

# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335



## Regular Agenda

Ord. No.1976 Reso. No. 2025-102

Tuesday, October 28, 2025

2:00 PM

Grover W. Taylor Council Chambers

## City Council Meeting

*Acquanetta Warren - Mayor*  
*Peter A. Garcia - Mayor Pro Tem*  
*John B. Roberts - Council Member*  
*Jesus "Jesse" Sandoval - Council Member*  
*Phillip Cothran - Council Member*  
*Germaine Key - City Clerk*  
*Janet Koehler-Brooks, City Treasurer*

**Welcome to a meeting of the Fontana City Council.**

Welcome to a meeting of the Fontana City Council. Meetings are held at the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335. To address the Council, 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.

**PUBLIC COMMUNICATION - CLOSED SESSION:**

This is an opportunity for citizens to speak to the City Council for up to 3 minutes on the following Closed Session. The Mayor and City Council reserve the right to adjust this time limit based on the number of speakers who wish to address the Mayor and City Council.

**A. Public Communications - Closed Session****CLOSED SESSION:****A. 1:00 P.M. CLOSED SESSION**

- A. 1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(1)** [25-0617](#)  
Case: Malko Malko vs. City of Fontana Workers' Compensation  
Claim Number: 231000090

- 2. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6 City Negotiator:**

John Bakhit, Labor Counsel and Matt Ballantyne, City Manager. Employee Organization: Police Management Association

**3. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6**

City Negotiator: Mayor Acquanetta Warren and Mayor Pro Tem Peter Garcia

Employee Organization(s): City Manager, Unrepresented

**CALL TO ORDER/ROLL CALL:**

- A. Call To Order/Roll Call:

**INVOCATION/PLEDGE OF ALLEGIANCE:**

- A. Invocation/Pledge of Allegiance:

**CEREMONIAL ITEMS:**

- A. Ceremonial Items

- A. Mayor Warren and City Council to recognize Corporal Kevin Anderson, Officers Aaron Alcala, Cody Chick, Brandon McCaulley and Anthony Rodriguez, Dispatcher II Genevieve Blanco, Dispatcher I Melissa Lucero & Dispatch Call Taker Erika Lopez as September 2025 Employees of the month. [25-0625](#)
- B. Mayor and City Council to recognize Fontana City Council Member Jesse Sandoval, San Bernardino County Supervisor Jesse Armendarez, and FUSD Board President Adam Perez for their donations to the 2025 Dr. Charles Koehler Writing and Art Contest. [25-0552](#)
- C. Mayor and City Council to recognize Knights of Columbus for their donation. [25-0619](#)
- D. Mayor and City Council to proclaim October as National Homeless Awareness Month. [25-0618](#)

**PUBLIC COMMUNICATIONS:**

This is an opportunity for members of the public to address the City Council for up to three (3) minutes total on items either on the Agenda or items not on the Agenda, but within the City Council's jurisdiction. Note that Public Hearing items have individual and specific public input opportunities during the public hearing and testimony on those items will only be taken during the public hearing. The Council is prohibited by law from discussing or taking immediate action on non-agendized items. The Mayor and City Council reserve the right to adjust this time limit

based on the number of speakers who wish to address the Mayor and City Council.

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

**Approve Consent Calendar Items as recommended by staff.**

**A. Approval of Minutes [25-0614](#)**

Approve the minutes of the October 14, 2025, Regular City Council Meeting.

**Attachments:** [Attachment No. 1- City Council Meeting Minutes 10-14-2025.docx](#)

**B. Adoption of Ordinance No. 1973 (Second Reading), [25-0615](#)  
approving Master Case No. 25-0047 and Municipal Code  
Amendment No. 25-0008: Fontana Municipal Code  
amendments to Chapter 30 to modify multiple sections of  
the Zoning and Development Code**

Conduct a second reading by title only and adopt **Ordinance No. 1973**, approving Master Case No. 25-0047 and Municipal Code Amendment No. 25-0008 to amend Chapters 26, 30 (Zoning and Development Code) and 33 of the Fontana Municipal Code, including modifications to the restaurant definition and operating standards, temporary use permits for temporary offices, development standards for the R-4 zone and overlay, administrative procedures for administrative site plan and design review entitlements, tentative parcel map and tentative tract map time extensions and curbside delivery for cannabis retail storefronts.

**Attachments:** [Attachment No. 1- Ord 1973.docx](#)

**C. Adoption of Ordinance No. 1975 (Second Reading), [25-0616](#)  
Adoption of the 2025 Edition of the California Building  
Standards Code and Corresponding Base Model Codes**

Conduct a second reading by title only and adopt **Ordinance No. 1975**, an ordinance of the City of Fontana adding, amending and deleting certain articles, sections and subsections of Chapter 5 of the Code of the City of Fontana, California pertaining to the construction and maintenance of buildings, and the 2025 Edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, consisting of the California Building Code, Volumes 1 & 2, based on the 2024 International Building Code; the California Plumbing Code, based on the 2024 Uniform Plumbing Code; the California Electrical Code, based on the 2023 National

Electrical Code; the California Mechanical Code, based on the 2024 Uniform Mechanical Code; the California Wildland-Urban Interface Code based on the 2024 International Wildland-Urban Interface Code; the California Existing Building Code, based on the 2024 International Existing Building Code; the California Green Building Standards Code; the California Residential Code, based on the 2025 International Residential Code; and the 2025 Edition of the International Property Maintenance Code.

**Attachments:** [Attachment No. 1 - Ord. 1975.docx](#)

**D. Video Management System Replacement [25-0535](#)**

1. Authorize the Purchasing Division to “Piggy-Back” from the Omnia Partners contract (#R250206) for the purchase and implementation of the Verkada Video Management System (VMS) per Purchasing Policies and Procedure Manual 3.1.5 (Cooperative Purchasing Agreement) to replace the City’s existing Hexagon Ocularis system, which has reached end of life and end of support.
2. Approve the purchase from VectorUSA of Rancho Cucamonga, CA in the amount of \$735,807.81.

**Attachments:** [Attachment No. 1- 25-02 - Executive Summary.pdf](#)  
[Attachment No. 2- Revised Verkada Pricing.pdf](#)

**E. Approve Amendment No. 1 to Task Order No. 2 [25-0549](#)  
(DE-24-195-SQ) with NV5, Inc. for Plan Check, Map Check,  
and WQMP Review Services**

Approve and authorize the City Manager to execute Amendment No. 1 to Task Order No. 2 (DE-24-195-SQ) with NV5, Inc. in the amount of \$180,000, and an amended Task Order total of \$279,000 for additional plan check, map check, and WQMP review services.

**Attachments:** [Attachment No. 1- NV5 Task Order #2.pdf](#)

**F. Approve a Rip-Rap Maintenance Easement with Southern [25-0568](#)  
California Edison (“SCE”) Company near Sierra Avenue &  
Coyote Canyon Road (formerly Lytle Creek Road) for I-15  
Logistics (Caprock)**

Approve and authorize the City Manager to execute the Easement with Southern California Edison (SCE) Company.

**Attachments:** [Attachment No. 1-  
73647A Rip Rap Access Maintenance Easement Legal  
Plat.pdf](#)  
[Attachment No. 2- Rip-Rap Easement Location.docx](#)

**G. Authorization to Donate Computer Equipment to the [25-0571](#)**

**Affordable Housing - Paseo Verde Apartments Community Computer Lab**

Adopt **Resolution No. 2025-102**, authorizing the donation of surplus computer equipment-ten (10) desktop computers and ten (10) monitors-to the community computer lab at the Affordable Housing - Paseo Verde Apartments and authorizing the City Manager or designee to execute any documents necessary to complete the transfer.

**Attachments:** [Attachment No. 1- Resolution - 2025 - Authorization to Donate Computer Equipment to the Affordable Housing - Paseo Verde Apartments Community Computer Lab.docx](#)

**H. Award Bid for Ralph M. Lewis Sports Park Artificial Turf Installation for Fields 1 & 2 (PW-26-36-SB) [25-0572](#)**

1. Award bid and authorize the City Manager to execute a construction contract with FieldTurf Inc, USA for Ralph M. Lewis Sports Park Artificial Turf Installation for Fields 1 & 2 in the amount of \$423,613.86 and authorize a 10% contingency in the amount of \$42,362.00 (PW-26-36-SB).
2. Authorize the City Manager to execute any related items on the behalf of the City of Fontana for Ralph M. Lewis Sports Park Artificial Turf Installation for Fields 1 & 2 (PW-26-36-SB).

**Attachments:** [Attachment No. 1- Summary Bid Results.pdf](#)  
[Attachment No. 2- Project Report.pdf](#)

**I. Purchase and Sale Agreement- Fontana Motor Lodge [25-0584](#)**

1. Approve a Purchase & Sale Agreement for the purchase of building and associated land located at 16390 Foothill Boulevard, Fontana, CA 92335 specifically described as APN's 0190-081-36 and 0190-081-37 in the amount of \$7,500,000 plus escrow costs and related acquisition fees.
2. Authorize the purchase of that certain Real Property specifically described as APN's 0190-081-36 and 0190-081-37 comprised of approximately 2.3 acres ("Property") from Ramesh and Radha Patel Revocable Living Trust.
3. Authorize the City Manager to execute the Purchase and Sale Agreement and any other documents necessary or appropriate to facilitate said purchase on behalf of the City of Fontana.

**Attachments:** [Attachment No. 1- Draft Purchase Agreement - Fontana Motor Lodge-c1.docx](#)  
[Action Report](#)

**J. Purchase and Sale Agreement-16565 Orange Way [25-0586](#)**

1. Approve a Purchase & Sale Agreement for the purchase of buildings and

associated land located at 16565 Orange Way, Fontana CA 92335 specifically described as APN 0191-251-25 in the amount of \$2,800,000 plus escrow costs and related acquisition fees.

2. Authorize the purchase of that certain Real Property with APN 0191-251-25 comprised of approximately 0.68-acre parcel with a 16,000 square foot building ("Property") from Fontana Orange, LLC, a California Limited Liability Company.
3. Authorize the City Manager to enter into the Purchase and Sale Agreement and/or any other documents necessary or appropriate to facilitate said purchase on behalf of the City of Fontana.

**Attachments:** [Attachment No. 1- PSA 16565 Orange Way SIGNED.pdf](#)

**K. Approve a Contract with Active Education for the Soccer & Multi-Sports Program to be delivered at Fontana Expanded Learning Program. [25-0591](#)**

1. Approve the Non-Competitive Proposal purchase under the Purchasing Policies 3.1.5 for Single Source/Sole Source method.
2. Approve a contract with Active Education to provide and deliver the Soccer & Multi-Sports Program for the Fontana Expanded Learning Program at elementary and middle school sites.
3. Authorize the City Manager or designee to sign the agreement, all related documents, and any amendments for the term of the agreement.

**Attachments:** [Attachment No. 1- Active Education.pdf](#)

**L. Approve a Contract with TA Mentoring Services LLC for the Noble Youth Program to be delivered at Fontana Expanded Learning Program school sites. [25-0592](#)**

1. Approve the Non-Competitive Proposal purchase under the Purchasing Policies 3.1.5 for Single Source/Sole Source method.
2. Approve a contract with TA Mentoring Services LLC to provide and deliver the Noble Youth Leadership Program to the Fontana Expanded Learning Program's 6th through 8th grade participants.
3. Authorize the City Manager or designee to sign the agreement, all related documents, and any amendments for the term of the agreement.

**Attachments:** [Attachment No. 1- Noble Youth.pdf](#)

**M. Approve a Contract with EBK & Company LLC to provide [25-0593](#)**

**the US Engineering League, Mechanical Engineering/Robotics Club for the Fontana Expanded Learning Program's Middle School sites.**

1. Approve the Non-Competitive Proposal purchase under the Purchasing Policies 3.1.5 for Single Source/Sole Source method.
2. Approve a contract with EBK & Company LLC to provide and deliver the US Engineering League, Mechanical Engineering/Robotics Club for the Fontana Expanded Learning Program at ASES/ELO-P Funded Middle School sites.
3. Authorize the City Manager or designee to sign the agreement, all related documents, and any amendments for the term of the agreement.

**Attachments:** [Attachment No. 1- USEL.pdf](#)

**N. Approve a Contract with Bestwenty4 Studios LLC for the Season of Success Program for the Fontana Expanded Learning Program. [25-0594](#)**

1. Approve the Non-Competitive Proposal purchase under the Purchasing Policies 3.1.5 for Single Source/Sole Source method.
2. Approve a contract with Bestwenty4 Studios LLC to provide and deliver the Season of Success program for the Fontana Expanded Learning Program's participants.
3. Authorize the City Manager or designee to sign the agreement, all related documents, and any amendments for the term of the agreement.

**Attachments:** [Attachment No. 1- Bestwenty4 Studios.pdf](#)

**O. Final Acceptance for the Construction of the San Sevaine Trail Phase 1, Segment 2 Project (Bid No. SB-109-DE-23) [25-0595](#)**

Accept as complete the work performed by H&H General Contractors, Inc. for the construction of the San Sevaine Trail Phase 1, Segment 2 Project (#37603345).

**Attachments:** [Attachment 1-Vicinity Map](#)

**P. Approve Final Change Order with CT&T Concrete Paving, Inc. and Final Acceptance of the City Sidewalk Reconstruction #2 Project (Bid No. DE-25-56-SB) [25-0598](#)**

1. Authorize City Manager to approve Change Order #2 with CT&T Concrete Paving, Inc. in the amount of \$227,822.46 for the additional concrete work added for the City Sidewalk Reconstruction #2 Project (Bid No. DE-25-56

-SB).

2. Accept as complete the work performed by CT&T Concrete Paving, Inc. for the City Sidewalk Reconstruction #2 Project (Bid No. DE-25-56-SB).

**Attachments:** [Attachment No. 1- Sidewalk Reconstruction No. 2 CCO No. 2 \(Final Qtys\).pdf](#)  
[Attachment No. 2- Sidewalk Project #2 Grid Map.pdf](#)

**Q. Approve Final Change Order with LCR Earthwork & Engineering, Corp. and Final Acceptance for the Village of Heritage North, South, and West Pavement Rehabilitation Project (Bid No. SB-153-DE-23)** [25-0600](#)

1. Authorize the City Manager to approve Change Order #2 with LCR Earthwork & Engineering, Corp. in the amount of \$130,609.28 for the additional asphalt and concrete work added for the Village of Heritage North, South, and West Pavement Rehabilitation Project (Bid No. SB-153-DE-23).
2. Accept as complete the work performed by LCR Earthwork & Engineering, Corp. for the Village of Heritage North, South, and West Pavement Rehabilitation Project (Bid No. SB-153-DE-23).

**Attachments:** [Attachment No. 1- VoH Project Map.pdf](#)

**R. Final Acceptance of Backstop Replacements at Chaparral Park, Southridge Park, and Veteran's Park Project (SB-85-PW-23)** [25-0602](#)

Accept as complete the work performed by NR Development Inc. for the Backstop Replacements at Chaparral Park, Southridge Park, and Veteran's Park Project (SB-85-PW-23).

**S. Final Acceptance of Installation of Shade Structures at Various Parks Project (SB-106-PW-23)** [25-0603](#)

Accept as complete the work performed by NR Development Inc. for the Installation of Shade Structure at Various Parks Project (SB-106-PW-23).

**T. Final Acceptance of ADA / Inclusive Interactive Playground Replacement Project (SB-122-PW-23)** [25-0604](#)

Accept as complete the work performed by Ortco Inc. for the ADA / Inclusive Interactive Playground Replacement Project (SB-122-PW-23).

**U. Police Department Monthly Information Update** [25-0606](#)

Accept the Police Department monthly information update for August 2025.

**Attachments:** [Attachment No. 1- August 2025 Report for City Council Rev2.pptx](#)

- V. Purchase of 800 MHz Radios and Accessories for the Police Dispatch Center** [25-0610](#)
1. Authorize the Purchasing Division to “Piggy-Back” from the Sourcewell contract 042021 for the purchase of the Motorola 800 MHz radios, software, and related accessories per Purchasing Policies and Procedure Manual 3.1.5 (Cooperative Purchasing Agreement) for the Police Dispatch Center.
  2. Approve the purchase from Motorola Solutions in the amount of \$125,693.53.
- Attachments:** [Attachment No. 1- Sourcewell - Motorola Contract Extension #0402021.pdf](#)  
[Attachment No. 2- Motorola Quote 3298130.pdf](#)
- W. Fontana Police CAD/RMS System Selection Consultant Services Funding Request** [25-0611](#)
1. Approve an appropriation in the amount of \$200,000.00 from the Federal Asset Seizure Fund #223.
  2. Authorize the Purchasing Department to proceed with collecting bids for the CAD/RMS System Selection Consultant Services.
- Attachments:** [Attachment No. 1- RFP CAD RMS Consultant.pdf](#)
- X. American Rescue Plan Act Expenditure Plan Quarterly Report** [25-0620](#)
- Receive and file the American Rescue Plan Act (ARPA) Expenditure Plan quarterly report.
- Attachments:** [Attachment No. 1- .pdf](#)  
[Attachment No. 2- .pdf](#)
- Y. Accept Donation from County Supervisor Jesse Armendarez (2025 Veteran’s Day Celebration)** [25-0623](#)
- Accept donation from County Supervisor Jesse Armendarez in the amount of \$1,000 for use towards the 2025 Veteran’s Day Celebration.
- Attachments:** [Attachment No. 1- County Supervisor Jesse Armendarez \(2025 Veteran's Day Celebration\).pdf](#)
- Z. Accept Donation from Adam Perez (2025 Veteran’s Day Celebration)** [25-0624](#)
- Accept donation from Adam Perez in the amount of \$1,000 for use towards the 2025 Veteran’s Day Celebration.

**Attachments:** [Attachment No. 1- Adam Perez \(2025 Veteran's Day Celebration\).pdf](#)

- AA. Out-Of-Area Sewer Service Agreement (ANX No. 24-0001), [25-0629](#), between the City of Fontana and Jose Felix Garcia, for the sewer service provided by the City of Fontana to 9266 Poplar Avenue (APN: 0233-271-08), pursuant to a Statutory Exemption in accordance with CEQA Guidelines Section No 15268(b)(4).**

1. Find that the project is Exempt pursuant to Section No. 15268(b)(4) (Ministerial Project, Utility Connection) of the California Environmental Quality Act (CEQA) and, direct staff to file a Notice of Exemption; and,
2. Approve and authorize the City Manager to execute an Out-Of- Area Sewer Service Agreement (ANX No. 24-0001) with Jose Felix Garcia, for the provision of sewer service to an existing single-family residence located at 9266 Poplar Avenue, within the Western Sphere of influence of the City of Fontana.

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Out-Of-Service Contract Agreement](#)  
[Attachment No. 3 - Notice of Exemption](#)

- AB. Second amendment to the letter of agreement between the Fontana Historical Society and the City of Fontana. [25-0631](#)**

Approve second amendment to the letter of agreement between the Fontana Historical Society and the City of Fontana.

**Attachments:** [Attachment No. 1- 2nd Amendment to Agreement.docx](#)

- AC. Resolution of the City Council of The City of Fontana, California, approving an amendment to the agreement for services between The City of Fontana and AMPAC Business Capital [25-0632](#)**

City Council adopt **Resolution No. 2025-103**, approving the Amendment to the Agreement for Services Between the City of Fontana and AmPac Tri-State CDC doing business as Ampac Business Capital

**Attachments:** [Attachment No. 1- Reso. Amendment to Agreement with AmPac-c1.pdf](#)  
[Attachment No. 2- AMPAC Amendment-c1.pdf](#)  
[Attachment No. 3- AmPac City of Fontana Empowerment RLF Program Loan Documents Table of Contents-c1.pdf](#)  
[Attachment No. 4- Business Loan Agreement Template- Empowerment RLF Program-c1.pdf](#)  
[Attachment No. 5- Promissory Note Template- Fontana Empowerment RLF Program-c1.pdf](#)  
[Attachment No. 6- W OG - Security Agreement W O Guarantor Template-c1.pdf](#)  
[Attachment No. 7- Ent- Unconditional Guarantee by Entity Template- Empowerment RLF Program-c1.pdf](#)  
[Attachment No. 8- Disbursement Request and Authorization Template-c1.pdf](#)  
[Attachment No. 09- Autho Agreement for Pre-Authorization Payment Form Template \(ACH Debit\)-c1.pdf](#)  
[Attachment No. 10- IRS Form W-9 Template rev March 2024-c1.pdf](#)  
[Attachment No. 11- Advertising Marketing Release Form Template- Emp RLF-c1.pdf](#)  
[Attachment No. 12- Certification of Identity Template-c1.pdf](#)  
[Attachment No. 13-](#)

**AD. Memorandum of Understanding between the County of San Bernardino, the City of Fontana, and participating cities for the property located at 11109 Jasmine Street. [25-0634](#)**

1. Approve the Memorandum of Understanding (MOU) between the City of Fontana, the County of San Bernardino, and the cities of Chino, Chino Hills, Fontana, Montclair, Ontario, Rancho Cucamonga, Rialto, and Upland for the operation of the West End Navigation Center for a term of ten (10) years from the effective date, at an initial annual cost of \$1,000,000 to the City of Fontana.
2. Authorize the City Manager, or designee, to execute the MOU and related documents necessary to implement participation.

**Attachments:** [Attachment No. 1 - Multi-Agency MOU - Regional Navigation Center FINAL.pdf](#)

## **PUBLIC HEARINGS:**

To speak on Public Hearing Items, submit comments via e-mail at [publiccomments@fontanaca.gov](mailto:publiccomments@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 12:00 P.M. on the day of the meeting. Comments of no more than three (3) minutes will be read into the record at the appropriate time during the meeting. 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 City 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 (applicant not limited to 5 minutes)
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

- A. Appeal No. 25-0002: Request to overturn the Planning Commission's August 19, 2025 decision adopting a Categorical Exemption per Section 15332 (Class No. 32) and approving Conditional Use Permit No. 24-0022, and Design Review No. 23-0024 for the development of a mixed use project (163 multi-family units and 5,000 square feet of commercial retail) within the R-5 zoning district that includes a five-story 83,125 square foot mixed-use building and associate improvements, on a 3.5 acre site located on the northeast corner of Foothill Boulevard and Sultana Avenue and identified as Assessor Parcel Numbers 11110-331-13 and 1110-331-25.** [25-0529](#)

Deny Appeal No. 25-0002, thereby upholding the Planning Commission's decision on August 19, 2025, approving, pursuant to a categorical exemption under California Environmental Quality Act (CEQA) Section No. 15332 (Class No. 32. Infill Development), Conditional Use Permit No. 24-0022 and Design Review No. 23-0024 for the development of a five-story mixed-use project including 163 multi-family units and 5,000 square feet of commercial retail within the R-5 zoning district and for the site and architectural review of a five-story 83,125 square foot mixed-use building and associated improvements on a 3.5 acre site located on the northeast corner of Foothill Boulevard and Sultana Avenue (APN Nos.: 1110-331-13 and 1110-331-25).

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Appellant Letter](#)  
[Attachment No. 3 - Response to SAFER Comment Letters](#)  
[Attachment No. 4 - Planning Commission Package](#)  
[Attachment No. 5 - Planning Commission Minutes of August 19 2025](#)  
[Attachment No. 6 - Clerk of the Board Filing Receipt for MCN23-010](#)  
[Attachment No. 7 - Public Hearing Notice](#)

**NEW BUSINESS:**

**A. New Business**

**A. Fiscal Year 2025-26 First Quarter Budget Status Report [25-0565](#)**

Approve the recommended Fiscal Year 2025-26 First Quarter Budget adjustments.

**Attachments:** [FY25-26 First Quarter Budget Status Report.pdf](#)

**CITY MANAGER COMMUNICATIONS:**

**A. City Manager Communications**

**ELECTED OFFICIALS COMMUNICATIONS/REPORTS:**

**A. Elected Officials Communications/Reports**

**ADJOURNMENT:**

**A. Adjournment**

Adjourn to the next Regular City Council Meeting on December 9, 2025 at 2:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.