEEP X 12' HIGH)

FONTANA, CA

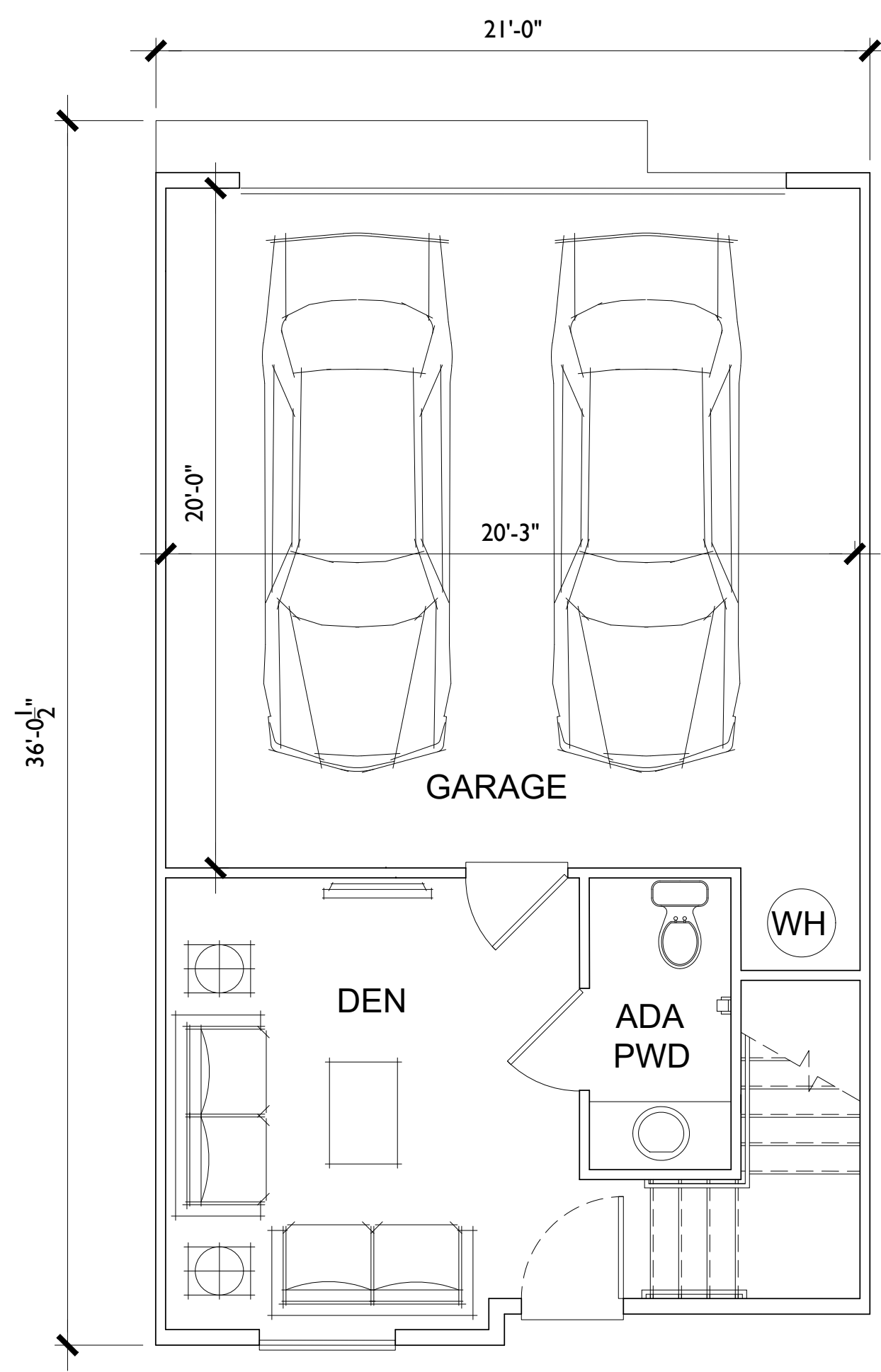
LANTANA AT ROUTE 66

UNIT PLAN 4

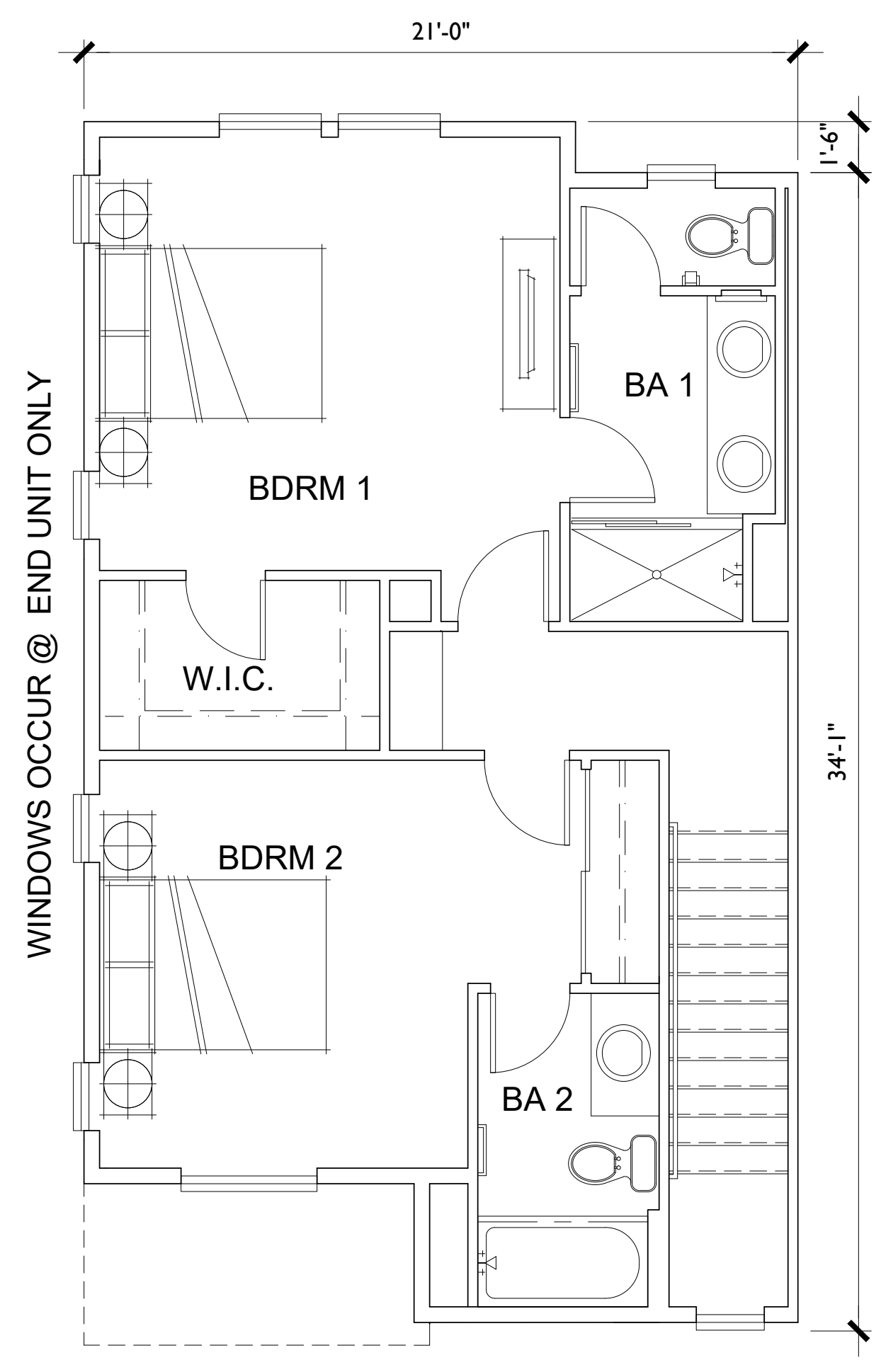
AVANT REAL ESTATE
 4490 AYERS AVE
 VERNON, CA 90058
 (562) 977-8565



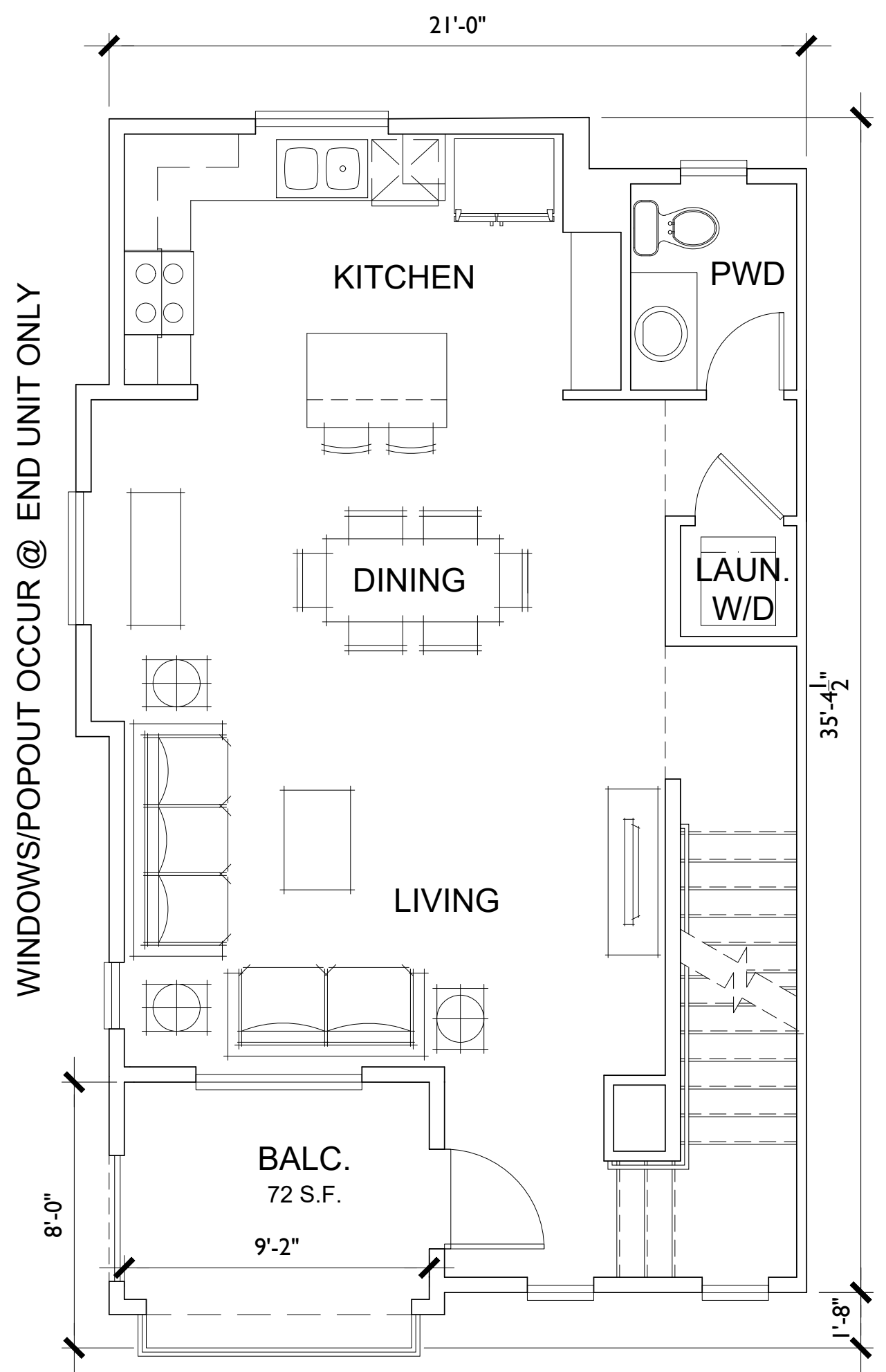
5256 S. MISSION ROAD STE. 404
 BONSALE, CA. 92003
 760.724.1198



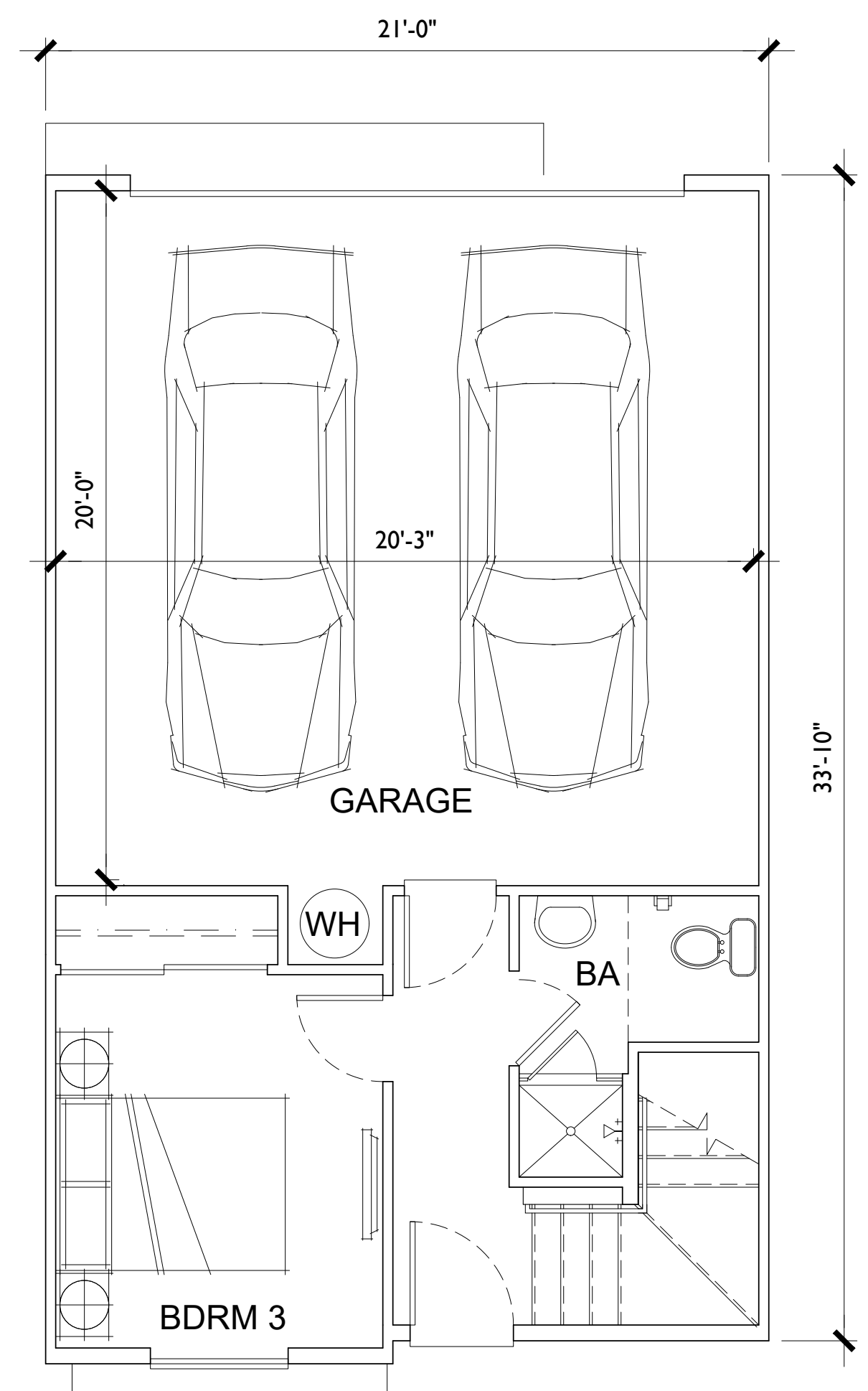
1ST FLOOR - ADA



3RD FLOOR



2ND FLOOR



1ST FLOOR

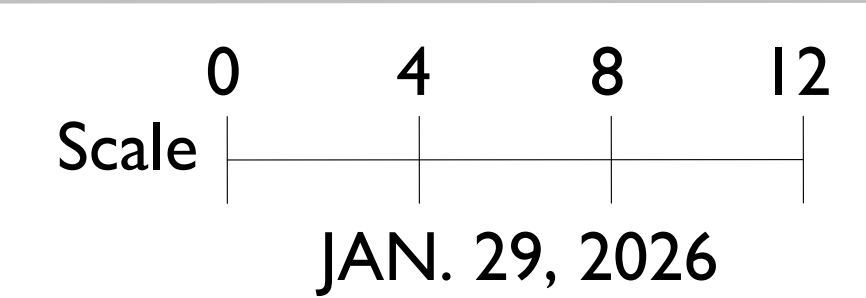
PLAN 5: 3BD/2.5BA
 1,602 S.F. GROSS
 BALCONY- 72 S.F.
 GARAGE- 439 S.F.

FONTANA, CA

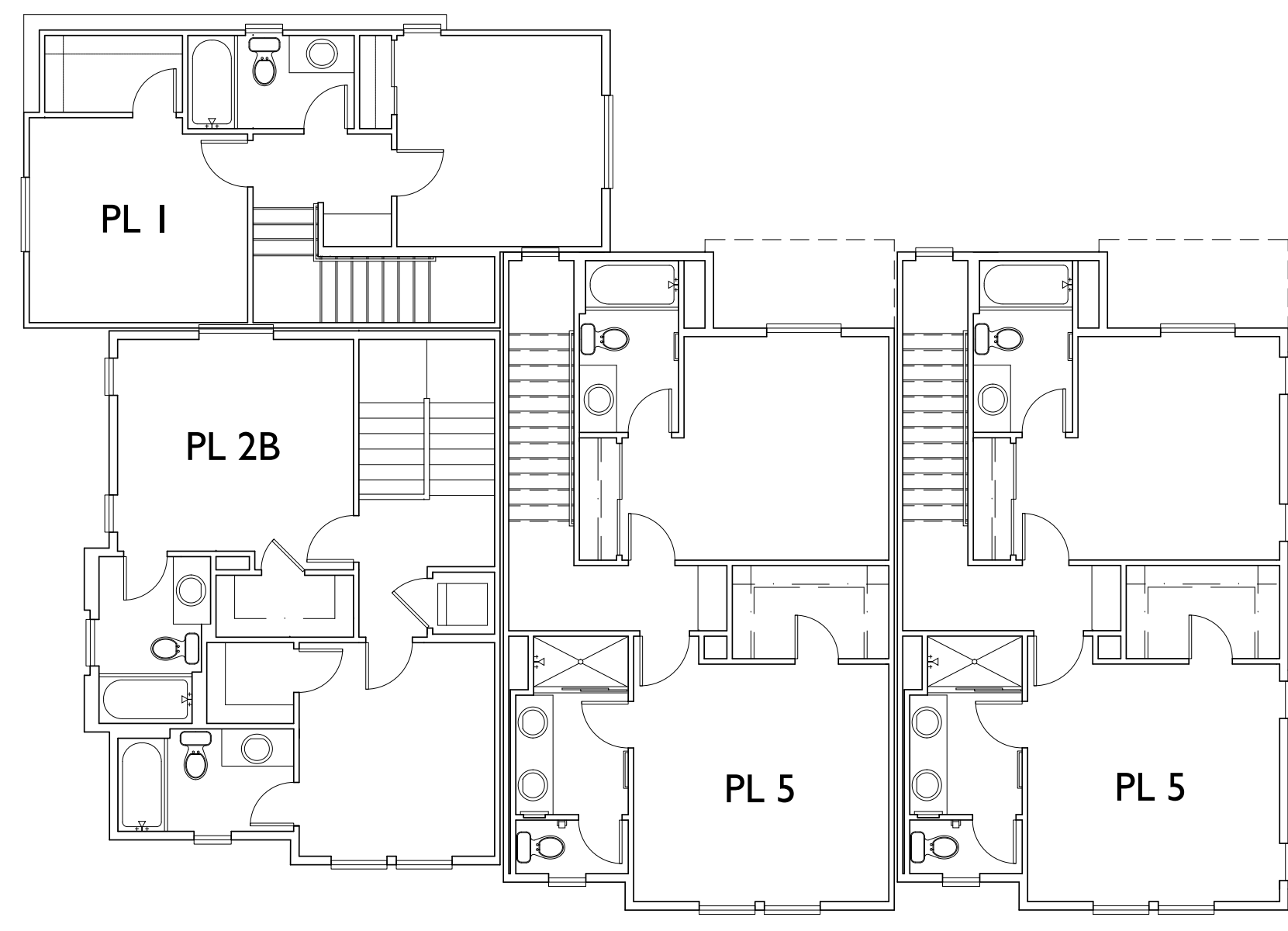
LANTANA AT ROUTE 66

UNIT PLAN 5

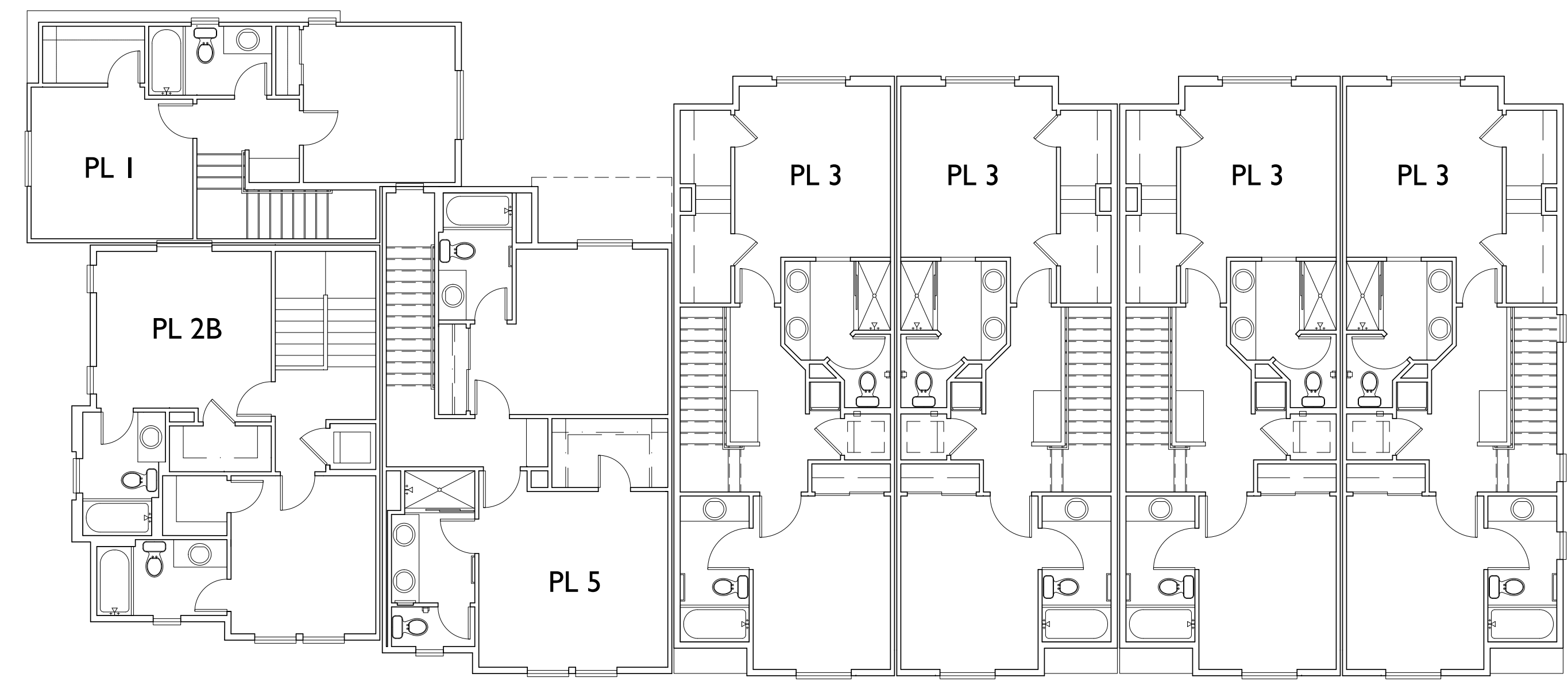
AVANT REAL ESTATE
 4490 AYERS AVE
 VERNON, CA 90058
 (562) 977-8565



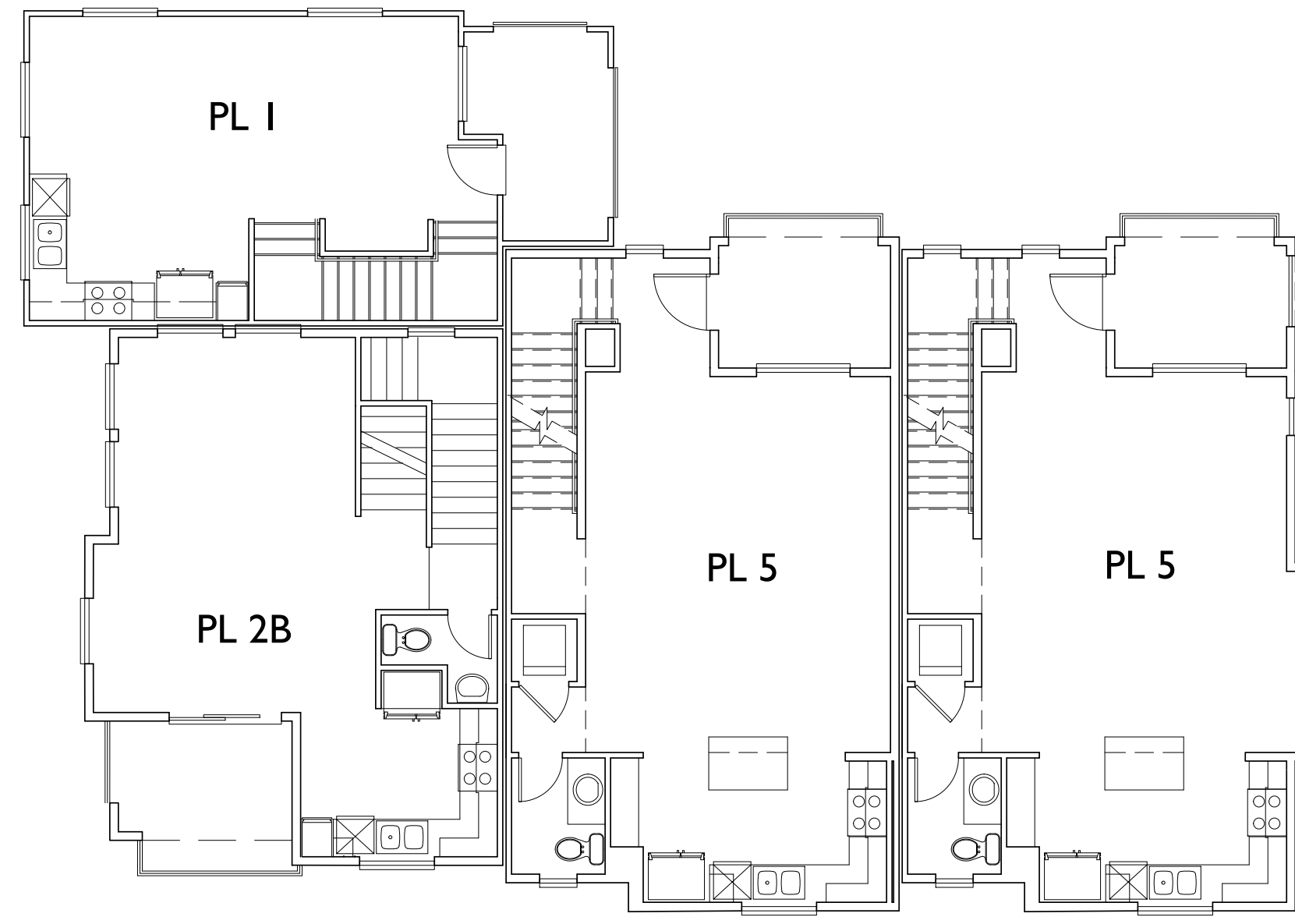
5256 S. MISSION ROAD STE. 404
 BONSALL, CA. 92003
 760.724.1198



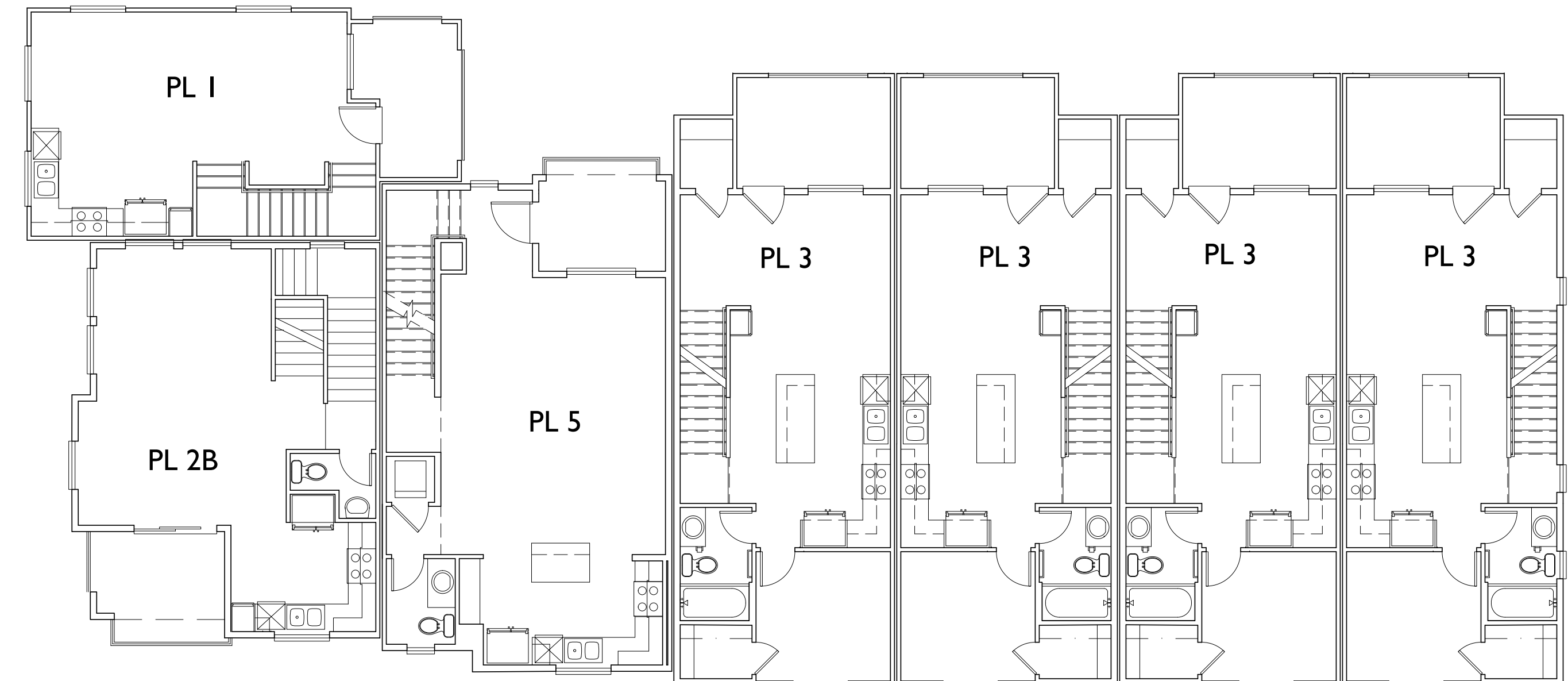
3RD FLR - BLDG B



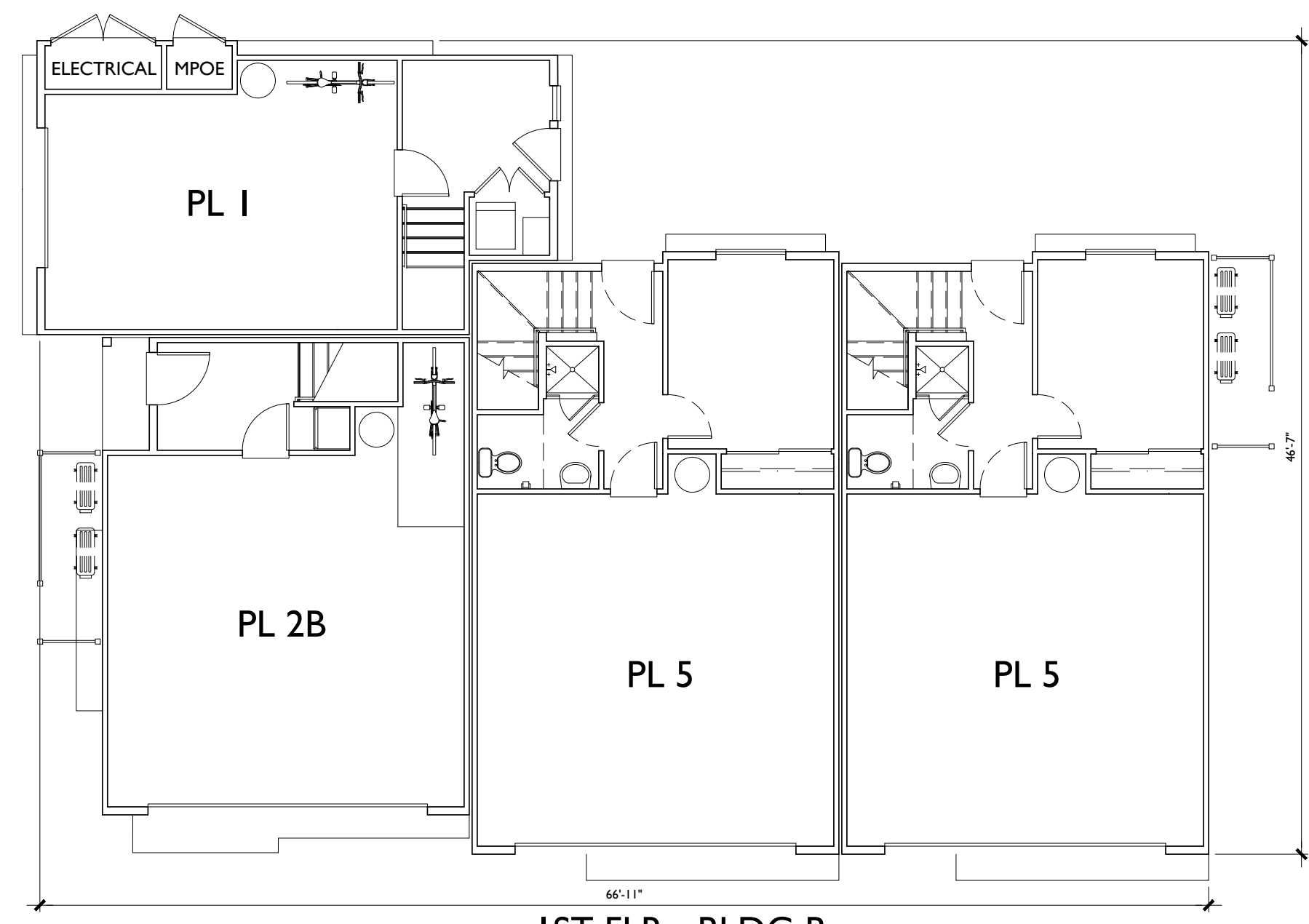
3RD FLR - BLDG A



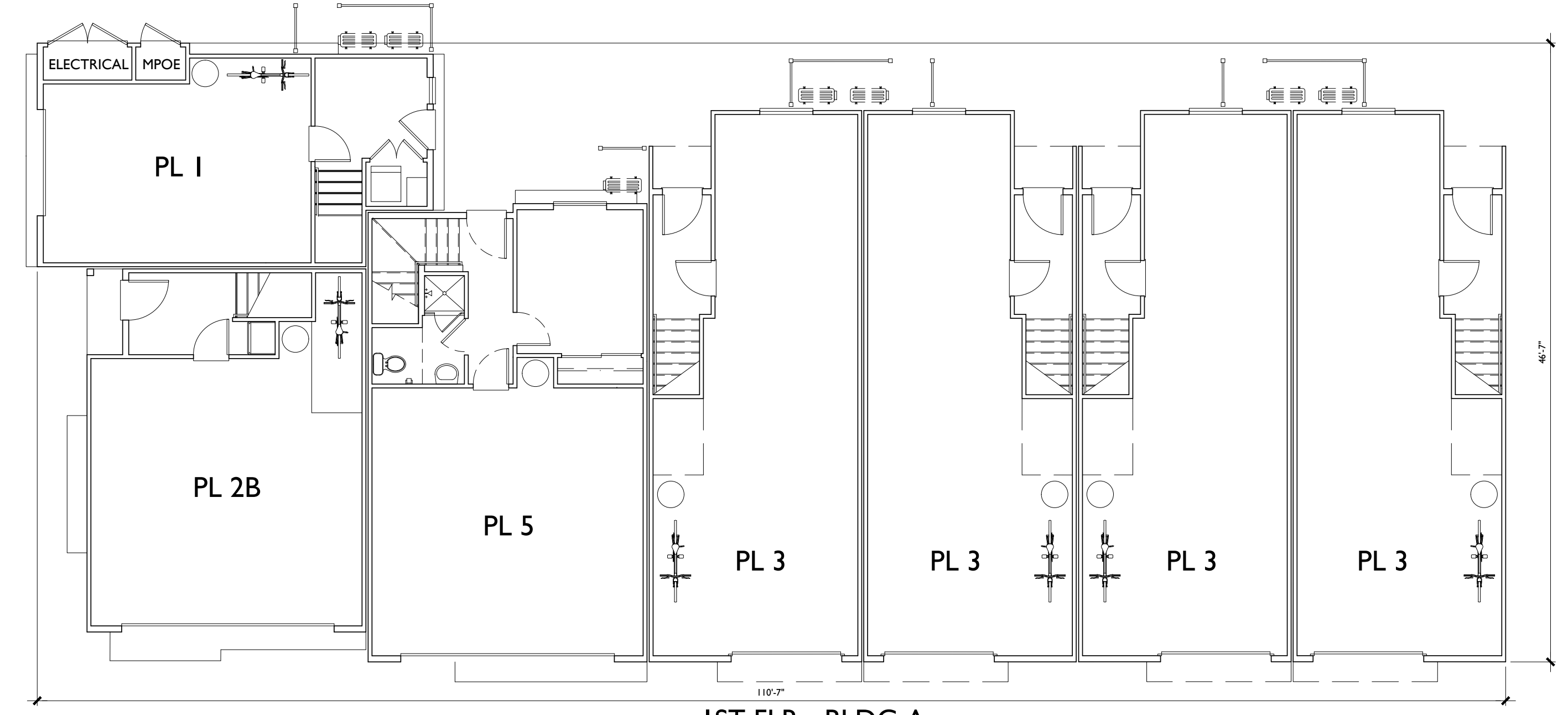
2ND FLR - BLDG B



2ND FLR - BLDG A



1ST FLR - BLDG B



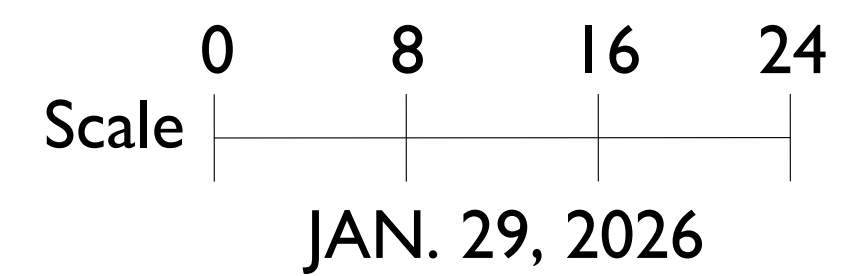
1ST FLR - BLDG A

FONTANA, CA

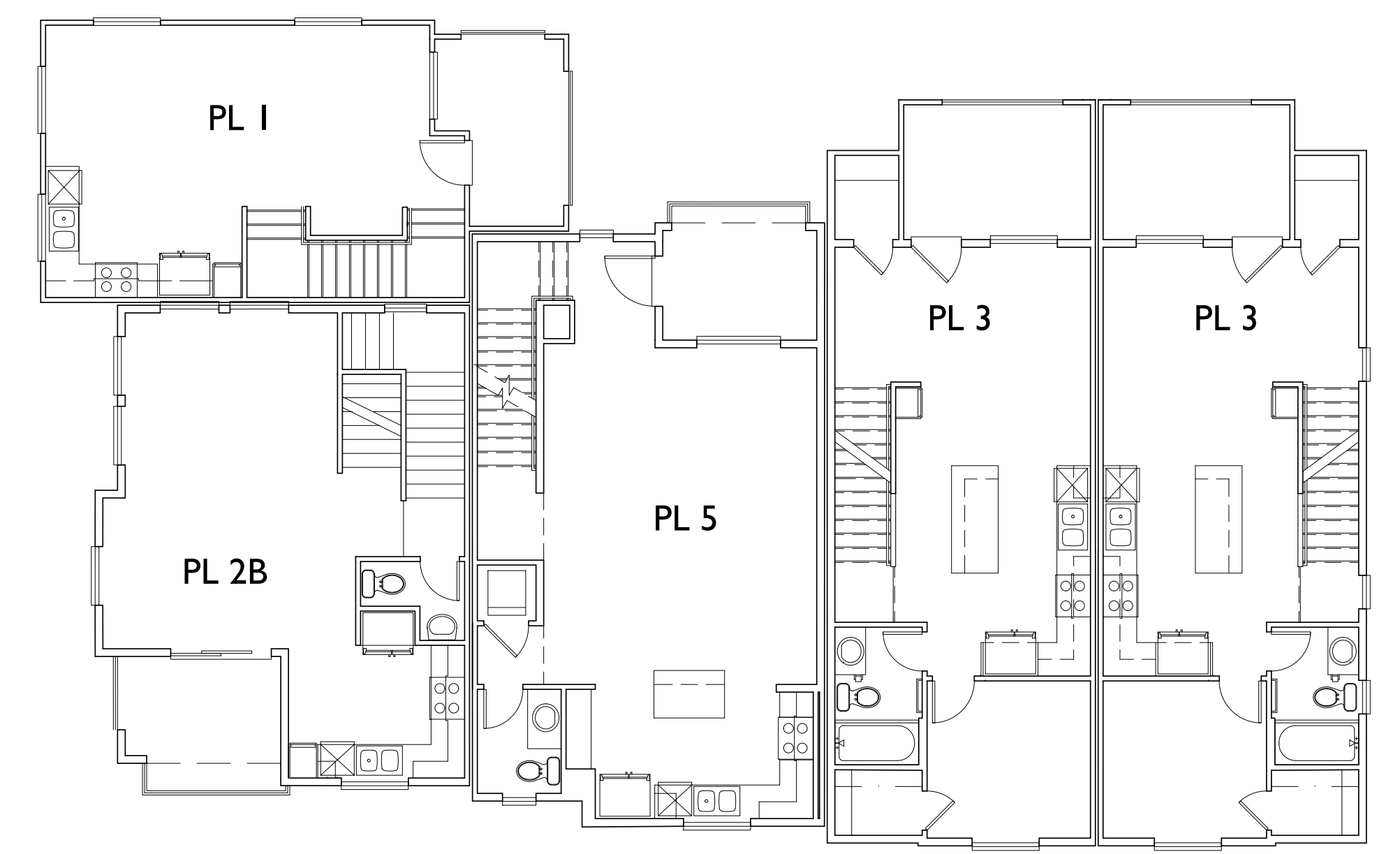
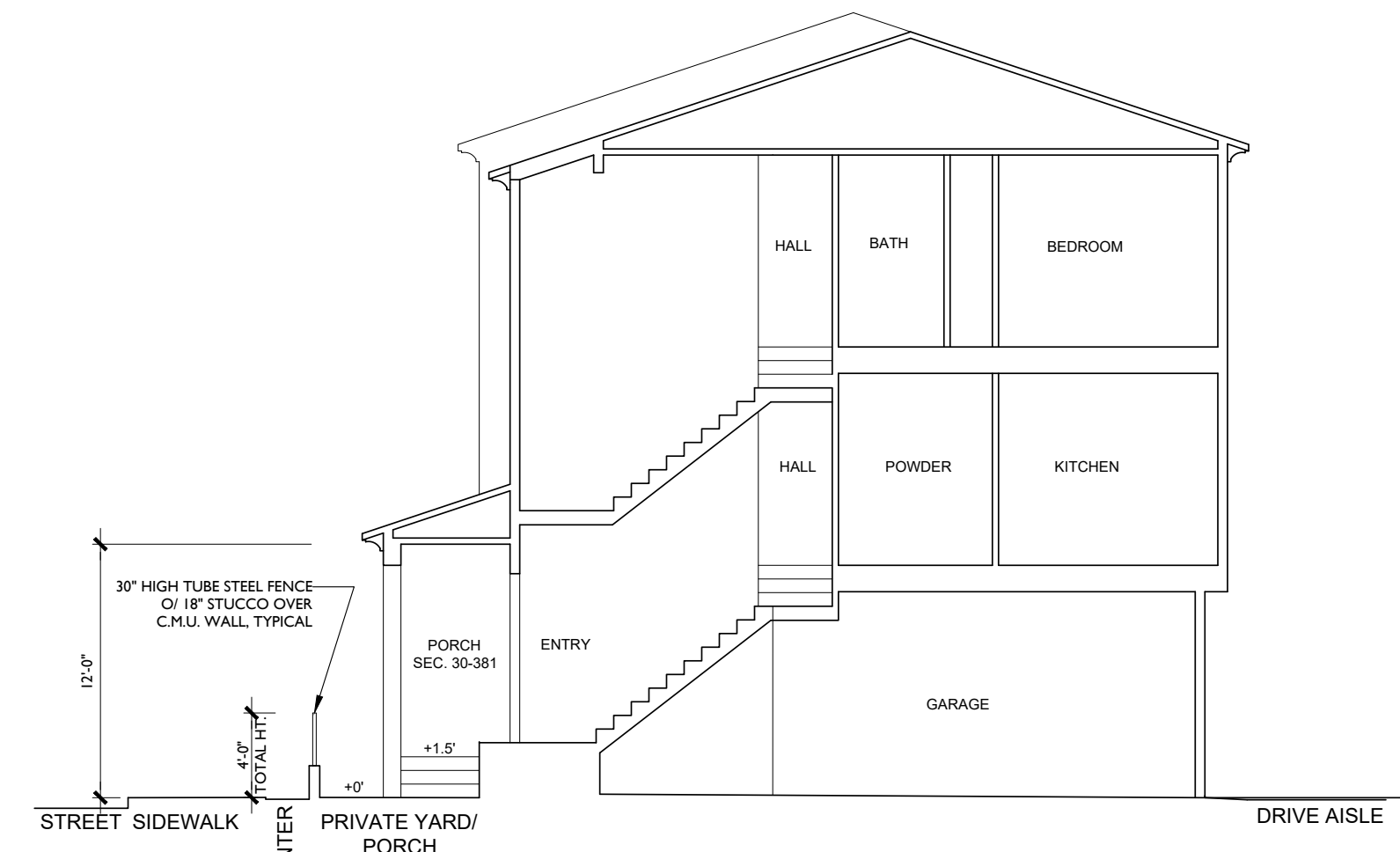
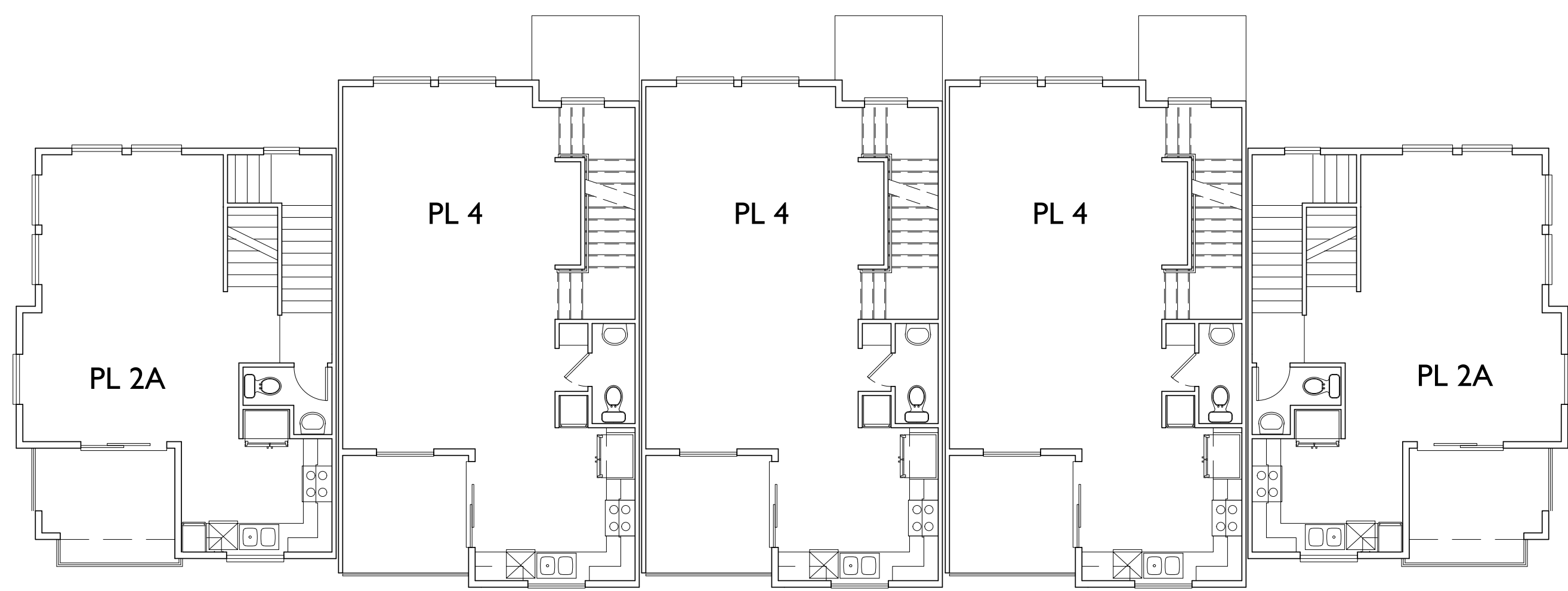
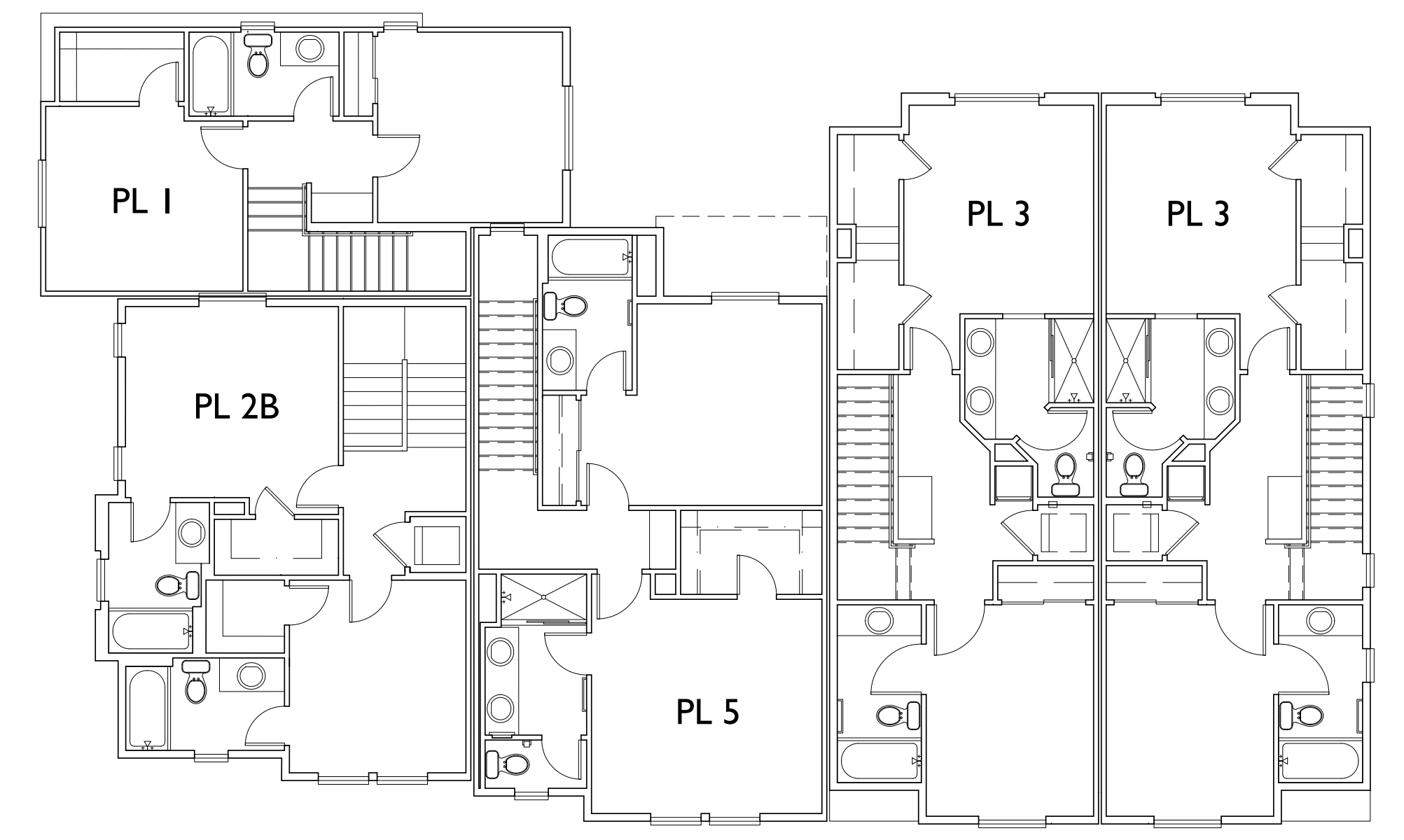
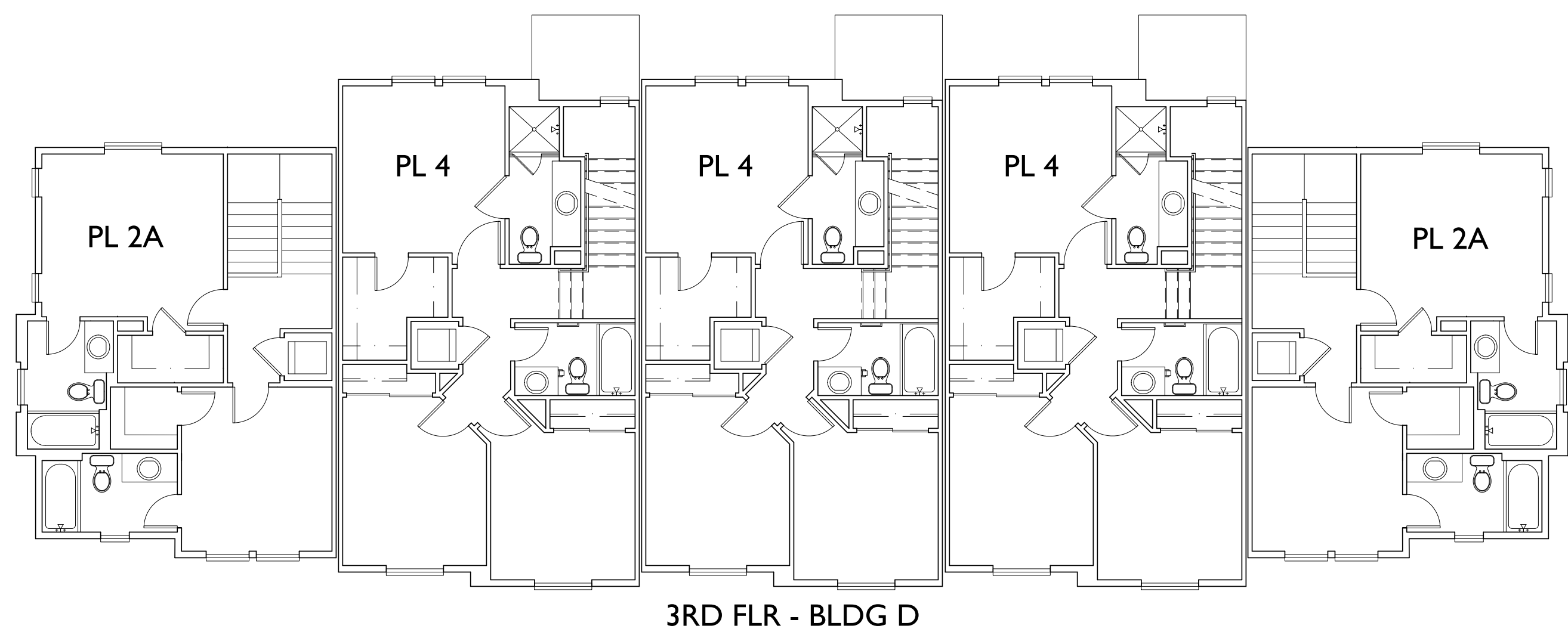
LANTANA AT ROUTE 66

BLDG A & B BUILDING COMPOSITE PLANS

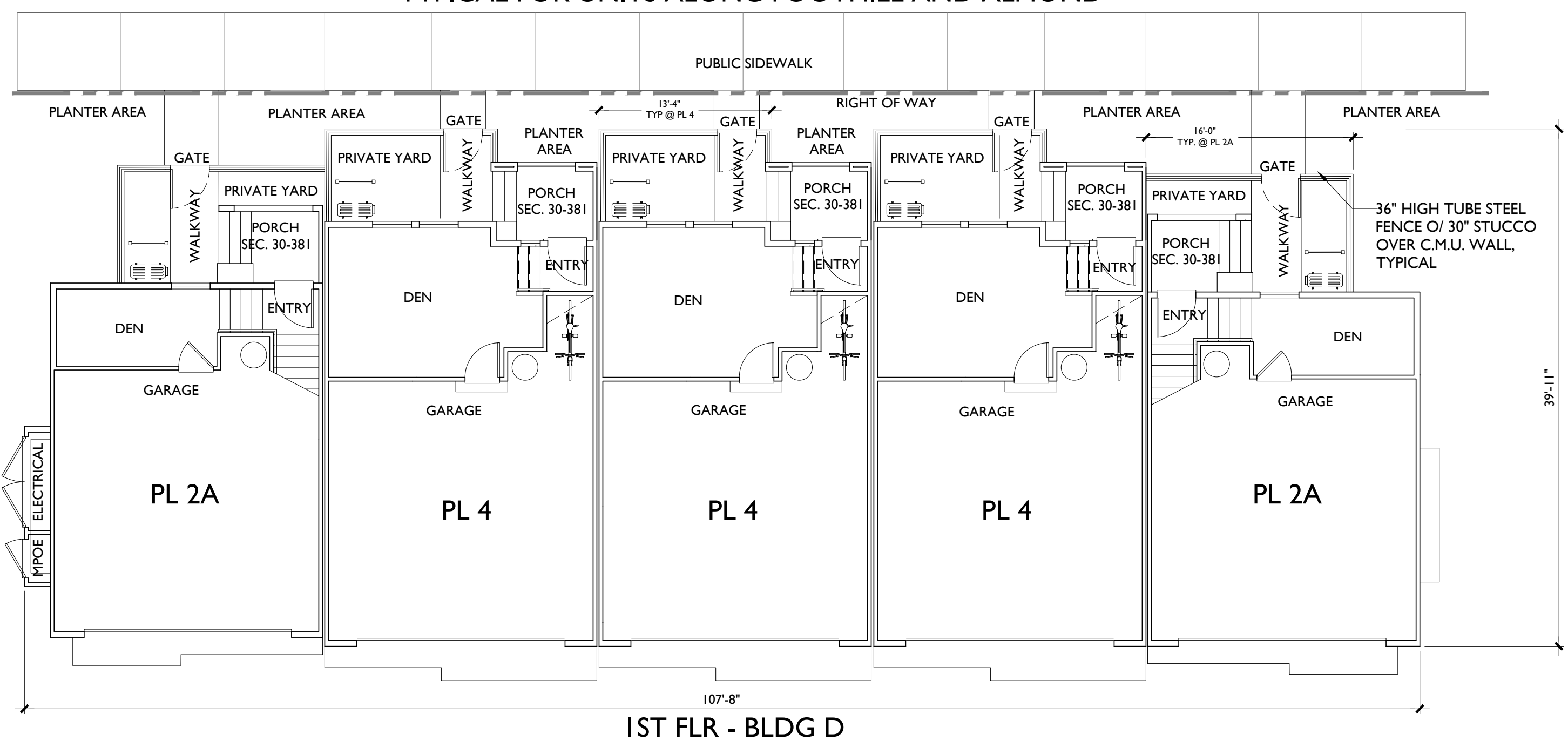
AVANT REAL ESTATE
 4490 AYERS AVE
 VERNON, CA 90058
 (562) 977-8565



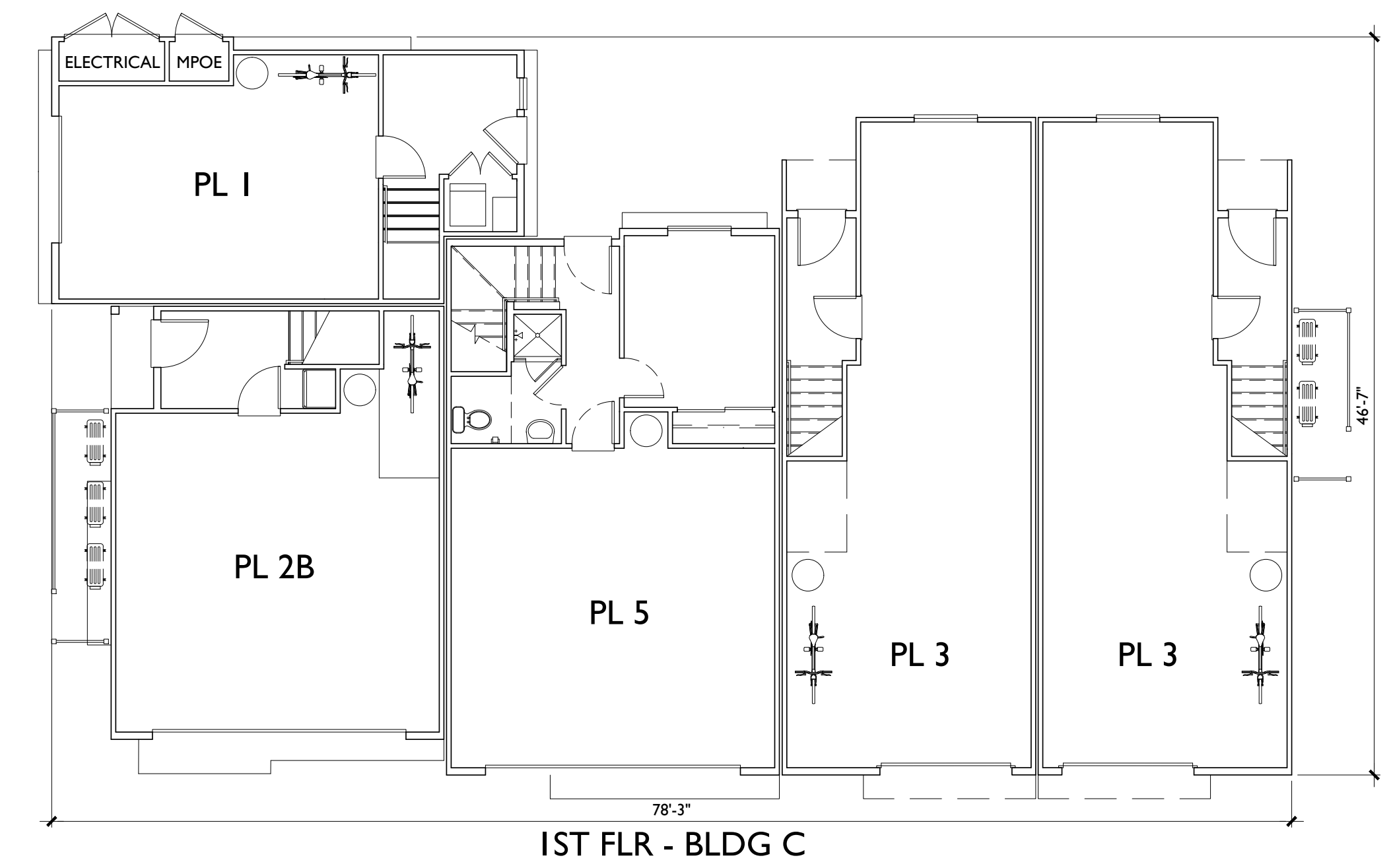
5256 S. MISSION ROAD STE. 404
 BONSALE, CA. 92003
 760.724.1198



PORCH FRONTAGE TYPE PER FBC SEC 30-381
TYPICAL FOR UNITS ALONG FOOTHILL AND ALMOND



SEC. 30-381. - PORCH.
IN THE PORCH FRONTAGE TYPE, THE MAIN FACADE OF THE BUILDING IS SET BACK FROM THE FRONTAGE LINE. THE RESULTING FRONT YARD IS DEFINED BY A LOW WALL OR FENCE, AND IS COVERED BY A PATIO. A PROJECTING PORCH USES PART OF THE FRONT YARD SPACE FOR A PORCH THAT IS OPEN ON THREE SIDES ABOVE THE LOW WALL OR FENCE
REFER TO UNIT PLANS 2A ON SHEET A-2 AND PLAN 4 ON SHEET A-4

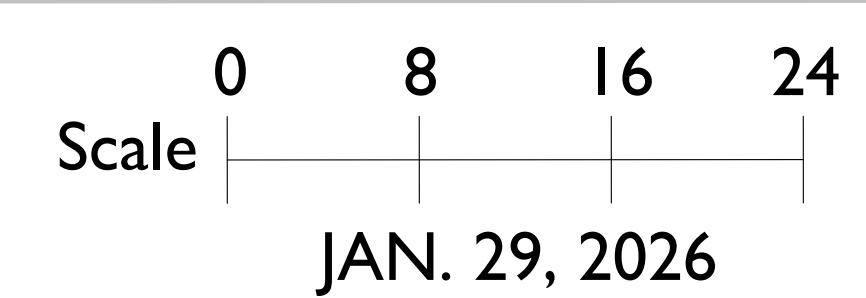


FONTANA, CA

LANTANA AT ROUTE 66

BLDG C & D BUILDING COMPOSITE PLANS

AVANT REAL ESTATE
4490 AYERS AVE
VERNON, CA 90058
(562) 977-8565



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198



BLDG A - LEFT



BLDG A - FRONT



BLDG A - RIGHT



BLDG A - REAR

MATERIAL SCHEDULE

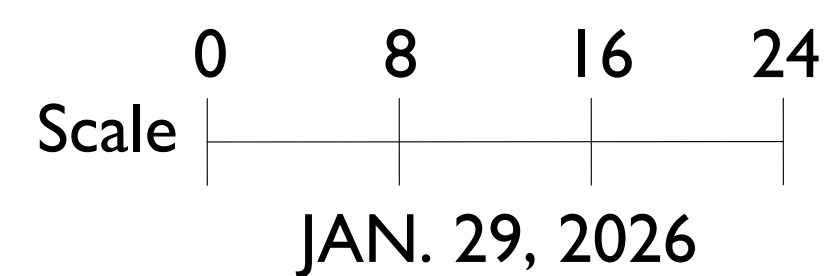
- 1. ROOF - CONCRETE S TILE ROOFING
- 2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
- 3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
- 4. RAILING - DECORATIVE METAL
- 5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 6. RECESSED VINYL WINDOW
- 7. DECORATIVE GABLE ACCENT
- 8. STUCCO CONTROL JOINT
- 9. DECORATIVE LIGHT FIXTURE
- 10. DECORATIVE COMPOSITE SHUTTER
- 11. DECORATIVE METAL POTSHelf
- 12. DECORATIVE RECESS
- 13. DECORATIVE METAL AWNING
- 14. DECORATIVE TRELLIS AWNING
- 15. DECORATIVE METAL GRILLE
- 16. DECORATIVE SHAPED FOAM CORBELS
- 17. PORCH W/ STUCCO O/ C.M.U. WALL BELOW AND TUBULAR STEEL FENCING W/ PRIVACY GATE - SEE SHT. A-7
- 18. AC SCREEN - DECORATIVE METAL, SEE SHT. A-10
- 19. SECTIONAL METAL GARAGE DOOR W/ EMBOSSED PANELS AND WINDOWS AT TOP ROW
- 20. STONE VENEER
- 21. UTILITY CLOSET
- 22. STUCCO OVER C.M.U. WALL
- 23. HEAVY TIMBER RESAWN WOOD TRELLIS W/ SOLID TOP
- 24. SOLID METAL PEDESTRIAN GATE
- 25. COIL METAL ROLL UP GATE

FONTANA, CA

LANTANA AT ROUTE 66

BLDG A ELEVATIONS

AVANT REAL ESTATE
 4490 AYERS AVE
 VERNON, CA 90058
 (562) 977-8565



5256 S. MISSION ROAD STE. 404
 BONSALE, CA. 92003
 760.724.1198

A-8



BLDG B - LEFT



BLDG B - FRONT



BLDG B - RIGHT



BLDG B - REAR

MATERIAL SCHEDULE

- 1. ROOF - CONCRETE S TILE ROOFING
- 2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
- 3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
- 4. RAILING - DECORATIVE METAL
- 5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 6. RECESSED VINYL WINDOW
- 7. DECORATIVE GABLE ACCENT
- 8. STUCCO CONTROL JOINT
- 9. DECORATIVE LIGHT FIXTURE
- 10. DECORATIVE COMPOSITE SHUTTER
- 11. DECORATIVE METAL POTSHELF
- 12. DECORATIVE RECESS
- 13. DECORATIVE METAL AWNING
- 14. DECORATIVE TRELLIS AWNING
- 15. DECORATIVE METAL GRILLE
- 16. DECORATIVE SHAPED FOAM CORBELS
- 17. PORCH W/ STUCCO O/ C.M.U. WALL BELOW AND TUBULAR STEEL FENCING W/ PRIVACY GATE - SEE SHT. A-7
- 18. AC SCREEN - DECORATIVE METAL, SEE SHT. A-10
- 19. SECTIONAL METAL GARAGE DOOR W/ EMBOSSED PANELS AND WINDOWS AT TOP ROW
- 20. STONE VENEER
- 21. UTILITY CLOSET
- 22. STUCCO OVER C.M.U. WALL
- 23. HEAVY TIMBER RESAWN WOOD TRELLIS W/ SOLID TOP
- 24. SOLID METAL PEDESTRIAN GATE
- 25. COIL METAL ROLL UP GATE

FONTANA, CA

AVANT REAL ESTATE
 4490 AYERS AVE
 VERNON, CA 90058
 (562) 977-8565

LANTANA AT ROUTE 66

0 8 16 24
 Scale
 JAN. 29, 2026

BLDG B ELEVATIONS



5256 S. MISSION ROAD STE. 404
 BONSALE, CA. 92003
 760.724.1198

A-9



BLDG C - LEFT



BLDG C - FRONT



BLDG C - RIGHT



BLDG C - REAR

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
4. RAILING - DECORATIVE METAL
5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
6. RECESSED VINYL WINDOW
7. DECORATIVE GABLE ACCENT
8. STUCCO CONTROL JOINT
9. DECORATIVE LIGHT FIXTURE
10. DECORATIVE COMPOSITE SHUTTER
11. DECORATIVE METAL POTSHelf
12. DECORATIVE RECESS
13. DECORATIVE METAL AWNING
14. DECORATIVE TRELIS AWNING
15. DECORATIVE METAL GRILLE
16. DECORATIVE SHAPED FOAM CORBELS
17. PORCH W/ STUCCO O/ C.M.U. WALL BELOW AND TUBULAR STEEL FENCING W/ PRIVACY GATE - SEE SHT. A-7
18. AC SCREEN - DECORATIVE METAL, SEE SHT. A-10
19. SECTIONAL METAL GARAGE DOOR W/ EMBOSSED PANELS AND WINDOWS AT TOP ROW
20. STONE VENEER
21. UTILITY CLOSET
22. STUCCO OVER C.M.U. WALL
23. HEAVY TIMBER RESAWN WOOD TRELIS W/ SOLID TOP
24. SOLID METAL PEDESTRIAN GATE
25. COIL METAL ROLL UP GATE

FONTANA, CA

AVANT REAL ESTATE
 4490 AYERS AVE
 VERNON, CA 90058
 (562) 977-8565

LANTANA AT ROUTE 66

Scale 0 8 16 24
 JAN. 29, 2026

BLDG C ELEVATIONS



5256 S. MISSION ROAD STE. 404
 BONSALE, CA. 92003
 760.724.1198

A-10



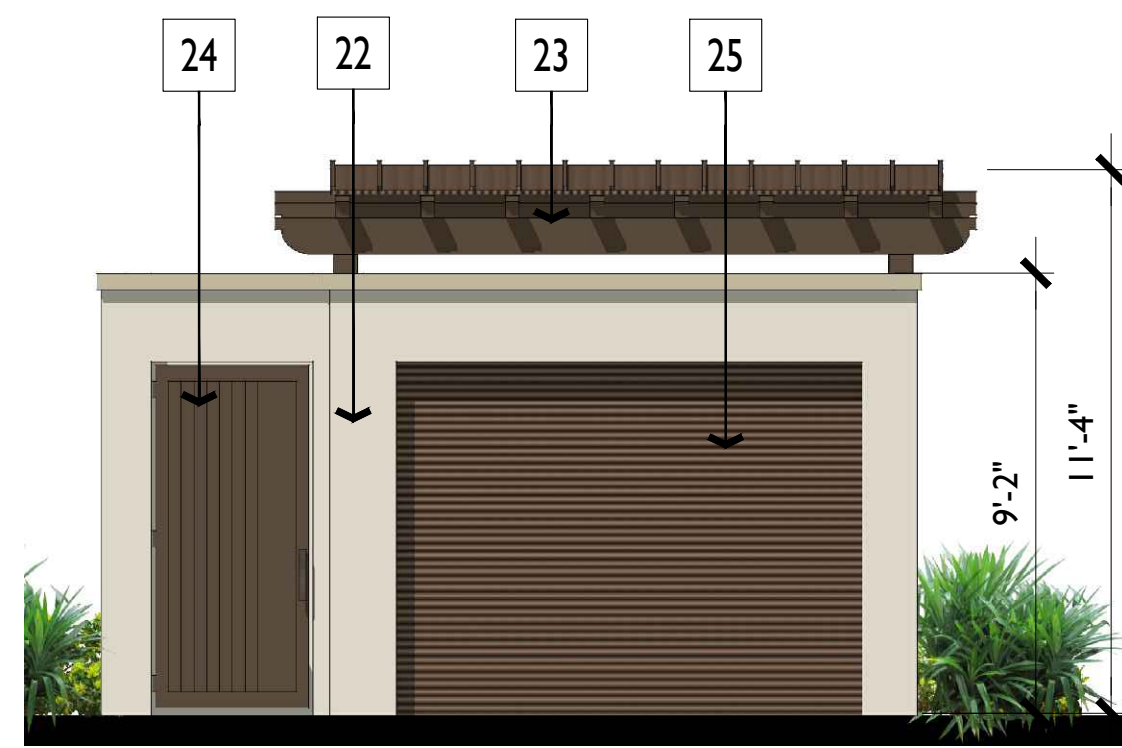
RIGHT ELEVATION



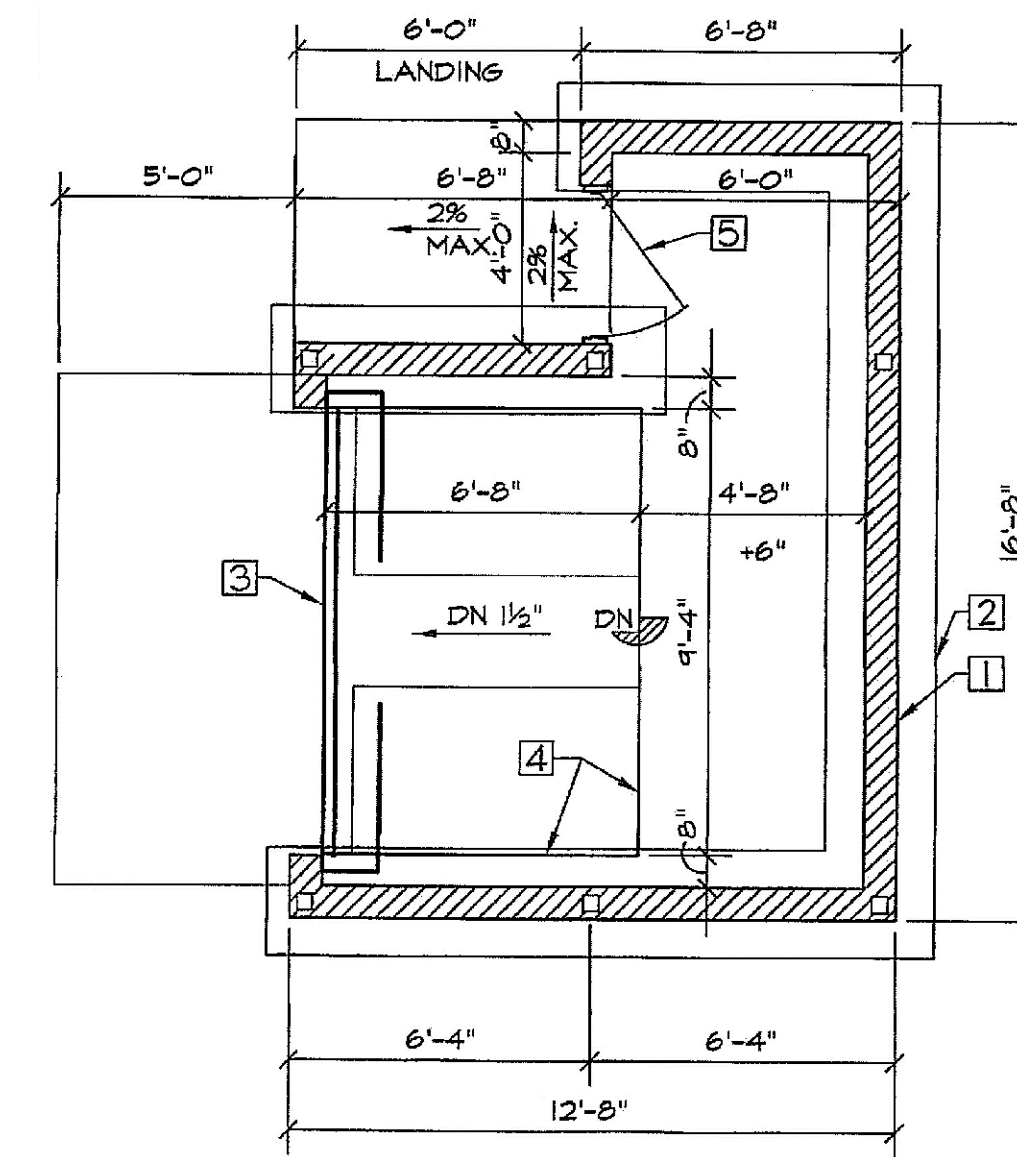
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



TRASH ENCLOSURE (1/4" = 1'-0")

- 1 DECORATIVE CONCRETE BLOCK WALL. INCORPORATE THE ARCHITECTURAL FEATURES OF THE PROJECT INTO THE DESIGN.
- 2 LINE OF FOOTING BELOW
- 3 7'-0" HIGH COIL ROLL-UP DOOR. (PAINT COLOR TO MATCH ARCHITECTURE AND NOT TO BE REFLECTIVE METAL).
- 4 CONCRETE BUMPER CURB.
- 5 HANDICAP ACCESSIBLE METAL MAN-DOOR (PAINT). PROVIDE LEVER TYPE DOOR OPENING HARDWARE AND ZERO INCH THRESHOLD



AC CONDENSER/TRANSFORMER DECOR METAL SCREEN FENCE



BLDG D - LEFT



BLDG D - FRONT



BLDG D - RIGHT



BLDG D - REAR

MATERIAL SCHEDULE

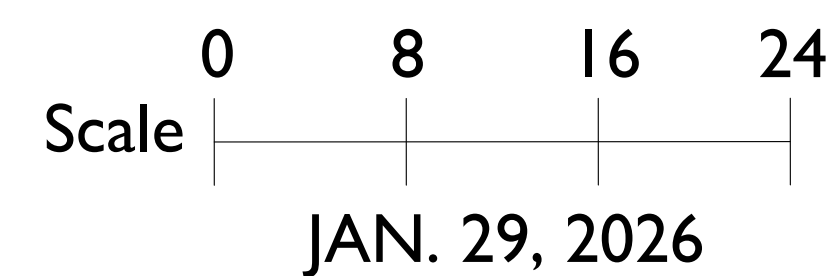
- 1. ROOF - CONCRETE S TILE ROOFING
- 2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
- 3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
- 4. RAILING - DECORATIVE METAL
- 5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 6. RECESSED VINYL WINDOW
- 7. DECORATIVE GABLE ACCENT
- 8. STUCCO CONTROL JOINT
- 9. DECORATIVE LIGHT FIXTURE
- 10. DECORATIVE COMPOSITE SHUTTER
- 11. DECORATIVE METAL POTSHelf
- 12. DECORATIVE RECESS
- 13. DECORATIVE METAL AWNING
- 14. DECORATIVE TRELLIS AWNING
- 15. DECORATIVE METAL GRILLE
- 16. DECORATIVE SHAPED FOAM CORBELS
- 17. PORCH W/ STUCCO O/ C.M.U. WALL BELOW AND TUBULAR STEEL FENCING W/ PRIVACY GATE - SEE SHT. A-7
- 18. AC SCREEN - DECORATIVE METAL, SEE SHT. A-10
- 19. SECTIONAL METAL GARAGE DOOR W/ EMBOSSED PANELS AND WINDOWS AT TOP ROW
- 20. STONE VENEER
- 21. UTILITY CLOSET
- 22. STUCCO OVER C.M.U. WALL
- 23. HEAVY TIMBER RESAWN WOOD TRELLIS W/ SOLID TOP
- 24. SOLID METAL PEDESTRIAN GATE
- 25. COIL METAL ROLL UP GATE

FONTANA, CA

LANTANA AT ROUTE 66

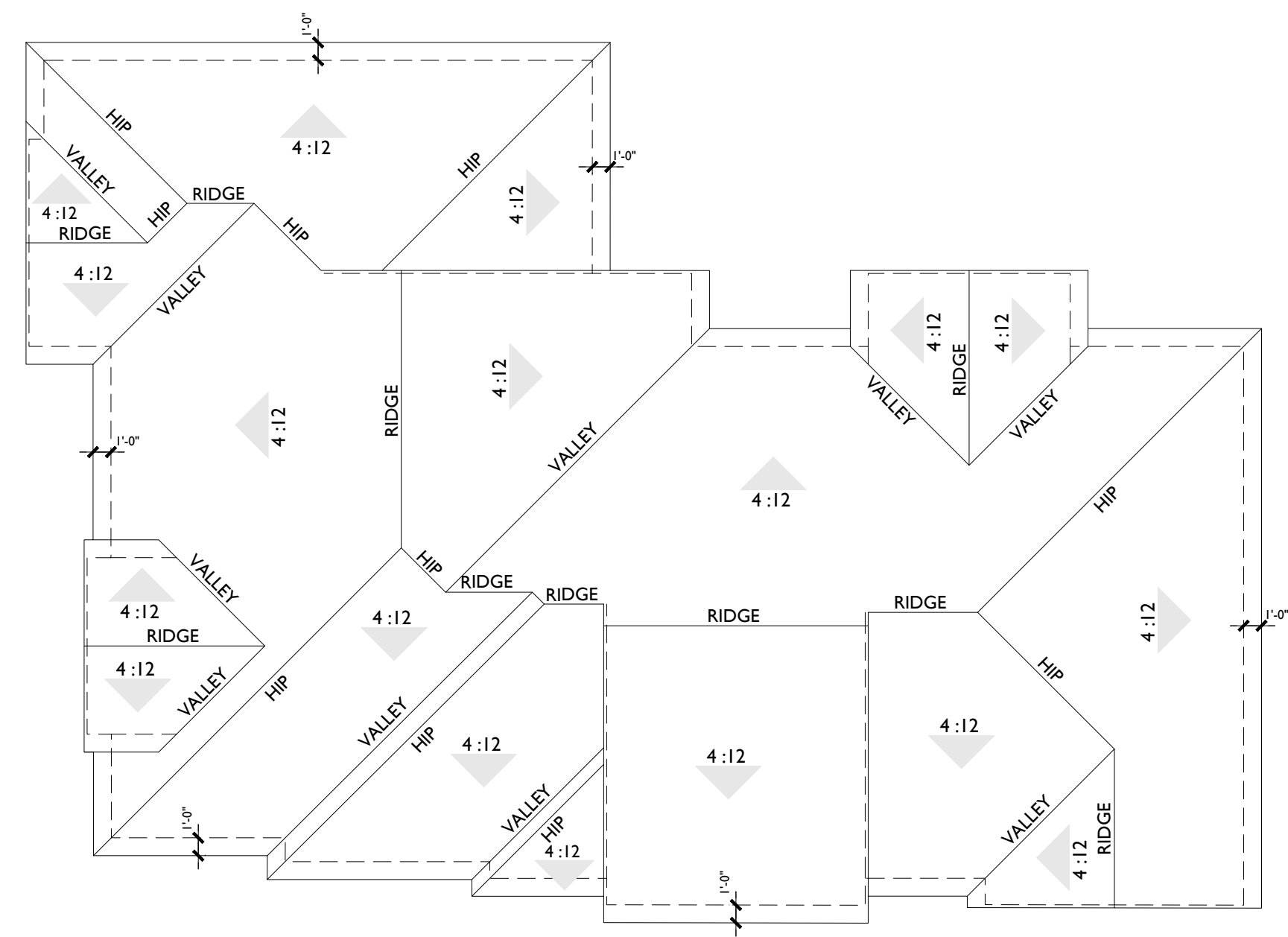
BLDG D ELEVATIONS

AVANT REAL ESTATE
4490 AYERS AVE
VERNON, CA 90058
(562) 977-8565

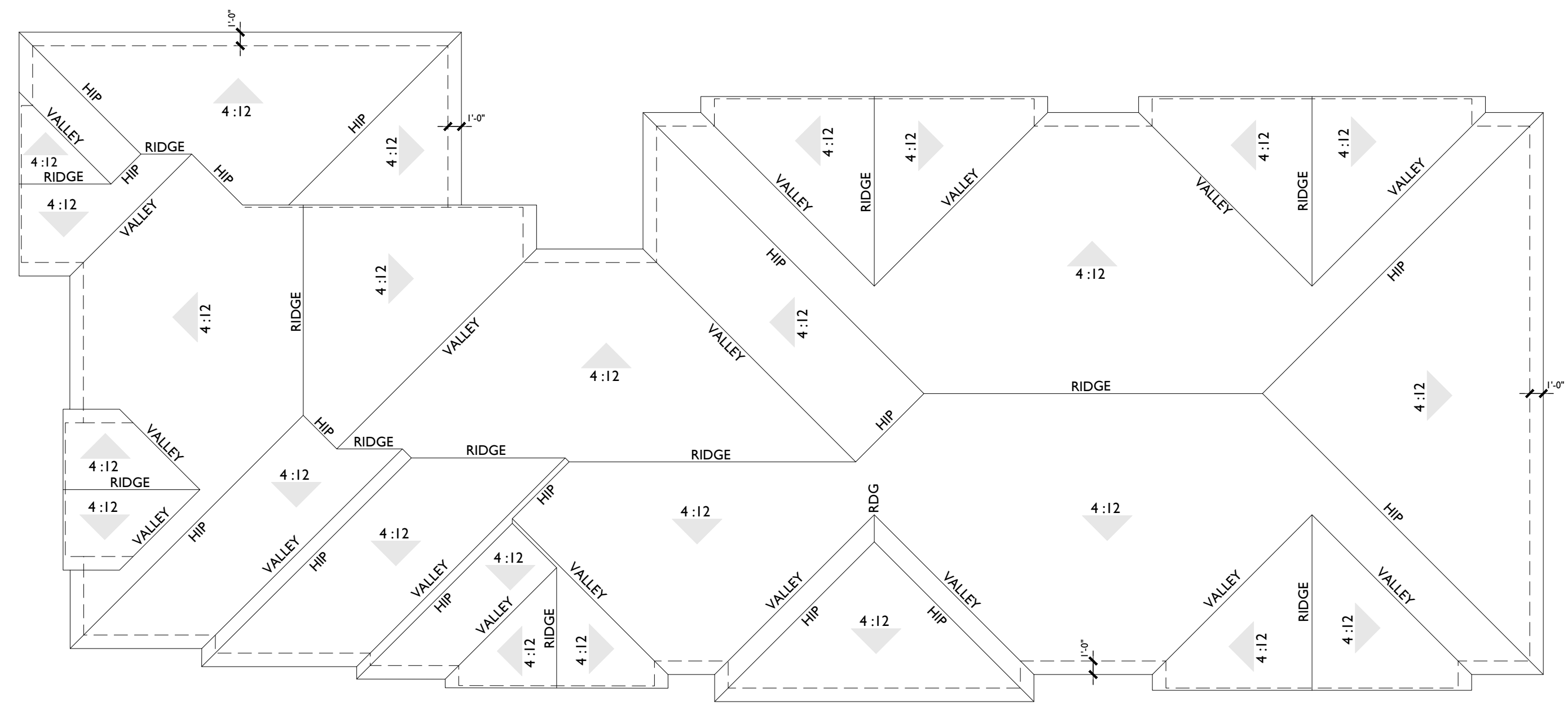


5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

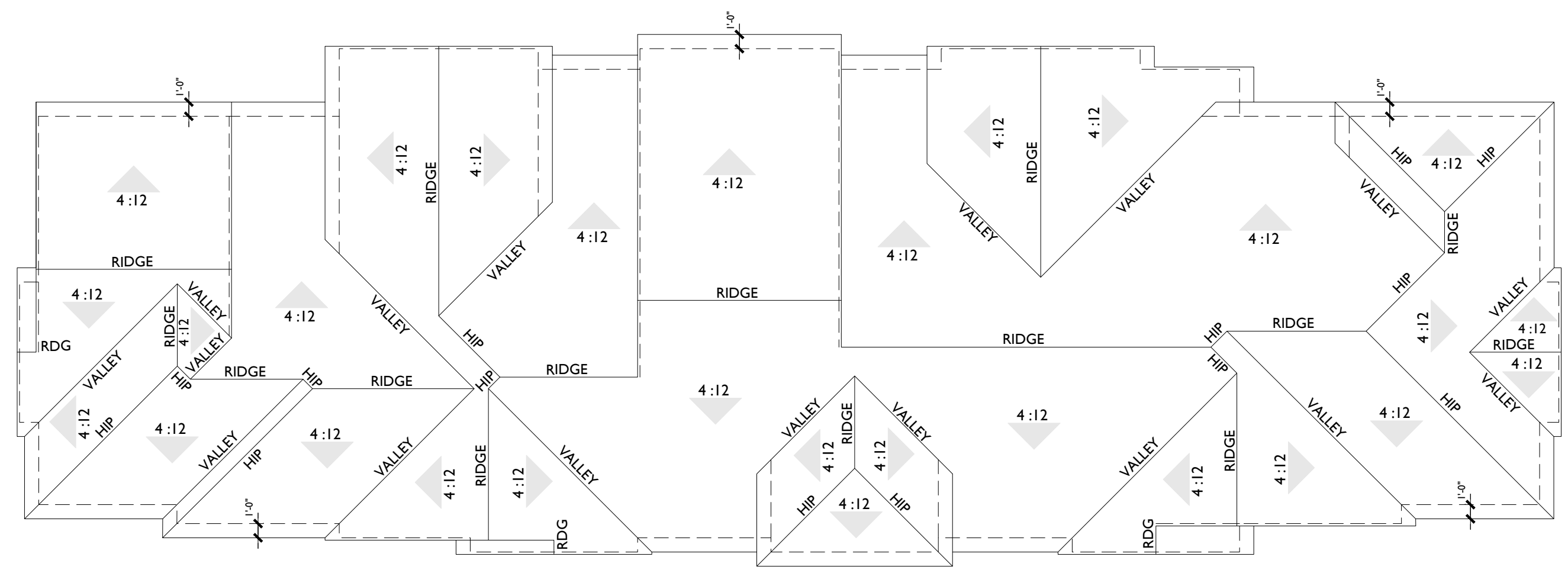
A-11



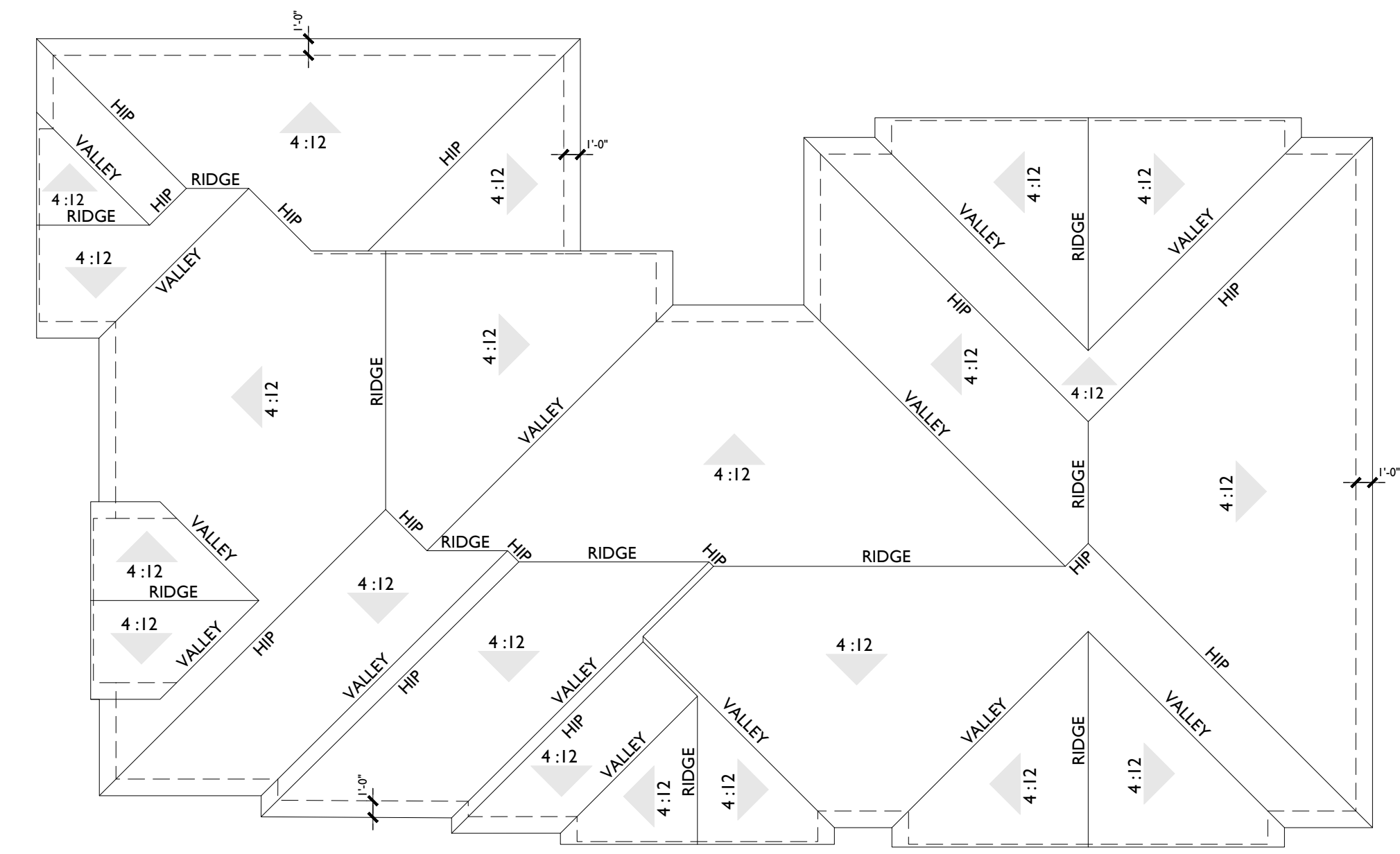
ROOF - BLDG B



ROOF - BLDG A



ROOF - BLDG D



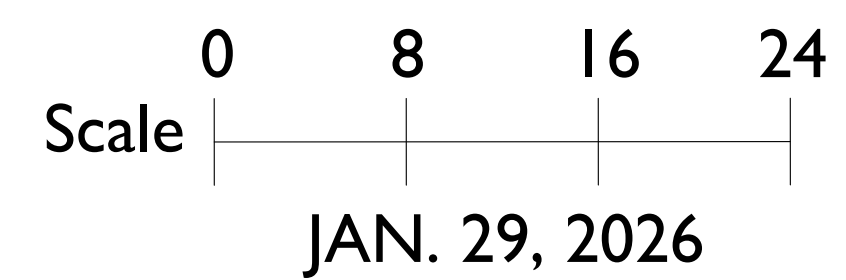
ROOF - BLDG C

FONTANA, CA

LANTANA AT ROUTE 66

ROOF PLANS

AVANT REAL ESTATE
 4490 AYERS AVE
 VERNON, CA 90058
 (562) 977-8565



5256 S. MISSION ROAD STE. 404
 BONSALE, CA. 92003
 760.724.1198

A-12

OWNER/CLIENT:

66 LLC
4490 AYERS AVENUE,
VERNON, CA 90058
TEL. NO.: (562) 977-8565
CONTACT: MS. MICHELLE SANCHEZ

ARCHITECT:

SUMMA ARCHITECTURE
5256 S. MISSION ROAD, SUITE 404,
BONSALL, CA 92003
TEL. NO.: (760) 724-1198

CIVIL ENGINEER:

MATTHEW PALERMO, P.E.
NA CIVIL, INC.
22672 LAMBERT STREET, SUITE 606
LAKE FOREST, CA 92630
TEL. NO.: (949) 753-0600

SURVEYOR:

JACK C. LEE
CALLAND ENGINEERING AND ASSOCIATES, INC.
574 E. LAMBERT ROAD,
BREA, CA 92821
TEL. NO.: (714) 671-1050

BENCHMARK:

FOUND IRON PIPE, S.B. COUNTY ALONG ALMOND AVENUE

ASSUMED ELEVATION: 1217.95'

BASIS OF BEARING:

CENTERLINE OF ALMOND AVENUE, N00°04'00"E
PER TRACT NO. 2102, M.B. 31/11-15.

EASEMENT NOTES:

- E1 EASEMENT FOR PIPELINES AND WATER CONDUIT PER BOOK 739, PAGE 275, RECORDED AUG. 31, 1931, OFFICIAL RECORDS.
SAID EASEMENT IS BLANK IN NATURE.
- E2 EASEMENT FOR TELEPHONE, ELECTRICAL LIGHT AND POWER LINES PER BOOK 739, PAGE 275, RECORDED AUG. 31, 1931, OFFICIAL RECORDS.
SAID EASEMENT IS BLANK IN NATURE.

TOPOGRAPHIC SURVEY NOTES:

THE TOPOGRAPHIC SURVEY USED IN THIS TENTATIVE TRACT MAP WAS PROVIDED BY THE OWNER/CLIENT AND WAS NOT PREPARED BY CALLAND ENGINEERING AND ASSOCIATES, INC.

LEGAL DESCRIPTION:

PARCEL 1: (APN 0230-051-02)
THE EAST 150 FEET OF LOT 148, TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 11 TO 15 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTH 20 FEET.

ALSO EXCEPT THEREFROM THE SOUTHERLY 10.00 FEET OF THE NORTHERLY 60.00 FEET AS MEASURED FROM THE CENTERLINE OF FOOTHILL BOULEVARD (FORMERLY SAN BERNARDINO OF THE EAST 150.00 FEET OF LOT 148 OF TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 31, PAGES 11 THROUGH 15 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN 0230-051-01)

LOT 148 OF TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 11 THROUGH 15 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 150 FEET;

ALSO EXCEPT THEREFROM THE NORTH 20 FEET FOR HIGHWAY PURPOSES.

PARCEL 3: (APN: 0230-051-03)

THE WEST 75 FEET OF THE WEST ONE-HALF OF LOT 147, FONTANA ARROW ROUTE TRACT NO. 2102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 11 TO 15, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 20 FEET DEEDED TO THE STATE OF CALIFORNIA FOR ROAD PURPOSES BY DEED RECORDED FEBRUARY 18, 1930 IN BOOK 591 PAGE 166 OFFICIAL RECORDS.

UTILITY SERVICES:

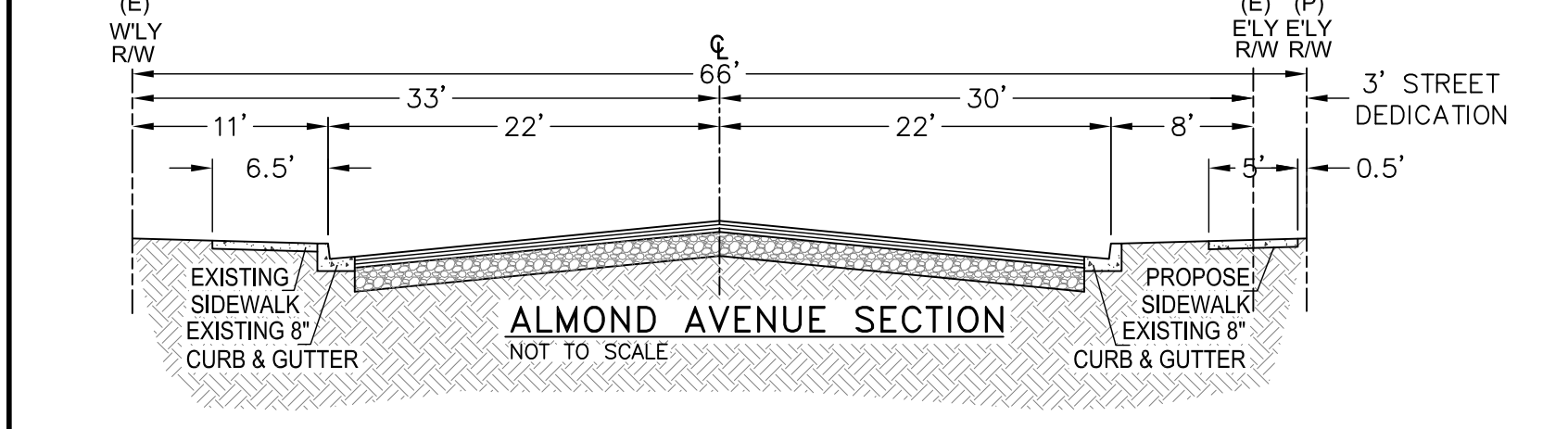
- WATER - FONTANA WATER COMPANY
- SEWER - CITY OF FONTANA SEWER DIVISION
- GAS - SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON
- TELEPHONE - AT&T
- SHERIFF - CITY OF FONTANA POLICE DEPARTMENT
- FIRE - CITY OF FONTANA FIRE DEPARTMENT
- SCHOOL - FONTANA UNIFIED SCHOOL DISTRICT

NOTES:

- ZONING: FBC FORM-BASED CODE
- GENERAL PLAN LAND USE: WXMU-1 WALKABLE MIXED USE CORRIDOR
- NO. OF EXISTING LOT: 3 LOTS
- NO. OF PROPOSED LOT: 1 LOT
- NO. OF PROPOSED UNITS: 59 UNITS
- AREA OF EX. PARCEL 1: 40,536 S.F. = 0.931 ACRES
- AREA OF EX. PARCEL 2: 40,205 S.F. = 0.923 ACRES
- AREA OF EX. PARCEL 3: 20,266 S.F. = 0.465 ACRES
- TOTAL AREA: 101,007 S.F. = 2.319 ACRES
- AREA TO BE DEDICATED: 736 S.F. = 0.017 ACRES
- TOTAL NET AREA: 100,271 S.F. = 2.302 ACRES
- NO. OF PARKING: 111 GARAGE PARKING AND 17 GUEST PARKING
- SEWERAGE DISPOSAL: BY GRAVITY TO SEWER MAIN AT STREET

LEGEND:

- (123.45).....EXISTING ELEVATION
- 123.45.....PROPOSED ELEVATION
- (123)-.....EXISTING CONTOUR
- 123---.....PROPOSED CONTOUR
-DRAINAGE PATTERN
-EX. BLOCK WALL
-PROP. BLOCK WALL
-PROP. STRUCTURE
- S/W.....SIDEWALK
- ☆.....STREET LIGHT
- ☆.....CENTERLINE
-PROPERTY LINE
- Ⓣ.....CONSTRUCTION NOTE
- T.C.....TOP OF CURB
- F.L.....FLOW LINE
- F.G.....FINISH GRADE
- F.S.....FINISH SURFACE
- F.F.....FLOOR FINISH
- H.P.....HIGH POINT
- P.P.....POWER POLE
- D/W.....DRIVEWAY
- W.M.....WATER METER
- INV.....INVERT ELEVATION
- T.G.....TOP OF GRATE
- E.P.....EDGE OF PAVEMENT
- S.L.....STREET LIGHT



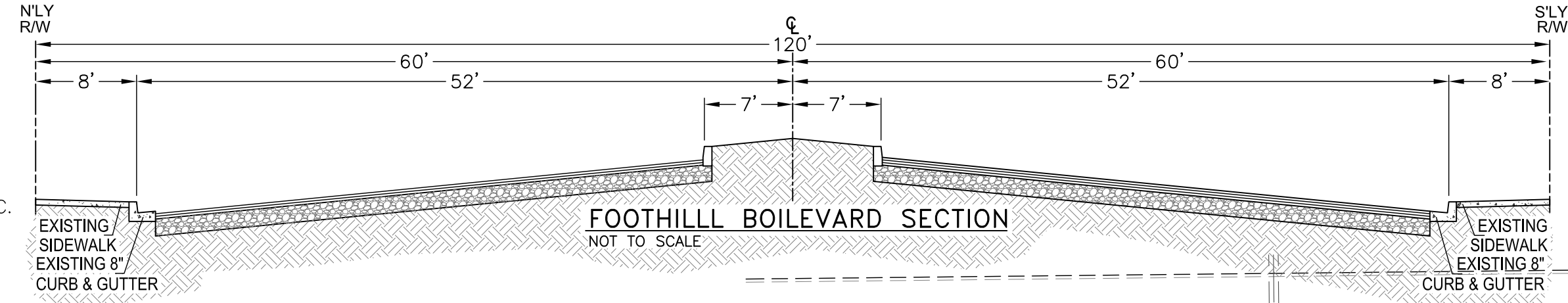
TENTATIVE TRACT MAP NO. 20655

IN CITY OF FONTANA, COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

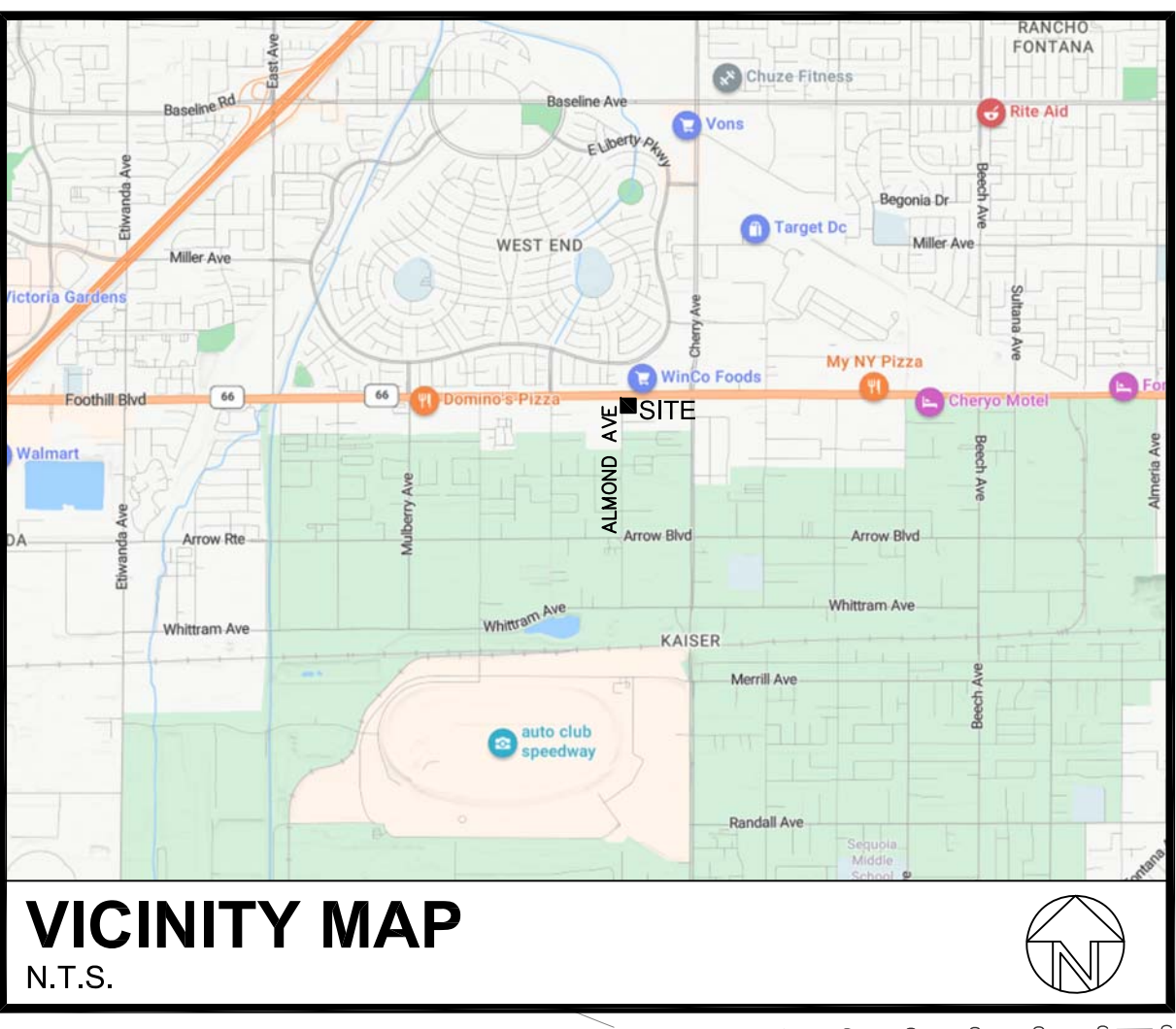
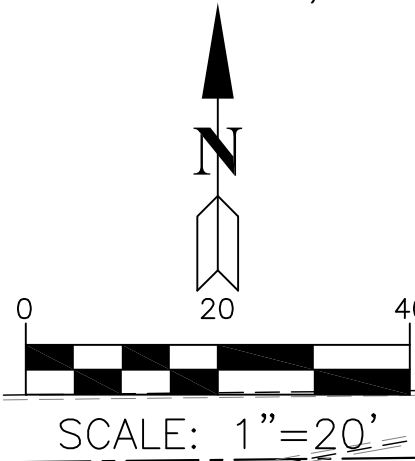
LOT 147 AND PORTION OF LOT 148, TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 11 TO 15 INCLUSIVE OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 0230-051-01, 0230-051-02 & 0230-051-03

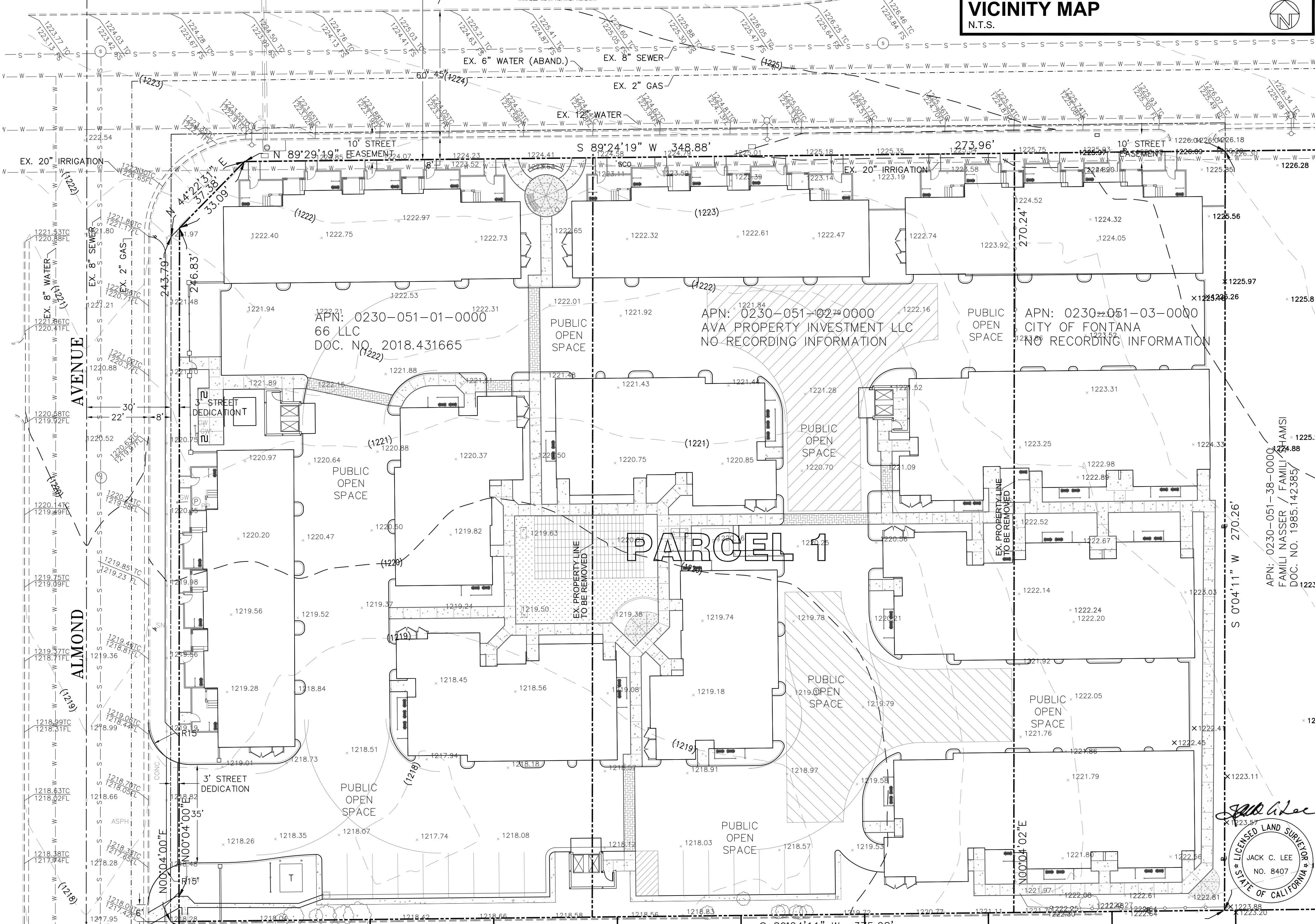
FOR CONDOMINIUM PURPOSES



FOOTHILL BOULEVARD



VICINITY MAP
N.T.S.



- APN: 0230-261-01-0000 NAVA PABLO M DOC. NO. 2002.94880
- APN: 0230-261-02-0000 LIEN WEN CHAO DOC. NO. 2008.560044
- APN: 0230-261-03-0000 ROSAS JOSE DE ROSAS MARIBEL GUZMAN DOC. NO. 2016.482430
- APN: 0230-261-04-0000 ELKAMP ALLAN ROGER DOC. NO. 2011.18495
- APN: 0230-261-05-0000 BABA YUJI DOC. NO. 2018.160806
- APN: 0230-261-06-0000 UMANA ALEJANDRO DOC. NO. 2003.884644
- APN: 0230-261-07-0000 MENDOZA LOURES O DOC. NO. 2004.280676
- APN: 0230-261-08-0000 FLORES JULIA DOC. NO. 2000.334043

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
14335 FOOTHILL BOULEVARD,
FONTANA, CA 92335

DRAWN: EYS
CHECKED: [Signature]
DATE: 01-23-2026
JOB NO.: 23-019-022
SCALE: 1"=20'
FILE NAME: FOOTHILL GRADING

JACK C. LEE
LICENSED LAND SURVEYOR
NO. 8407
STATE OF CALIFORNIA

T-1
SHEET 1 OF 1 SH.

FOOTHILL BOULEVARD

LEGEND

- (1095.0) EXISTING ELEVATION (MATCH EXISTING)
- 1095.5 PROPOSED ELEVATION
- (1095.0) EXISTING CONTOUR
- (1095.0) PROPOSED CONTOUR
- EXISTING
- FLOW LINE
- RIDGE
- RIDGE LINE
- R/W RIGHT-OF-WAY (R/W) OR PROPERTY LINE (PL)
- LL LOT LINE
- C CENTERLINE
- PP EXISTING POWER POLE; TO BE UNDERGROUNDED
- DIRECTION OF FLOW

ABBREVIATIONS

- BFP BACKFLOW PREVENTION DEVICE
- EG EDGE OF GUTTER
- EX EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FF FINISH FLOOR
- FL FLOWLINE
- FS FINISH SURFACE
- GM GAS METER
- IM (GREASE) INTERCEPTOR MANHOLE
- MH MANHOLE
- PROP. PROPOSED
- SCO SEWER CLEANOUT
- SD STORM DRAIN
- SMH SEWER MANHOLE
- TC TOP OF CURB
- TG TOP OF GRATE
- W WATER
- WM WATER METER
- WV WATER VALVE

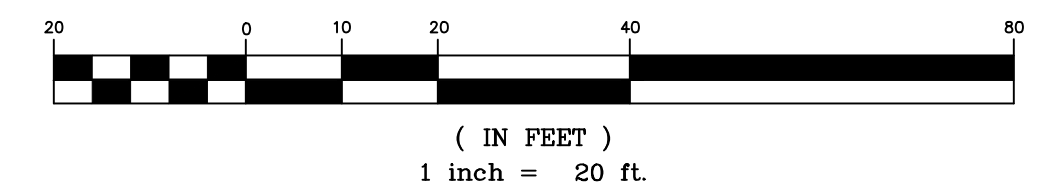
ALMOND AVENUE

D
C-300

B
C-300

C
C-300

GRAPHIC SCALE



BASIS OF BEARINGS

THE CENTERLINE OF 183RD STREET AS SHOWN ON PARCEL MAP NO. 19516 FILED IN BOOK 219, PAGES 44 OF PARCEL MAPS, COUNTY OF LOS ANGELES, CA
BEARING BEING NORTH 89° 44' 25" EAST

BENCHMARK

LOS ANGELES COUNTY BENCHMARK
BENCHMARK NUMBER: 2Y9383
ELEVATION: 57.875
DESCRIPTION:
CSBM MON IN S WALL C.B. 1.5M(5') N/O BCR @ NW COR STUDEBAKER RD & 183RD ST MKD (BM 9-7B 1975 RE 7078)

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED	DATE

CIVIL ENGINEER

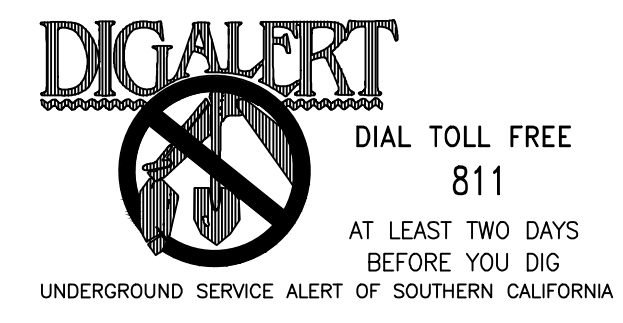
NA NA CIVIL, INC.
CIVIL ENGINEERING - SURVEYING
22672 LAMBERT STREET, SUITE 606
LAKE FOREST, CA 92630
949.753.0600
MATTHEW PALERMO, P.E. RCE: C78355 DATE

OWNERSHIP

66, LLC
4490 AYERS AVENUE
VERNON, CA 90058
CONTACT:
MARLENE DIAZ
(562) 977-8565

CITY OF FONTANA
PRELIMINARY GRADING PLAN
LANTANA @ ROUTE 66
14335 FOOTHILL BOULEVARD
FONTANA, CA 92335

Job No. 2225
C-100
Sheet 1 of 3
Date: 01/29/26



MCN 23-068

FOOTHILL BOULEVARD

LEGEND

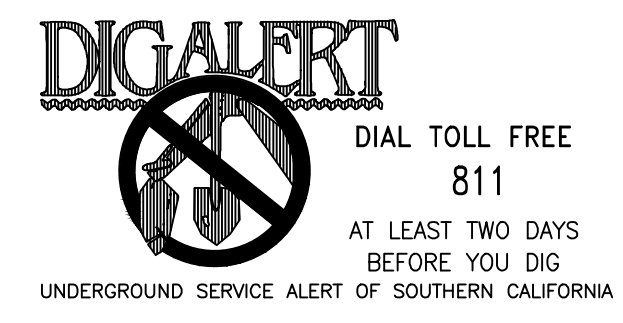
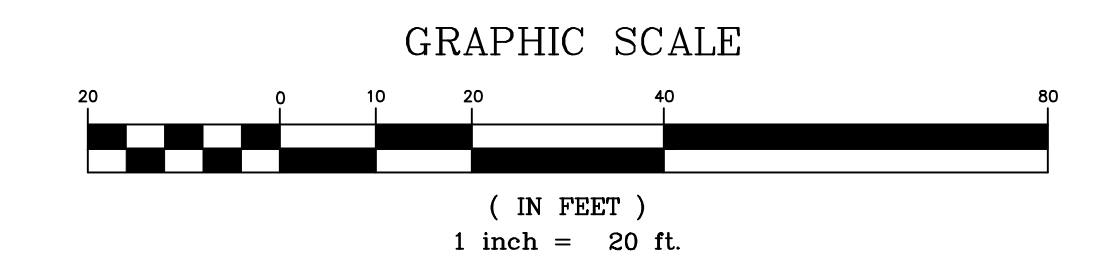
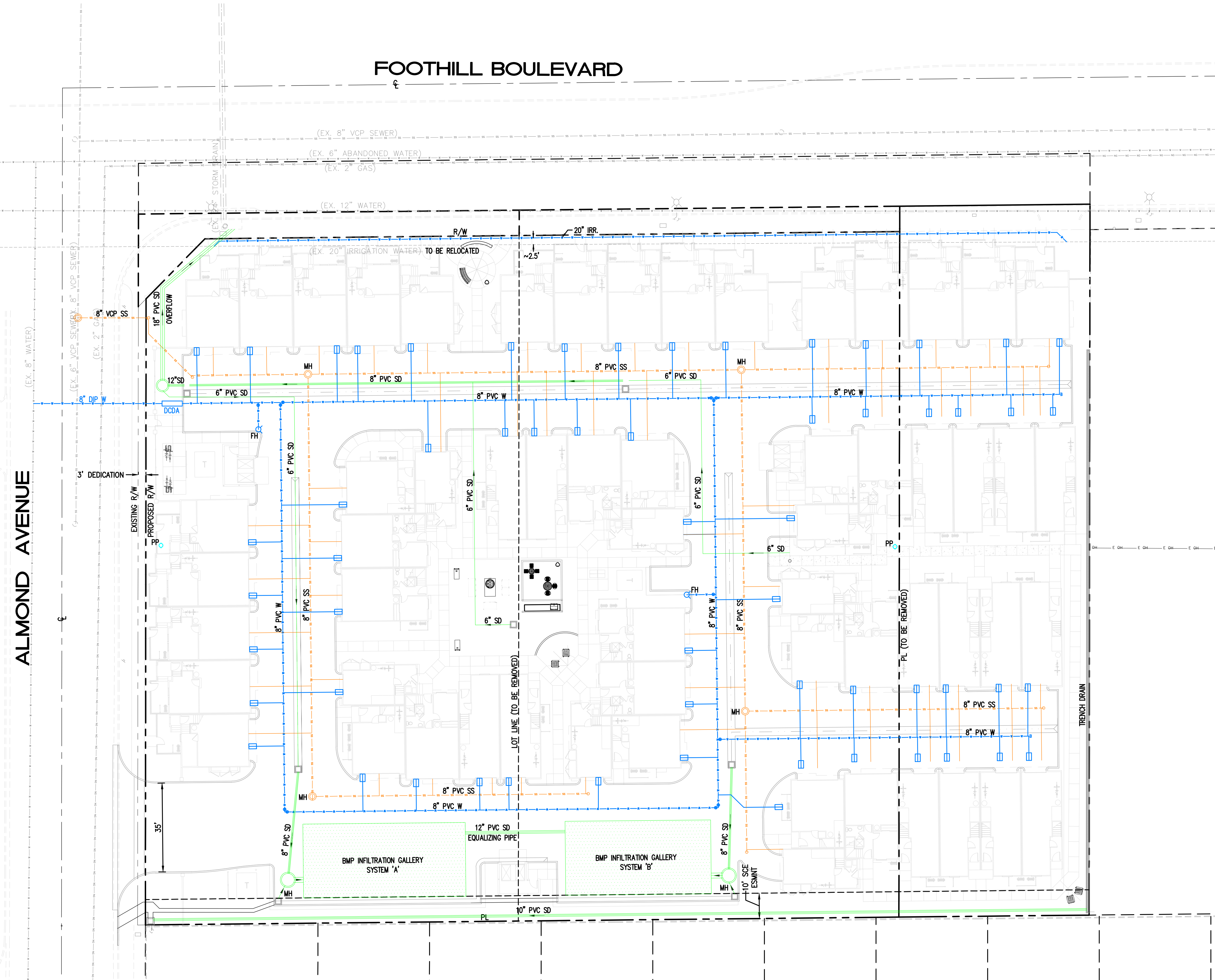
- STORM DRAIN LINE
- WATER MAIN
- WATER SERVICE (3/4" PVC)
- SEWER MAIN
- SEWER LATERAL (4" PVC)
- RIGHT-OF-WAY (R/W) OR PROPERTY LINE (PL)
- LOT LINE
- CENTERLINE
- EXISTING
- EXISTING POWER POLE; TO BE UNDERGROUNDED
- WATER METER (W/ TRAFFIC RATED GRATE)
- WATER VALVE (GATE OR SECTION)
- FIRE HYDRANT

ABBREVIATIONS

- BMP BEST MANAGEMENT PRACTICE (WATER TREATMENT)
- DCDA DOUBLE CHECK DETECTOR ASSEMBLY
- EX. EXISTING
- FH FIRE HYDRANT
- IRR. IRRIGATION
- MH MANHOLE
- N.T.S. NOT TO SCALE
- PL PROPERTY LINE
- PVC POLYVINYL CHLORIDE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- VCP VITRIFIED CLAY PIPE
- W WATER
- WM WATER METER
- WV WATER VALVE

SEWER NOTES

- ALL SEWER LATERALS TO BE CONSTRUCTED PER CITY STANDARD 2005.



BASIS OF BEARINGS
 THE CENTERLINE OF 183RD STREET AS SHOWN ON PARCEL MAP NO. 19516 FILED IN BOOK 219, PAGES 44 OF PARCEL MAPS, COUNTY OF LOS ANGELES, CA
 BEARING BEING NORTH 89° 44' 25" EAST

BENCHMARK
 LOS ANGELES COUNTY BENCHMARK
 BENCHMARK NUMBER: 2Y9383
 ELEVATION: 57.875
 DESCRIPTION:
 CSBM MON IN S WALL C.B. 1.5M(5') N/O BCR @ NW COR STUDEBAKER RD & 183RD ST MKD (BM 9-7B 1975 RE 7078)

REVISIONS

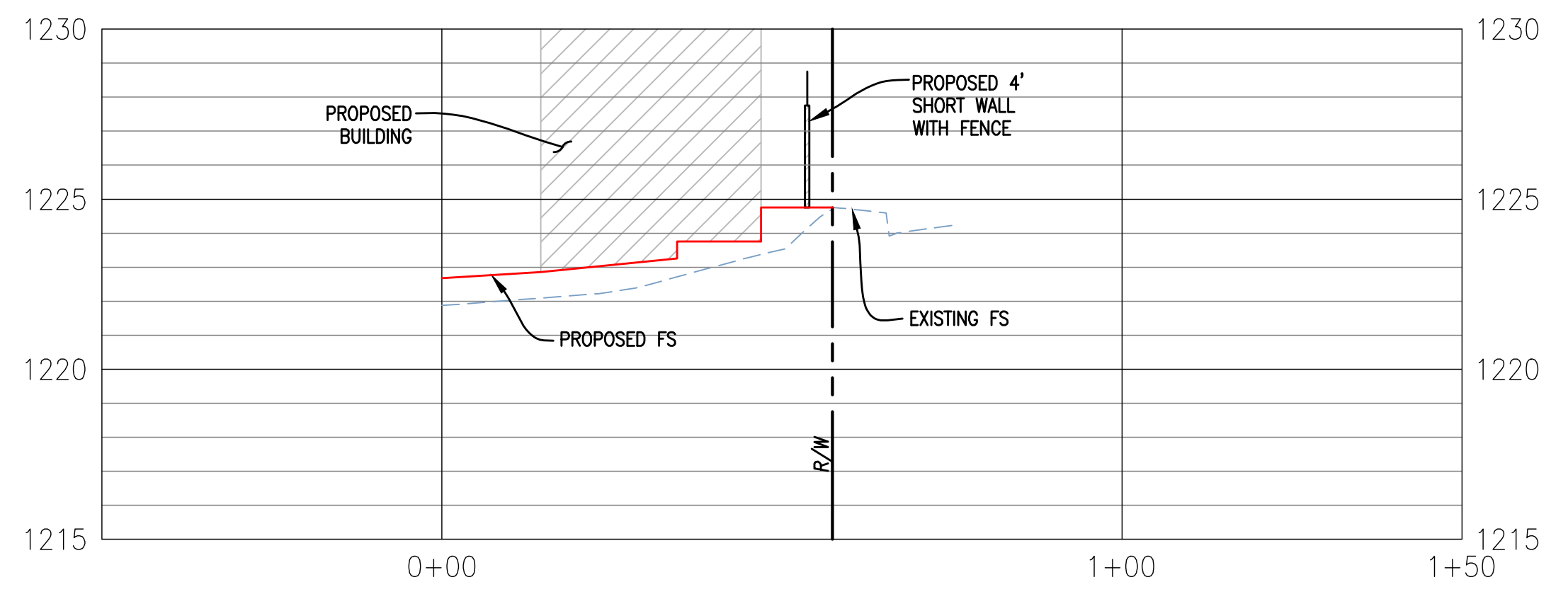
NO.	DATE	DESCRIPTION	APPROVED	DATE

CIVIL ENGINEER
 NA CIVIL, INC.
 CIVIL ENGINEERING - SURVEYING
 22672 LAMBERT STREET, SUITE 606
 LAKE FOREST, CA 92630
 949.753.0600
 CONTACT: MATTHEW PALERMO, P.E. RCE: C78355 DATE

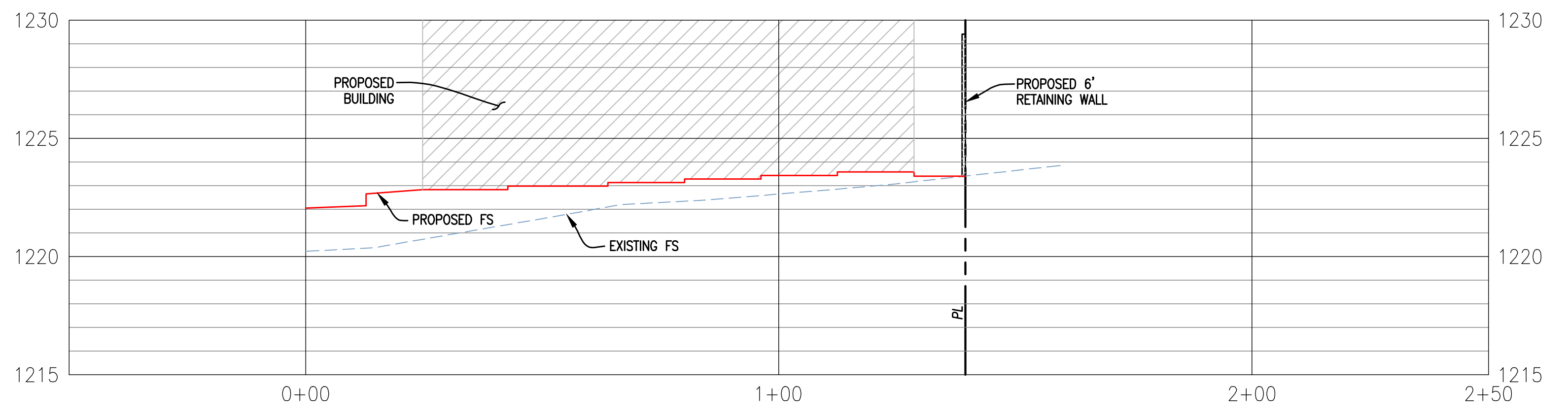
OWNERSHIP
 66, LLC
 4490 AYERS AVENUE
 VERNON, CA 90058
 CONTACT: MARLENE DIAZ (562) 977-8565

CITY OF FONTANA
PRELIMINARY UTILITY PLAN
 LANTANA @ ROUTE 66
 14335 FOOTHILL BOULEVARD
 FONTANA, CA 92335

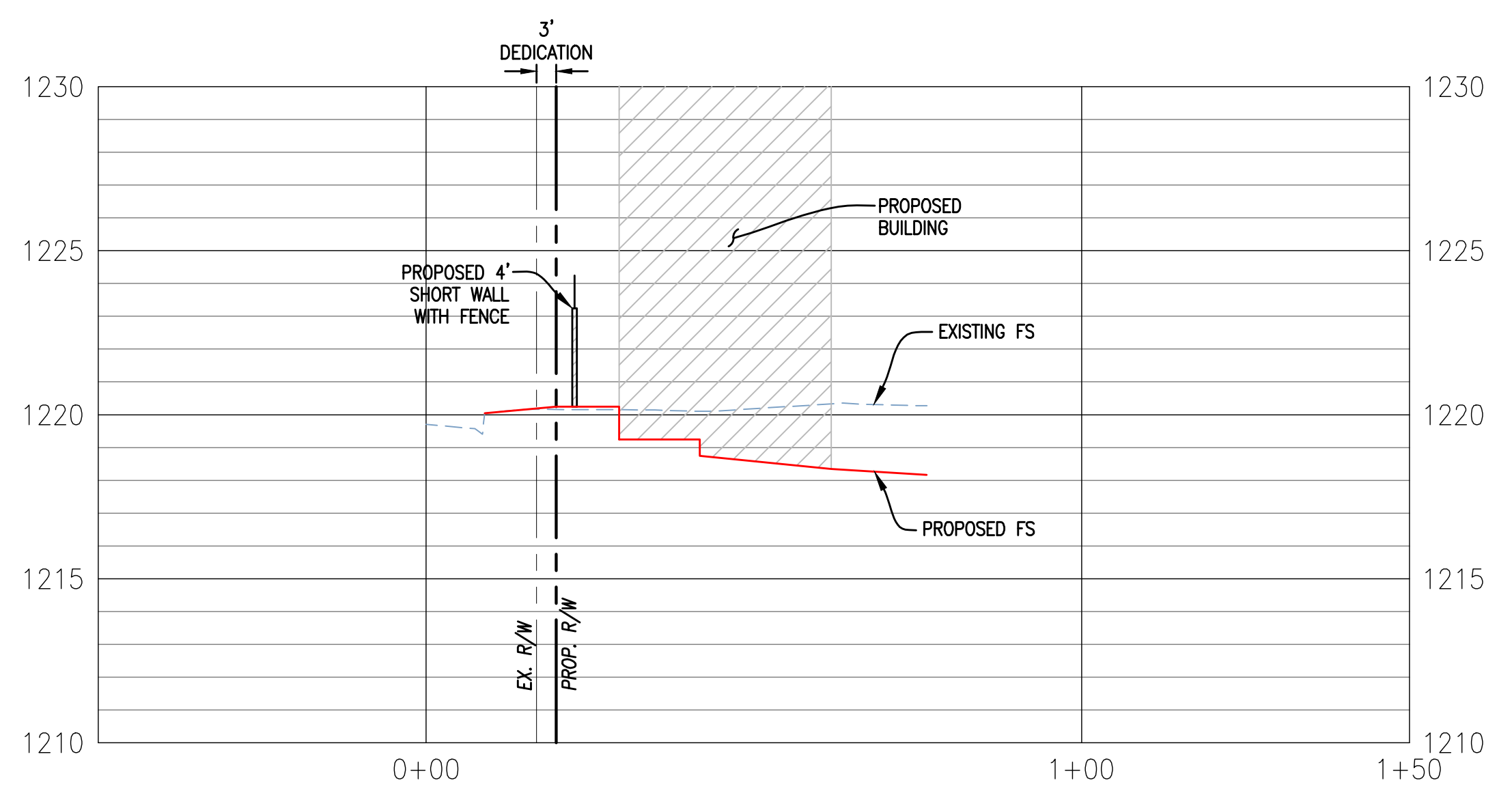
Job No. 2225
C-200
 Sheet 2 of 3
 Date: 01/29/26



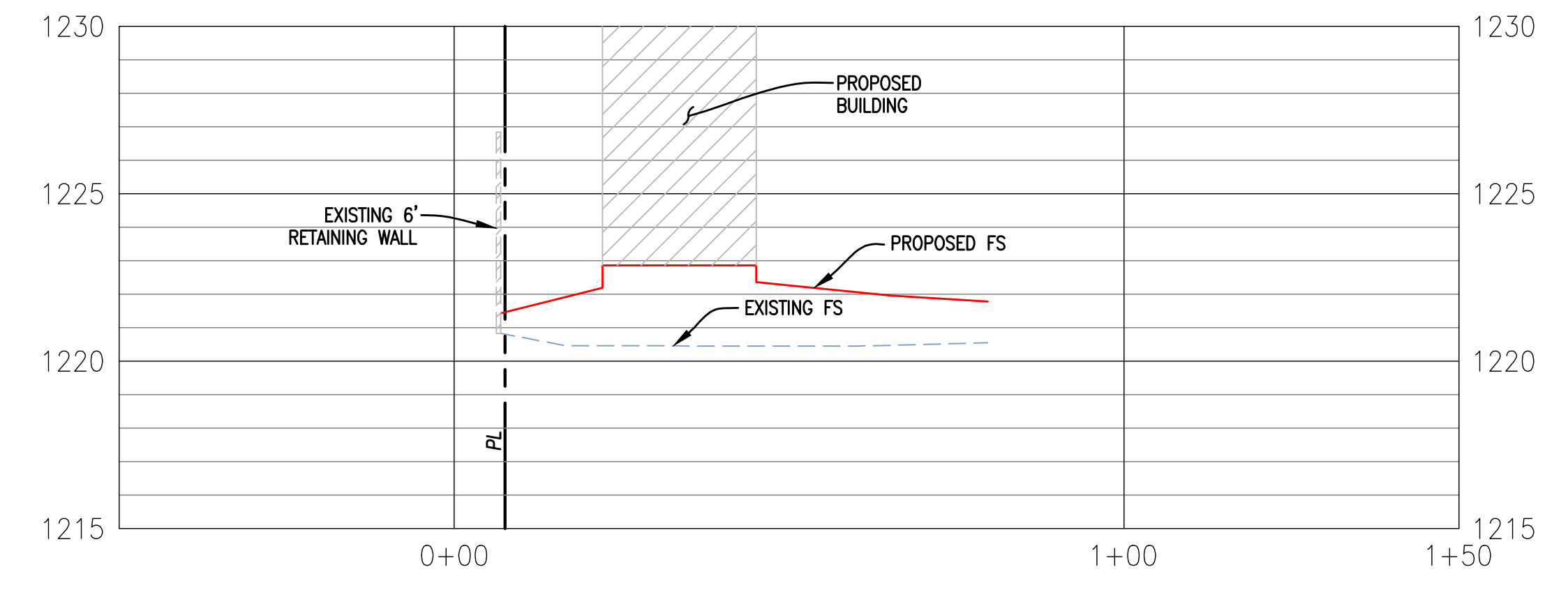
SECTION 'A'
SEE SHEET C-100
N.T.S.



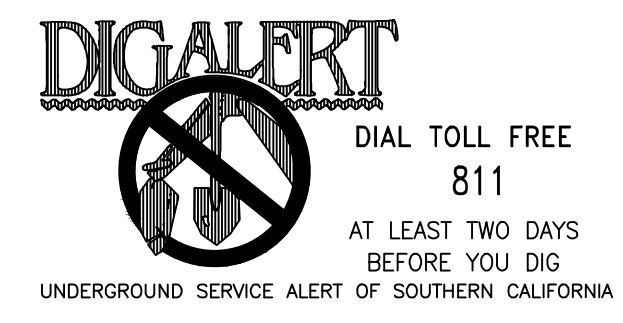
SECTION 'B'
SEE SHEET C-100
N.T.S.



SECTION 'D'
SEE SHEET C-100
N.T.S.



SECTION 'C'
SEE SHEET C-100
N.T.S.



BASIS OF BEARINGS
THE CENTERLINE OF 183RD STREET AS SHOWN ON PARCEL MAP NO. 19516 FILED IN BOOK 219, PAGES 44 OF PARCEL MAPS, COUNTY OF LOS ANGELES, CA
BEARING BEING NORTH 89° 44' 25" EAST

BENCHMARK
LOS ANGELES COUNTY BENCHMARK
BENCHMARK NUMBER: 2Y9383
ELEVATION: 57.875
DESCRIPTION:
CSBM MON IN S WALL C.B. 1.5M(5') N/O BCR @ NW COR STUDEBAKER RD & 183RD ST MKD (BM 9-7B 1975 RE 7078)

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED	DATE

CIVIL ENGINEER
NA NA CIVIL, INC.
CIVIL ENGINEERING - SURVEYING
22672 LAMBERT STREET, SUITE 606
LAKE FOREST, CA 92630
949.753.0600
MATTHEW PALERMO, P.E. RCE: C78355 DATE

OWNERSHIP
66, LLC
4490 AYERS AVENUE
VERNON, CA 90058
CONTACT:
MARLENE DIAZ
(562) 977-8565

CITY OF FONTANA
PRELIMINARY SECTIONS
LANTANA @ ROUTE 66
14335 FOOTHILL BOULEVARD
FONTANA, CA 92335

Job No. 2225
C-300
Sheet 3 of 3
Date: 01/29/26

FORM BASED CODE - ROUTE 66 GATEWAY
EXISTING VACANT COMMERCIAL



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	24" BOX L	L
	CUPRESSUS ARIZONICA VAR. GLABRA 'BLUE ICE' BLUE ICE ARIZONA CYPRESS	15 GAL L	L
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX M	M
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	24" BOX M	M
	MELALEUCA QUINQUENERVIA CAJEPUT TREE	24" BOX M	M
	OLEA EUROPAEA EUROPEAN OLIVE	24" BOX L	L
	PHOENIX DACTYLIFERA DATE PALM	24" BTH L	L
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	24" BOX M	M
	TRISTANIA CONFERTA BRISBANE BOX	24" BOX M	M

SHRUB & GROUNDCOVER SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	WUCOLS
	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	L
	BOUGAINVILLEA X 'OO-LA-LA' TM / OO-LA-LA BOUGAINVILLEA	L
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	L
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	L
	HESPERALOE PARVIFLORA 'YELLOW' / YELLOW YUCCA	L
	LAURUS NOBILIS 'MONRIK' PP #25,915 / LITTLE RAGU SWEET BAY	L
	LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	L
	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	L
	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	L
	MUHLENBERGIA CAPILLARIS / PINK MUHYLY GRASS	L
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	L
	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	L
	ROSMARINUS PROSTRATUS / PROSTRATE ROSEMARY	L
	ROSMARINUS OFFICINALIS / ROSEMARY	L
	SALVIA LEUCANTHA 'SANTA BARBARA' / MEXICAN BUSH SAGE	L
	SENECIO MANDRALISCAE / BLUE CHALKSTICKS	L
	WESTRINGIA FRUTICOSA / COAST ROSEMARY	L

WATER EFFICIENT LANDSCAPE WORKSHEET PROJECT: LANTANA AT ROUTE 66 DATE: 8/28/2023

This worksheet is filed out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET ₀)	56.4
Conversion Factor	0.62

Description*	Hydrozone #	Planting	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas									
Low water use plantings			0.3	Drip	0.81	0.37	19080	7059	246,848
Medium water use plantings			0.5	Drip	0.81	0.62	0	0	0
High water use Turf areas			0.8	Rotary	0.81	0.99	842	832	29,080
Med use plantings			0.5	Bubblers	0.75	0.67	1674	1116	39,024
TOTALS							21,576	9007	314,952
Special Landscape Areas									
Turf areas						1	0	0	0
parks						1	0	0	0
Irrigated w/ recycled water						1	0	0	0
Water features							0	0	0
TOTALS							0	0	0
ETWU Total								314,952	
Maximum Allowed Water Allowance (MAWA)*								414,958	

MAWA

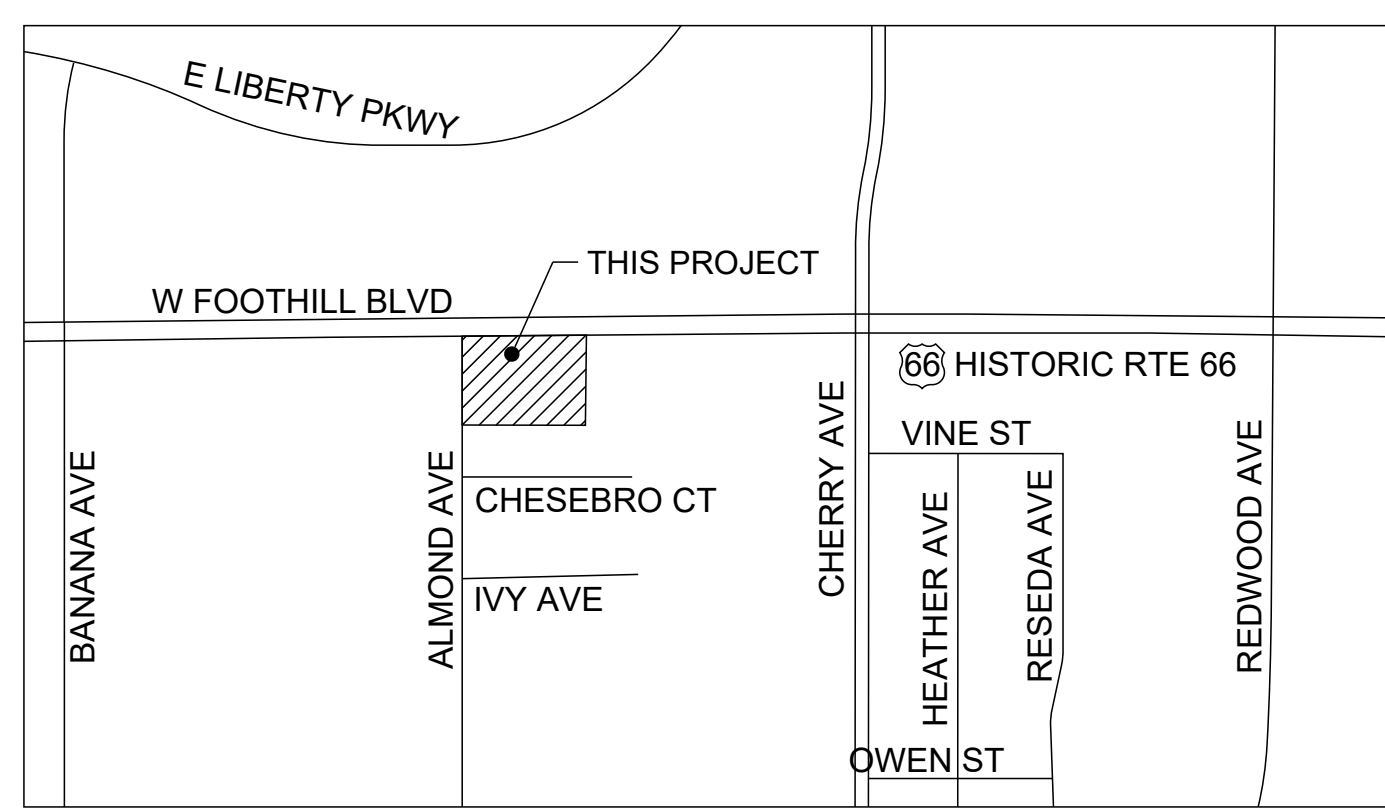
ETAF for residential areas is 0.55 or 0.45 for commercial areas

MAWA =	ET ₀ *	Conv Factor *	((ETAF * LA) + ((1-ETAF) * SLA))
	56.4	0.62	0.55
MAWA=			414,958

ETAF Calculations

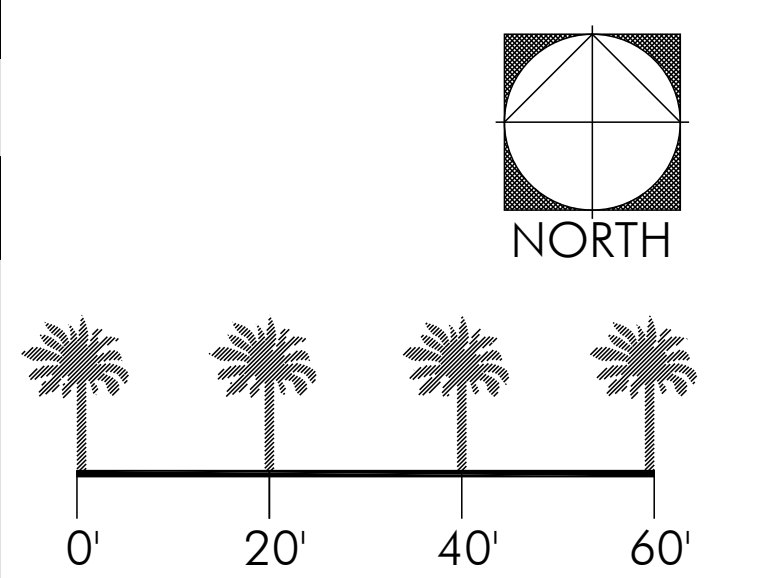
Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area	9,007	Total ETAF x Area	9,007
Total Area	21,576	Total Area	21,576
Average ETAF	0.42	Site-wide ETAF	0.42

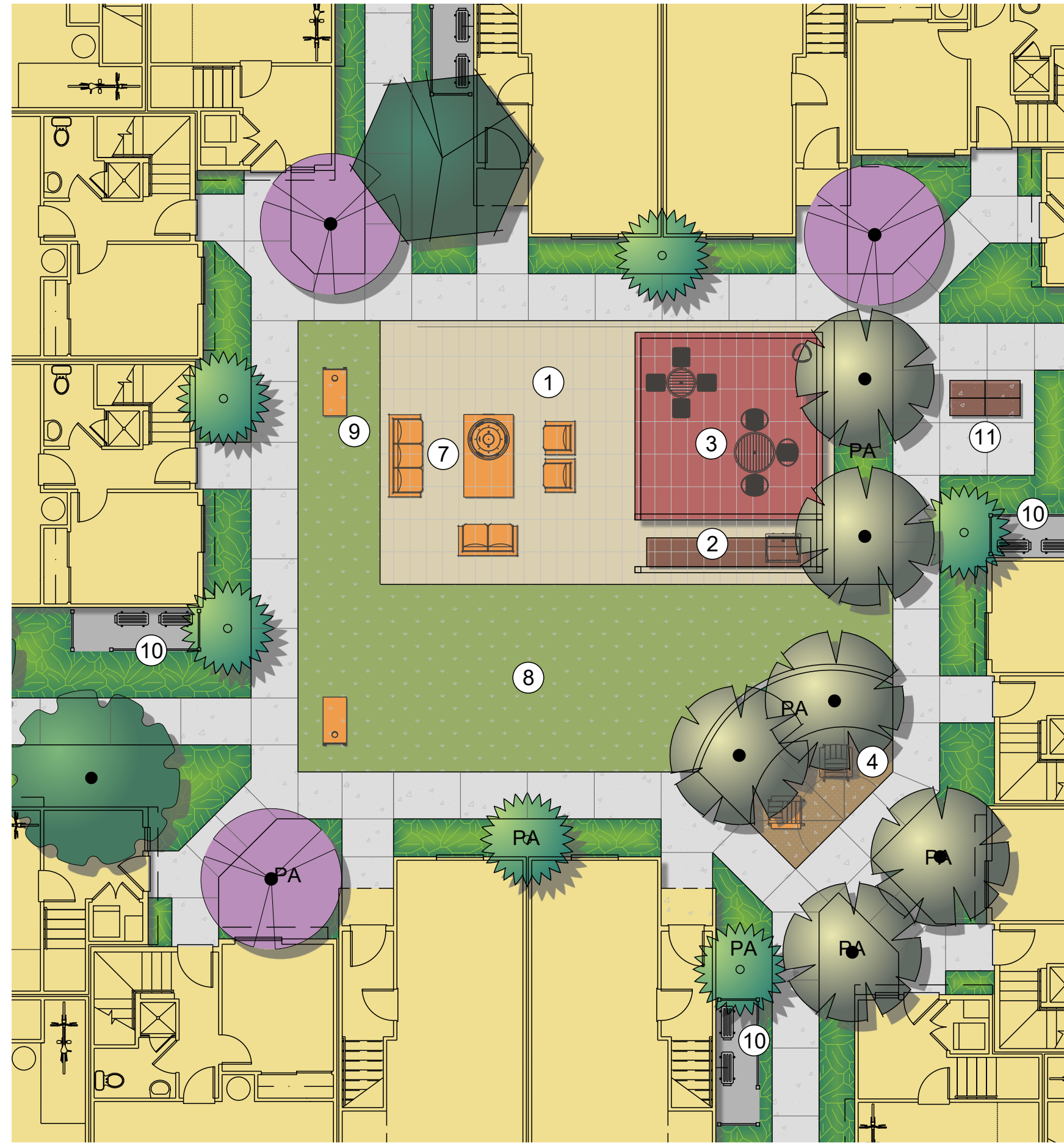
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



LANDSCAPE DESIGN CONCEPT:
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 3" LAYER OF SHREDDED WOOD MULCH WILL BE USED IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF FONTANA STANDARDS, AND THE SPECIFIC PLAN LANDSCAPE REQUIREMENTS.

IRRIGATION SYSTEM DESIGN STATEMENT
A PERMANENT AUTOMATIC, WEATHER/EVAPOTRANSPIRATION-SENSING IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH STATE OF CALIFORNIA AND CITY OF FONTANA RULES AND REGULATIONS FOR RECYCLED WATER USE. DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF FONTANA, SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF FONTANA ORDINANCE OF LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS. FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA AND CITY OF FONTANA STANDARDS AND REQUIREMENTS.



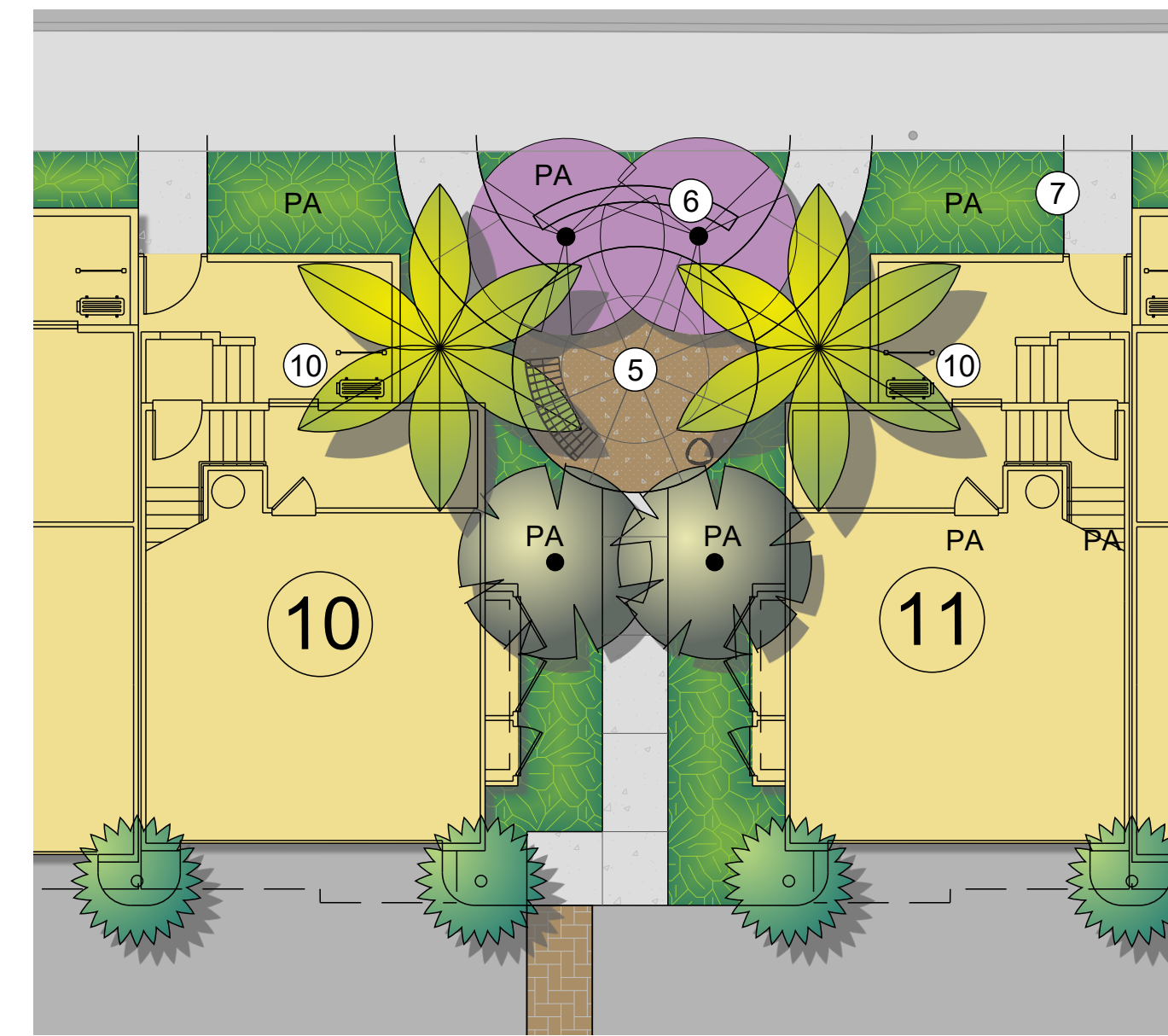


ENLARGEMENT A -
RECREATION AREA

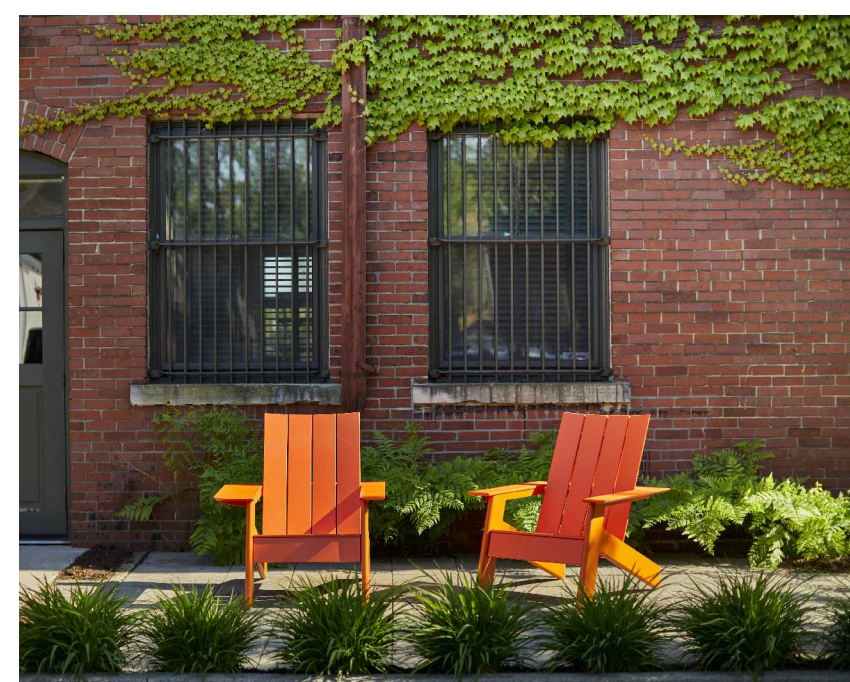
ENLARGEMENTS LEGEND

1. GATHERING PLAZA WITH CONCRETE PAVERS
2. OUTDOOR BBQ AREA. THE BBQ SHALL BE GAS FIRED WITH HARD GAS-LINE CONNECTION AND BUILT-IN AS AN OUTDOOR KITCHEN.
3. OVERHEAD STRUCTURE WITH TABLE AND CHAIRS (STANDING & DINING HEIGHT), TRASH RECEPTACLE
4. ENHANCED CONCRETE SEATING AREA WITH LOUNGE CHAIRS
5. ENHANCED CONCRETE ENTRY PLAZA WITH BENCH & TRASH RECEPTACLE
6. MONUMENT WALL
7. FIRE TABLE & OUTDOOR FURNISHING
8. LAWN AREA
9. PRECAST CORNHOLE
10. AC SCREEN
11. MAIL BOX

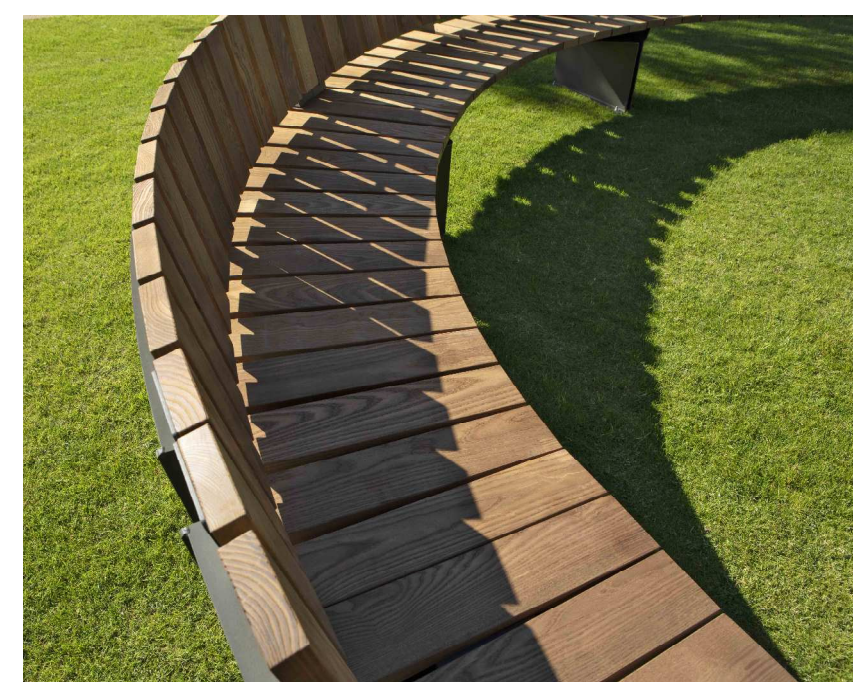
PA: PLANTING AREA



ENLARGEMENT B -
ENTRY PLAZA



LOUNGE CHAIRS AT ENHANCED SEATING AREA



BENCH AT ENTRY PLAZA



FIRE TABLE & OUTDOOR FURNISHING



TRASH RECEPTACLE

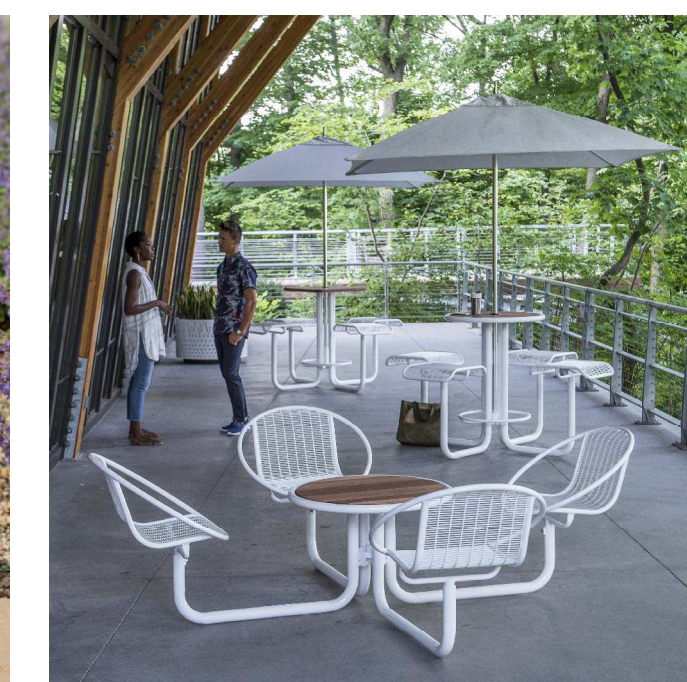
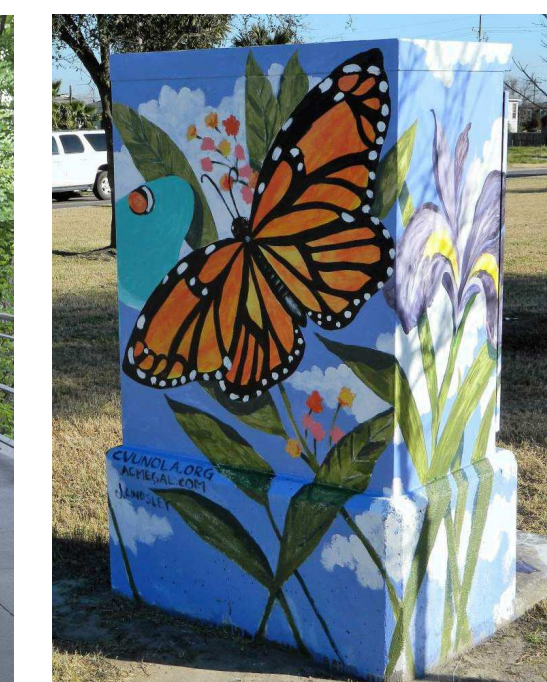


TABLE AND CHAIRS (DINING & STANDING HEIGHT) WITH WOOD TABLE TOP AT OUTDOOR DINING AREA



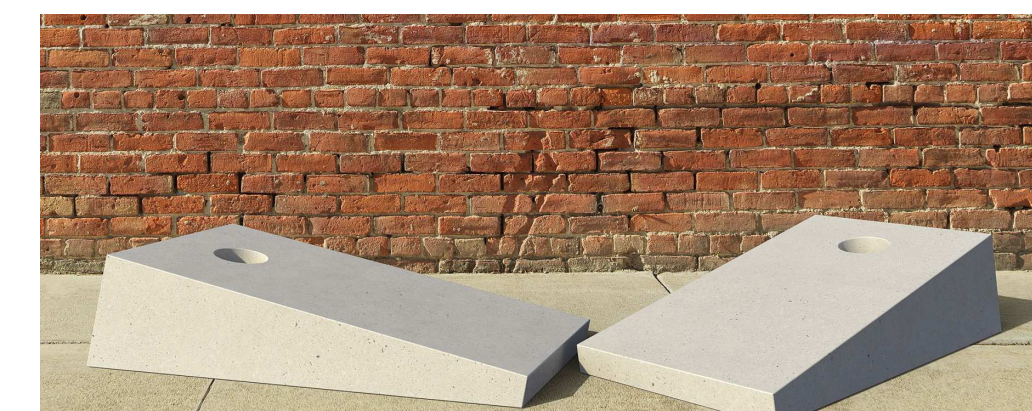
TRANSFORMER WRAP



RECREATION AREA CONCRETE PAVERS



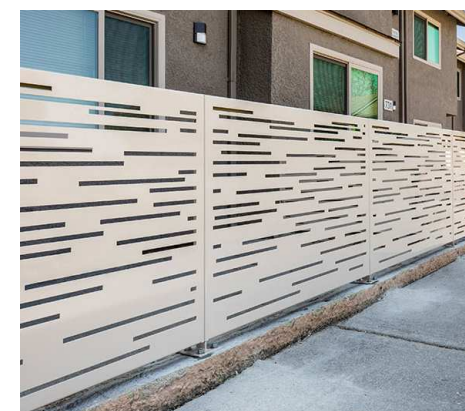
STAMPED CONCRETE SEATING AREA



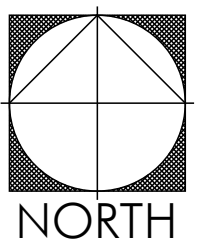
PRECAST CORNHOLE



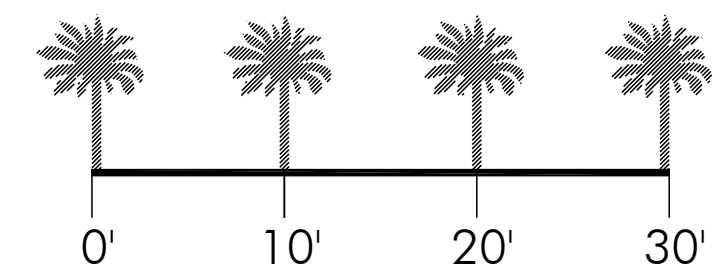
BIKE RACK

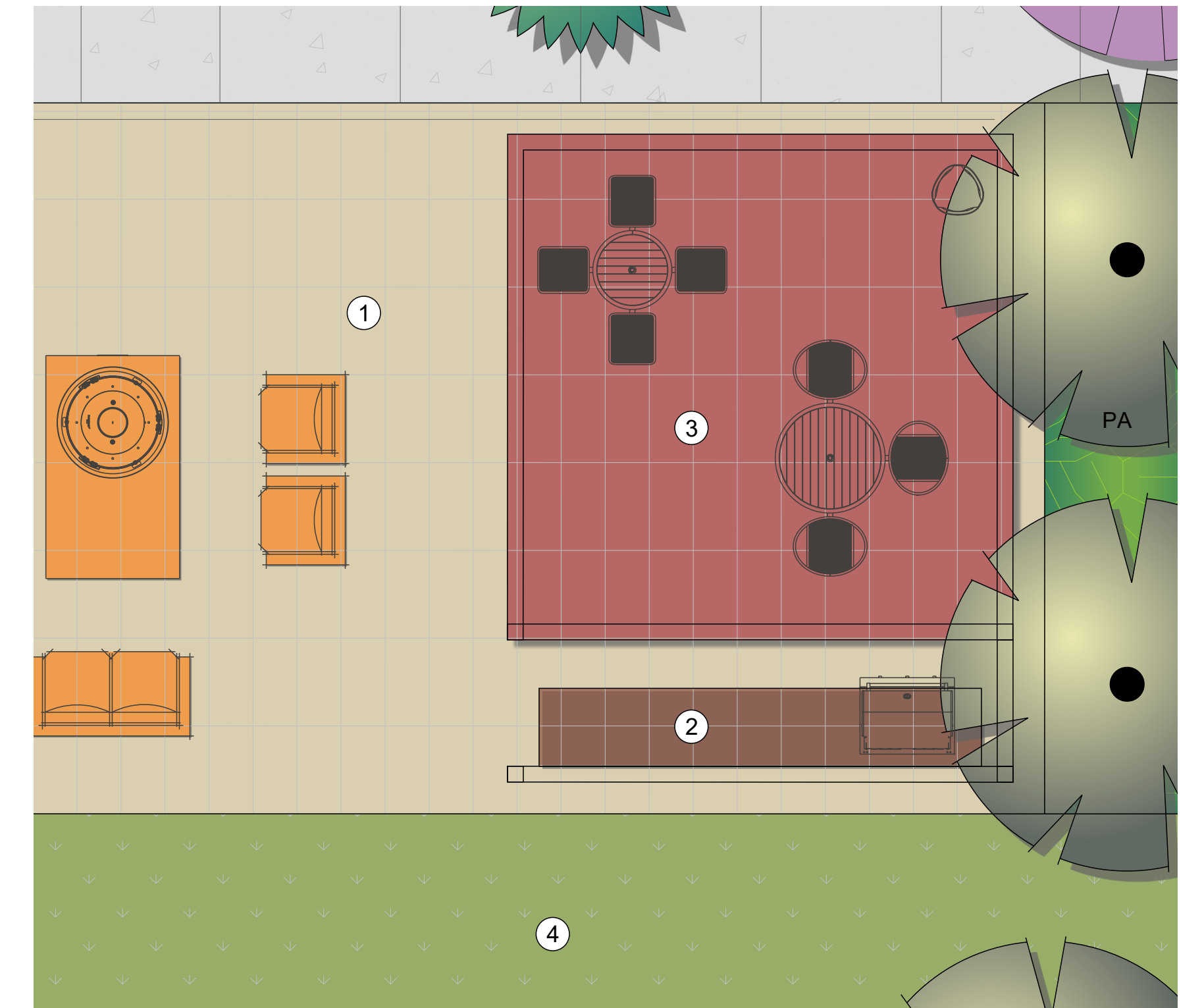
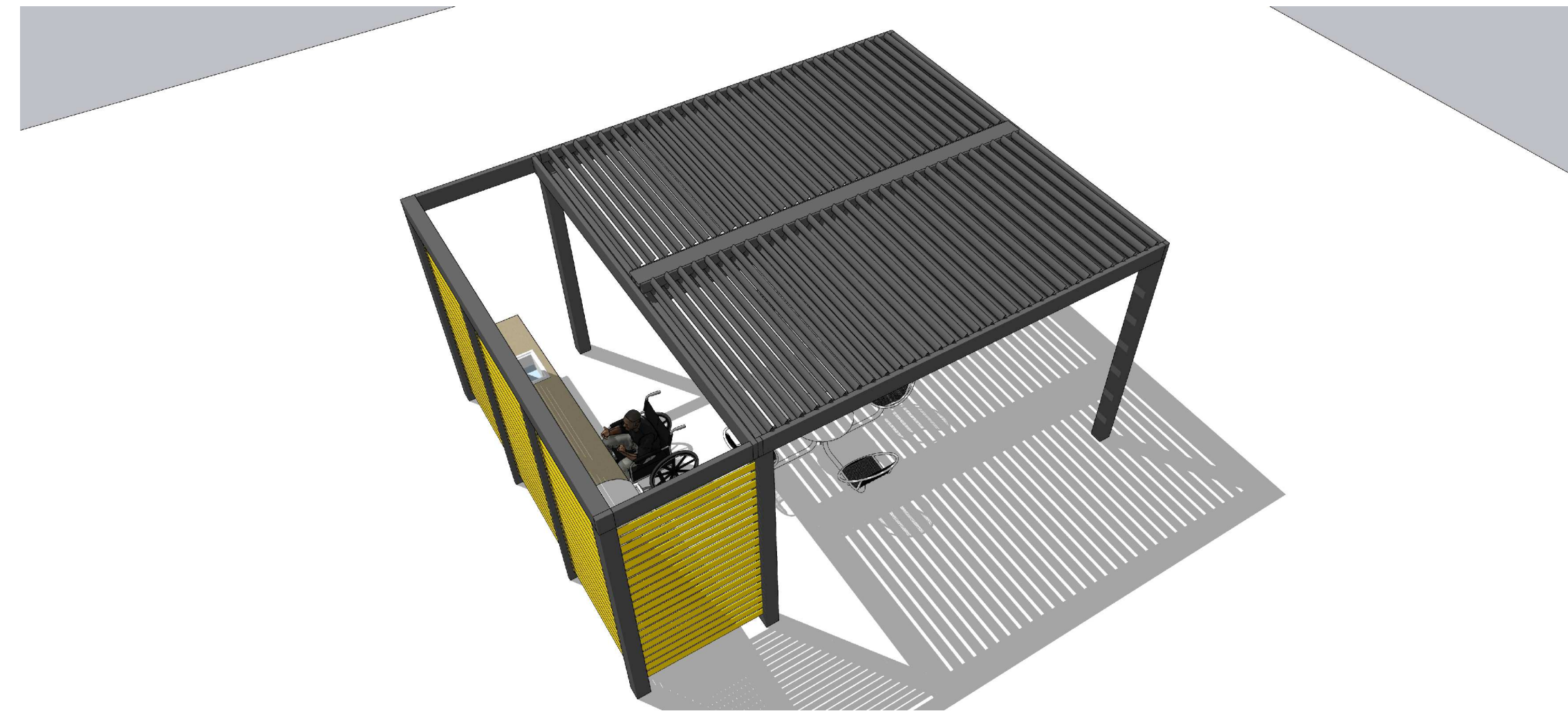
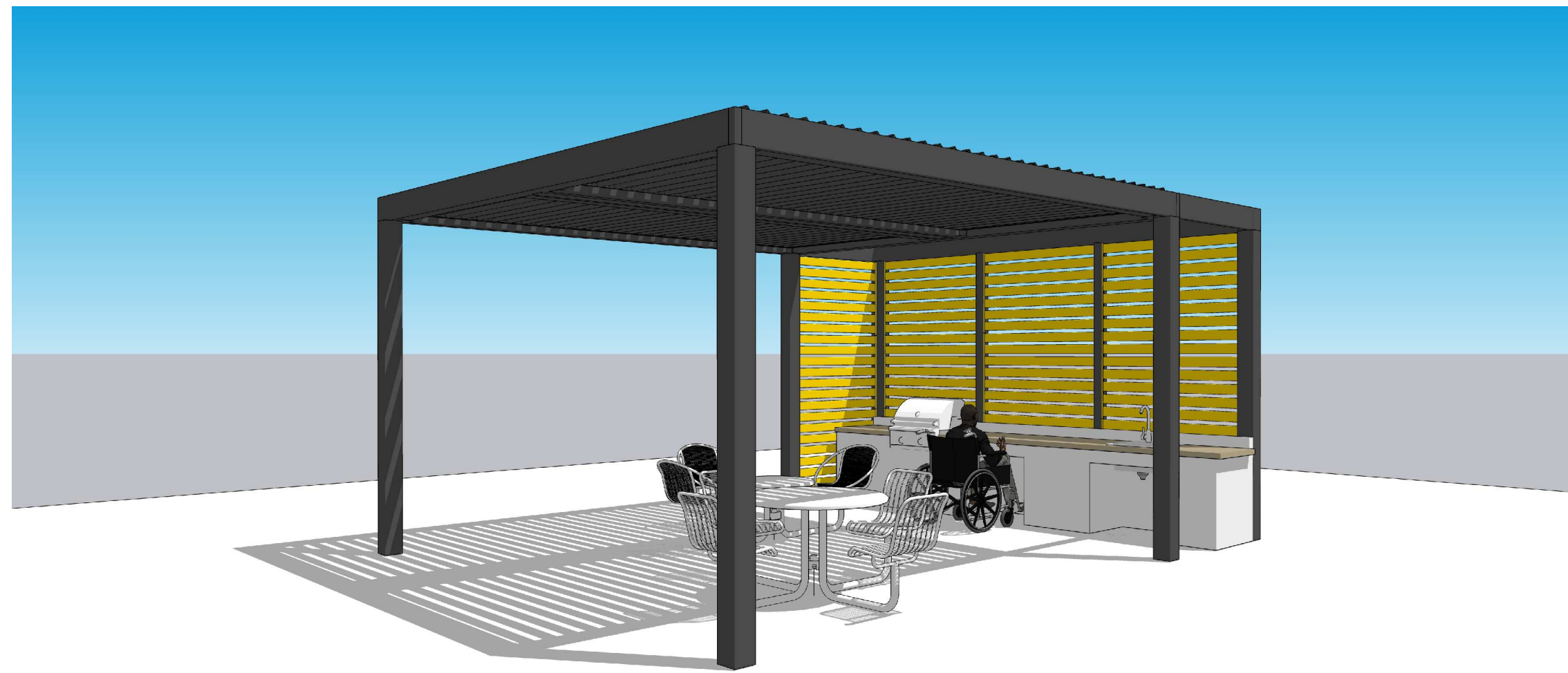


AC SCREENS



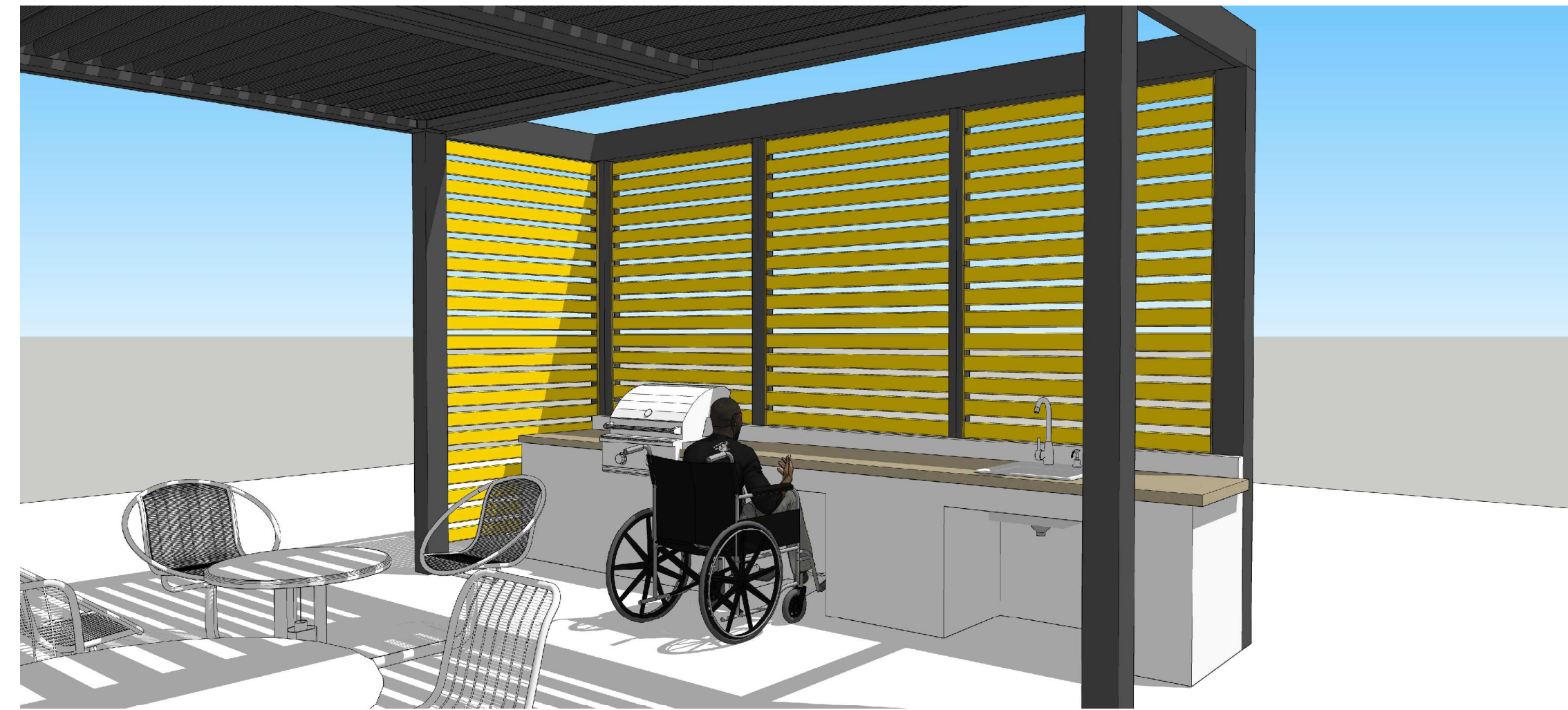
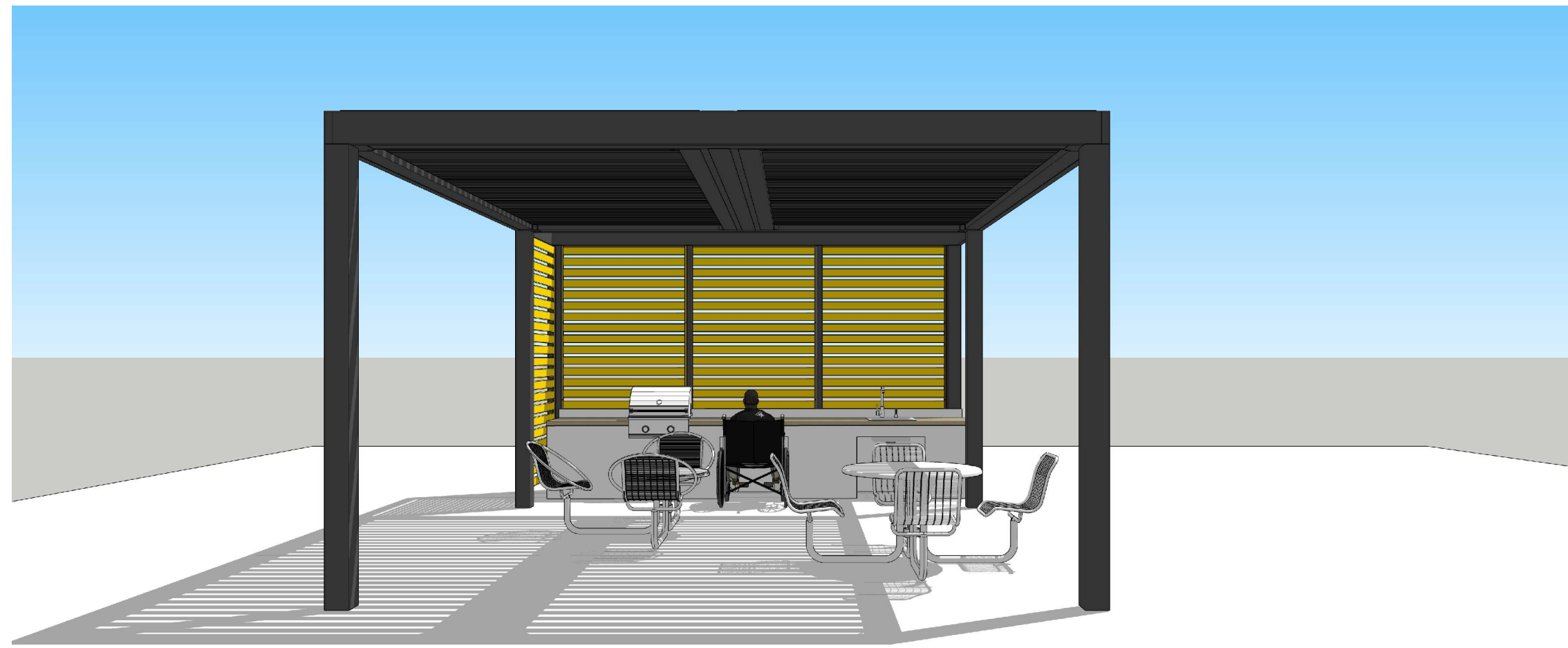
NORTH





BBQ AREA ENLARGEMENT

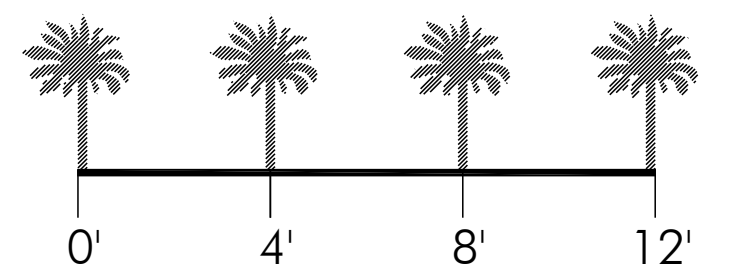
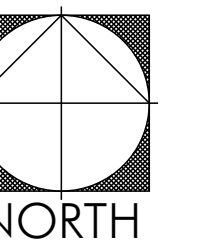
- 1. GATHERING PLAZA WITH CONCRETE PAVERS
 - 2. OUTDOOR BBQ AREA. THE BBQ SHALL BE GAS FIRED WITH HARD GAS-LINE CONNECTION AND BUILT-IN AS AN OUTDOOR KITCHEN.
 - 3. OVERHEAD STRUCTURE WITH TABLE AND CHAIRS (STANDING & DINING HEIGHT), TRASH RECEPTACLE
 - 4. LAWN AREA
- PA: PLANTING AREA



CONCEPTUAL MODEL VIEWS OF OUTDOOR BBQ AREA
NOTE: COLORS WITHIN THE MODEL VIEWS ARE NOT REPRESENTATIVE OF THE PROPOSED BBQ AREA AESTHETIC.



OVERHEAD STRUCTURE WITH OUTDOOR BBQ & SCREENING PANELS
COLORS, MATERIALS, FINISHES, AND COMPONENTS OF THE BBQ AREA SHALL MATCH OR OTHERWISE COMPLIMENT THE ARCHITECTURE.



RESOLUTION NO. PC 2026-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING TENTATIVE TRACT MAP NO. 23-0005 (TTM NO. 20655) AND DESIGN REVIEW NO. 23-000015 TO ESTABLISH A CONDOMINIUM MAP AND FOR SITE AND ARCHITECTURAL APPROVAL OF A NEW 59-UNIT ATTACHED CONDOMINIUM COMPLEX WITHIN ELEVEN (11) BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF FOOTHILL BOULEVARD AND ALMOND AVENUE (APNS: 0230-051-01, -02, AND -03), PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15332.

WHEREAS, 14335 Foothill Boulevard, also identified as Assessor Parcel Numbers (“APNs”) 0230-051-01, -02 and -03 (“Project Site”), was annexed from San Bernardino County into the City of Fontana June 21, 2005; and

WHEREAS, on June 19, 2023, the City of Fontana (City”) received an application from George Ayoub (“Applicant”) for a Tentative Tract Map (“TTM No. 23-0005”) and Design Review (“DRP No. 23-000015”) seeking to establish a condominium map and to construct a 59-unit attached condominium development with associated site improvements, at the Project Site (the “Project”); and

WHEREAS, the Project site has a General Plan Land Use designation of Walkable Mixed-Use (WMXU-1) and is located within the Form Based Code (FBC) Route 66 Gateway district which allows for such projects; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt pursuant to Section 15332 (Class 32, Infill Development) and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act; and

WHEREAS, all notices required by statute and the Fontana Municipal Code (“FMC”) have been given as required; and

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing; and a notice of the public hearing was published in the Fontana Herald newspaper on March 27, 2026, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on April 7, 2026, a duly noticed public hearing on TTM No. 23-0005 and DRP No.23-000015, was held by the Planning Commission (“Planning Commission”) to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and,

WHEREAS, the Planning Commission carefully considered all information pertaining to the Project, including the staff report, findings, and all of the information, evidence and testimony presented at its public hearing on April 7, 2026; and

WHEREAS, the City wishes to protect and preserve the quality of life throughout the City,

Resolution PC No. 2026-
through effective land use and planning; and

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibit “A”** for Tentative Tract Map No. 23-0005, and **Exhibit “B”** for Design Review No. 23-000015; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by this reference.

Section 2. CEQA. The Planning Commission hereby determines that the Project is categorically exempt pursuant to Section No. 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). The Project site is considered In-Fill Development and meets the CEQA requirements of Infill: (1) the Project is consistent with the WMXU-1 designation of the General Plan land use designation, and the Route 66 Gateway District of the FBC district regulations; (2) The Project Site is less than five (5) acres at approximately 2.30 adjusted gross acres, (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential development. The Planning Commission further determines that none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project and directs Staff to file a Notice of Exemption.

Section 3. Tentative Tract Map Findings. The Planning Commission hereby makes the following findings for TTM No. 23-0005 in accordance with Section 26-55 “Hearing; criteria for approval” of the Fontana Zoning and Development Code:

Finding No. 1. The proposed map is consistent with the city’s general plan and any applicable specific plan.

Findings of Fact: Tentative Tract Map No. 23-0005 (TTM No. 20655) is a request to establish a condominium map for the purpose of development of a 59-unit attached condominium complex. The Project, as proposed, complies with the City of Fontana’s Subdivision Sections of the Municipal Code (Chapter 26) and the Zoning and Development Code (Chapter 30). The Project is consistent with the General Plan Land Use Designation for the Project Site, which is Walkable Mixed-Use Corridor (WXMU-1). The WXMU-1 General Plan Land Use designation allows for a density from 18 to 39 units per acre, which the proposed density is 25.65 units per acre. The site is not within a specific plan.

Finding No. 2. The design or improvements of the proposed subdivisions are consistent with the general plan and any applicable specific plan.

Findings of Fact: The design of the proposed subdivision is consistent with the General Plan, and the site is not within a specific plan. The Project has been reviewed by the Engineering Department and the San Bernardino County Fire Department and has been determined to be in compliance with all applicable codes and

Finding No. 3. The site is physically suitable for the type and density of development proposed.

Findings of Fact: The Project Site, shape and topography are suitable for this type and density of development. The zoning for the site requires a density of 18-39 units per acre and the project site will have a density of 25.65 dwelling units per acre. The Project Site is approximately 2.30 adjusted gross acres and accommodates the formation of a condominium map for 59 units. The Project Site is vacant, and is surrounded by residential dwellings on the south, east and northwest side of the project site. All street improvements will be constructed pursuant to applicable building, zoning and fire code standards.

Finding No. 4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

Findings of Fact: The design of the subdivision and the proposed improvements comply with the City of Fontana's Municipal code requirements, conditions of approval (referenced herein), and will not have any impact on the environment or substantial or avoidable injury to fish, wildlife, or their habitat. Moreover, the site is completely surrounded by development and would not support sensitive wildlife. This Project qualifies for a Categorical Exemption pursuant to Section 15332 (Class No. 32, Infill Development) of the California Environmental Quality Act (CEQA).

Finding No. 5. The design of the subdivision or the type of improvements will not cause serious public health problems.

Findings of Fact: The design of the subdivision complies with the City of Fontana's Municipal Code requirement and the improvements associated with the subdivision such as street, curb, gutter, and sidewalk are required to be constructed and have been designed as part of this project pursuant to the Zoning and Development Code and the Engineering Department's comments. Additional improvements such as water and sewer connections will be completed pursuant to applicable standards. Therefore, the Project shall promote public health, safety and welfare of the surrounding community and will not cause public health problems.

Finding No. 6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Findings of Fact: The design of the subdivision and the associated improvements will not conflict with an access easement acquired by the public. The proposed subdivision will be accessed from Foothill Boulevard. Currently there are no other public access easements through or within the Project Site.

Section 4. Design Review Findings. The Planning Commission hereby makes the following

Resolution PC No. 2026- findings for Design Review No. 23-00015 in accordance with Section 30-120 “Findings for approval” of the Fontana Zoning and Development Code:

Finding No. 1. The proposal is consistent with the General Plan, Zoning and Development Code and any applicable Specific Plan.

Findings of Fact: The Project is for the development of 59 attached condominium units, that is consistent with the General Plan designation for the Project Site, which is WMXU-1. The WMXU-1 land use designation category is described by the General Plan as a land use category that is intended for the creation of areas that allow residents and visitors to walk, bike, and take transit to other uses such as work, study, shopping, entertainment, recreation, and civic activities; and to provide compact residential development within walking distance of public transit stops and neighborhood shopping areas.

The Project is located within the Route 66 Gateway district of the FBC. The 59-unit attached condominium development will meet all zoning and development standards set forth in the Fontana Municipal Code, including the required density range.

Finding No. 2. The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable development promoting the public health, safety, and welfare of the community.

Findings of Fact: The development complies with the City of Fontana Zoning and Development Code. The Project’s improvements including sidewalks, drainage, and grading ensure a safe and well-designed development. Additionally, the development meets all setbacks, height, landscaping, design, parking, access, and safety requirements.

The site improvements have been reviewed by the City of Fontana Fire, Building and Safety, and Engineering Departments. The design of the project conforms to the City code. Street lighting and on-site lighting have been included to provide ample visibility at night. Landscaping has been incorporated to create an attractive atmosphere along adjacent parcels.

Finding No. 3. The proposal, in its design and appearance, is aesthetically and architecturally pleasing, resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.

Findings of Fact: The Project has been designed to enhance and complement the surrounding neighborhood. The architectural theme for the project is described as “Mediterranean.” The result is a high- quality architectural design appropriate and desirable for the surrounding neighborhood. The development will enhance the character of the surrounding neighborhood through appropriate attention to aesthetics and design.

Architectural relief utilized for the buildings consists of decorative lighting, varied roof lines, metal accents, and other features appropriate to the style. The use of a variety of colors and materials such as stucco finish and stone veneer further adds architectural diversity to each building. The

Resolution PC No. 2026-

project enhances the surrounding neighborhood by incorporating architectural style of the building and complements the surrounding area. Additionally, the landscaping incorporates plants to complement the architectural style of the building and the development as a whole. The project has been reviewed by the Engineering, Building and Safety and Fire Departments for safety. During the project review process, the plans were evaluated to ensure that the project is well- designed.

Finding No. 4. The site improvements are appropriate and will result in a safe, well-designed facility.

Findings of Fact: The development complies with the City of Fontana Zoning and Development Code. Improvements including sidewalks, drainage, and grading, which will provide a safe and well-designed neighborhood. The Project Site improvements have been reviewed by the Fire, Building and Safety, and Engineering Departments. During the project review process, changes were made to the plans to ensure that the project is a well-designed project. Street lighting and on-site lighting have been included to provide ample visibility at night. Landscaping has been incorporated to create an attractive atmosphere along adjacent parcels.

Section 4. Approvals. Based on the foregoing, the Planning Commission hereby approves Tentative Tract Map No. 23-0005 (TTM No. 20655) subject to the Findings and the Conditions of Approval attached hereto as “**Exhibit A**”, and Design Review No. 23-000015 subject to the Findings and the Conditions of Approval attached hereto as “**Exhibit B**”, and incorporated herein by this reference as though fully set forth herein.

Section 5. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 6. Certification. The Secretary of the Planning Commission shall certify the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 8. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 7th day of April 2026.

City of Fontana

Joseph Armendarez, Chair

ATTEST:

I, Torrie Lozano, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 7th day of 2026, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Torrie Lozano, Secretary

Exhibit "A"



FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 23-0068
Tentative Tract Map No. 23-0005

DATE: April 7, 2026

LOCATION: 14335 Foothill Boulevard (APNs:0230-051-01, -02 and -03)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.
2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred.
 - a. This project will comply with all applicable provisions, regulations, and development standards of the Fontana City Code.
 - b. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidenced by the City's final inspection and acceptance of the work; and,
 - c. All other Conditions of Approval imposed by this project have been fulfilled.
3. The project shall comply with all applicable provisions, regulations, and development standards of the City of Fontana Municipal Code.
4. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action or proceeding and the City of Fontana shall cooperate in

defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorney's fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by the applicant, the City and/or parties bringing such forth.

Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

5. This Tentative Tract Map shall become null and void two (2) years from the date of approval as specified in Section 30-297 of the Zoning and Development Code, unless it has been extended as provided for in Section 26-58 of the Fontana Municipal Code.
6. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.
7. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.

RESIDENTIAL ENGINEERING LAND DEVELOPMENT

8. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.
9. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.
10. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

11. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.
12. The Applicant shall submit, and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage. Pipes that convey offsite flows from the existing land to the east shall be sized to provide additional capacity for debris flow.
13. Drainage acceptance letters shall be required from adjacent property owners that will be impacted by the grading design.
14. Street plans shall be approved prior to grading permit to coordinate street elevations and onsite grading adjacent to the right-of-way.

PRIOR TO MAP RECORDATION

15. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.
16. If a CFD is to be formed, The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD.
17. Right of way to conform to Fontana Standard plan No. 1006.
18. Project will be required to complete and record a "Termination of Agreement" for the existing MOA on APN 0230-051-02.
19. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

20. The Applicant shall record All map's, easements, reciprocal access agreement as required for the development.
21. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

22. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

23. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.
24. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.
25. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.
26. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.
27. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
28. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

END OF CONDITIONS

Exhibit “B”



FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 23-0068
Design Review No. 23-000015

DATE: April 7, 2026

LOCATION: 14335 Foothill Boulevard (APNs:0230-051-01, -02 and -03)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred.
 - a. This project will comply with all applicable provisions, regulations and development standards of the Fontana City Code.
 - b. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City’s issuance of a Certificate of Occupancy or other document evidencing the City’s final inspection and acceptance of the work; and,
 - c. All other Conditions of Approval imposed by this project have been fulfilled.
2. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.
3. The Director of Planning, or his/her designee, shall have the authority for minor architectural changes focusing on items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.
4. The project shall comply with all applicable provisions, regulations and development

standards of the City of Fontana Municipal Code.

5. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

6. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.
7. Color combinations and color schemes shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.
8. The developer shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development in a convenient location that does not block the line of sight.
9. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.

10. This project shall comply with all applicable provisions, regulations and development standards of the Fontana Municipal Code.
11. If solar panel systems are installed on the roof of any residential structure, the installation shall be on top or above the approved roof tile. If a solar panel system is flush-mounted to the roof, matching roof tiles shall be replaced immediately upon removal of the solar panels.
12. All new block walls shall be constructed with a decorative block and capped with a prefabricated block cap to match the existing walls on the adjacent properties.
13. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.
14. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.
15. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
16. Design Review No. 25-0015 shall become null and void two (2) years from the original date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.
17. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.
18. The Applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.
19. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.
20. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.
21. All parking spaces shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.
22. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets to the satisfaction of the Director of Planning.
23. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.
24. After the fifteen (15) day appeal period, the Applicant shall remove the notice of Filing sign from the project site. The Applicant may request a refund of the \$600 sign deposit. The request shall be submitted to the Planning Department.
25. The applicant shall provide up-lighting on the perimeter and up-light proposed trees to the satisfaction of the Director of Planning and his/her designee.

26. The applicant shall provide a fully landscaped attractive corner treatment at the northwest corner of the project site. The corner area shall include enhanced planting, such as a combination of trees, shrubs, and groundcover with appropriate irrigation, to the satisfaction of the Director of Planning and his/her designee.

27. The construction contractor shall use the following source controls at all times:

- a. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b7) of the Municipal Code.
- b. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
- c. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
- d. Have only necessary equipment onsite.
- e. Use manually-adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
 - i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
 - ii. Temporarily enclose localized and stationary noise sources.
 - iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

28. Historic Archaeological Resources

- a. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.
- b. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the

archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

- c. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

29. Prior to the issuance of a Certificate of Occupancy the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.
30. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

BUILDING AND SAFETY:

31. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Residential Code
 - c. California Electrical Code
 - d. California Mechanical Code
 - e. California Plumbing Code
 - f. California Energy Code
 - g. California Fire Code
 - h. California Green Building Standards Code
 - i. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations
32. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.
33. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.
34. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case

by case basis for extenuating circumstances.

35. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

36. The applicant shall comply with the following grading requirements:

- a. Grading plans shall be submitted to and approved by Engineering. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
- b. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
- c. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
- d. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
- e. No water course or natural drainage shall be obstructed.
- f. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
- g. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
- h. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

- i. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
 - i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
 - ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
 - iii. All proposed drainage structures; and
 - iv. Any proposed and/or required walls or fencing.

37. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

38. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
- a. Precise grading plans shall be approved
 - b. Rough grading completed
 - c. Compaction certification
 - d. Pad elevation certification
 - e. Rough grade inspection signed off by a Public Works Inspector
39. The applicant shall combine the existing parcels into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued.
40. Project shall comply with accessibility requirements found in CBC Ch 11A & 11B

FIRE DEPARTMENT:

41. **Jurisdiction:** The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
42. **Fire Access Road Width:** Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.
43. **Turnaround:** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.
44. **Fire Lanes:** The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.
45. **Water System Commercial:** All water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A

minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

The Fire Flow for this project shall be: 1,500 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 12,954 Square Foot structure.

46. **Hydrant Marking:** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.
47. **Water Improvement Plan:** The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ***ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE.*** California Fire Code Chapter 5.
48. **Combustible Protection:** Prior to combustibles being placed on the project site an approved asphalt paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.
49. **Fire Sprinkler-NFPA #13D:** An automatic life safety fire sprinkler system complying with NFPA 13D and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-2.
Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.
50. **Commercial Addressing:** Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1
51. **Illuminated Site Diagram:** The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. California Fire Code Chapter 5 & SBCoFD Standard B-1
52. **Key Box:** An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

53. **Security Gates:** In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3
54. **San Bernardino County Fire Standards/Codes:** Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

RESIDENTIAL ENGINEERING LAND DEVELOPMENT

55. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.
56. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.
57. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

58. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.
59. The Applicant shall submit, and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage. Pipes that convey offsite flows from the existing land to the east shall be sized to provide additional capacity for debris flow.
60. Drainage acceptance letters shall be required from adjacent property owners that will be impacted by the grading design.
61. Street plans shall be approved prior to grading permit to coordinate street elevations and onsite grading adjacent to the right-of-way.

PRIOR TO MAP RECORDATION

62. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.
63. If a CFD is to be formed, The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD.

64. Right of way to conform to Fontana Standard plan No. 1006.
65. Project will be required to complete and record a "Termination of Agreement" for the existing MOA on APN 0230-051-02.
66. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

67. The Applicant shall record All map's, easements, reciprocal access agreement as required for the development.
68. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

69. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
70. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.
71. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.
72. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.
73. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.
74. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an

accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

75. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

END OF CONDITIONS



FONTANA
CALIFORNIA

NOTICE OF EXEMPTION

<p>TO: Office of Land Use and Climate Innovation <input checked="" type="checkbox"/> State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Fontana (Public Agency) Address: 8353 Sierra Ave, Fontana CA 92335 Telephone: 909-350-6656</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Include County name) Address:</p>	

<p>1. Project Title:</p>	<p>Master Case No. 23-000068; Tentative Tract Map No. 23-0005 (TTM No. 20655) and Design Review No. 23-000015</p>
<p>2. Project Applicant (include address, telephone number and email address):</p>	<p>NA Civil, Inc. George Ayoub Project Manager 22672 Lambert Street Suite 606 Lake Forest, CA 92630 949-753-0600 George.ayoub@nacivil.com</p>
<p>3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):</p>	<p>The project site is located at 14335 Foothill Boulevard (APNs: 0230-051-01, -02, and -03)</p>
<p>4. (a) Project Location – City: Fontana</p>	<p>(b) Project Location – County: San Bernardino</p>
<p>5. Description of nature, purpose, and beneficiaries of Project:</p>	<p>The development is for the establishment of a condominium map and site and architectural review and approval of a new 59-unit condominium complex associated on-site and off-site improvements.</p>

6. Name of Public Agency approving project:	City of Fontana
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public	NA Civil, Inc. George Ayoub Project Manager 22672 Lambert Street Suite 606 Lake Forest, CA 92630 949-753-0600 George.ayoub@nacivil.com
Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) <input type="checkbox"/> Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	Exempt under Section 15332, Class 32 (Infill Development) of the California Environmental Quality Act
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	

9. Reason why project was exempt:	<p>The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32 – Infill Development). The project meets the CEQA requirements of Infill: (1) The Project is consistent with the Walkable Mixed Use (WXMU-1) land use designation of the General Plan and the Route 66 Gateway District of the FBC zoning district; (2) The Project Site is less than five (5) acres; (3) The Project Site has previously been developed, and is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project.</p>
-----------------------------------	---

10. Lead Agency Contact Person: Telephone:	Mai Thao, Associate Planner 909-350-6650
11. If filed by applicant: Attach Certificate of Determination (Form “B”) before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: April 7, 2026	

Date: April 7, 2026

Signature

Name: Salvador Quintanilla

Title: Senior Planner

Signed by Lead Agency

Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section No. 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section No. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the Planning Department by calling (909) 350-6718. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case No (MCN). 23-0068; Tentative Tract Map No. 23-0005 (TTM No. 20655), and Design Review (DRP) No. 23-00015

A Tentative Tract Map request for the establishment of a 59-parcel condominium map and a Design Review request for the site and architectural approval of a new 59-unit condominium complex and associated site improvements on approximately 2.32-acres.

Environmental Determination: This project is categorical exempt pursuant to Section 15332, Class 32 (In-fill Development) of the California Environmental Quality Act (CEQA), and Section 3.22 (Categorical Exemption) of the 2019 City of Fontana Local Guidelines for Implementing the California Environmental Quality Act.

Location of Property: 14335 Foothill Boulevard
(APN: 0230-051-01, -02 & -03)

Date of Hearing: April 7, 2026

Place of Hearing: Steelworker's Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.





Should you have any questions concerning this project, please contact **Mai Thao, Associate Planner**, at 909-350-6650 or by e-mail at mthao@fontanaca.gov.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL OR APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION IN MAKING THEIR DECISION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DEPARTMENT, CITY HALL. PLEASE CONTACT THE PLANNER IDENTIFIED ABOVE FOR INFORMATION.

IF YOU CHALLENGE ANY ACTION TAKEN CONCERNING THIS ITEM IN COURT, 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 PROVIDED TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish: March 27, 2026

Attachment No. 6 Public Communication

Mai Thao

From: Suzanna <juasuv1@gmail.com>
Sent: Thursday, March 26, 2026 7:07 PM
To: Mai Thao
Subject: Concerns about Master Case No (MCN). 23-0068; 59 unit condos Almond Foothill

CAUTION - EXTERNAL SENDER - THIS EMAIL ORIGINATED OUTSIDE OF THE CITY'S EMAIL SYSTEM
Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident of Almond Avenue and respectfully submit this letter to formally object to the proposed 59-unit residential development located at the intersection of Foothill Boulevard and Almond Avenue on behalf of multiple Almond and Chesebro residents

The proposed project, with a density of approximately 25 units per acre, represents a level of intensity that is inconsistent with the existing suburban character of the surrounding neighborhood. Such density raises substantial concerns regarding compatibility, overconcentration of residential units, and the adequacy of existing infrastructure to support the project.

Of particular concern are the significant traffic impacts that will result from the project. The addition of 59 residential units will generate a considerable number of daily vehicle trips, increasing congestion at and around the Foothill Boulevard and Almond Avenue intersection. The proposed ingress and egress points will introduce frequent turning movements that are likely to degrade traffic flow, reduce visibility, and increase the potential for vehicle collisions. Almond Avenue is a local street not designed to accommodate such elevated traffic volumes, and the project's reliance on this access point will materially affect the safety and functionality of the roadway.

Parking impacts also warrant serious consideration. Given typical household vehicle ownership rates, it is reasonably foreseeable that the project will generate parking demand exceeding on-site capacity. This will result in overflow parking onto Almond Avenue and adjacent streets, further constraining roadway width, impeding emergency vehicle access, and exacerbating traffic circulation and safety concerns.

The project site's proximity to a school further heightens these risks. Increased traffic congestion, coupled with additional on-street parking, will create hazardous conditions for students, pedestrians, and families—particularly during peak school commute hours. The potential for conflicts between vehicles and pedestrians in this area is a significant public safety concern that must be fully evaluated.

While the City has preliminarily determined that the project is categorically exempt under the California Environmental Quality Act pursuant to Class 32 (In-fill Development), such an exemption is inappropriate where there is a reasonable possibility that the project will have a significant effect on the environment. The documented and foreseeable impacts related to traffic congestion, parking deficiencies, noise, and public safety constitute unusual circumstances that may preclude the use of a categorical exemption under CEQA. Accordingly, a more comprehensive environmental review, such as an Initial Study, is warranted to properly assess and mitigate these impacts.

For the foregoing reasons, I respectfully request that the City deny the use of the categorical exemption, require full environmental review, and reconsider the scale and density of the proposed development to

ensure consistency with the surrounding neighborhood and protection of public health, safety, and welfare.

Thank you for your time and consideration.

Multiple Almond Avenue residents



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 26-0906
Agenda #: PH-B

Agenda Date: 4/7/2026
Category: Public Hearing

FROM:

Planning Department

TITLE:

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.

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. 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).

REQUEST:

Conditional Use Permit No. 25-0014 - A request to establish a smoke shop within an existing commercial shopping center.

PROJECT PLANNER:

Mai Thao, Associate Planner

BACKGROUND INFORMATION:

Land Use Table

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Walkable Mixed-Use Corridor Downtown (WXMU-1)	Form Based Code (FBC) Route 66 Gateway District	Commercial shopping center
North:	Residential Planned Community (R-PC)	SP/West End Specific Plan	Foothill Boulevard Residential beyond
South:	Walkable Mixed-Use Corridor Downtown (WXMU-1)	Form Based Code (FBC) Route 66 Gateway District	Vacant Single Family Residential
East:	Walkable Mixed-Use Corridor Downtown (WXMU-1)	Form Based Code (FBC) Route 66 Gateway District	Vacant
West:	Walkable Mixed-Use Corridor Downtown (WXMU-1)	Form Based Code (FBC) Route 66 Gateway District	Vacant

PROJECT DESCRIPTION:

A. Site Area: 89,790 square feet/Approximately 2.0 acres

B. Building Analysis:

Existing Suite: 902 square feet

ANALYSIS:

The Applicant, Esmeralda Alarcon, is requesting that the Planning Commission review and approve Conditional Use Permit No. 25-0014 to establish a smoke shop within an existing commercial building, on approximately 2.0 acres.

Conditional Use Permit No. 25-0014

Pursuant to the Zoning and Development Code Section 30-359, smoke shops are permitted in the Form Based Code/Route 66 Gateway zoning district with the approval of a conditional use permit. This zoning designation allows for a mixture of commercial and retail activities while ensuring that businesses with potential public health or safety impacts, such as smoke shops and tobacco retailers, are reviewed through a conditional use permit. The Applicant proposes to establish a smoke shop to be located within an existing 902 square foot commercial suite within an existing commercial shopping center. The commercial shopping center includes various retail, personal care services, fast food restaurants, an auto service facility, and a funeral mortuary facility. Staff finds that the site is well-suited for the proposed smoke shop and is consistent with the surrounding commercial uses. It should be noted that while the Form Based Code does not have specific distance requirements for smoke shops, the tenant space is not located near within any existing or proposed school, park, religious institution, hospital, or youth facility. The smoke shop will sell tobacco products, tobacco accessories, and lottery tickets. The hours of operation are from 10:00 a.m. to 10:00 p.m., seven days a week. The premise of all conditional use permits is to ensure the compatibility of adjacent

uses and the separation of potential nuisance activities. Approval of tobacco sales does not require specific findings other than those required for the conditional use permit. Those findings are shown in the Planning Commission Resolution and Findings, (Attachment No. 3). Recommended conditions of approval will sufficiently address any potential impacts that may be associated with the proposed use. The new smoke shop will meet the City's requirements and applicable Municipal Code regulations.

Site Access/Circulation/Parking:

Vehicle and truck access to the Project Site is provided by a common driveway for the shopping center along Foothill Boulevard. The internal circulation and parking were established by the development of the existing shopping center. The Project Site has been reviewed by the Planning, Fire, Traffic, and Engineering Departments and found to be sufficient to support this type of use.

Environmental:

This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section No. 15301 (Class No. 1, Existing Facilities) of the CEQA Guidelines and Section No. 3.22 (Categorical Exemption) of the City of Fontana's Local Guidelines for Implementing CEQA, as the project proposes to operate out of an existing structure, with no exterior alterations proposed, and no expansion of the building floor area. Furthermore, none of the exceptions in CEQA Guidelines section 15300.2 apply to the Project.

MOTION:

Approve staff's recommendation.

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 Exemption
- Attachment No. 5 - Public Hearing Notice



VICINITY MAP

DATE: April 7, 2026

CASE: Master Case No. 25-0057
Conditional Use Permit No. 25-0014

Attachment No. 2

SMOKE SHOP
 13819 FOOTHILL BLVD
 UNIT B
 FONTANA, CA 92335

SCOPE OF WORK: SITE AND EXTERIOR BUILDING AND INTERIOR BUILDING TO REMAIN EXISTING, NO CHANGES TO BE MADE. BUSINESS WILL BE A SMOKE SHOP. PROPOSED WITHIN EXISTING TENANT SPACE WITH NO EXPANSION. NO EXTERIOR FACADE MODIFICATIONS. ONE STORY UNIT.

This project is designed in compliance with the 2022 California Title 24 Codes, as adopted by the City of Fontana.

- 2022 California Building Code (CBC)
- 2022 California Electrical Code (CEC)
- 2022 California Mechanical Code (CMC)
- 2022 California Plumbing Code (CPC)
- 2022 California Fire Code (CFC)
- 2022 California Energy Code
- 2022 CALGreen (Green Building Standards Code)

These all fall under the 2022 California Title 24 Code Cycle.

The subject property is located within the Form-Based Code (FBC), specifically within the Route 66 Gateway zoning district, comply with all applicable sections of Chapter 30 of the Fontana Municipal Code.

From Chapter 30 (Zoning):

- § 30-262 —CUP Requirement
- § 30-263 —Application Contents
- § 30-264 —Public Hearing
- § 30-265 —Findings
- § 30-266 —Conditions
- § 30-267 —Expiration
- § 30-301 —Parking
- § 30-350 —Landscaping
- § 30-360 —Lighting
- § 30-450 —Signs
- § 30-510 —Operational Standards
- § 30-552 —Distance from Sensitive Uses

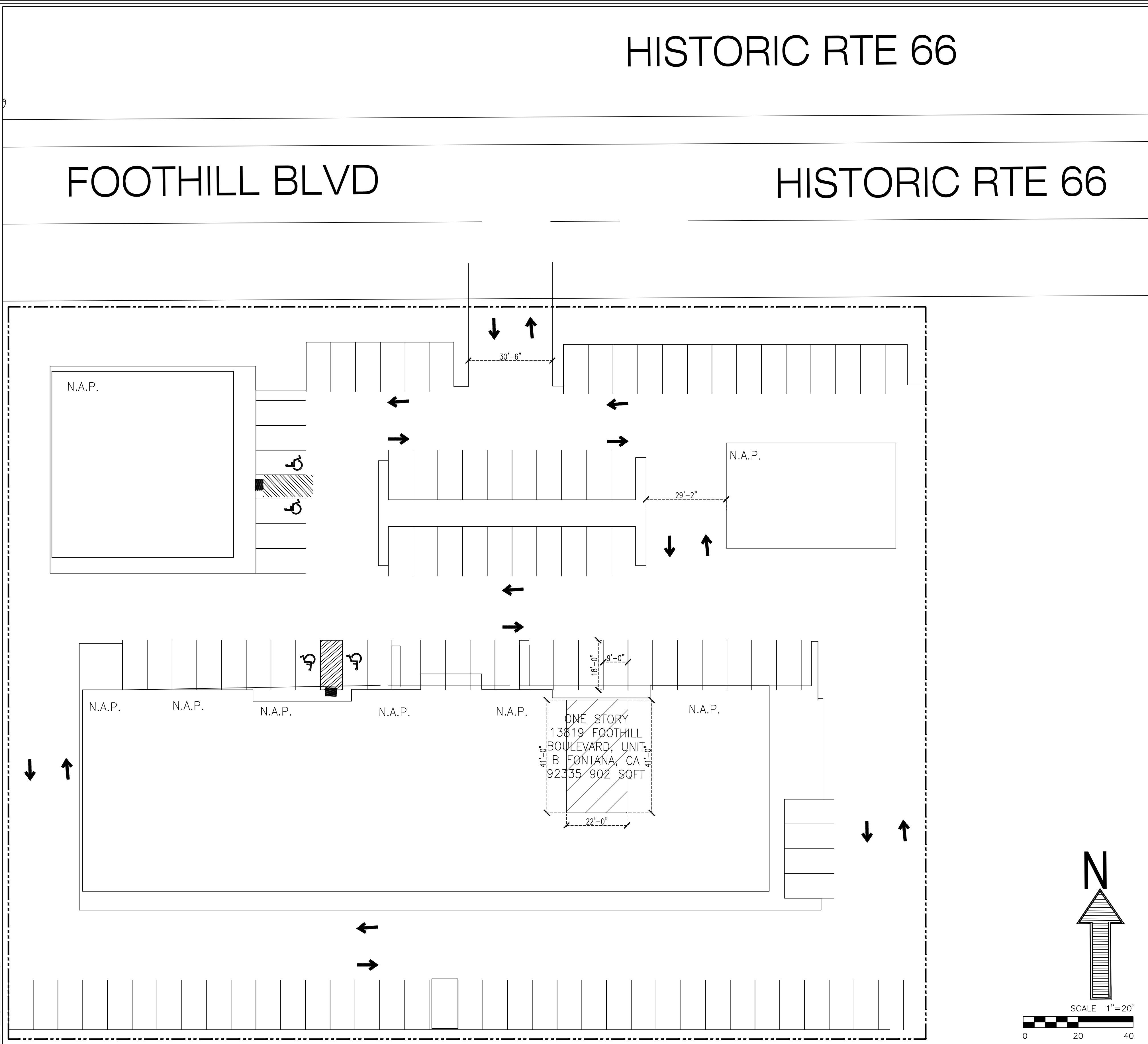
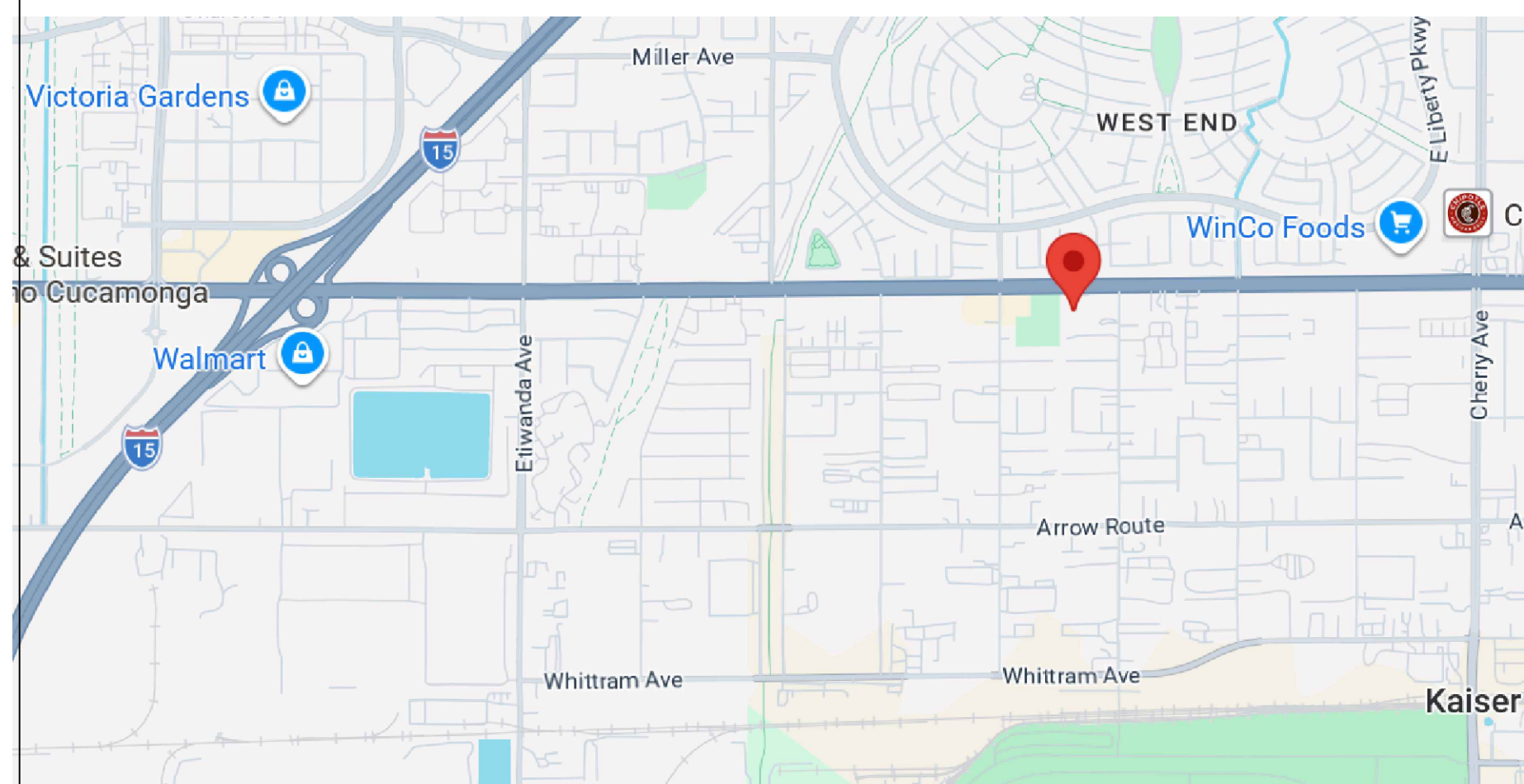
From Form-Based Code (FBC):

- Sec. 3.0 —Regulating Plan
- Sec. 4.0 —Building Form Standards
- Sec. 5.0 —Architectural Standards
- Sec. 6.0 —Public Realm Standards
- Sec. 7.0 —Use Table & CUP Use Classifications

BUSINESS HOURS 10 AM TO 10 PM
 EMPLOYEE 3

PRODUCTS: TOBACCO PRODUCTS
 TOBACCO ACCESSORIES
 LESS THAN 10 PERCENT MICS
 SUITE NUMBER

VICINITY MAP N.T.S.



A SITE PLAN

SMOKE SHOP
 13819 FOOTHILL BLVD,
 UNIT B
 FONTANA, CA 92335

DRAWING STATUS	DATE
SCHEMATICS	
DESIGN DEV.	
AGENCIES	
ESTIMATING	
BIDDING	
FOR CONST.	
REVISIONS	DATE

JOB NO.	
DATE	12/11/2025
DRAWN	MUNA RAHMAN
CHECKED	
SCALE	1" = 20'

SHEET TITLE	SITE PLAN
SHEET NO.	SP-1

NOTES:

OPERATION HOURS: 10:00 AM TO 10:00 PM 7 DAYS A WEEK

NUMBER OF EMPLOYEES: 6 EMPLOYEES TOTAL, 2 SHIFTS, 3 EMPLOYEES PER SHIFT. 2 FULL TIME EMPLOYEES AND 4 PART TIME EMPLOYEES.

PRODUCTS TO BE SOLD: TOBACCO PRODUCTS, TOBACCO ACCESSORIES AND LOTTERY

EXTERIOR ELEVATIONS WILL REMAIN THE SAME, BUSINESS SIGN WILL MATCH THOSE IN THE SHOPPING CENTER.

SCOPE OF WORK: SITE AND EXTERIOR BUILDING AND INTERIOR BUILDING TO REMAIN EXISTING, NO CHANGES TO BE MADE. NO EXTERIOR FACADE MODIFICATIONS. BUSINESS WILL BE A SMOKE SHOP. PROPOSED WITHIN EXISTING TENANT SPACE WITH NO EXPANSION.

This project is designed in compliance with the 2022 California Title 24 Codes, as adopted by the City of Fontana.

- 2022 California Building Code (CBC)
- 2022 California Electrical Code (CEC)
- 2022 California Mechanical Code (CMC)
- 2022 California Plumbing Code (CPC)
- 2022 California Fire Code (CFC)
- 2022 California Energy Code
- 2022 CALGreen (Green Building Standards Code)

These all fall under the 2022 California Title 24 Code Cycle.

The subject property is located within the Form-Based Code (FBC), specifically within the Route 66 Gateway zoning district, comply with all applicable sections of Chapter 30 of the Fontana Municipal Code.

From Chapter 30 (Zoning):

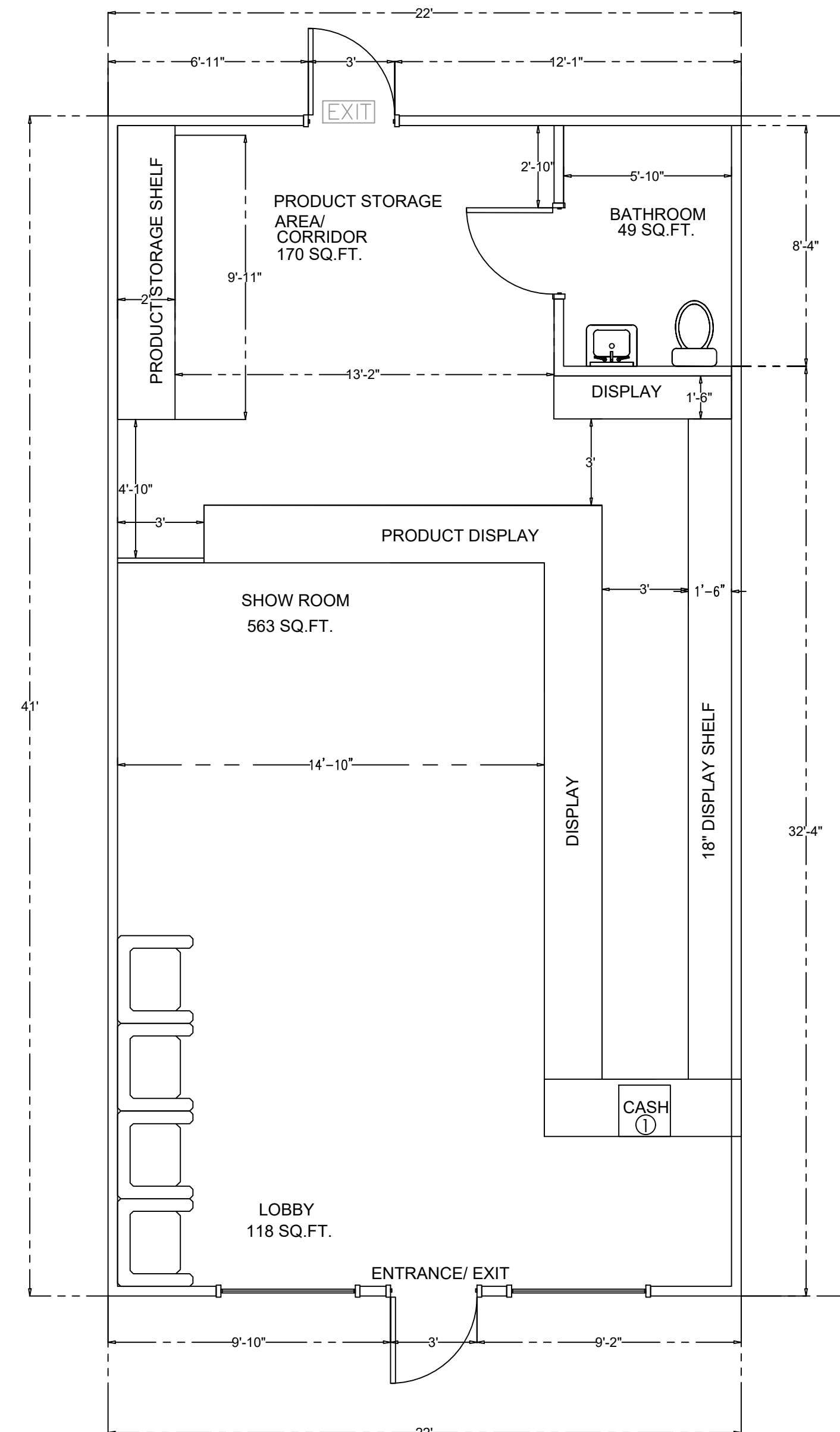
- § 30-262 —CUP Requirement
- § 30-263 —Application Contents
- § 30-264 —Public Hearing
- § 30-265 —Findings
- § 30-266 —Conditions
- § 30-267 —Expiration
- § 30-301 —Parking
- § 30-350 —Landscaping
- § 30-360 —Lighting
- § 30-450 —Signs
- § 30-510 —Operational Standards
- § 30-552 —Distance from Sensitive Uses

From Form-Based Code (FBC):

- Sec. 3.0 —Regulating Plan
- Sec. 4.0 —Building Form Standards
- Sec. 5.0 —Architectural Standards
- Sec. 6.0 —Public Realm Standards
- Sec. 7.0 —Use Table & CUP Use Classifications

BUSINESS HOURS 10 AM TO 10 PM
EMPLOYEE 3

PRODUCTS: TOBACCO PRODUCTS
TOBACCO ACCESSORIES
LESS THAN 10 PERCENT MICS
SUITE NUMBER



NOTES:

AS-BUILT
13819 FOOTHILL
BLVD UNIT B
FONTANA CA
92335
UNIT SQFT:
900 SF

DISCIPLINE:
ARCHITECTURAL/ PLANNING

DRAWING TITLE:
FLOOR PLAN

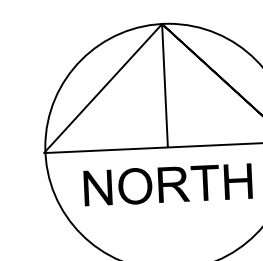
DRAWN BY:
MUNA RAHMAN

DATE DRAWN:
06/23/2025

DRAWING SCALE:
1/4" = 1'

PROJECT NUMBER: SS-1

DRAWING NUMBER:
A-1



AS-BUILT FLOOR PLAN
SCALE 1/4" = 1'

RESOLUTION NO. PC 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APROVING CONDITIONAL USE PERMIT NO. 25-0014 TO ESTABLISH A SMOKE SHOP WITHIN AN EXISTING BUILDING AT 13819 FOOTHILL BOULEVARD, UNIT B (APN: 0230-011-03), PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15301.

WHEREAS, the project site, identified as 13819 Foothill Boulevard, Unit Band also as Assessor Parcel Number (“APN”) 0230-011-03 (“Project Site”), was annexed from San Bernardino County and incorporated into the City of Fontana October 24, 1990; and

WHEREAS, on August 1, 2025, the City of Fontana (City”) received an application from Esmeralda Alarcon (“Applicant”), for a Conditional Use Permit (“CUP No. 25-0014”) for the establishment of a smoke shop within an existing building at the Project Site (“Project”); and

WHEREAS the Project Site has a General Plan Land Use designation of Walkable Mixed-Use Corridor Downtown (WMXU-1), and is located within the Form Based Code (FBC)/Route 66 Gateway district which allows for such projects with a conditional use permit; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities) and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA as the project would not result in an increase of more than 50 percent of the existing square footage of the building; and

WHEREAS, all of the notices required by statute and the Fontana Municipal Code (FMC) have been given as required; and

WHEREAS, the owners of property within 660 feet of the Project Site were notified via a public hearing notice mailer prior to the public hearing; a notice of the public hearing was published in the Fontana Herald newspaper on March 27, 2026, and a notice of the public hearing was simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on April 7, 2026, a duly noticed public hearing on CUP No. 25-0014 was held by the Fontana Planning Commission (“Planning Commission”) to consider testimony and evidence presented by the Applicant, City staff and other interested parties; and

WHEREAS, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on CUP No. 25-0014; and

WHEREAS, the City wishes to protect and preserve the quality of life throughout the City, through effective land use and planning; and

WHEREAS, the Conditions of Approval are attached hereto as **Exhibit “A”** for CUP
ATTACHMENT NO. 3

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred; and

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by reference.

Section 2. CEQA. The Planning Commission hereby determines that the Project is categorically exempt pursuant to Section No. 15301 (Existing Facilities) of CEQA and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing CEQA. The project site is exempt and meets the CEQA requirement for Section No. 15301 as the request is to establish a smoke shop within an existing building into a private school with minor on-site improvements and no physical expansion to the existing building, and none of the exceptions in CEQA Guidelines section 15300.2 apply to the project. Further, the Planning Commission directs Staff to file a Notice of Exemption pursuant to the finding.

Section 3. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP No. 25-0014 in accordance with Section 30-150 "Findings for approval" for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City Regulations/standards.

Findings of Fact: The Project site is located at 13919 Foothill Boulevard, Unit B (APN: 0230-011-03). The General Plan Land Use designation for the site is Walkable Mixed-Use Corridor Downtown (WXMU-1) and is located within the FBC/Route 66 Gateway zoning district. The Project Site is not located within any Specific Plan or Area Plan. The Zoning and Development Code permits a smoke shop subject to approval of a Conditional Use Permit. The request is to establish a smoke shop within an existing building.

Finding No. 2. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.

Findings of Fact. The Project Site occupies an existing commercial building on a 2.0 acre lot. The physical characteristics of the site were reviewed by the Fontana Planning Commission at the time of approval for the development, and it was determined that the site met the requirements for yards, setbacks, walls, landscaping requirements and applicable Zoning and Development code regulations. On-site circulation is adequate with a driveway access point off Foothill

Boulevard. The addition of the new smoke shop will not negatively impact access or utilities nor create any physical constraints.

Finding No. 3. Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to person, property, or improvements in the vicinity in which the property is located.

Findings of Fact: The project has been reviewed with respect to potential adverse effects to health, safety, and the general welfare. Conditions of approval regarding the operation of the use will ensure that granting of the permit will not be injurious to persons, property, or improvements in the vicinity of the project. The Project has been reviewed by the Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, safety, and found to meet or exceed the requirements for all applicable building code, zoning, and fire code standards. The Project is to establish a smoke shop within an existing building of an existing commercial shopping center.

Section 4. Approvals. Based on the foregoing, the Planning Commission hereby approves Conditional Use Permit No. 25-0014 subject to the Findings and the Conditions of Approval attached hereto as “**Exhibit A**” and incorporated herein by this reference.

Section 5. Resolution Regarding Custodian of Record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 6. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 8. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such validity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California at a regular meeting held on this 7th day of April, 2026.

City of Fontana

Joseph Armendarez, Chairperson

ATTEST:

I, Torrie Lozano, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on this 7th day of April 2026, by the following vote, to-wit:

ATTEST

AYES:

NOES:

ABSENT:

ABSTAIN:

Torrie Lozano, Secretary

“Exhibit A”



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. 25-0057
Conditional Use Permit No. 25-0014

DATE: April 7, 2026

LOCATION: 13819 Foothill Boulevard Unit B (APN:0230-011-03)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
 - A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City’s issuance of a Certificate of Occupancy or other document evidencing the City’s final inspection and acceptance of the work; and
 - B. All other Conditions of Approval imposed by this project have been fulfilled.
2. This Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.
3. The Applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the Applicant’s proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the Applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The Applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys’ fees, which may be

Resolution No. PC 202-6

incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, the City and/or any parties bringing such forth.

The City of Fontana and the Applicant acknowledge that the City would not have approved this project if the City were to be liable to Applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, Applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. After the fifteen (15) day appeal period, the Applicant shall remove the notice of Filing sign from the project site. The Applicant may request a refund of the \$300 sign deposit. The request shall be submitted to the Planning Department.
5. This project shall comply with all applicable provisions, regulations and development standards of the Fontana Municipal Code.
6. The project shall incorporate graffiti resistant materials. The property owner shall at all times maintain an adequate amount of paint, matching the project, and shall abate any graffiti at the project within 48 hours of appearance of such graffiti.
7. All landscaping must be adequately maintained at all times. If the applicant/owner fail to maintain the landscape as originally approved, the owner/applicant shall be required to renovate the landscape to meet current landscape standards and water conservation ordinance.
8. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.
9. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
10. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide.
11. The permitted hours of operation shall be between 10:00 A.M. and 10:00 P.M. Monday through Sunday.
12. At any time, the Director of Planning may bring a status report to the Planning Commission identifying impacts or failure to comply with conditions resulting from the Conditional Use Permit approval. Such status report may contain a police report regarding calls for service at the location. Nothing herein shall modify or limit the City's authority to regulate the business or modify or revoke the permit upon the City's

Resolution No. PC 202-6

determination that the business is operated in a manner adverse to the public's health, safety, and welfare.

13. No persons under the age of 21 shall be permitted within the business. All entry doors shall include signage stating all persons must be 21 or older to enter.
14. Employees engaged in the sale or distribution of any tobacco products or tobacco paraphernalia shall be at least 21 years of age.
15. Any and all products and materials of a sexual nature typically associated with an adult-oriented business, are not permitted.
16. The sale of food or beverages is not permitted.
17. No distribution of free or low-cost tobacco, tobacco products or paraphernalia, as well as coupons for said items, shall be permitted.
18. The sale of single cigarettes is not permitted.
19. The premises shall not provide, offer, allow or otherwise authorize, any type of delivery of merchandise, products or accessories.
20. The premises shall not operate as a cannabis dispensary. The premises shall not offer for sale: cannabis, cannabis infused items, or items infused with "THC" or Tetrahydrocannabinol, or "CBD" or Cannabidiol, which exceeds the state and/or federal legal limit of "THC" or Tetrahydrocannabinol.
21. Any item containing "CBD", or Cannabidiol, that exceeds the state and/or federal legal limit of "THC" or Tetrahydrocannabinol, is prohibited on the premises.
22. Signs shall comply with all City of Fontana sign requirements. No more than 25% of each storefront window and clear doors shall bear advertising, signage, window treatments or tint of any sort. Window signage, advertising, tint and/or window treatments shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the public sidewalk or entrance to the premises (this applies to all windows and doors of this location).
23. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the Federal Drug Administration Tobacco Control Laws and the California Stake Act, the California Bureau of Cannabis Control and all conditions of the City of Fontana's Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of a conditional use permit.
24. The business owner/management and staff shall comply with the City False Alarm Ordinances.
25. The business owner, management and employees of the business shall be required to prevent loitering in front of the store, and in the parking lot of the site. The management and employees of the business shall regularly police the area under its control to prevent the loitering of persons about the premises.

Resolution No. PC 202-6

26. A digital video surveillance system is required at the premise. It is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.
27. The exterior of the business (front and rear), including adjacent public sidewalks and all parking lots under the control of the licensee, shall be illuminated during the hours of darkness, at all entrances, sidewalks or parking surfaces, at a minimum of one foot candle of light.
28. A prominent, permanent sign or signs stating "NO LOITERING" shall be posted at the front entrance and on the exterior near the rear door and shall be clearly visible to patrons of the business. Generally, the signs should be 24 inches in length and 14 inches in width with the print of sufficient size to make them clearly readable.
29. No electronic arcade or amusement games are permitted within the business at any time.
30. In the event security problems occur, the Police Department (Chief of Police) will issue a letter to the owner requesting a meeting to discuss said security problems. If security problems are not resolved by the owner in the timeframe mutually agreed upon in said meeting, at the discretion of the Chief of Police, the business owner/management, at his or her own expense, shall provide a California licensed, uniformed security guard(s) on the premises, during such hours as requested and directed by the Police Department. All uniformed security guards shall comply with Fontana City Code section 22-62 and shall be registered with the State of California's Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.
31. The approved set of Conditions of Approval, and the State of California Tobacco license shall be posted at all times at a visible location behind the cashier's counter in the business and shall remain legible at all times.

END OF CONDITIONS

NOTICE OF EXEMPTION

<p>TO: Office of Land Use and Climate Innovation <input type="checkbox"/> State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Fontana (Public Agency) Address: 8353 Sierra Ave, Fontana CA 92335 Telephone: 909-350-6656</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Include County name) Address:</p>	

<p>1. Project Title:</p>	<p>Master Case No. 25-0057; Conditional Use Permit No. 25-0014</p>
<p>2. Project Applicant (include address, telephone number and email address):</p>	<p>Esmeralda Alarcon Project Manager Aze Tax and Accounting Services 4795 Holt Blvd, Suite No. 106 909-750-0802 azetax@outlook.com</p>
<p>3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):</p>	<p>The project site is located south of Foothill Blvd and east Mulberry Ave, at 13819 Foothill Boulevard, (APN: 0230-011-03).</p>
<p>4. (a) Project Location – City: Fontana</p>	<p>(b) Project Location – County: San Bernardino</p>
<p>5. Description of nature, purpose, and beneficiaries of Project:</p>	<p>The project is a request to establish a Smoke Shop use within an existing commercial building, and in an existing shopping center.</p>

6. Name of Public Agency approving project:	City of Fontana
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Esmeralda Alarcon Project Manager Aze Tax and Accounting Services 4795 Holt Blvd, Suite No. 106 909-750-0802 azetax@outlook.com
8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) <input type="checkbox"/> Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	Exempt under Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15301 (Class No. 1, Existing Facilities). The Project Site meets the CEQA requirements for a Class 1 Exemption, as the project will be within an existing suite of an established commercial shopping center and the project will not result in an increase in floor area, or expansions to the building. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project.

--	--

10. Lead Agency Contact Person: Telephone:	Mai Thao, Associate Planner 909-350-6650
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes X No <input type="checkbox"/> If yes, the date of the public hearing was: April 7, 2026	

Date: April 7, 2026

Signature

Name: Salvador Quintanilla

Title: Senior Planner

Signed by Lead Agency

Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

**Master Case (MCN) No. 25-0057;
Conditional Use Permit (CUP) No. 25-0014**

A Conditional Use Permit request to establish a Smoke Shop within an existing commercial shopping center.

Environmental Determination: This project is Categorically Exempt pursuant to Section No. 15301 (Class 1 – Existing Facilities) of the California Environmental Quality Act and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA.

Location of Property: 13819 Foothill Boulevard, Unit B
(APN: 0230-011-03)

Date of Hearing April 7, 2026

Place of Hearing: Steelworkers' Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.





Should you have any questions concerning this project, please contact Mai Thao, Associate Planner, at (909) 350-6650 or by email: mthao@fontanaca.gov.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

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 TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: March 27, 2026



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 26-0923
Agenda #: DC-A

Agenda Date: 4/7/2026
Category: Director Comments

Director's Communications: Upcoming City Council and Planning Commission memos.



MEMORANDUM

TO: Planning Commission
FROM: Patty Nevins, Director of Planning PN
RE: Agenda for Upcoming City Council Items
DATE: April 7, 2026

The items listed below are for agenda forecast purposes and are subject to change.

CITY COUNCIL APRIL 14, 2026	PLANNER	PLACEMENT
1. MCN#26-0007; MCA#26-0001 Fontana Municipal Code amendments to Chapter 30 to modify multiple sections of the Zoning and Development Code, including modifications to definitions for medical land uses in commercial zones, the definition and regulation of business parks, screening requirements for loading areas in industrial zones, and regulations in the Form-Based Code zone, including the definition of frontage coverage, maximum setback standards in the Route 66 Gateway sub-district, glazing requirements for the Shopfront frontage type, and landscaping in parking areas. Citywide Code Amendment	Cecily Session-Goins	Public Hearing



MEMORANDUM

TO: Planning Commission

FROM: Patty Nevins, Director of Planning PN

RE: Agenda for Upcoming Planning Commission Items

DATE: April 7, 2026

The items listed below are for agenda forecast purposes and are subject to change.

PLANNING COMMISSION APRIL 21, 2026

PLANNER

PLACEMENT

1. MCN#22-000011-R3; DRP#22-000005-R2;
TPM#22-000033-R2; MUP#25-0006

Revisions to a previously approved commercial development to reconfigure the site, reconfigure parcels, and reduce the proposed development.
16835 Baseline Ave.

Cecily Session-Goins

Public Hearing