

# **City of Fontana**

8353 Sierra Avenue  
Fontana, CA 92335



## **Regular Agenda**

**Resolution No. PC 2025-029**

**Tuesday, September 16, 2025**

**6:00 PM**

**Grover W. Taylor Council Chambers**

## **Planning Commission**

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

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

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335. To address the Commission, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Council Chambers is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk's Office.

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

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

**CALL TO ORDER/ROLL CALL:****A. Call To Order/Roll Call:****INVOCATION/PLEDGE OF ALLEGIANCE:****A. Invocation/Pledge of Allegiance:****PUBLIC COMMUNICATIONS:**

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

**A. Public Communications:****CONSENT CALENDAR:**

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

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

**A. Approval of Minutes**

Approve the Regular Planning Commission Meeting Minutes of August 19, 2025.

**CC-A Approval of Minutes of August 19, 2025.**

**[25-0509](#)**

**Attachments:** [Draft Planning Commission Minutes of August 19, 2025.](#)

**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](mailto:planning@fontanaca.gov). In the subject of your e-mail please indicate whether you are in favor or opposition of the item. Comments must be received no later than 5:00 p.m. on the day of the meeting. You may also fill out a card at the meeting and give it to the City Clerk. Public Comments should be no longer than three (3) minutes. If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

**All Public Hearings will be conducted following this format:**

- (a) hearing opened
- (b) written communication
- (c) council/staff comments
- (d) applicant comments
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

**PH-A Master Case No. (MCN) 23-0104: Tentative Parcel Map No. 23-0017 (TPM No. 20664), and Design Review (DR) No. 23-0027; A request to consolidate five (5) parcels into one (1) parcel for the development of a 166,985 square foot warehouse facility, and a request for site and architectural approval of the new warehouse building, and associated site improvements, on 9.19 acres, located on the northwest corner of Santa Ana Avenue and Banana Avenue, (APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45), pursuant to an Addendum to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089) prepared for the Project.**

**[25-0461](#)**

**RECOMMENDATION:**

**This item will be re-noticed for the October 7, 2025 meeting.**

No action is required.

**APPLICANT:**

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

**LOCATION:**

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

**PROJECT PLANNER:**

Alejandro Rico, Associate Planner

**PH-B 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, including modifications to the definition of and operating standards for restaurants, development standards for the Multi-Family Medium/High Density Residential (R-4) zone, administrative procedures pertaining to administrative site plan and design review entitlements; modification to Chapter 26 pertaining to time extensions for tentative maps; and modification to Chapter 33 to provide additional delivery standards for cannabis retail storefront businesses. (Continued from August 19, 2025)**

**[25-0440](#)**

**RECOMMENDATION:**

Based on the information in the staff report, staff recommends that the Planning Commission approve Resolution No. PC 2025 -\_\_\_\_\_; and,

1. Determine that the proposed 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.

**25-0008 to amend Chapters 26, 30, and 33 of the Municipal Code.**

**APPLICANT:**

City of Fontana  
8353 Sierra Ave.  
Fontana, CA 92335

**LOCATION:**

Citywide

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

**Attachments:** [Attachment No. 1 - Planning Commission Resolution](#)  
[Attachment No. 2 - Notice of Exemption](#)  
[Attachment No. 3 - Public Hearing Notice](#)

**PH-C Master Case No. 23-0103: Design Review (DRP) No. 23-0025 -**  
A request for site and architectural approval of two approximately 104,000 square foot, four-story medical office buildings on approximately 16.4 acres in Planning Area 27 of the West Gate Specific Plan (Assessor Parcel Number 0228-021-47), pursuant to an Addendum to the Final Environmental Impact Report for the West Gate Specific Plan (State Clearinghouse No. 1995052002).

**[25-0450](#)**

**RECOMMENDATION:**

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

1. Find that the project has been reviewed under a previously certified Final Environmental Impact Report (State Clearinghouse [SCH] No. 1995052002) and adopt an Addendum, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines finding that no further analysis is required, and direct staff to file a Notice of Determination; and,

2. Approve Design Review No. 23-0025.

**APPLICANT:**

Caren Cupp  
c|a ARCHITECTS

3738 Bayer Ave., Suite 104  
Long Beach, CA 90808

**LOCATION:**

The project site is located east at the northwest corner of South Highland Avenue and San Sevaine Road (APN:0228-021-47).

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

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

[Attachment No. 2 - Project Plans](#)

[Attachment No. 3 - Planning Commission Resolution](#)

[Attachment No. 4 - Notice of Determination](#)

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

**PH-D Master Case No. (MCN) 25-0009: Conditional Use Permit (CUP) No. 05-00005-R1 - A request to modify an existing Conditional Use Permit (CUP No. 05-00005) to allow an increase in the floor area in an existing ABC License Type 20 (Off-Sale, Beer and Wine) 7-Eleven convenience store, pursuant to a categorical exemption in accordance with CEQA Guidelines Section 15301.**

**[25-0460](#)**

**RECOMMENDATION:**

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

1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class 1, Existing Facilities), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Conditional Use Permit (CUP) No. 05-00005-R1.

**APPLICANT:**

Sherrie Olson  
7-Eleven, Inc.  
1030 N. Mountain Avenue  
Ontario, CA. 91762

**LOCATION:**

The project site is located at 15264 Summit Avenue (APN: 1108-021-02).

**PROJECT PLANNER:**

Mai Thao, Assistant Planner

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Project Plans](#)  
[Attachment No. 3 - Census Tract 23.15](#)  
[Attachment No. 4 - Planning Commission Resolution and Condition of Approval](#)  
[Attachment No. 5 - Notice of Exemption](#)  
[Attachment No. 6 - Public Hearing Notice](#)

**UNFINISHED BUSINESS:**

A. None

**NEW BUSINESS:**

A. None

**DIRECTOR COMMUNICATIONS:**

A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. [25-0510](#)

An update of future City Council agenda items for September 23, 2025 for the Planning Commission's information.

An update of future Planning Commission agenda items for October 7, 2025 for the Planning Commission's information.

**Attachments:** [Upcoming City Council Items Memo](#)  
[Upcoming Planning Commission Items Memo](#)

**COMMISSION COMMENTS:**

A. Planning Commission Remarks:

**WORKSHOP:**

A. None

**ADJOURNMENT:****A. Adjournment**

Adjourn to the next Regular Planning Commission Meeting on Tuesday, October 7, 2025 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.