

# City of Fontana

8437 Sierra Avenue  
Fontana, CA 92335



## Regular Agenda

**Resolution No. PC 2026-004**

**Tuesday, February 17, 2026**

**6:00 PM**

**Steelworkers' 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 Council Chambers is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk's Office.

Para traducción en Español, comuníquese con la oficina, "City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

**CALL TO ORDER/ROLL CALL:**

- A. Call To Order/Roll Call:

**INVOCATION/PLEDGE OF ALLEGIANCE:**

- A. Invocation/Pledge of Allegiance:

**PUBLIC COMMUNICATIONS:**

This is an opportunity for citizens to speak to the Planning Commission for up to three minutes on items not on the Agenda, but within the Planning Commission's jurisdiction. The Planning Commission is prohibited by law from discussing or taking immediate action on non-agendized items.

- A. Public Communications:

**CONSENT CALENDAR:**

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time Planning

Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion.

**A. Approval of Minutes**

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

**CC-A Approval of Minutes of February 3, 2026.**

**[26-0806](#)**

**Attachments:** [Draft Planning Commission Minutes of February 3, 2026](#)

Approve Consent Calendar Item as recommended by staff.

**PUBLIC HEARINGS:**

A. None

**UNFINISHED BUSINESS:**

A. None

**NEW BUSINESS:**

**NB-A Master Case (MCN) No. 26-0003; Miscellaneous Project (MIS) No. 26-0003: Review of the 2025 General Plan Annual Progress Report.**

**[26-0754](#)**

**RECOMMENDATION:**

Based on the information in the staff report, staff recommends that the Planning Commission recommend that the City Council direct staff to submit the 2025 General Plan Annual Progress Report to the Governor’s Office of Land Use and Climate Innovation (LCI) and the State Department of Housing and Community Development (HCD).

**APPLICANT:**

City of Fontana - Planning Department  
8353 Sierra Avenue  
Fontana, CA 92335

**LOCATION:**

Citywide

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

**Attachments:** [Attachment No. 1 - 2025 General Plan Annual Report](#)  
[Attachment No. 2 - Housing Element Annual Progress Report Summary](#)

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

**DC-A Planning Commission 2025 Recap (Continued from [26-0808](#) Planning Commission meeting of February 3, 2026).**

**DC-B Upcoming cases scheduled for City Council and Planning Commission. [26-0809](#)**

**An update of future City Council agenda items for February 24, 2026 for the Planning Commission's information.**

**An update of future Planning Commission agenda items for March 3, 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, March 3, 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

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**File #:** 26-0806  
**Agenda #:** CC-A

**Agenda Date:** 2/17/2026  
**Category:** Consent Calendar

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**FROM:**  
Planning

**TITLE:**  
Approval of Minutes

**RECOMMENDATION:**  
Approve the minutes of the Regular Planning Commission Meeting of February 3, 2026.

**DISCUSSION:**  
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of February 3, 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

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Tuesday, February 3, 2026 6:00 P.M. Grover W. Taylor Council Chambers

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**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, February 3, 2026. Chair Armendarez called the meeting to order at 6:03 p.m.

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

**Absent:** None

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

Following the Invocation by Chaplain Daniel Vasquez, the Pledge of Allegiance was led by Commissioner Sanchez.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

**Approve the Regular Planning Commission Meeting Minutes of January 20, 2026.**

**ACTION: A Motion was made by Commissioner Sanchez and seconded by Commissioner Keetle and passed unanimously 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, Commissioners Sanchez and Keetle

**Absent:** None

**Abstain:** None

**PH- A**

**Master Case No. (MCN) 25-0037; Tentative Parcel Map No. 25-0012 (TPM No. 21013), and Design Review No. 25-0010; A request to reconfigure property lines of two existing parcels, and for the site and architectural review for the development of a 408-unit multi-family complex with various amenities and site improvements on a 26.3-acre parcel, located south of Duncan Canyon Road and north/west of John Previti Avenue, (APNs: 1107-262-07 and -65), pursuant to a previously adopted Environmental Impact Report and Mitigation Monitoring and Reporting Program for the Ventana at Duncan Canyon Specific Plan project (SCH No. 2021100400).**

Chair Armendarez opened the Public Hearing.

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

Alexia Barberena, Associate Planner, presented the staff report.

The applicant, Andrew Wennerstrom, on behalf of The Previti Group stated that he read and agreed to the Conditions of Approval and announced that the proposal includes a 26-acre mixed-use site with a 408-unit residential component on 15 acres and a future commercial component on the remaining 11 acres. The residential portion is being presented first, with the commercial phase currently under review.

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 2026-003, and

1. Find that the project has been reviewed under the previous Environmental Impact Report for the Ventana Specific Plan (Master Case No. 22-000099R1, General Plan Amendment No. 21-00006, and Specific Plan Amendment No. 22-00001) pursuant to CEQA Sections 15162 through 15164 and Section 8-10 of the Fontana 2019 Local Guidelines for Implementing CEQA and that none of the exceptions in CEQA Section 15162 apply here, and direct staff to file a Notice of Determination;
2. Approve Tentative Parcel Map No. 25-0012 (TPM No. 21013); and,
3. Approve Design Review (DRP) No. 25-0010.

**ACTION:** Motion was made by Commissioner Keetle and seconded by Secretary Lozano and passed by a vote of 5-0 to approve Public Hearing Item "A"; approve Tentative Parcel Map No. 25-0012 (TPM No. 21013); Design Review (DRP) No. 25-0010 and adopt Resolution No. PC 2026-003.

The motion carried by the following vote:

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

**DIRECTOR COMMUNICATIONS:****A. Director Communications:****A. Planning Commission 2025 Recap.**

Due to technical difficulties, the 2025 Recap was pushed to the next, Planning Commission meeting.

**COMMENTS:****A. Public Communication Commission Comments:**

Commissioner Sanchez expressed appreciation for the opportunity to serve on the Planning Commission over the years and stated that it has been an honor. He thanked staff for their continued hard work and acknowledged the ongoing challenges they face. He also expressed gratitude to all attendees for their participation that evening and concluded his remarks with well wishes.

Commissioner Keetle thanked Planning Department staff for their efforts, acknowledging that the evening had some challenges and commending staff for their professionalism and dedication. He specifically recognized Director Nevins and her team for the quality of projects presented and their role in supporting development in the City of Fontana, noting that their preparation makes the Commission's work more efficient. Commissioner Keetle also honored the late Grant Ward, President of the Sheriff's Employees' Benefit Association (SEBA), recognizing his service, leadership, and positive impact on the community, and extended prayers to his family.

Secretary Lozano thanked the Planning Department staff for the presentation and stated it was an honor to continue serving alongside her fellow commissioners for another term. She expressed enthusiasm for reviewing upcoming projects and joined her colleagues in acknowledging the passing of Grant Ward, sharing her condolences, and recognizing the loss to the community.

Vice Chair Quintana echoed the sentiments shared regarding the passing of Grant Ward, describing him as a remarkable individual who had a profound impact on the community and whose contributions would not be forgotten. He requested that the meeting be closed in Grant Ward's honor.

Chair Armendarez thanked fellow commissioners for their patience and guidance as he continued learning his role, expressing appreciation for their support and confidence. He also thanked Planning Department staff for facilitating a smooth transition and for their thorough work in presenting projects, which promotes transparency and informed decision-making. Chair Armendarez then read a tribute honoring Sheriff Sergeant Grant Ward, President of SEBA, recognizing his integrity, leadership, compassion, and dedication to public service. He extended condolences to Sergeant Ward's family and the law enforcement community and stated that the meeting would be closed in his memory.

**ADJOURNMENT:**

Chair Armendarez adjourned the meeting at 6:26 p.m. to the next Regular Planning Commission Meeting on Tuesday, February 17, 2026, at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

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Susana Gallardo  
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 17<sup>th</sup> DAY OF FEBRUARY 2026.**

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Joseph Armendarez  
Chair



# City of Fontana

8437 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 26-0754  
**Agenda #:** NB-A

**Agenda Date:** 2/17/2026  
**Category:** New Business

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**FROM:**

Planning Department

**TITLE:**

Master Case (MCN) No. 26-0003; Miscellaneous Project (MIS) No. 26-0003: Review of the 2025 General Plan Annual Progress Report

**RECOMMENDATION:**

Based on the information in the staff report, staff recommends that the Planning Commission recommend that the City Council direct staff to submit the 2025 General Plan Annual Progress Report to the Governor's Office of Land Use and Climate Innovation (LCI) and the State Department of Housing and Community Development (HCD).

**APPLICANT:**

City of Fontana - Planning Department  
8353 Sierra Avenue  
Fontana, CA 92335

**LOCATION:**

Citywide

**REQUEST:**

Review of the 2025 General Plan Annual Progress Report

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

**BACKGROUND INFORMATION:**

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a comprehensive plan for the physical development of the jurisdiction. It addresses land use, transportation routes, population growth, open space, air and water quality, noise, safety issues and other related physical, social, and economic development factors. Through the identification of goals, objectives, and policies, a General Plan creates a strategy framework for implementation. In addition to service as a basis for local decision-making the General Plan establishes a clear set of development rules for citizens, developer, decisions-makers, neighboring cities, and counties and provide the community with an opportunity to participate in the planning decision-making process.

Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of their General Plan and progress in its implementation (the General Plan Annual Progress Report). A copy of this progress report must be sent to the State of

California Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD) by April 1<sup>st</sup> of each year.

Annual Progress Reports (APRs) provide local legislative bodies with information regarding the status and implementation of the General Plan for their city or county. The annual progress report also allows the City of Fontana to determine the effectiveness of the Housing Element and identify necessary "course adjustments" to Housing Department goals, programs, policies, and implementation measures.

**PROJECT DESCRIPTION:**

The City's legislative bodies have used the 2015-2035 General Plan as the primary source of long-range planning and policy direction. All future development activities will be consistent with the General Plan, which will continue to guide growth and preserve the quality of life within the community. The General Plan Annual Progress Report (Attachment No. 1) details the key implementation actions that the city accomplished or made progress on in 2025.

Additionally, the Department of Housing and Community Development (HCD) requires the reporting of Housing Element implementation on specific state reporting forms. The method of reporting of Housing Element implementation is established by HCD with the purpose of tracking overall housing production in a community, as well as a jurisdiction's progress toward meeting its regional housing needs assessment (RHNA) allocation. A summary of the City's housing efforts in 2025 is included in Attachment No. 2 of this report.

**MOTION:**

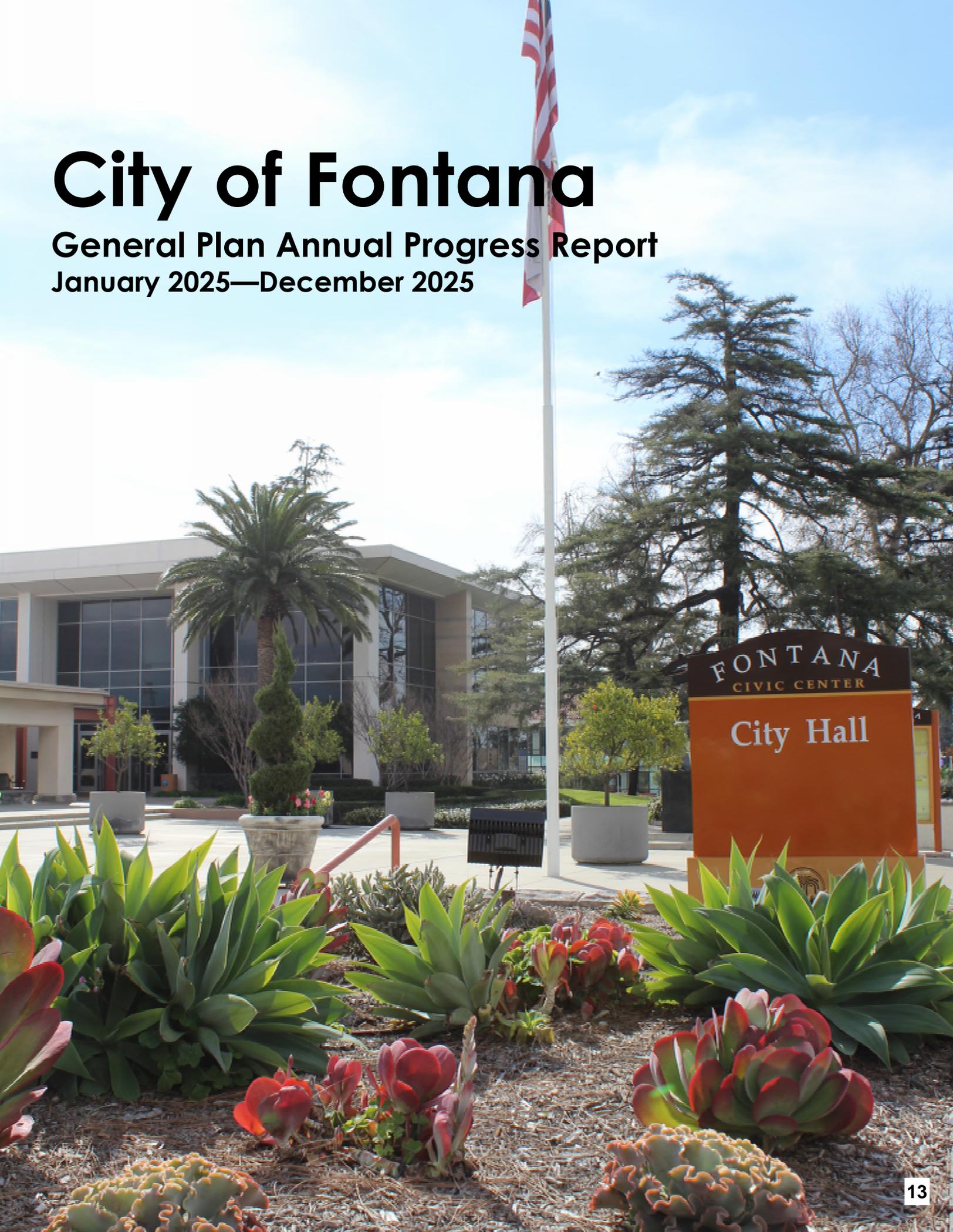
Recommend that the City Council direct staff to send the 2025 General Plan Annual Progress Report to the California Governor's Office of Land Use and Climate Innovation and the State Department of Housing and Community Development.

**ATTACHMENTS:**

1. 2025 General Plan Annual Progress Report
2. 2025 Annual Housing Element Progress Report Summary - Housing Element Implementation

# City of Fontana

General Plan Annual Progress Report  
January 2025—December 2025



# CITY OF FONTANA

## 2025 GENERAL PLAN ANNUAL PROGRESS REPORT



Prepared by the  
Planning Department



### *Mission Statement*

*We seek and embrace every opportunity to enrich the lives of those who live, work,  
and play and invest in the City of Fontana*

# TABLE OF CONTENTS

	<b>PAGE</b>
Table of Contents -----	3
Introduction -----	4
Background -----	5
General Plan Background-----	6
Planning Department -----	7
Building and Safety Department -----	9
Housing Element Reporting Requirements -----	11
Capital Improvement Project (CIP) -----	13
General Plan Implementation Status -----	15
Chapter No. 5 – Housing Element-----	16
Chapter No. 7 – Conservation, Open Space and Trails -----	17
Chapter No. 8 – Community Mobility and Circulation -----	18
Chapter No. 15 – Land Use Zoning and Urban Design -----	19

# INTRODUCTION

## Purpose of this Document

Government Code Section 65400 (b) of the State of California government Code requires planning agencies provide an annual report to their legislative body, the Governor's Office of Land Use and Climate Innovation (LCI), and the State Department of Housing and Community Development (HCD) of the status of the General Plan and progress in its implementation. The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies and implementation measures in the General Plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

The General Plan Annual Progress Report summarizes the City of Fontana's progress towards implementing the goals, policies and programs of the 2015-2035 City's General Plan. It covers the period of January 1, 2025, through December 31, 2025. The report provides for the annual review of the General plan to assess the level of implementation and effectiveness of the General Plan as a guide for orderly growth and development. The General Plan Progress Report also provides information regarding the City's progress in meeting its share of regional housing needs.



## BACKGROUND

The City of Fontana was incorporated on June 25, 1952. Fontana is a general-law city governed by codes adopted by the legislators of the State of California. The City of Fontana is governed by an elected Mayor and four District Council Members. Located in the Inland Empire, Fontana is situated 110 miles north of San Diego, 50 miles east of Los Angeles, 50 miles northeast of the heart of Orange County and 15 miles west of the City of San Bernardino.

The Fontana planning area encompasses approximately 52.4 square miles (43.1 square miles-city limits/9.3 square miles-sphere of influence area). Since the last comprehensive update to the General Plan in 2018, the population of the City has increased from 209,895 to 220,836.



# GENERAL PLAN BACKGROUND

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a comprehensive plan for the physical development of the jurisdiction. It addresses land use, transportation routes, population growth, open space, air and water quality, noise, safety issues and other related physical, social and economic development factors. Through the identification of goals, objectives, and policies, a General Plan creates a strategy framework for implementation. In addition to serving as a basis for local decision making, the General Plan establishes a clear set of development rules for citizens, developers, decision-makers, neighboring cities and counties, and provides the community with an opportunity to participate in the planning and decision-making process.

In November of 2018, the City adopted a comprehensive update to the General Plan that contains a shared vision for the future community of Fontana, a plan outlining strategies on how to pursue and achieve that vision, and an action plan that assists in advancing the goals, policies, and implementation measures outlined in the general plan.

## **AMENDMENTS TO THE GENERAL PLAN**

State law allows the city to amend any one element of its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require a public hearing by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act (CEQA).

In 2025, the City amended the General Plan one time to facilitate one residential development entitlement application.





# PLANNING DEPARTMENT

The Planning Department of the Development Services Organization is the initial contact for development through the land entitlement process. From inception to completion, Planning works with developers to ensure that projects meet the City's development requirements and achieve a high quality of design. This section outlines the activities of the Planning Department from January 2025 through December 2025.

The day-to-day planning activities include:

- Administering the City's Zoning Ordinance (Development Code)
- Answering public inquiries
- Processing planning applications for the Planning Commission and City Council
- Reviewing and approving business license applications for zoning compliance
- Preparing reports for the Planning Commission and City Council

## Telephone/Entitlement Activity

Telephone activity represents the number of people calling for assistance to the Planning Department. Phone call records are kept and tracked on a monthly basis. In 2025, the Planning Department received 6,158 phone calls in total.

The Planning Department now offers application services through an online permitting resource known as Build Fontana, which is utilized to streamline the entitlement process for the applicant by allowing the submittal of new applications, the ability to check status of application processing and the ability to access documents associated with the application.

## Planning Applications

The City of Fontana utilizes a Master Case Number (MCN) tracking system which is assigned to every unique formal entitlement request. The Master Case Number serves as a tracking mechanism for the number of projects that have been taken in the city. For example, a proposal for a new shopping development will be assigned an MCN. Underneath the number there will be all required entitlement applications for the project such as Conditional Use Permit requests, Variances, and Zone Changes. This number does not include amendments to previous entitlements such as Conditional Use Permits and Design Review Permits. Based on the Master Case Number (MCN) tracking system, a total of 90 planning entitlement applications were received during the 2025 review period. Also, during this review period a total of 54 planning entitlements were approved.

In addition to entitlement applications, planning staff reviewed business licenses, temporary use permits, and sign application, and conducted plan check review to ensure the proposed business, improvement and new construction are in compliance with the zoning code.





# BUILDING & SAFETY DEPARTMENT

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The Building and Safety Department is responsible for a variety of tasks that include issuing building permits, processing plan check submittals, and inspections. The Building and Safety Department provides professional plan checking, permitting, and inspections that assure adherence and compliance with the 2022 California Building Code. New building construction and tenant improvements require plan check review for zoning and Building Code compliance.

## Building and Safety

### **SINGLE-FAMILY RESIDENCES**

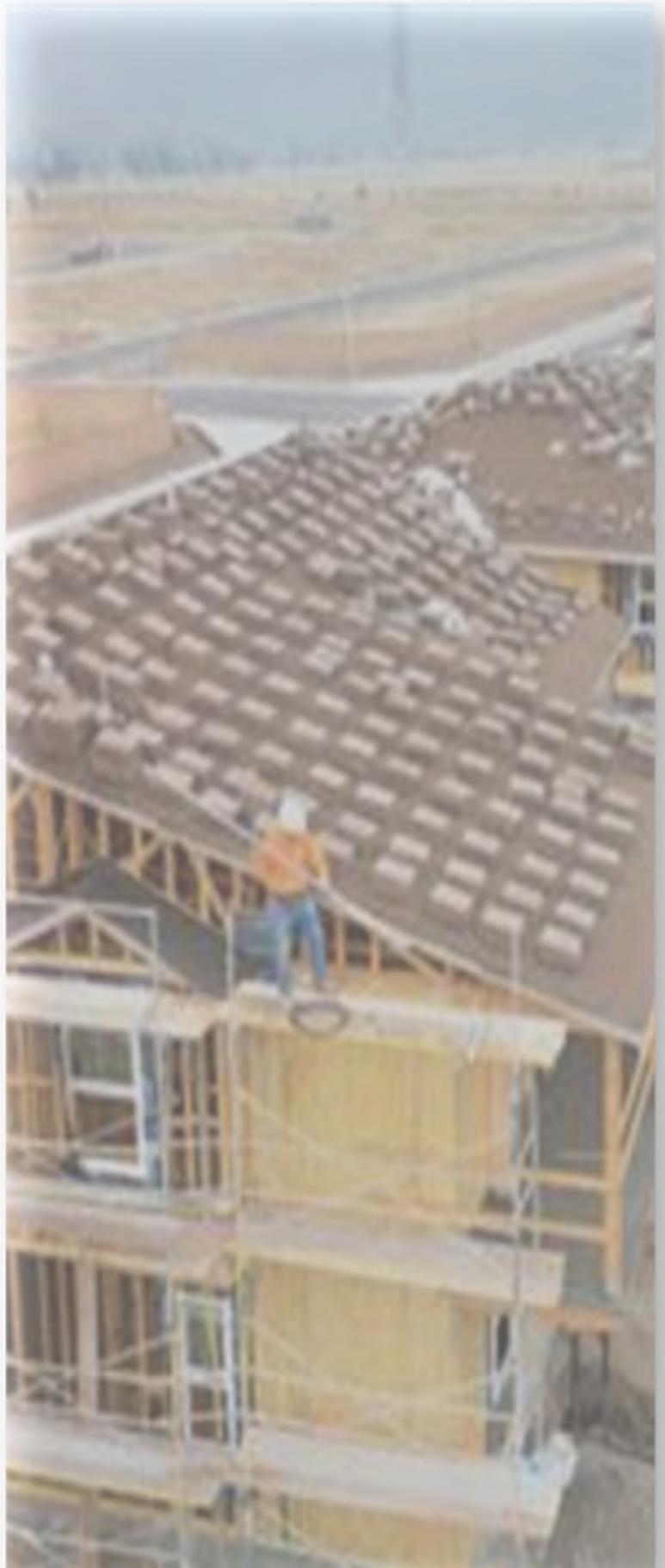
The City issued permits for 622 new single-family homes within calendar year 2025 and 242 permits for Accessory Dwelling Units (ADU's).

### **MULTI-FAMILY RESIDENCES**

The City issued permits for 160 multi-family units within calendar year 2025.

### **COMMERCIAL**

Commercial development for calendar year 2025 resulted in nine new building permits issued for 5,345 SF square feet of new commercial area with an approximate valuation of \$651,565.14.





# HOUSING ELEMENT

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## Housing Element Reporting Requirements

Housing Element law requires quantification of each jurisdiction's existing and projected housing needs for all income levels. The City's Housing Department continues to administer the Community Development Block Grant Funds in accordance with U.S. Department of Housing and Urban Development requirements. In addition, existing programs in the Zoning and Development Code (i.e. Accessory Dwelling Units) provides the City with the flexibility and standards to encourage future development of low income housing.

The Housing Element is one of the seven State mandated elements included in the City of Fontana's General Plan. The purpose of the Housing Element is to identify and plan for the City's existing and projected housing needs; it contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. On February 8, 2022 the City Council approved Resolution No. 2022-011 for the adoption of a comprehensive update to the Housing Element (6th Cycle Housing Element Update) that plans for the 2021-2029 planning period.

Each eight-year planning cycle, the City is allocated a specific number of housing units called the Regional Housing Needs Allocation (RHNA) determined by the Southern California Association of Governments. The RHNA quantifies current and future housing growth within a City. The Table shows the median income limits established by HUD for the Fontana area with the associated affordable rent and affordable home sales prices for each income category along with number of building permits issued for years 2021 to 2029.

<b>City of Fontana Housing Need by Income Category</b>											
Income Category	Units Needed 2021-2029	Units 2021	Units 2022	Units 2023	Units 2024	Units 2025	Units 2026	Units Built 2027	Units Built 2028	Units Built 2029	Re-remaining Needed 2021-2029
Very Low (0-50%) <\$31,950	5,109	0	0	0	4	0	0	0	0	0	5,105
Low (51-80%) <\$51,100	2,950	60	0	0	0	0	0	0	0	0	2,890
Moderate (81-120%) <\$73,680	3,035	0	0	0	0	0	0	0	0	0	3,035
Above Moderate (>120%) >\$73,680	6,425	1,122	839	1,356	975	878	0	0	0	0	3,842
Totals	17,519	1,182	839	1,356	975	878	0	0	0	0	12,289

The background image shows the Fontana Civic Center building, a sign that reads "FONTANA CIVIC CENTER" and "City Hall", and an American flag on a tall pole. The scene is set outdoors with trees and landscaping. The text "CAPITAL IMPROVEMENT PROGRAM" is overlaid in a large, black, sans-serif font across the middle of the image.

# CAPITAL IMPROVEMENT PROGRAM

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# CAPITAL IMPROVEMENT PROGRAM (CIP)

The State of California Government Code Section 66002 requires local agencies that have developed a fee program to adopt a CIP indicating the approximate location, size, timing and an estimate of the cost of all facilities or improvements to be financed by fees. The City of Fontana has such a fee program and the City's adopted seven-year Capital Improvement Program outlines the infrastructure needs for the near future.

Projects and expenditures identified for future fiscal years are approved on a planning basis and do not receive expenditure authority until they are part of the capital budget for that fiscal year. The public, City Council, Planning Commission, Engineering, and Parks and Recreation Commission review of the overall seven-year program is performed annually for effective implementation of the City's Vision Statement as well as the City Council's more immediate goals and objectives.

The Seven-year Capital Improvement Program for FYs 2025/2026 through 2031/2032 sets forth infrastructure needs and a capital plan involving 165 projects totaling approximately \$1,294,748 million. Of this, all projects and expenditures identified for future fiscal years beyond 2025/2026 are approved on a planning basis and do not receive expenditure authority until they are part of the capital budget for that fiscal year. A review of the seven-year program is performed annually by the Parks and Community Services Commission, the Planning Commission and the City Council in order to ensure effective implementation of the City's Vision Statement as well as the City Council's Goals.

The City's seven-year CIP continues to advance the "City Council's Vision" and strive to accomplish the "City Council's Goals and Objectives". This vision statement and the goals and objectives adopted by the City Council will guide the development of policies, goals and objectives adopted in the City's General Plan.

FY 25/26 – FY 31/32, 7-Year CIP Project Budget		
CIP Category	Amount (Thousands)	No. Of Projects
Flood Control & Storm Drain	\$36,799	4
Major Corridor/ Interchanges	\$227,986	11
Open Space & Recreation	\$81,235	12
Other Capital Improvements	\$77,194	8
Public Building Improvements	\$99,224	17
Resource Mgt/ Conservation	\$823	1
Sewer Improvements	\$10,490	7
Street Improvements	\$690,934	70
Technology Projects	\$32,509	2
Traffic	\$37,553	33
<b>Totals</b>	<b>\$1,294,748</b>	<b>165</b>

The background image shows the Fontana Civic Center City Hall building. In the foreground, there is a landscaped area with various plants, including agave and succulents. A tall American flag stands on the left. A sign in the middle ground reads "FONTANA CIVIC CENTER City Hall".

# GENERAL PLAN IMPLEMENTATION STATUS

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## Housing Element

The State of California mandates that each county and city maintain a Housing Element in their General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element, including the City's share of the Regional Housing Needs Assessment (RHNA).

In addition to providing assistance and guidance for the City's Housing Element, the Housing Department administers a variety of community development activities including affordable housing activities and neighborhood improvement programs. Following are programs and activities supporting the goals of the Housing Element:

### Updates in 2025:

**Goal: Adequate housing to meet the needs of all residents of Fontana.**

**Housing Policy Action 11: Infill Housing Program—The City will work with private industry to expand housing opportunities through new construction.**

On April 15, 2025, entitlements were approved for the first development utilizing the Minor Planned Unit Development (PUD) provisions in the Zoning and Development Code. The Minor PUD program was designed to encourage development of infill sites five acres or smaller located in the Medium-Density Residential (R-2) zoning district. The Minor PUD incentivizes development by providing flexibility for certain development standards, while requiring enhanced landscaping and hardscaping throughout the project. The approved development project consists of 12 single-family dwellings on a one-acre site that has remained largely vacant and undeveloped.

**Goal: Affirmatively further fair housing in Fontana.**

**Housing Policy Action 4B: Participation and Support of Regional Fair Housing Efforts.**

The Housing Department contracted with the Inland Fair Housing & Mediation Board to provide fair housing services in 2025. Discrimination investigation and assistance services were provided to 43 residents. Landlord-tenant mediation assistance (which includes the discussion of options, such as conciliation with a landlord, referral to a government enforcement agency, or private attorney) was provided to 264 residents.



## Conservation, Open Space and Trails Element

Open space and parks are key aspects to well being for Fontana residents.

### Updates in 2025:

**Goal: Fontana has multiuse trails that provide north-south links and connections with the Pacific Electric Trail and other city pedestrian and bicycle routes**

**Action: Seek funding sources to implement the San Sevaire Trail, and design and implement an "Eastside Trail" linking the City from north to south in the eastern part of the city.**

Construction of Phase 1 of the San Sevaire Trail was completed in 2025. The trail is a 1.25 multi-purpose trail along the Etiwanda Creek/San Sevaire Channel between the Pacific Electric Trail in the City of Fontana and Banyan Avenue in the City of Rancho Cucamonga. Funding for the \$15,029,546 trail project came from grant and city funding. The ribbon cutting for the trail took place on November 3, 2025

**Goal: All Fontana residents live within walking or biking distance of a public park and there are sufficient public parks to serve all areas of the city.**

**Action: Provide sufficient funding to support adequate park maintenance.**

In 2025, the City of Fontana allocated \$5,000,000 to the maintenance and improvements of parks in the city. Half of the funding was allocated from the capital improvement budget and included the construction of pickle ball courts and park security cameras with fiber. The other half of the funding was allocated from the operations and maintenance budget and included laser grading of baseball fields at Bill Martin Park, park restroom renovations, painting of facilities (light poles, fences and handrails, park restroom renovations, and backflow device replacements.



## Community Mobility and Circulation Element

This element of the General Plan focuses on transportation policies.

### Updates in 2025:

**Goal: The city has attractive and convenient parking facilities, including electric charging stations, for both motorized and non-motorized vehicles that meet need that fit the context.**

**Action: Provide sufficient motor vehicle and secure bicycle parking in commercial and employment centers to support vibrant economic activity.**

The first Downtown Parking Structure project completed construction in 2025. The 4.5 tier parking structure is located at 16948 Arrow Boulevard and is part of the civic center campus. The project complements the downtown revitalization underway and will provide parking for the Stage Red Theater and other businesses downtown. Additionally, a second parking structure was entitled in 2025. It will be located near the northeast corner of Arrow Boulevard and Nuevo Avenue.

**Goal: Fontana's road network is safe and accessible to all users, especially the most vulnerable, such as children, youth, older adults and people with disabilities.**

**Action: Maintain a designated truck route network that avoids residential and other sensitive uses, with arterial streets accommodating the efficient movement of trucks.**

The Municipal Code and Community Mobility and Circulation Element of the General Plan were amended on December 9, 2025, primarily to incorporate Assembly Bill (AB) 98 requirements for the identification and establishment of specific travel routes for the transport of goods, materials or freight for storage, transfer, or redistribution to safely accommodate truck traffic and avoid residential areas and sensitive receptors. The truck route map was updated to shift truck traffic to major City streets and state freeways and highways, improving direct connectivity between regional transportation facilities and industrial related uses. As part of the update process, the City engaged with community members and stakeholders through online surveys, virtual surveys, and a social media and direct email communication campaign.



## Land Use, Zoning, and Urban Design Element

This element of the General Plan sets forth the policy framework for the physical development of Fontana. It is a guide for the decision-makers that sets the pattern, distribution, density and intensity of land uses that over time will assist the City in achieving the vision of Fontana for the future.

### Updates in 2025:

**Goal: Downtown is a dynamic center of activity with new housing options, walkable environments, and a mixture of uses attracting residents and visitors.**

**Action: Promote revitalization and redevelopment of downtown and older neighborhoods in the central area of the city.**

In 2025, the City began positioning two City-owned buildings for conversion to restaurant spaces that are projected to be opened by early 2027. Additionally, permitting for, and preparation for the groundbreaking of, the previously entitled five-story mixed-use development at the northwest corner of Sierra Avenue and Arrow Boulevard took place in 2025.

**Goal: Public and private development meets high standards in design.**

**Action: Support high-quality development in design standards and in land use decisions.**

On May 13, 2025, the Zoning and Development Code was amended to establish the Entertainment Center Overlay District, which includes three key intersections: Valley Blvd. and Sierra Ave., Foothill Blvd. and Sierra Ave., and Foothill Blvd. and Cherry Ave. The amendments also included revision to the land use tables regarding commercial land uses, the requirement for public art, and signage/branding requirements. The goal of the amendment was creating hubs for dining, shopping and entertainment purposes to attract local and regional visitors that would help drive economic growth for the city.



Jurisdiction	Fontana	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	4
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		874
Total Units		878

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	8
Single-family Detached	12	551	53
2 to 4 units per structure	765	26	0
5+ units per structure	917	60	379
Accessory Dwelling Unit	0	241	123
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>1694</b>	<b>878</b>	<b>563</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	779	878
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	739
Number of Proposed Units in All Applications Received:	3,292
Total Housing Units Approved:	30
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	721	1843
Discretionary	18	1449

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	112
Number of Projects Permitted with a Density Bonus	5
Number of Units in Projects Permitted with a Density Bonus	5

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	0
Sites Rezoned to Accommodate the RHNA	0



# City of Fontana

8437 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 26-0808  
**Agenda #:** DC-A

**Agenda Date:** 2/17/2026  
**Category:** Director Comments

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**FROM:**

Planning Department

**TITLE:**

Planning Commission 2025 Recap (Continued from Planning Commission meeting of February 3, 2026).

**PROJECT PLANNER:**

Patty Nevins, Director of Planning



# City of Fontana

8437 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 26-0809  
**Agenda #:** DC-B

**Agenda Date:** 2/17/2026  
**Category:** Director Comments

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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: February 17, 2026**

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

<b><u>CITY COUNCIL FEBRUARY 24, 2026</u></b>	<b><u>PLANNER</u></b>	<b><u>PLACEMENT</u></b>
1. MCN#25-0080; MCA# 25-0011 – 2 <sup>nd</sup> Reading Amendments to Municipal Code Ch. 30 Accessory Dwelling Units Ordinance Citywide	Cecily Session-Goins	Public Hearing
2. MCN#25-0078; MCA#25-0010 – 2 <sup>nd</sup> Reading Amendment to Municipal Code Ch. 30 Emergency Shelter Overlay Citywide	Cecily Session-Goins	Public Hearing



**MEMORANDUM**

**TO: Planning Commission**  
**FROM: Patty Nevins, Director of Planning** PN  
**RE: Agenda for Upcoming Planning Commission Items**  
**DATE: February 17, 2026**

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

<b><u>PLANNING COMMISSION MARCH 3, 2026</u></b>	<b><u>PLANNER</u></b>	<b><u>PLACEMENT</u></b>
1. MCN#26-007; MCA#26-0001 Misc. Zoning and Development Code Amendments Citywide	Cecily Session-Goins	Public Hearing
2. MCN#25-0069; CUP#25-0018 A request to establish a new Type 41 ABC license for an existing restaurant 16110 Ceres Avenue	Mai Thao	Public Hearing
3. MCN#25-0083; CUP#25-0021; ASP#25-0031 A request to establish a Truck Tire Repair Facility of approx. 3,431 square feet 15817 Boyle Avenue	Adelaida Bostan	Public Hearing