

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. 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.



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 25-0509
Agenda #: CC-A

Agenda Date: 9/16/2025
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Regular Planning Commission Meeting of August 19, 2025.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of August 19, 2025. 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

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

Tuesday, August 19, 2025 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, August 19, 2025. Vice Chair Quintana called the meeting to order at 6:03 p.m.

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

Absent: Chair Sanchez

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Bianca Pescina, the Pledge of Allegiance was led by Commissioner Lozano.

PUBLIC COMMUNICATIONS:**A. Public Communications:**

None.

CONSENT CALENDAR:**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of July 15, 2025.

ACTION: A Motion was made by Secretary Armendarez and seconded by Commissioner Keetle and passed by a vote of 4-0 to approve the Consent Calendar.

The motion carried by the following vote:

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

Absent: Chair Sanchez

Abstain: None

PH-A 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; and the establishment of a Paseo Overlay District; 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.

Vice Chair Quintana opened the Public Hearing.

Staff recommended that the Planning Commission continue this item to the September 16, 2025, Regular Planning Commission Meeting.

No written correspondence was received.

RECOMMENDATION:

Staff recommends that the Planning Commission continue this item to the September 16, 2025, Regular Planning Commission Meeting.

ACTION: Motion was made by Commissioner Keetle and seconded by Commissioner Lozano and passed by a vote of 4-0 to continue Public Hearing Item “A” to the September 16, 2025, Regular Planning Commission Meeting.

The motion carried by the following vote:

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

PH-B Master Case No. (MCN) 23-0085: Conditional Use Permit No. 23-0018 and Administrative Site Plan No. 23-0027 - A request to establish a trailer repair facility and a request for site and architectural review of a new approximately 11,933 square foot trailer repair facility and associated site improvements on a 1.7 acre site located at 15763 Boyle Avenue (Assessor Parcel Number 0237-052-23) pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Vice Chair Quintana opened the Public Hearing.

Alexia Barberena, Associate Planner, presented the staff report.

Secretary Armendarez inquired about rear emergency access. Staff noted the Fire Department found Boyle Avenue access sufficient and that Slover Avenue access is not feasible due to adjacent businesses.

The applicant, Suresh Doddiah, on behalf of S.D. Engineering & Associates stated that he read and agreed to the Conditions of Approval.

No written correspondence was received.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in the staff report and resolution and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-026 and,

- 1. Find that the project is categorically exempt pursuant to CEQA Guidelines 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 Conditional Use Permit No. 23-0018; and,**
- 3. Approve Administrative Site Plan No. 23-0027.**

ACTION: Motion was made by Commissioner Keetle and seconded by Secretary Armendarez and passed by a vote of 4-0 to approve Public Hearing Item “B”; adopt Resolution No. PC 2025-026; Approve Conditional Use Permit No. 23-0018 and Administrative Site Plan No. 23-0027.

The motion carried by the following vote:

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

PH-C Master Case No. 23-0101: Conditional Use Permit No. 24-0022, and Design Review No. 23-0024; A request 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 and for site and architectural review of 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 (APNs: 1110-331-13 and 1110-331-25), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Vice Chair Quintana opened the Public Hearing.

The City Clerk’s Department received two (2) written correspondences in opposition of this item.

Salvador Quintanilla, Senior Planner, presented the staff report.

Commissioner Lozano asked about parking and separation for retail and residents. Staff confirmed 277 spaces (code requires 275), with first floor and outdoor parking, retail spaces in front, and residential parking behind fencing.

The applicant, Mike Mahmoudi, stated that he read and agreed to the Conditions of Approval. Project Architect, Doug Andresen provided the commission with a short overview of the project.

The following individual spoke in opposition:

- Alree Young

Vice Chair Quintana inquired about the traffic study, surrounding land uses, and bike path safety. Staff confirmed the study showed acceptable traffic levels, described adjacent properties, and noted that safety would be supported through police patrols if needed, CPTED review, and a gated design.

The Public Hearing was closed.

Chair Quintana re-opened the Public Hearing.

Commissioner Keetle commended the project design and inquired about courtyard access, retail uses, and building height impacts. Applicant explained the courtyard will be located above the podium level, accessible only to residents via secure elevator and stair access. Retail space will be leased, with typical uses such as a coffee shop or salon anticipated, and hours will be subject to lease terms. Applicant noted the project design and site grading reduce visual impacts to nearby residences, with several hundred feet of separation and elevation changes.

Additionally, Commissioner Keetle asked for clarification on traffic study numbers and potential impacts on Sultana Avenue. Staff explained the study provided total project peak trip counts (90 a.m. and 121 p.m.) and deferred to engineering for specific Sultana impacts. Commissioner Keetle also asked about crime, and staff noted that development generally reduces crime by increasing activity and visibility in the area.

The following individual spoke in favor:

- Che Tang

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in the staff report and resolution, and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-027; 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 (CEQA), 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. 24-0022; and,**
- 3. Approve Design Review (DRP) No. 23-0024**

ACTION: Motion was made by Secretary Armendarez and seconded by Commissioner Keetle and passed by a vote of 4-0 to approve Public Hearing Item "C"; adopt Resolution No. PC 2025-027; approve Conditional Use Permit (CUP) No. 24-0022 and approve Design Review (DRP) No. 23-0024.

The motion carried by the following vote:

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

PH-D Master Case No. 24-0055; Design Review No. 24-0028; A request for site and architectural approval of a new residential development consisting of eight (8) multi-family units with associated improvements on a .3-acre site located on Miller Avenue between Sierra Avenue and Acacia Street (Assessor Parcel Number 0190-171-11), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Vice Chair Quintana opened the Public Hearing.

The City Clerk's Department received one (1) written correspondences in opposition of this item.

Rina Leung, Senior Planner, presented the staff report and noted a memo requesting modification to Condition No. 24 to require stucco and a decorative cap on the existing block wall along the east side of the project.

Commissioner Keetle inquired about parking for the proposed project, including the total number of spaces and requirements for the main units and ADUs. Staff explained that the project provides nine spaces, which meets code due to allowed reductions for long-term bike parking and proximity to a bus stop. Street parking is available to the east and on nearby interior streets, but not directly in front of the project. Staff also confirmed that the project complies with all applicable parking requirements.

Engineer, Doug Andresen, on behalf of the applicant stated that he read and agreed to the amended Conditions of Approval. The Applicant explained that the three-story design is intended to maximize development efficiency and affordability while exceeding parking requirements. The project aims to be visually appealing, complement the community, and provide long-term value.

The following individual spoke in opposition:

- Karla Gutierrez
- David Oei

Commissioner Keetle expressed concern about insufficient parking for ten units, potential traffic near the school, and impacts on nearby residents. Staff noted that the ADUs comply with parking requirements and are not within the discretionary view of the Planning Commission.

Vice Chair Quintana inquired about traffic safety near the adjacent school and whether the traffic study accounted for student crossings. Staff responded that a traffic analysis was completed, showing minimal trips, and noted a condition of approval allowing future traffic restrictions if needed. Vice Chair Quintana also raised a concern about privacy and setbacks. Staff confirmed the setback meets code requirements and explained the inclusion of perimeter landscaping and relocation of the three-story building away from nearby residences.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in the staff report and resolution and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-028; and,

1. Find 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 Design Review (DRP) No. 24-0028.

ACTION: Motion was made by Secretary Armendarez and seconded by Commissioner Lozano and passed by a vote of 3-1 to approve Public Hearing Item “D”; adopt Resolution No. PC 2025-028 and approve Design Review (DRP) No. 24-0028 with amended conditions of approval.

The motion carried by the following vote:

AYES: Vice Chair Quintana, Secretary Armendarez and Commissioner Lozano

NOES: Keetle; **ABSTAIN:** None; **ABSENT:** Chair Sanchez

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Patricia Nevins, Director of Planning noted that there are no items scheduled for the September 2nd meeting and that the next regular meeting will be September 16th.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle thanked city staff and the Director Nevins, for their hard work, expressed appreciation for the projects, wished everyone a happy Labor Day, and noted enjoyment in serving on the commission.

Commissioner Lozano thanked city staff and presenters for their efforts, acknowledged her son’s interest in city activities, and wished everyone a safe and enjoyable weekend.

Secretary Armendarez expressed appreciation for the planning staff's work and thorough vetting of projects, emphasizing fairness and adherence to established standards, including ADU regulations. Commissioner praised the city's ongoing development and beautification efforts, highlighted the 163-unit project on the rail corridor, and thanked fellow commissioners and staff for their dedication.

Vice Chair Quintana expressed appreciation for the planning department's work and adherence to codes, acknowledged applicants' gratitude, and thanked fellow commissioners. Vice Chair also noted the cancellation of the September 2nd meeting and wished everyone a happy Labor Day before moving to adjournment.

ADJOURNMENT:

Vice Chair Quintana adjourned the meeting at 7:15 p.m. to the next Regular Planning Commission Meeting on Tuesday, September 16, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 16th DAY OF SEPTEMBER 2025.**

Ricardo Quintana
Vice Chair



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 25-0461
Agenda #: PH-A

Agenda Date: 9/16/2025
Category: Public Hearing

FROM:

Planning Department

TITLE:

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.

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)

REQUEST:

Tentative Parcel Map No. 23-0017 (TPM No. 20664) - A request to consolidate five (5) parcels into one (1) parcel for a total of 9.19 adjusted acres.

Design Review (DR) No. 23-0027 - A request for site and architectural approval for a new warehouse building totaling 166,985 square feet, and associated site improvements on approximately 9.19 acres.

PROJECT PLANNER:

Alejandro Rico, Associate Planner



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 25-0440
Agenda #: PH-B

Agenda Date: 9/16/2025
Category: Public Hearing

FROM:

Planning Department

TITLE:

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)

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

REQUEST:

Municipal Code Amendment (MCA) No. 25-0047 is a request to amend Chapter 30 to modify multiple sections of the Zoning and Development Code, including modifications to the definition 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; and modifications to Chapter 30 to include amendments to Chapter 26 pertaining to time extension for tentative maps; and amendments to Chapter 33 to provide additional delivery standards for curbside delivery for cannabis retail storefront businesses.

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

BACKGROUND INFORMATION:

The City of Fontana Zoning and Development Code along with other chapters of the Fontana Municipal Code regulate the development of commercial, industrial, and residential projects. Staff conducts ongoing reviews of the municipal code to determine where language within the code would benefit from updates, clarification, redefinition or additions to help streamline and facilitate the development process and commercial business activity.

PROJECT DESCRIPTION:

Municipal Code Amendment No. 25-0047 provides updates to Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development Code) and Chapter 33 (Cannabis Business and Activities), as summarized below. A detailed list of the proposed amendments is provided within Exhibit "A" of the Planning Commission Resolution provided as Attachment No. 1.

ANALYSIS:

Chapter 30 modifications include:

Restaurant Definition and Operating Standards - A modification to the definition of restaurant land uses to align with the land uses changes made with the establishment of the Entertainment Center Overlay District along with other changes in Chapter 30.

Temporary Use Permits for Temporary Commercial Buildings - The allowance for temporary commercial buildings to be placed on commercial sites actively undergoing reconstruction or major remodeling to limit disruption to businesses in the city.

Development Standards for the R-4 zone - The addition of standards pertaining to development in the Medium High Density Multi-Family Residential (R-4) Overlay District and the removal of the restriction on the number of bedrooms residential dwellings in the Medium High Density Multi-Family Residential (R-4) zone may have.

Administrative Procedures for Administrative Site Plan and Design Review Entitlements - Added language to provide differentiation between, and clarification of, amendments and modifications to administrative site plan and design review entitlements. The amended language delineates which changes to development projects may be approved by the Director of Planning and which changes necessitate review and approval by the original approving body.

Chapter 26 modifications include:

Tentative Parcel Map and Tentative Tract Map Time Extensions - Modifications to allow the original approving body for Tentative Maps to approve time extensions for tentative parcel maps and

tentative tract maps.

Chapter 33 modifications include:

Curbside Delivery for Cannabis Retail Storefronts - Added language related to curbside delivery for cannabis retail storefronts.

In summary, the proposed amendments will provide a consistent and streamlined development process, clarified residential development standards, and flexibility for commercial businesses, thereby encouraging attractive development and supporting commercial business operation.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

Attachment No. 1 - Planning Commission Resolution/Exhibit A

Attachment No. 2 - Notice of Exemption

Attachment No. 3 - Public Hearing Notice

RESOLUTION PC NO. 2025 - _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, RECOMMENDING THAT THE FONTANA CITY COUNCIL ADOPT AN ORDINANCE APPROVING AMENDMENTS TO MULTIPLE SECTIONS OF THE FONTANA MUNICIPAL CODE, INCLUDING AMENDMENTS TO SEC. 26-58 PERTAINING TO APPROVING BODIES FOR TENTATIVE PARCEL MAPS AND TENTATIVE TRACT MAPS; SEC. 30-12 PERTAINING TO THE DEFINITION OF RESTAURANT; SEC. 30-100 PERTAINING TO PROJECTS SUBJECT TO ADMINISTRATIVE SITE PLAN AMENDMENTS; SEC. 30-110 PERTAINING TO PROJECTS SUBJECT TO ADMINISTRATIVE SITE PLAN MODIFICATIONS; SEC. 30-125 TO REMOVE REQUIREMENTS FOR A DESIGN REVIEW AMENDMENT; SEC. 30-128 PERTAINING TO PROJECTS SUBJECT TO DESIGN REVIEW AMENDMENTS; SEC. 30-139 PERTAINING TO PROJECTS SUBJECT TO DESIGN REVIEW MODIFICATIONS; SEC. 30-256 PERTAINING TO TEMPORARY USE PERMITS FOR TEMPORARY COMMERCIAL BUILDINGS; SEC. 30-310 PERTAINING TO TIME EXTENSION APPROVALS FOR TENTATIVE TRACT MAPS; TABLE 30-359.A. TO REVISE LAND USES RELATED TO RESTAURANTS AND ALCOHOL SALES; SEC. 30-360 PERTAINING TO OPERATIONAL STANDARDS FOR RESTAURANTS SERVING ALCOHOL; SEC. 30-447 PERTAINING TO THE NUMBER OF BEDROOMS IN DWELLINGS IN THE R-4 ZONING DISTRICT; SEC. 30-448 PERTAINING TO BUILDING SEPARATION REQUIREMENT FOR PROJECTS IN THE R-4 OVERLAY DISTRICT; SEC. 30-491 PERTAINING TO OPERATIONAL STANDARDS FOR RESTAURANTS SERVING ALCOHOL; SEC. 33-30 TO EXPLICITLY ALLOW CURBSIDE DELIVERY FOR CANNABIS STOREFRONT RETAIL BUSINESSES, PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTIONS 15060(C), 15061(B)(3), AND SECTION 15378.

WHEREAS, pursuant to Government Code section 37100, the legislative body of -a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, Government Code sections 50022.1 to 50022.10 authorize a city to codify and recodify its ordinances; and

WHEREAS, through Municipal Code Amendment (“MCA”) No. 25-0008, the City of Fontana (“City”) desires to restate without substantive revision, amend and recodify certain ordinances codified in the Fontana Municipal Code (“FMC”); and

WHEREAS, the General Plan includes policies and actions calling for numerous updates to the FMC; and

WHEREAS, Section 26-58. Expiration of approval. is amended to authorize the original approving body for tentative parcel maps and tentative tract maps to approve time extensions; and

WHEREAS, Section 30-12. – List of definitions. is amended to clarify the definition of a restaurant; and

WHEREAS, Section 30-100. – Reserved. is amended to include projects subject to an administrative site plan amendment; and

WHEREAS, Section 30-110. – Reserved. is amended to include projects subject to an administrative site plan modification; and

WHEREAS, Section 30-125. – Purpose. is amended remove requirements for a design review amendment; and

WHEREAS, Section 30-128. – Reserved. is amended to include projects subject to a design review amendment; and

WHEREAS, Section 30-139. – Reserved. is amended to include projects subject to a design review modification; and

WHEREAS, Section 30-256. – Types of temporary use applications and conditions. is amended to allow temporary commercial buildings on the site of an existing commercial business during reconstruction or remodeling; and

WHEREAS, Section 30-310. – Authority is amended to authorize the Director of Planning to approve time extensions for tentative tract maps; and

WHEREAS, Table 30-359.A. – Land Uses. is amended to revise land uses related to restaurants and alcohol sales; and

WHEREAS, Section 30-360. – Special use regulation. is amended to include operational standards for restaurants serving alcohol; and

WHEREAS, Section 30-447. – Residential development standards. is amended to remove the limitation on the number of bedrooms per residential unit in the R-4 zoning district; and

WHEREAS, Section 30-448. – Multiple-family building separation requirement. is amended to include a provision for building separation from the R-1 zoning district for development in the R-4 Overlay district; and

WHEREAS, Section 30-491. – Special use regulations*. is amended to include operational standards for restaurants serving alcohol; and

WHEREAS, Section 33.30. – Additional operational regulations for storefront retail. is amended to explicitly allow curbside delivery on the site of cannabis storefront retail and to provide operational standards for such activity; and

WHEREAS, the Fontana Planning Commission (“Planning Commission”) recommends that the Fontana City Council (“City Council”) determine that the amendments qualify for a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA. Furthermore, Planning Commission recommends that City Council finds that the amendments are nonetheless exempt from the requirements of 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

WHEREAS, on August 19, 2025, the Planning Commission carefully considered all information pertaining to the municipal code amendments, including the staff report, and all the information, evidence, and testimony presented at its public hearing on August 19, 2025; and

WHEREAS, the amendments are consistent and compatible with the General Plan, and that the updates are in line with goals, policies and objectives of the City; the Housing Element policies and the Zoning and Development Code; and

WHEREAS, the amendments will be in conformity with best land use practices and will establish appropriate development standards for the land use designations; and

WHEREAS, the amendments to the FMC that are attached hereto as Exhibit “A” and incorporated herein by this reference; and

WHEREAS, the amendments will not be detrimental to the public health, safety, and general welfare, will not adversely affect the orderly development of property, will better express the City’s policies, and will generally promote good land use planning and regulation; 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 reference.

Section 2. CEQA. The Planning Commission hereby recommends that the City Council determine that this ordinance qualifies for a categorical exemption pursuant to the California Environmental Quality Act (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, that this Ordinance is nonetheless exempt from the requirements of 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; therefore, a Notice of Exemption has been prepared.

Section 3. Municipal Code Amendment. The Planning Commission hereby makes the following finding for MCA No. 25-0008 in accordance with Section 30-45(b) "Hearing-Planning Commission" development code amendments of the Fontana Zoning and Development Code:

Finding: **The proposal substantially promotes the goals of the City's general plan.**

Finding of Fact: The proposed Municipal Code Amendments will clarify and streamline the City's development requirements and processes while facilitating housing and commercial development and supporting the business community. As such, they promote the General Plan goals of adequate housing to meet the needs of all residents in Fontana and promoting a diversified economy.

Section 4. Recommendation of Approval. Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt an ordinance approving MCA No. 25-0008 to amend multiple sections of the FMC as indicated in Exhibit "A" which is attached hereto and incorporated herein by 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 invalidity shall not affect any other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 19th day of August 2025.

City of Fontana

Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armendarez, 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 19th day of August 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joseph Armendarez, Secretary

“EXHIBIT A”

AMENDMENT TO FONTANA MUNICIPAL CODE CHAPTER 30

(*Additions shown in underline, deletions shown in ~~strikeout~~)

Chapter 26 – SUBDIVISIONS

DIVISION 2. – TENTATIVE TRACT MAP REQUIREMENTS

Sec. 26-58. Expiration of approval.

- (a) An approved tentative tract map shall expire 24 months after its approval, unless this time period is otherwise extended pursuant to this section or pursuant to any provision of the Subdivision Map Act as enacted or subsequently amended, but in no event shall an approved tentative tract map be valid beyond 15 years from the date it was first approved.
- (b) In addition to the time period set forth in subsection (a) of this section and upon application of the subdivider filed prior to expiration of the approved tentative tract map, an additional period of time, not to exceed five years, may be granted by the ~~planning commission~~ Director of Planning. When an application is filed pursuant to this subsection, the map shall automatically be extended for 60 days or until the ~~planning commission~~ Director of Planning approves, conditionally approves, or denies the application for the extension.
- (c) The period of time specified in subsections (a) and (b) of this section shall not include any period of time during which a development moratorium, imposed after approval of the tentative tract map, is in existence; provided, however, that the length of the moratorium does not exceed five years. Once a moratorium is terminated, the map shall be valid for the same period of time as was left to run on the map at the time the moratorium was imposed. However, if the remaining time is less than 120 calendar days, the map shall be valid for 120 calendar days following the termination of the moratorium. For purposes of this section, a development moratorium shall include a water or sewer moratorium, as well as other actions of public agencies which regulate land use, development or the provision of services to the land, including those of school and fire districts.
- (d) The period of time specified in subsections (a) and (b) of this section shall not include any period of time during which a lawsuit involving the approval of the tentative tract map is or was pending in a court of competent jurisdiction if, upon application of the subdivider and upon conclusive proof of the existence of such lawsuit, the planning commission agrees, in accordance with California Government Code § 66452.6(c), to stay such time period. Within 40 days after receiving the application, the city shall either stay the time period for up to five years or deny the requested stay. The planning commission shall determine whether the conditions of approval imposed at the time the tentative tract map

was first approved are sufficient to protect the health, safety and welfare of the general public. The planning commission has the right to amend, modify or delete such conditions of approval as a condition of the requested stay.

- (e) If the subdivider is required to expend \$125,000.00 or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way which abut the boundary of the property to be subdivided and which are reasonably related to the development of that property, upon the filing of a final map, the expiration of the tentative tract map shall be extended by 36 months from the date of its expiration or the date of the previously filed final map, whichever is later. This subsection shall apply only to situations wherein multiple final maps are filed with the city. The extension provided in this subsection shall not extend the tentative map more than ten years from its date of approval. Nothing in this subsection limits the authority of the planning commission to impose reasonable conditions to the filing of multiple final maps.
- (f) In addition to any other extension of time provided by this section or provided by the Subdivision Map Act, the expiration date of any tentative tract map that did not expire before September 13, 1993, shall be extended by 24 months.
- (g) In addition to any other extension of time provided by this section or provided by the Subdivision Map Act the expiration date of any tentative tract map that did not expire before May 15, 1996, shall be extended by 12 months.
- (h) In addition to any other extension of time provided by this section or provided by the Subdivision Map Act any tentative tract map that would have expired on or after March 3, 2020 and before December 31, 2020, shall be extended by 12 months.
- (i) Subject to the 15 year time limit set forth in subsection (a) of this section, a tentative tract map on property subject to a development agreement authorized by Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 of the California Government Code may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. Such extension occurs upon the filing of each final map authorized by Government Code § 66456.1.

Sec. 30-12. – List of definitions.

...

Restaurant means an establishment where food ~~and drink~~ is freshly prepared, cooked, and served to order and consumed primarily within the main building, ~~and building or portion thereof where food and/or beverages are sold in a form ready for consumption and where all or a significant portion of the consumption takes place or is designated to take place outside the confines of the building, often in a motor vehicle. and where at least 65 percent of the quarterly gross receipts are from the sale of food products/meals that include freshly prepared food items available for consumption on the premises during all hours the establishment is open for business. Restaurants maintain suitable kitchen facilities for cooking and/or preparing an assortment of foods for meals along with the proper amount of refrigeration and/or heating for keeping of food. The service of pre-packaged items (e.g. sandwiches, salads, etc.) does not qualify within the definition of a restaurant. Restaurants do not include any live entertainment, disc jockey, amplified music, karaoke, electronic arcade, amusement games, pool tables, dart boards, dancing, dance floor, or dance area provided on the premises.~~

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Subdivision III. – Administrative Site Plan – Amendment

Sec. 30-100. ~~Reserved~~ Projects subject to administrative site plan - amendment.

Editor's note(s) — Ord. No. 1906, § 28, adopted Oct. 25, 2022, repealed § 30-100, which pertained to Development Advisory Board (DAB) review and derived from Prior Code.

(a) Applications for amendments to administrative site plans are required for commercial, industrial, and institutional projects with a previously approved administrative site plan entitlement that has not yet expired, is not under construction or developed, and which may or may not involve the issuance of a building permit for construction, including:

- (1) Major façade changes that include significant structural changes, such as changes to the location of windows and doors, roof pitch or structure, building materials, etc.
- (2) Major site plan changes, such as relocation of buildings, but not including the relocation or modifications to parking spaces where such relocation or modification reduces the number of parking spaces below the required number of parking spaces.
- (3) The addition of square footage to a previously-approved building totaling less than 1% of the total building area.

- (b) Amendments to an approved administrative site plan shall be approved by the Director of Planning or his/her designee. Upon the submittal of an application, the Director of Planning shall have the discretion to determine if the proposed amendment will be referred to the approving body for approval or approved administratively. The following parameters shall be used to guide the Director of Planning's decision:
- (1) Changes to conditions of approval, increases in the square footage, and significant changes to either the site plan (such as changing the size, shape, or position of a building on a project site) or architectural elevations (such as changes in building height or massing, altering the exterior building materials, adding or deleting elements such as balconies, dormers, porches, etc.) shall be referred to the approving body for review and approval of an administrative site plan amendment.
 - (2) Changes to the following may be reviewed and approved administratively by the Director of Planning:
 - a. Architectural features that are not significant in nature (i.e. window treatments, shifting of windows or minor changes in window size, decorative trim, or numbers, the shifting of parking spaces on site that do not reduce the number of required parking spaces below the minimum required by the Article XI or the applicable specific plan, etc.)
 - b. Site improvements that enhance the site regarding the aesthetics, public safety and/or security.
 - c. Project features not visible from the public right-of-way and that do not result in a material change to the project's operational characteristics, scale intensity or fundamental design intent as originally approved.
 - (3) Within five years of the original administrative site plan application, color combinations and color schemes for commercial and industrial buildings shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes, regardless of the date of the original application and modifications of color combinations and color schemes for administrative site plan applications which are five years or older from the date of approval may be approved by the Director of Planning administratively. The Director of Planning may refer minor hue color changes to the original approving body for consideration under a revision to the original application.

Subdivision IV. – Administrative Site Plan Modification

Sec. 30-110. Reserved. Projects subject to administrative site plan – modification.

Editor's note(s) — Ord. No. 1906, § 31, adopted Oct. 25, 2022, repealed § 30-110, which pertained to Development Advisory Board (DAB) review and derived from Prior Code.

- (a) Applications for administrative site plan – modification are required for commercial, industrial, and institutional projects with a previously approved administrative site plan entitlement that has not yet expired, is currently under construction or developed, and which may or may not involve the issuance of a building permit for construction, including:
 - (1) Major façade changes that include significant structural changes, such as the changes to the location of windows and doors, roof pitch or structure, building materials, etc.
 - (2) Major site plan changes, such as relocation of buildings, but not including the relocation or modifications to parking spaces where such relocation or modification reduces the number of parking spaces below the required number of parking spaces.
 - (3) The addition of square footage to a previously approved building totaling less than 1% of the total building area.
- (b) Modifications to an administrative site plan shall be approved by the Director of Planning or his/her designee. Upon written request from an applicant, the Director of Planning shall have the discretion to determine if the proposed modification will be referred to the approving body for approval or approved administratively. The following parameters shall be used to guide the Director of Planning's decision:
 - (1) Changes to conditions of approval, increases in the square footage, and significant changes to either the site plan (such as changing the size, shape, or position of a building on a project site) or architectural elevations (such as changes in building height or massing, altering the exterior building materials, or adding or deleting elements like balconies, dormers, porches, etc.) shall be referred to the approving body for review and approval of an administrative site plan modification.
 - (2) Changes to the following may be reviewed and approved administratively by the Director of Planning:
 - a. Architectural features that are not significant in nature (i.e. window treatments, shifting of windows or minor changes in window size, decorative trim, or numbers, the shifting of parking spaces on site that do not reduce the number of required parking spaces below the

minimum required by the Article XI or the applicable specific plan, etc.)

- b. Site improvements that enhance the site regarding the aesthetics, public safety and/or security.
- c. Project features not visible from the public right-of-way and that do not result in a material change to the project's operational characteristics, scale intensity or fundamental design intent as originally approved.

(3) Within five years of the original administrative site plan application, color combinations and color schemes for commercial and industrial buildings shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes, regardless of the date of the original application and modifications of color combinations and color schemes for administrative site plan applications which are five years or older from the date of approval may be approved by the Director of Planning. The Director of Planning may refer minor hue color changes to the original approving body for consideration under a revision to the original application.

Subdivision II. – Design Review - Amendment

Sec. 30-125. Purpose.

- (a) The purpose and intent of the design review, amendment process is to assure that projects comply with all applicable City standards and ordinances, and are not detrimental to the public health, safety, or welfare, or are materially injurious to properties or improvements in the immediate vicinity. Projects eligible for an amendment are for any non-expired approved entitlements for design review on undeveloped sites pursuant to the amendment procedures herein.
- ~~(b) Amendments to an approved design or administrative site plan review shall be approved by the approving body or the Director of Community Development or his/her designee. Upon written request from an applicant, the Director of Community Development shall have the discretion to determine if the proposed amendment will be referred to the approving body for approval or approved administratively. Administratively approved amendments to a design review originally approved by the Planning Commission shall be placed on the Planning Commission agenda under the Manager of Planning report for informational purposes. The following parameters shall be used to guide the Director of Planning's decision:~~

- ~~(1) Changes to conditions of approval, increases in the square footage, and significant changes to either the site plan or architectural elevations shall be referred to the approving body for review and approval~~
- ~~(2) Changes to architectural features that are not significant in nature such as window treatments, shifting of windows or minor change in window size or decorative trim, the shifting of parking spaces on site that do not reduce the number of required parking spaces or site improvements that enhance the site in regard to the aesthetics, public safety and/or security can be reviewed and approved administratively.~~
- ~~(3) Within five years of the original design review or administrative site plan application, color combinations and color schemes for commercial and industrial buildings shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes, regardless of the date of the original application and modifications of color combinations and color schemes for design reviews and administrative site plan applications which are five years or older from the date of approval may be approved by the Director of Community Development. The Director of Community Development may refer minor hue color changes to the original approving body for consideration under a revision to the original application. Appeals shall follow provisions of Section 30-33.~~

Sec. 30-128. Reserved Projects subject to design review - amendment.

~~Editor's note(s) — Ord. No. 1906, § 35, adopted Oct. 25, 2022, repealed § 30-128, which pertained to Development Advisory Board (DAB) review and derived from Prior Code.~~

- ~~(a) Applications for design review – amendment are required for projects with a previously approved design review entitlement that has not yet expired, is not under construction or developed, and which may or may not involve the issuance of a building permit for construction, including:~~
 - ~~(1) Major façade changes that include significant structural changes, such as the changes to the location of windows and doors, roof pitch or structure, building materials, etc.~~
 - ~~(2) Major site plan changes, such as relocation of buildings, but not including the relocation of or modifications to parking spaces where such relocation or modification reduces the number of parking spaces below the required number of parking spaces.~~
 - ~~(3) The addition of square footage to a previously-approved building totaling less than 1% of the total building area.~~

- (b) Amendments to an approved design review shall be approved by the Director of Planning or his/her designee. Upon written request from an applicant, the Director of Planning shall have the discretion to determine if the proposed amendment will be referred to the approving body for approval or approved administratively. Administratively approved amendments to a design review originally approved by the Planning Commission shall be placed on the Planning Commission agenda under the Director of Planning report for informational purposes. The following parameters shall be used to guide the Director of Planning's decision:
- (1) Changes to conditions of approval, increases in the square footage, and significant changes to either the site plan or architectural elevations shall be referred to the approving body for review and approval of a design review.
 - (2) Changes to the following may be reviewed and approved administratively by the Director of Planning:
 - a. Architectural features that are not significant in nature (i.e. window treatments, shifting of windows or minor changes in window size, decorative trim, or numbers, the shifting of parking spaces on site that do not reduce the number of required parking spaces below the minimum required by the Article XI or the applicable specific plan, etc.)
 - b. Site improvements that enhance the site regarding the aesthetics, public safety and/or security.
 - c. Project features not visible from the public right-of-way and that do not result in a material change to the project's operational characteristics, scale intensity or fundamental design intent as originally approved.
 - (3) Within five years of the original design review or administrative site plan application, color combinations and color schemes for commercial and industrial buildings shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes, regardless of the date of the original application and modifications of color combinations and color schemes for design reviews and administrative site plan applications which are five years or older from the date of approval may be approved by the Director of Community Development. The Director of Community Development may refer minor hue color changes to the original approving body for consideration under a revision to the original application. Appeals shall follow provisions of Section 30-132.

Subdivision III. – Design Review Modification

Sec. 30-139. Reserved Projects subject to design review - modification.

~~Editor's note(s) — Ord. No. 1906, § 37, adopted Oct. 25, 2022, repealed § 30-139, which pertained to Development Advisory Board (DAB) review and derived from Prior Code.~~

- (a) Applications for design review – modification are required for projects with a previously approved design review entitlement that has not yet expired, is under construction or already developed, and which may or may not involve the issuance of a building permit for construction, including:
 - (1) Major façade changes that include significant structural changes, such as the changes to the location of windows and doors, roof pitch or structure, building materials, etc.
 - (2) Major site plan changes, such as relocation of buildings, but not including the relocation or modifications to parking spaces where such relocation or modification reduces the number of parking spaces below the required number of parking spaces.
 - (3) The addition of square footage to a previously-approved building totaling less than 1% of the total building area.
- (b) Modifications to an approved design review shall be approved by the approving body or the Director of Planning or his/her designee. Upon written request from an applicant, the Director of Planning shall have the discretion to determine if the proposed amendment will be referred to the approving body for approval or approved administratively. Administratively approved modifications to a design review originally approved by the Planning Commission shall be placed on the Planning Commission agenda under the Director of Planning report for informational purposes. The following parameters shall be used to guide the Director of Planning's decision:
 - (1) Changes to conditions of approval, increases in the square footage, and significant changes to either the site plan or architectural elevations shall be referred to the approving body for review and approval.
 - (2) Changes to the following may be reviewed and approved administratively by the Director of Planning:
 - a. Architectural features that are not significant in nature (i.e. window treatments, shifting of windows or minor changes in window size, decorative trim, or numbers, the shifting of parking spaces on site that do not reduce the number of required parking spaces below the

minimum required by the Article XI or the applicable specific plan, etc.)

- b. Minor site improvements that enhance the site regarding the aesthetics, public safety and/or security.
- c. Project features not visible from the public right-of-way and that do not result in a material change to the project's operational characteristics, scale intensity or fundamental design intent as originally approved.

- (3) Within five years of the original design review application, color combinations and color schemes for commercial and industrial buildings shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes, regardless of the date of the original application and modifications of color combinations and color schemes for design reviews applications which are five years or older from the date of approval may be approved by the Director of Planning. The Director of Planning may refer minor hue color changes to the original approving body for consideration under a revision to the original application. Appeals shall follow provisions of Section 30-33.

DIVISION 18. – TEMPORARY USE

Sec. 30-256. - Types of temporary use applications and conditions.

A temporary use permit shall be required for the following activities and shall be subject to conditions established herein and any other additional conditions as may be prescribed by the Director of Planning. All such uses shall be subject to the sign regulations within Chapter 3 and zoning regulations within Chapter 30 of the Municipal Code.

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- (12) Temporary commercial buildings on active construction sites in the case of the reconstruction or remodeling of an existing commercial business. The following restrictions shall apply:

- a. The Director of Planning may approve a temporary commercial building for the duration of the reconstruction or remodeling project or for up to a maximum period of one year. If the Director of Planning determines that extenuating circumstances have occurred during construction, a one-year extension may be granted.
- b. A maximum of one temporary commercial building may be approved to operate a maximum of one business on the site. The business must be appropriately

licensed, operating in compliance with all City rules, regulations, and codes, and must have been in operation prior to the start of construction.

- c. Installation of the temporary building may occur only after a valid building permit has been issued by the Building and Safety Department.
- d. The temporary building installation must meet all requirements and regulations of the County Department of Environmental Health Services and all applicable City departments and other regulating agencies.
- e. Temporary buildings installed under the provisions of this section shall be removed from the site within fourteen calendar days of the completion of, and issuance of the Certificate of Occupancy for, the commercial building on the site.
- f. The temporary building shall not be installed on required vehicle parking and loading spaces as determined by Article XI. – On-Site Parking and Loading Regulations. Vehicle parking spaces provided on the subject site in excess of the requirements of Article XI may be considered for the installation of the temporary building.
- g. The temporary building shall not obstruct access and/or drive aisles on the subject site.
- h. Signage for the business on the site shall be reviewed and approved through the Temporary Use Permit and/or Design Review Sign process.

~~(42 13)~~ Other uses and activities that may be needed on a temporary basis or similar to subsections (1) through ~~(40 9)~~ above as deemed appropriate by the Director of Planning.

DIVISION 22. – TIME EXTENSION, MAPPING AND PROJECT

Subdivision II. – Time Extension – Tentative Tract Maps

Sec. 30-310. - Authority.

The ~~Planning Commission~~ Director of Planning is authorized to approve or deny applications for time extension for tentative tract maps and to impose conditions upon such approval.

ARTICLE III – FORM BASED CODE

Division 3. – Permitted Land Uses

Table 30-359.A. – Land Uses

	Civic	Station Area	Downtown Gateway	Neighborhood	Multi-Family	Transitional	Sierra Gateway	Route 66 Gateway	Valley Gateway	Village
...										
Alcohol Beverage Sales										
Alcohol sales for off-site consumption, with or without tasting room	M	M	M	--	--	M	C	C	C	M
Alcohol sales for on-site sales consumption, in connection with restaurant/food hall ("Bona fide Public Eating Place", as defined by the Department of Alcoholic Beverage Control)	M	M	PS	--	--	M	PS	PS	PS	M
Alcohol sales for on-site sales consumption, in connection with restaurant/food hall ("Bona fide Public Eating Place", as defined by the Department of Alcoholic Beverage Control) and with entertainment and/or dancing	--	M	M	--	--	--	M	M	M	--
Alcohol sales for on-site sales consumption, with entertainment and/or dancing and not in connection with restaurant/food hall ("Bona fide Public Eating Place", as defined by the Department of Alcoholic Beverage Control)	--	--	C	--	--	--	C	C	C	--
Manufacturing, including winery or microbrewery with taking room and no restaurant	M	M	M	--	--	M	C	C	C	M
Micro-breweries in connection with restaurant (Brew Pub) (Bona fide Public Eating Place as defined by the Department of Alcohol Beverage Control)	M	M	M	--	--	M	C	C	C	M
Micro-breweries without tasting room	--	--	--	--	--	--	--	--	C	--
...										

ARTICLE III – FORM BASED CODE

DIVISION 3. – PERMITTED LAND USES

Sec. 30-360. Special use regulation.

...

- (i) Alcohol sales for on-site consumption, in connection with a restaurant/food hall.
 - (1) A restaurant selling alcohol for on-site consumption shall not negatively impact adjoining uses as it relates to noise in excess of the maximum noise measurements established in the Fontana Municipal Code, debris generated by the restaurant or its' patrons not disposed of in appropriate receptacles, traffic impacting use of the public right-of-way, storage outside of an enclosed building, and hours of operation, nor shall it create any adverse effect on public health, safety or welfare.
 - (2) The establishment shall be operated in such a manner that sound emitted from the premises shall not be audible beyond the boundaries on which it is located:
 - a. All doors to the building shall remain closed except to allow for the entrance and exit of patrons and employees.
 - b. Any such alcohol sales use being established for the first time shall have no entrance or exit located within 100 feet of a residentially zoned or utilized property unless adequate sound attenuation measures have been undertaken to ensure sound measurements do not exceed the maximum measurements established in the Fontana Municipal Code or unless the entrance or exit is separated from the residentially zoned property by a public street.
 - c. A restaurant selling alcohol for on-site consumption should be a minimum of 600 feet away from an existing or proposed school, park, religious institution, hospital, youth facility or other similar uses.

ARTICLE V. – RESIDENTIAL ZONING DISTRICTS

DIVISION 4. DEVELOPMENT STANDARDS FOR PRIMARY DWELLINGS.

Sec. 30-447. Residential development standards.

The following development standards apply to multi-family residential development projects without a commercial component, which are proposed at minimum density of

ATTACHMENT NO. 1

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24.1 to 39 dwelling units per acre within the multiple-family medium/high density residential (R-4) zoning district, and 39.1 to 50 dwelling units per acre in the multiple-family high density residential (R-5) zoning district.

Table	No.	30-447
Residential Development Standards		
Maximum Density	R-4	R-5
Maximum permitted number of dwelling units per adjusted gross acre	24.1.0— 39.0	39.1— 50.0
Lot Dimensions for New Lots, Lot Size, and Lot Coverage	R-4	R-5
Minimum width at front P/L	200'	200'
Minimum depth	300'	300'
Minimum lot size (sq. ft.)	2 acres	2 acres
Maximum lot coverage (adjusted gross acreage of total site)	70%	70%
Multiple-Family Minimum Dwelling Size (Standard/Market Rate, Senior and Affordable)	R-4	R-5
Minimum dwelling unit in square feet	550 sq. ft.	550 sq. ft.
Maximum dwelling unit in square feet	1,800 sq. ft.	1,800 sq. ft.
Building Height	R-4	R-5
Multi-Family	55'	55'
Multi-Family Open Space Requirements	R-4	R-5
Open space, private ground/upper floor (sq. ft.), minimum	120/80	120/80
Open space, common, as a percentage of adjusted gross acreage of project area, minimum	30%	30%
Open space, useable, (combined total of private and common open space), as a percentage of adjusted gross acreage of project area, minimum	35%	35%

Notes:

- (1) For existing legal lots smaller than this minimum, see Section 30-414 (lot size conformance).
- (2) For the purpose of this section, subterranean or partial subterranean parking shall not be considered a floor/story for the purpose of determining building setbacks.
- (3) For parcels located in the R-4 district, the number of bedrooms shall be limited to a maximum of two bedrooms per dwelling unit.

Sec. 30-448. Multiple-family building separation requirement.

Table No. 30-448		
Building Setback and Separation (in feet)		
Front Setback, Building to Public Right-of-Way (streets)	R-4	R-5
Major or primary	5-foot	5-foot
Secondary or collector	5-foot	5-foot
Local	0-foot	0-foot

Corner Lot, Side Building Setback to P/L	R-4	R-5
Major or primary	5-foot	5-foot
Secondary or collector	5-foot	5-foot
Local	5-foot	5-foot
Corner Lot, Side Parking Setbacks to P/L	R-4	R-5
Major or primary	10-foot	10-foot
Secondary or collector	10-foot	10-foot
Local	10-foot	10-foot
Side Setback (interior), Building, Setback to Adjacent Zoning Districts	R-4	R-5
R-1	25-foot	25-foot
R-2 (Single-family use)	25-foot	25-foot
R-2 (Multi-family use)	15-foot	15-foot
R-3	10-foot	15-foot
R-4	0-foot	0-foot
R-5	0-foot	0-foot
R-PC, Single-family	75-foot	75-foot
R-PC, Specific plan (b) (single-family/multi-family)	25-foot/ 15-foot	25-foot/ 15-foot
R-E	75-foot	75-foot
P-PF	30-foot	30-foot
C-2	0-foot	0-foot
All other zoning districts, (C-1, RMU, and OS)	20-foot	20-foot
Parking Area and Drive Aisle Setbacks to Adjacent Zoning Districts	R-4	R-5
All residential	5-foot	5-foot
All other	5-foot	5-foot
Onsite Building to Building Setbacks	R-4	R-5
Front to front	30-foot	30-foot
Front to side	30-foot	30-foot
Front to rear	30-foot	30-foot
Rear to side	25-foot	25-foot
Rear to rear	20-foot	20-foot
Side to side	15-foot	15-foot
Oblique alignment		
Accessory Structure Setbacks and Separation (in feet)	R-4	R-5
In all cases	See Section No.30-461	

Notes:

- (1) Building shall mean a structure containing dwelling units. For purpose of this table, building setback standards shall be for any building exceeding a single-story. Setback standards may be modified by other lettered notes herein.

- (2) Subtract ten feet for a single-story dwelling unit or a multi-story dwelling unit having a single-story element with a depth of at least ten feet.
- (3) All primary ground-floor common entries and individual dwelling unit entries fronting Foothill Blvd, Orange Way, Cypress Avenue or Valencia Avenue shall be oriented to the street, not the interior of the development or parking lot.
- (4) On a case by case basis, the Community Development Director may require up to ten feet of additional building setback from all property lines to accommodate entrance stops, porches, patios and other architecture features, as well as landscaping areas.
- (5) For the purpose of this table, accessory structure means a subordinate structure which is incidental to and is detached from the main building but is on the same lot and supports the primary use on-site. If an accessory structure is attached to the building by way of a continuation of the building roof, the accessory structure shall be considered an addition to the building.
- (6) "Front" is defined as that face of the building or unit with a major glass area and/or major private recreation area and may include access to that private recreation area. This access may or may not relate to the primary entrance to the building that faces the public right-of-way or private drive aisle; therefore, some buildings may have more than one "front" under this definition.
- (7) For the purpose of this table, zoning districts are not considered adjacent if separated by a dedicated public right-of-way or utility easement of more than 50 feet in width.
- (8) Setback measured from building to property line.
- (9) "Oblique alignment" is defined as the intersection of the parallel face of one building by the corner angle of a second building where said angle is greater than 25 percent. The corner angle of the intersecting building may encroach into the setback of the other building by up to five feet provided there is an equal or greater setback at the other end of the intersecting building. Such encroachment shall also be averaged so that for each building that is allowed to encroach into the setback, another building will offset such encroachment by an equal number of feet. (Where two buildings meet at corner angles, the side-to-front setback criteria shall be used.)
- (10) Balconies, patios (uncovered and covered), patio fences/walls, porches, and similar like structures (as determined by the Director of Community Development) may project into the setback area up to a maximum of six feet, providing, however, that such structures shall never be separated by less than 15 feet (horizontal).
- (11) The "rear" of a building is defined as the point or area farthest from the front. Where a building is identified to have two fronts the building may be considered not to have a rear facing.
- (12) Setback from underdeveloped property in the R-2 zone shall be determined at the R-1 single-family zones development standard of 25 feet.
- (13) Where a new building is to be constructed on a corner lot or intersection, a wraparound building design with an angled corner shall be utilized in order to maximize and encourage pedestrian activity.

(14) Parking setback may be decreased to zero for subterranean parking structures.

(15) The minimum building setback to the R-1 zoning district may be reduced to 10 feet for development within the R-4 overlay for projects developed consistent with the density requirements of the R-4 overlay and where the adjacent parcel is vacant and undeveloped.

ARTICLE VI. – COMMERCIAL AND MIXED USE ZONING DISTRICT

DIVISION 3. – USE REGULATIONS

Sec. 30-491. – Special use regulations*.

...

(22) Restaurant, With the Sale of Alcohol.

- (1) A restaurant selling alcohol for on-site consumption shall not negatively impact adjoining uses as it relates to noise in excess of the maximum noise measurements established in the Fontana Municipal Code, debris generated by the restaurant or its' patrons not disposed of in appropriate receptacles, traffic impacting use of the public right-of-way, storage outside of an enclosed building, debris, traffic, storage, design and hours of operation, nor shall it create any adverse effect on public health, safety or welfare.
- (2) The establishment shall be operated in such a manner that sound emitted from the premises shall not be audible beyond the boundaries on which it is located:
 - a. All doors to the building shall remain closed except to allow for the entrance and exit of patrons and employees.
 - b. Any such alcohol sales use being established for the first time shall have no entrance or exit located within 100 feet of a residentially zoned or utilized property unless adequate sound attenuation measures have been undertaken to ensure sound measurements do not exceed the maximum measurements established in the Fontana Municipal Code or unless the entrance or exit is separated from the residentially zoned property by a public street.
 - c. A restaurant selling alcohol for on-site consumption should be a minimum of 600 feet away from an existing or proposed

school, park, religious institution, hospital, youth facility or other similar uses.

Chapter 33 – CANNABIS BUSINESSES AND ACTIVITIES

Sec. 33-30. Additional operating regulations for storefront retail.

- (a) No commercial cannabis retailer offering storefront purchase shall be located within 600 feet from another commercial cannabis storefront retailer. The distance specified in this section shall be the horizontal distance measured in a straight line from the property line of one commercial cannabis storefront retailer to the closest property line of the lot on which another commercial cannabis business is located without regard to intervening structures.
- (b) Prior to dispensing medicinal cannabis or medicinal cannabis products to any person, the commercial medicinal cannabis business shall obtain verification from the recommending physician that the person requesting medicinal cannabis or medicinal cannabis products is a qualified patient, and shall maintain a copy of the physician recommendation or Identification Card as described in Health and Safety Code §§ 11362.71 through 11362.77, as may be amended from time to time, on site for period of not less than seven years.
- (c) Storefront retailers also providing delivery shall comply with the requirements pertaining to deliveries in section 33-30 of this chapter.
- (d) Commercial cannabis retailers selling medicinal cannabis shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of 18 years and that the potential customer has a valid doctor's recommendation. Adult use retailers shall verify the age of all customers to ensure persons under the age of 21 are not permitted on the premises. Entrances into the retailer shall be locked at all times with entry strictly controlled. A "buzz-in" electronic/mechanical entry system shall be utilized to limit access to and entry to the retailer to separate it from the reception or lobby area.
- (e) Retailers may have only that quantity of cannabis and cannabis products reasonably anticipated to meet the demand readily available for sale on-site in the retail sales area of the retailer.
- (f) All restroom facilities shall remain locked and under the control of management.
- (g) A cannabis storefront retailer shall notify qualified patients, primary caregivers, and customers (verbally or by written agreement) and by posting of a notice or notices conspicuously in at least 15 point type within the permitted premises that state as follows:

- (1) "The sale or diversion of cannabis or cannabis products without a permit issued by the City of Fontana is a violation of state law and the Fontana City Code."
- (2) "Secondary sale, barter, or distribution of cannabis or cannabis products purchased from a permittee is a crime and can lead to arrest."
- (3) "Patrons must not loiter in or near these premises and may not consume cannabis or cannabis products in the vicinity of this business or in any place not lawfully permitted. These premises and vicinity are monitored to ensure compliance."
- (4) "Warning: the use of cannabis or cannabis products may impair a person's ability to drive a motor vehicle or operate heavy machinery."
- (5) "CALIFORNIA PROP. 65 WARNING: Smoking of cannabis and cannabis-derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer."
- (6) Waste management. When managing cannabis goods, chemicals, hazardous or dangerous waste, Retailers are obligated to obtain all required permits, licenses, or other clearances and comply with all orders, laws, regulations, or other requirements of other regulatory agencies, including, but not limited to, local health agencies, regional water quality control boards, air quality management districts or air pollution control districts, local land use authorities, and fire authorities. The sale of cannabis waste is prohibited. Retailers shall maintain accurate and comprehensive records at the premises regarding cannabis waste that accounts for, reconciles, and provides evidence of, all activity related to the generation and disposal or deposition of cannabis waste.
- (h) No cannabis goods shall be sold and/or delivered by any means or method to any person within a motor vehicle, except curbside delivery conducted pursuant to the following:
 - (1) A licensed retailer authorized to engage in storefront sales at their licensed premises may conduct sales through curbside delivery.
 - (2) Cannabis goods that have been purchased by a customer may be delivered to the customer in a vehicle at a location on the license retail premises, which is immediately outside the structure, and which is not located adjacent to the public right-of-way.
 - (3) Curbside delivery of cannabis goods must occur under video surveillance meeting the applicable operating procedures (including those submitted as part of the initial application process).

- (4) Retail employees engaging in curbside delivery must verify each customer's age pursuant to Sec. 33-29(k).

NOTICE OF EXEMPTION

TO: <input checked="" type="checkbox"/> Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: Name: City of Fontana (Public Address: 8353 Sierra Ave, Agency) Fontana CA 92335 Telephone: 909-350-6568
<input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Include County name) Address:	

1. Project Title:	Master Case No. 25-0047, Municipal Code Amendment No. 25-0008
2. Project Applicant (include address, telephone number and email address):	City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335, Cecily Session-Goins, Associate Planner, (909) 350-6723, csgoins@fontanaca.gov
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):	Citywide, City of Fontana, County of San Bernardino
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	The project is Municipal Code Amendment No. 25-0008 - Fontana Municipal Code amendment to Chapters 26, 30 (Zoning and Development Code), and 33 pertaining to temporary use permits, entitlement requirements, restaurants serving alcohol, curbside delivery for retail storefront cannabis businesses, and residential development standards.

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:	City of Fontana 8353 Sierra Avenue Fontana, CA 92335 (909) 350-6718
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 type="checkbox"/> Categorical Exemption. State type and section number:	
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input checked="" type="checkbox"/> Other. Explanation:	This Ordinance is not a project pursuant to Section 15060(c), 15061(B)(3) (the common-sense exemption) and 15378 of the State of California Environmental Quality Act Guidelines, because it does not have potential for resulting in physical change in the environment, directly or indirectly. 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.
9. Reason why project was exempt:	This project is a citywide amendment to Chapters 26, 30 and 33 of the Fontana Municipal Code pertaining to temporary use permits, entitlement requirements, restaurants serving alcohol, curbside delivery for retail storefront cannabis businesses, and residential development standards. There is no associated development with this project.

10. Lead Agency Contact Person: Telephone:	Cecily Session-Goins, Associate Planner 909-350-6723
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: August 19, 2025	

Date:

Signature

Name: Rina Leung

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.



CONTINUANCE OF NOTICE PUBLIC HEARING

- At the August 19, 2025 meeting, the Fontana Planning Commission continued the item to the meeting of September 16, 2025.

Si desea información en Español referente a esta notificación 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 NUMBER (MCN) NO. 25-0047 - MUNICIPAL CODE AMENDMENT (MCA) NO. 25-0008

Review of 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; and modifications to Chapter 30 include establishment of a Paseo Overlay District; modification to Chapter 26 pertaining to time extension for tentative maps; and modification to Chapter 33 to provide standards for curbside delivery for cannabis retail storefront businesses.

Environmental Determination:

This Ordinance is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines, Section No. 3.22 and 3.07 of the 2019 Local Guidelines for Implementing CEQA, because it does not have potential for resulting in physical change in the environment, directly or indirectly. 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.

Location of Property:

Citywide

Date of Hearing:

August 19, 2025

Place of Hearing:

City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing:

6:00 pm

Should you have any questions concerning this project, please contact Cecily Session-Goins, Associate Planner, at (909) 350-6723 or by email at csgoins@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 AT THE PLANNING DEPARTMENT, CITY HALL. 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: July 28, 2025

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City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 25-0450
Agenda #: PH-C

Agenda Date: 9/16/2025
Category: Public Hearing

FROM:

Planning Department

TITLE:

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).

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 PC No. 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).

REQUEST:

Design Review (DRP) No. 23-0025 - A request for site and architectural approval of a medical campus consisting of two approximately 104,000 square foot, four-story office buildings and associated improvements on approximately 16.4 acres.

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

BACKGROUND INFORMATION:

Land Use Designations:

PROJECT DESCRIPTION:

A. Project Area: Approximately 16.4 adjusted gross acres

B. Building Analysis:

West Building (A)

First Floor:	21,300 square feet
Second Floor:	27,500 square feet
Third Floor:	27,600 square feet
<u>Fourth Floor:</u>	<u>27,600 square feet</u>
Total:	104,000 square feet

East Building (B)

First Floor:	21,300 square feet
Second Floor:	27,500 square feet
Third Floor:	27,600 square feet
<u>Fourth Floor:</u>	<u>27,600 square feet</u>
Total:	104,000 square feet

C. Parking Analysis:

Required:	1,040 spaces
Provided:	1,063 spaces

ANALYSIS:

The applicant, Caren Cupp of c|a ARCHITECTS applying on behalf of Intex Corp., is requesting that the Planning Commission approve Design Review (DRP) No. 23-0025 for the development of two 104,000 square foot, four-story medical office buildings as well as associated on-site and off-site improvements.

Design Review (DRP) No. 23-0025:

The medical complex will consist of two four-story buildings. Each building will feature a café, pharmacy, urgent care, radiology suite and medical office suite on the first floor. Floors two through four will include medical office suites.

The architectural style of the project is Modern. The buildings will feature a monochromatic color scheme with a symmetrical design. The use of flat roof lines, ample glazing and metal accents and awnings will further exemplify the architectural style.

The site will feature an ornamental pond water feature with decorative sandstone boulders and water

iris and aquatic plants between the two buildings. Shade structures with seating will be placed between the water feature and the buildings to provide shaded outdoor seating. A healing garden with walkable crushed stone, decorative boulders and a gathering lawn area.

The applicant has proposed landscaping throughout the site, including the parking areas. The parking areas will also feature solar carports to generate power for the facility.

Grading/Walls

The site is vacant and undeveloped but is the site of an abandoned vineyard. It is located adjacent to Cal Trans right-of-way and the 210 freeway, which is higher in elevation. The site is relatively flat but does slope gradually from northeast to southwest. The site's grading was part of an overall grading plan for the Arboretum Gardens area. Therefore, the graded site is consistent with the grades and elevations of the properties and planning areas in the vicinity.

The site will be unfenced, with the exception of the water quality management basin. The basin will be fenced with a decorative iron fence.

Site Access, Circulation/Parking

Access to and from the project site will be provided via two driveways on South Highland Avenue and one driveway on San Sevaine Road. On-site circulation is to be provided by drive aisles throughout the site leading to parking areas and drop off and pick up areas.

Parking areas will consist of both open spaces and spaces covered by carports with solar panels. Parking provided will exceed the minimum required by the West Gate Specific Plan with an excess of 23 parking spaces.

Environmental:

Pursuant to Sections 15162 and 15164 of California Environmental Quality Act (CEQA) Guidelines, the West Gate Specific Plan Final Environmental Impact Report (State Clearinghouse [SCH] No. 1995052002) was certified by City Council on March 2, 2017. The aforementioned certified EIR, and proposed Addendum anticipated the development of commercial/office uses and also adequately identified potential impacts associated with this project. No substantial changes have been made and no new additional impacts beyond what was anticipated in the EIR and Addendum have been identified; therefore, no further environmental review is required for the proposed project.

The Final West Gate Specific Plan Program Environmental Impact Report (State Clearinghouse [SCH] No. 1995052002) and the Addendum are posted on the City's website. The West Gate Specific Plan PEIR can be found at <https://www.fontanaca.gov/1304/West-Gate-Specific-Plan>

The Addendum to the SWIP PEIR can be found at <https://www.fontanaca.gov/2137/Environmental-Documents>.

MOTION:

Approve staff's recommendation

ATTACHMENTS:

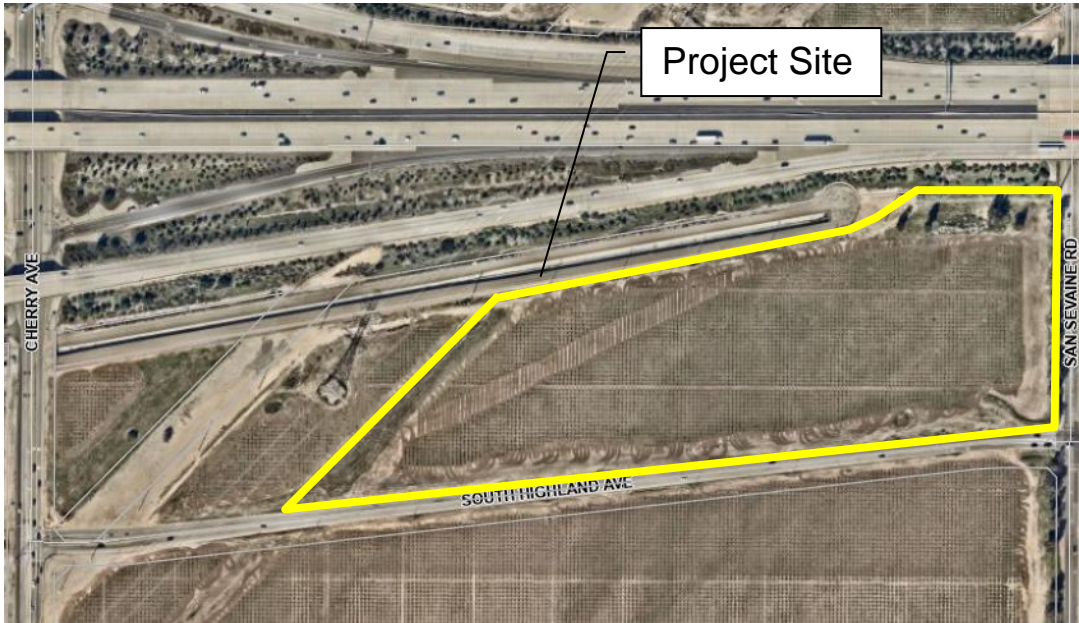
Attachment No. 1 - Vicinity Map

Attachment No. 2 - Project Plans

Attachment No. 3 - Planning Commission Resolution, Finding, and Conditions of Approval

Attachment No. 4 - Notice of Determination

Attachment No. 5 - Public Hearing Notice



VICINITY MAP

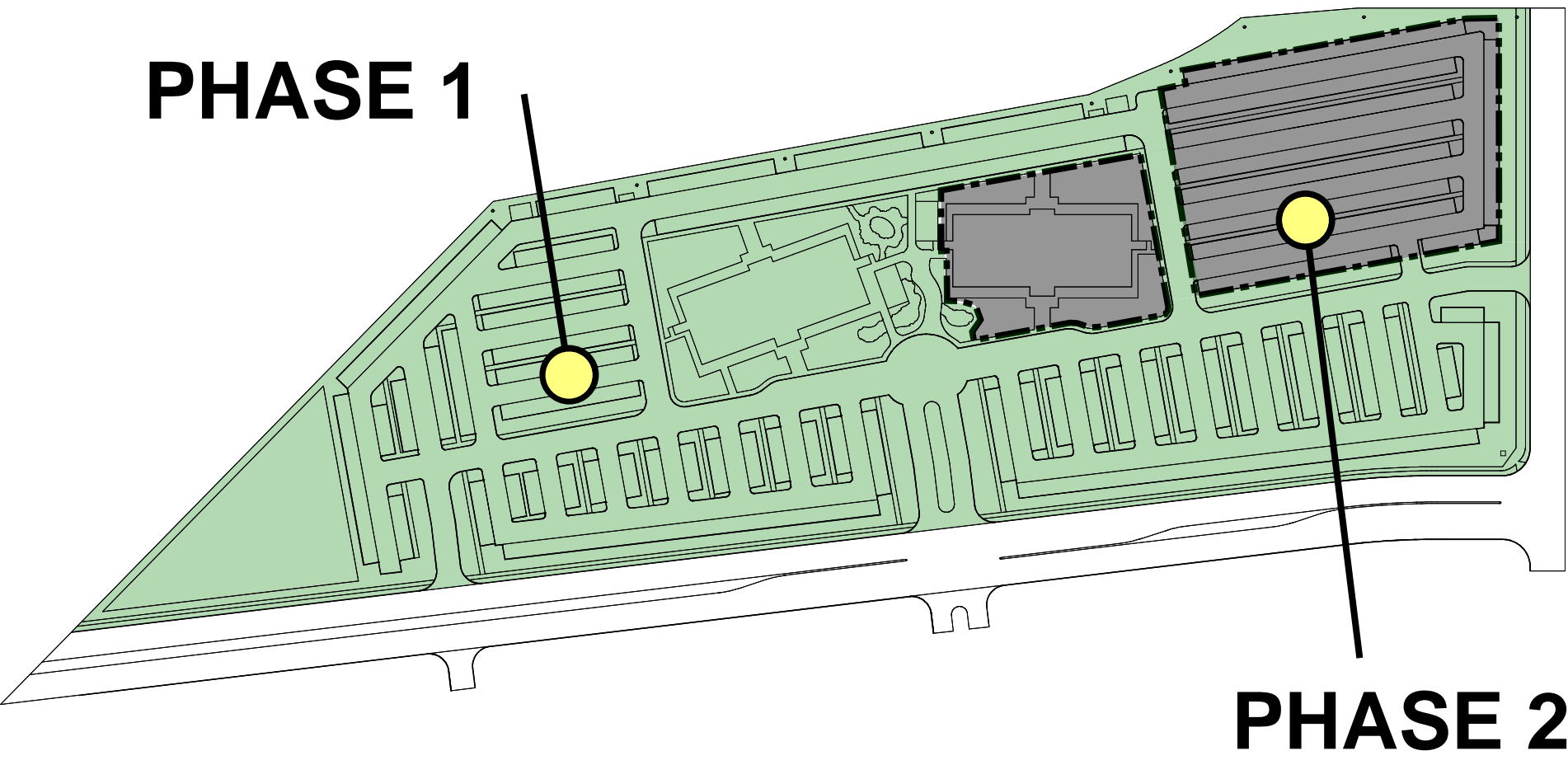
DATE: September 16, 2025

CASE: Master Case No. 23-103 and
Design Review No. 23-025

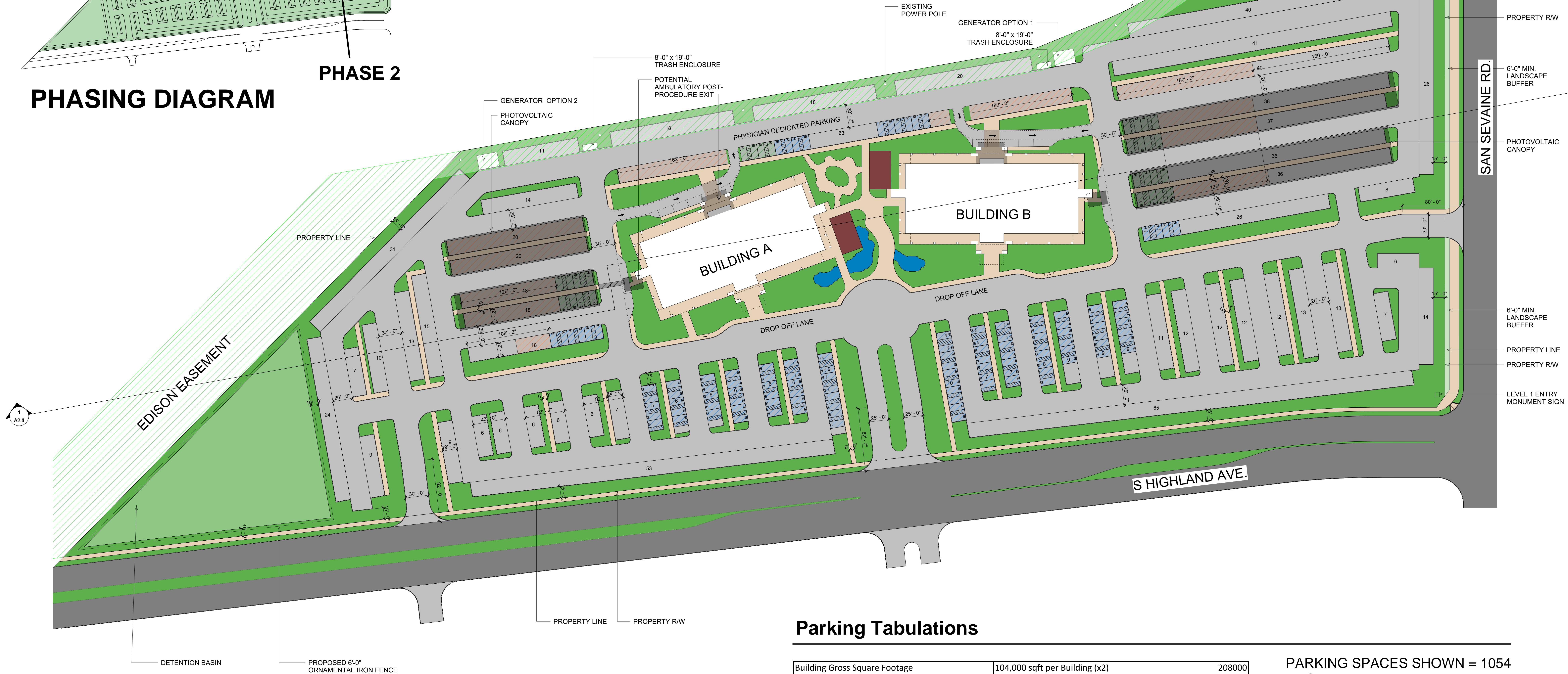


PROJECT DATA	ZONING REQUIREMENTS	LEGAL DESCRIPTION	PROJECT DESCRIPTION	PROJECT TEAM	SHEET INDEX																																	
<div>PROPERTY INFORMATION</div> <div>APN: 0228-021-47-0-000</div> <div>ADDRESS: S. HIGHLAND AVENUE, FONTANA, CA 92336</div> <div>SITE ZONE: MU-1</div> <div>BUILDING INFORMATION</div> <div>CONSTRUCTION TYPE: IIB - FIRE SPRINKLERED OCCUPANCY:B - MEDICAL OFFICE BUILDING - SHELL & CORE (FUTURE TI: OSHPD 3)</div> <div>ALLOWABLE BUILDING HEIGHT PER CBC TABLE 504.3: 75 FEET/ 60 FEET (WESTGATE) PROPOSED BUILDING HEIGHT: 67 FEET 0 INCHES</div> <div>BUILDING STORIES: 4 STORY BUILDING</div> <div>ALLOWABLE AREA PER CBC TABLE 506.2: 69,000 SQUARE FEET</div>	<div>ZONING (TABLE)</div> <div>PER APPENDIX</div> <table><tr><th>REQUIREMENT</th><th>REQUIREMENT</th><th>PROJECT</th></tr><tr><td>PROJECT SIZE</td><td>N/A</td><td>831,688 SF</td></tr><tr><td>LOT DIMENSION (WIDTH)</td><td>130'-0"</td><td>VARIES, >130'-0"</td></tr><tr><td>LOT DIMENSION (DEPTH)</td><td>130'-0"</td><td>VARIES, >130'-0"</td></tr><tr><td>MAXIMUM HEIGHT</td><td>N/A</td><td>67'-0"</td></tr><tr><td>TOTAL LANDSCAPING</td><td>15%</td><td>32.2 %</td></tr><tr><td>PARKING LANDSCAPING</td><td>15%</td><td>19.3%</td></tr><tr><td>F.A.R.</td><td>1.0 MAX</td><td>0.26</td></tr><tr><td>FRONT YARD SETBACK</td><td>15'-0"</td><td>15'-0"</td></tr><tr><td>SIDE YARD SETBACK</td><td>15'-0"</td><td>15'-0"</td></tr><tr><td>REAR YARD SETBACK</td><td>10'-0"</td><td>10'-0"</td></tr></table>	REQUIREMENT	REQUIREMENT	PROJECT	PROJECT SIZE	N/A	831,688 SF	LOT DIMENSION (WIDTH)	130'-0"	VARIES, >130'-0"	LOT DIMENSION (DEPTH)	130'-0"	VARIES, >130'-0"	MAXIMUM HEIGHT	N/A	67'-0"	TOTAL LANDSCAPING	15%	32.2 %	PARKING LANDSCAPING	15%	19.3%	F.A.R.	1.0 MAX	0.26	FRONT YARD SETBACK	15'-0"	15'-0"	SIDE YARD SETBACK	15'-0"	15'-0"	REAR YARD SETBACK	10'-0"	10'-0"	<div>REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNADINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:</div> <div>PARCEL A AS SHOWN ON THE CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 19, 2019 AS INSTRUMENT NO. 2019-0428704 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</div> <div>THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING NORTHERLY OF SOUTH HIGHLAND AVENUE AS DESCRIBED AS PARCEL NO. 9693.2 IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 1997055286 OF OFFICIAL RECORDS IN THE COUNTY OF SAN BERNARDINO.</div> <div>THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.</div> <div>EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:</div> <div>BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, DISTANT ALONG SAID WEST LINE SOUTH 0° 01' 36" WEST 30.00 FEET FROM A SAN BERNARDINO COUNTY SURVEYOR'S NAIL AND FLASHER, MARKING THE NORTHWEST CORNER OF SAID SECTION;</div> <div>THENCE ALONG SAID WEST LINE, SOUTH 0° 01' 36" WEST 2620.81 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4;</div> <div>THENCE ALONG SAID SOUTH LINE NORTH 89° 56' 59" EAST 33.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 33.00 FEET EAST, MEASURED AT RIGHT ANGLES TO SAID WEST LINE OF SAID NORTHWEST 1/4;</div> <div>THENCE ALONG SAID PARALLEL LINE NORTH 0° 01' 36" EAST 2580.70 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET;</div> <div>THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 90° 03' 12", A DISTANCE OF 62.87 FEET TO A POINT ON THE SOUTH LINE OF HIGHLAND AVENUE (60 FEET WIDE);</div> <div>THENCE ALONG SAID SOUTH LINE NORTH 89° 55' 12" WEST 73.04 FEET TO THE POINT OF BEGINNING.</div> <div>ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED JULY 31, 1991 AS INSTRUMENT NO. 91-290525, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</div> <div>ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 97-054117 OF OFFICIAL RECORDS.</div> <div>ALSO EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 97-055286 OF OFFICIAL RECORDS.</div> <div>ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, AS SET FORTH AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 25, 2005 AS INSTRUMENT NO. 2005-005443 OF OFFICIAL RECORDS.</div> <div>ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT, AS SET FORTH AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 10, 2006 AS INSTRUMENT NO. 2006-009984 OF OFFICIAL RECORDS.</div> <div>APN: 0228-021-47-0-000</div>	<div>PROJECT DESCRIPTION:</div> <div>THE WESTGATE MEDICAL CAMPUS IS STRATEGICALLY LOCATED AT THE CONFLUENCE OF INTERSTATE 15 AND INTERSTATE 210. THIS HIGHLY VISIBLE LOCATION WILL PROVIDE CONVENIENT ACCESS TO THE 208,000 GSF OF MEDICAL OUTPATIENT SERVICES. THE 1741 NET AREA SITE WILL BE ACCESSED FROM BOTH SAN SEVANE RD. AND S. HIGHLAND AVE. VIA FORMAL LANDSCAPED DRIVEWAYS THAT LEAD DIRECTLY TO THE LARGE DROP-OFF AREA ADJACENT TO THE TWO 4-STORY BUILDINGS. DOUBLE-LOADED ROWS OF PARKING FLANKING THE MAIN EAST-WEST DRIVE WILL PROVIDE CLEAR WAYFINDING THROUGH THE SITE, AND OFFER SAFE, PEDESTRIAN WALKWAYS IN THE SHADED MEDIANS OF EACH ROW. AS PEDESTRIANS APPROACH THE MAIN ENTRY OF EACH BUILDING, THEY WILL PASS A NATURALISTIC REFLECTING POND AND CONNECTED CREEK THAT CONTINUES TO THE LARGE COURTYARD BETWEEN THE TWO BUILDINGS. ANCHORED BY THE GROUND LEVEL CAFE, FREE-STANDING SHADE STRUCTURES AND SPECIMEN TREES WILL HELP ENCOURAGE OUTDOOR DINING AND SOCIAL ACTIVITIES. IN THE EVENT THE CONSTRUCTION IS PHASED, THE SITE DEVELOPMENT AND WEST BUILDING (BUILDING A) WOULD BE CONSTRUCTED FIRST TO ALLOW FOR THE CONSTRUCTION OF THE ESSENTIAL STORM WATER DETENTION BASIN IN THE SW CORNER OF THE SITE. PARKING WILL ACCOMMODATE A MINIMUM OF 1 PER 200SF, TOTALING 1040 REQUIRED SPACES. THE SITE PLAN SHOWS A TOTAL OF 1063 PROVIDED.</div> <div>BUILDING DESIGN:</div> <div>EACH BUILDING FEATURES 18' FLOOR TO FLOOR HEIGHT AT THE GROUND LEVEL, AND 15' FLOOR TO FLOOR HEIGHTS FOR THE UPPER LEVELS. URGENT CARE, PHARMACY AND IMAGING SUITES WILL BE LOCATED ON THE GROUND LEVEL OF BUILDING A FOR HIGH VISIBILITY AND EASY ACCESS, AS WELL AS THE CAFE. EACH FLOOR WILL CONTAIN TWO EMERGENCY STAIRS AT THE ENDS, AND ONE IN THE CENTER CORE. THE ADDITIONAL STAIR WILL PROVIDE FLEXIBILITY FOR A VARIETY OF TENANT SIZES. THE CENTRAL CORE ALSO HOUSES PUBLIC ELEVATORS, RESTROOMS FOR EACH FLOOR AND MECHANICAL/ELECTRICAL SPACES. THE EXTERIOR DESIGN WILL FEATURE AN INSET STOREFRONT WINDOW SYSTEM AT THE GROUND LEVEL, AND PUNCHED WINDOW OPENINGS AT THE UPPER FLOORS. THERE WILL BE AN 10' HIGH EQUIPMENT SCREEN ON THE ROOF LEVEL, AND TWO ELEVATOR PENTHOUSES. THE ROOFTOP EQUIPMENT WILL BE NO TALLER THAN THE SCREEN SO THESE ELEMENTS WILL NOT BE VISIBLE FROM THE SITE BELOW.</div>	<div>ARCHITECT</div> <div>c/a ARCHITECTS 3738 BAYER AVE, SUITE 104 LONG BEACH, CALIFORNIA 90808 (562) 595-5666</div> <div>CIVIL</div> <div>DAVID EVANS AND ASSOCIATES INC. 750 PILOT ROAD, SUITE F LAS VEGAS, NV 89119 (725) 529-3402</div> <div>LANDSCAPE</div> <div>IMA DESIGN 5281 CALIFORNIA AVE, SUITE 350 IRVINE, CALIFORNIA 92617 (949) 954-7525</div>	<div>ARCHITECTURAL</div> <div>A0.0 COVER</div> <div>A1.0 SITE PLAN</div> <div>A1.1 SITE LIGHTING</div> <div>A1.2 SITE DIMENSIONS</div> <div>A1.3 PHASE 1 SITE PLAN</div> <div>A1.4 FIRST FLOOR PLAN / SITE PLAN</div> <div>A2.0 FIRST FLOOR PLAN</div> <div>A2.1 SECOND FLOOR PLAN</div> <div>A2.2 THIRD/FOURTH FLOOR PLAN</div> <div>A2.3 ROOF FLOOR PLAN</div> <div>A3.0 BUILDING ELEVATIONS</div> <div>A3.1 BUILDING ELEVATIONS</div> <div>A4.0 BUILDING VIGNETTES</div> <div>A4.1 BUILDING VIGNETTES</div> <div>A5.0 SITE SECTIONS</div> <div>A5.1 SITE SECTIONS</div> <div>A5.2 MECHANICAL EQUIPMENT VISIBILITY DIAGRAM</div> <div>A6.0 DETAILS</div> <div>A7.0-A7.7 RENDERINGS</div> <div>CIVIL</div> <div>C1.0 TITLE SHEET</div> <div>C2.0 CONCEPTUAL GRADING</div> <div>C3.0 CONCEPTUAL GRADING</div> <div>C4.0 PROPOSED WET UTILITIES</div> <div>LANDSCAPE</div> <div>L1.0 LANDSCAPE OVERALL SITE PLAN</div> <div>L2.0 BUILDING PAD COURTYARD LANDSCAPE PLAN</div> <div>L3.0 LANDSCAPE PLANTING PLAN</div> <div>L4.0 LANDSCAPE PLANTING IMAGERY</div> <div>L5.0 LANDSCAPE TABULATION</div>
REQUIREMENT	REQUIREMENT	PROJECT																																				
PROJECT SIZE	N/A	831,688 SF																																				
LOT DIMENSION (WIDTH)	130'-0"	VARIES, >130'-0"																																				
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REAR YARD SETBACK	10'-0"	10'-0"																																				
PROJECT SQUARE FOOTAGE	PARKING CALCULATIONS		PROJECT LOCATION	VICINITY MAP																																		
<div>WEST BUILDING (A)</div> <div>FIRST FLOOR: 21,300GSF</div> <div>SECOND FLOOR: 27,500 GSF</div> <div>THIRD FLOOR: 27,600 GSF</div> <div>FOURTH FLOOR: 27,600 GSF</div> <div>TOTAL: 104,000 GSF</div> <div>EAST BUILDING (B)</div> <div>FIRST FLOOR: 21,300 GSF</div> <div>SECOND FLOOR: 27,500 GSF</div> <div>THIRD FLOOR: 27,600 GSF</div> <div>FOURTH FLOOR: 27,600 GSF</div> <div>TOTAL: 104,000 GSF</div> <div>NEW TOTAL BUILDING AREA ON SITE: 208,000 GSF</div>	<div>PARKING REQUIREMENTS FROM TABLE 30-685.A "MEDICAL OFFICE BUILDING" = 1 SPACE/ 200 GSF</div> <div>PROJECT GSF: 208,000 GSF</div> <div>FUTURE PROJECT GSF: 208,000 GSF</div> <div>TOTAL ANTICIPATED BUILDING GSF: 208,000 GSF</div> <div>TOTAL ANTICIPATED PARKING STALL REQUIREMENTS 1,040 STALLS (PER TABLE 30-685.A)</div> <div>TOTAL PROVIDED STALLS 1,063 STALLS</div> <div>REQUIRED ACCESSIBLE STALLS (11B-208.2) 130 TOTAL</div> <div>REQUIRED VAN ACCESSIBLE STALLS (11B-208.2.4) 13</div> <div>LOW EMITTING, FUEL EFFICIENT AND/OR CAR/POOL/VAN VEHICLES PARKING ALLOCATION</div> <div>TOTAL ANTICIPATED PARKING STALL REQUIREMENTS 208</div> <div>TOTAL PROVIDED STALLS 208</div> <div>* ACCESSIBLE NUMBER BASED ON PROVIDED STALLS NOT REQUIRED STALLS</div> <div>ZONING AND DEVELOPMENT CODE CITY OF FONTANA, CALIFORNIA CHAPTER 30, ARTICLE XI- ON-SITE PARKING AND LOADING REGULATIONS</div>																																					

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PHASING DIAGRAM

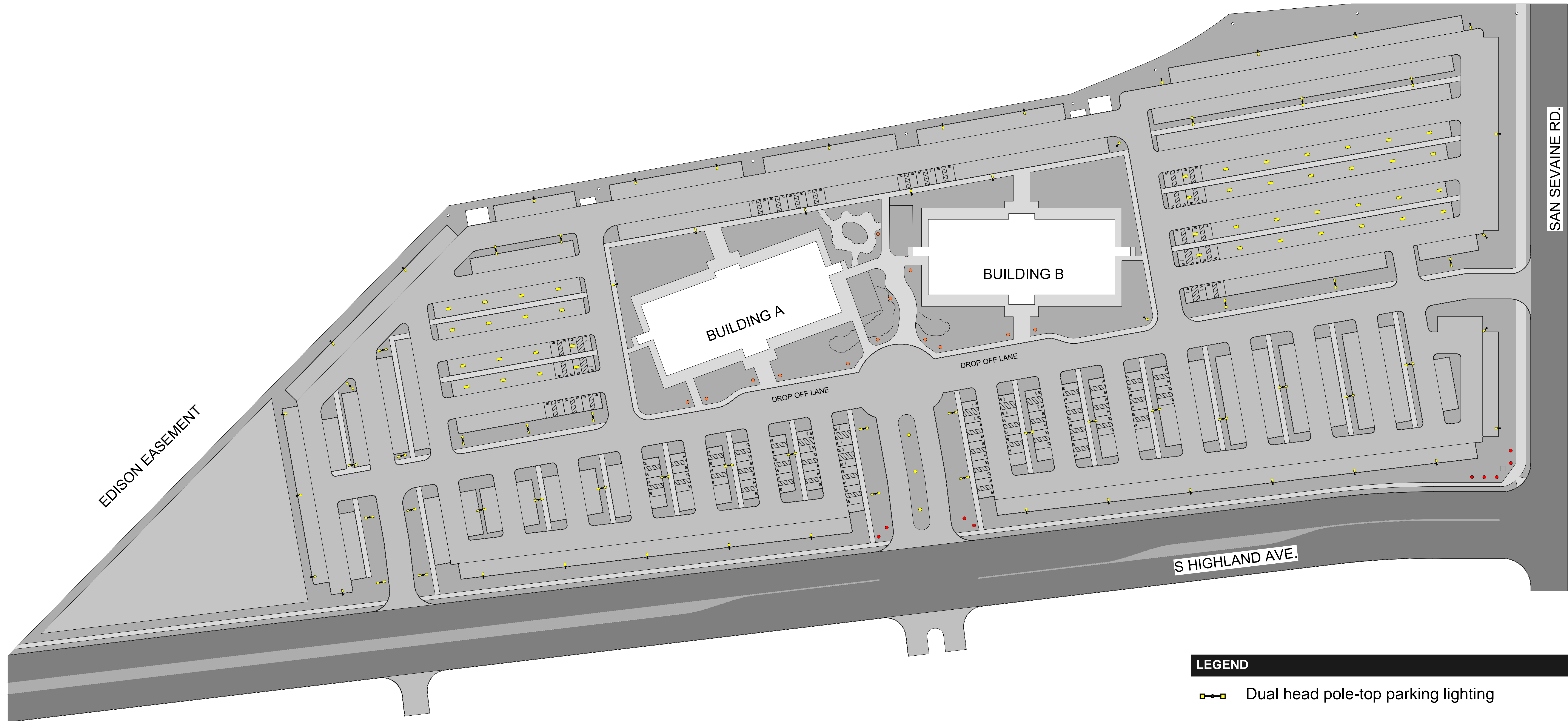


Parking Tabulations

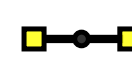





Building Gross Square Footage	104,000 sqft per Building (x2)	208000
Total Spaces Required	1/200 Parking Spaces Required	1040
Total Handicap Spaces Required	1/8 of Total Spaces Required	130
Total EV Spaces Required	20% of Total Spaces Required	208
Standard Spaces		728
Handicap Spaces (Non-EV)		104
	Handicap Spaces	91
	Handicap Van Spaces (1/8 of total HC)	13
EV Space (Non-Accessible)		182
Total EV Accessible Spaces		26
	EV Accessible Spaces	22
	EV Accessible Van Spaces (1/8 of total EV-HC)	4

PARKING SPACES SHOWN = 1054
REQUIRED = 1040

- PHOTOVOLTAIC CANOPY
- STANDARD PARKING SPACES - 9x18
- EV PARKING SPACES
- EV ACCESSIBLE SPACES
- ACCESSIBLE SPACES

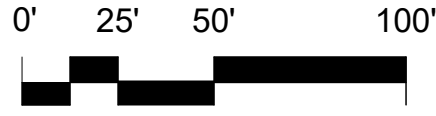


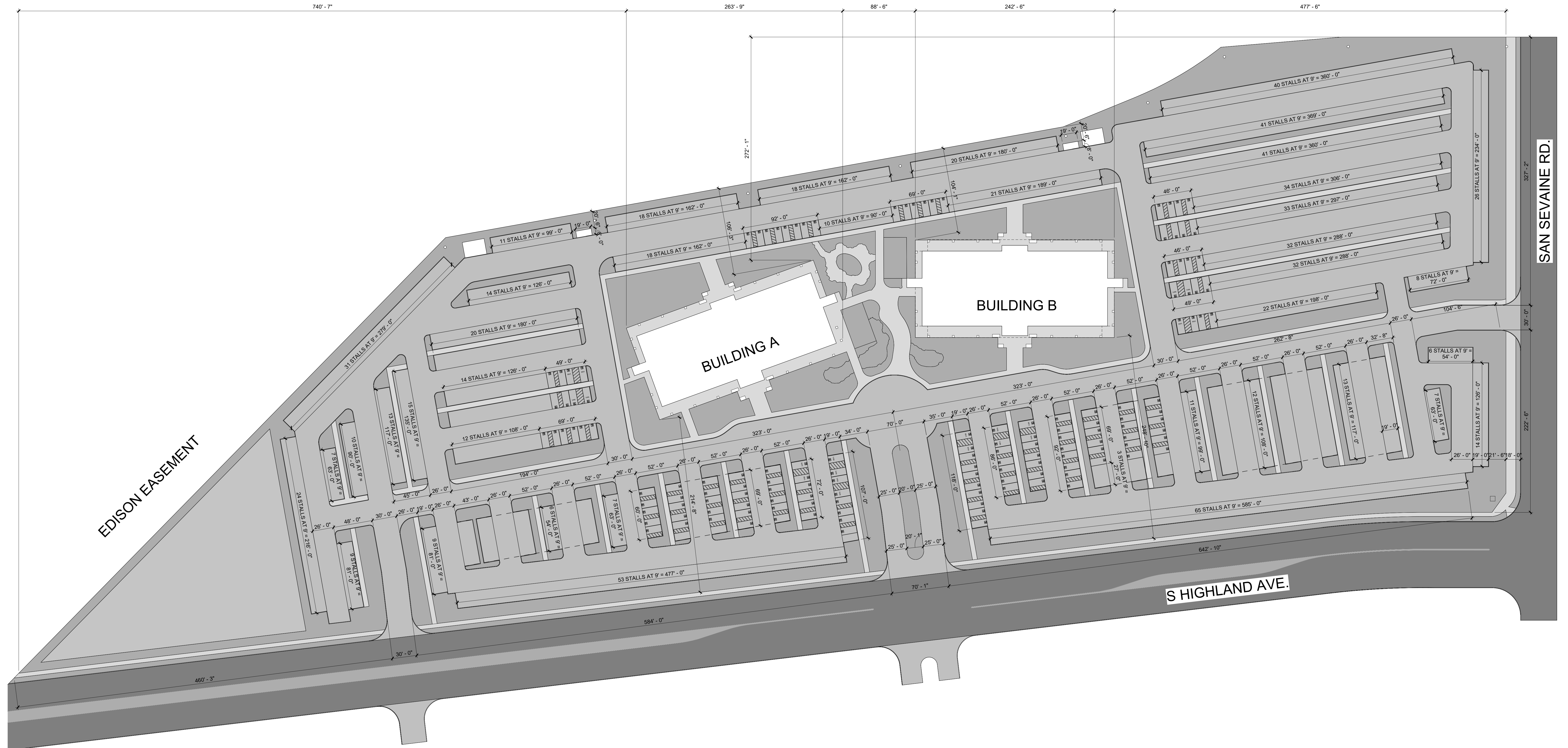
LEGEND

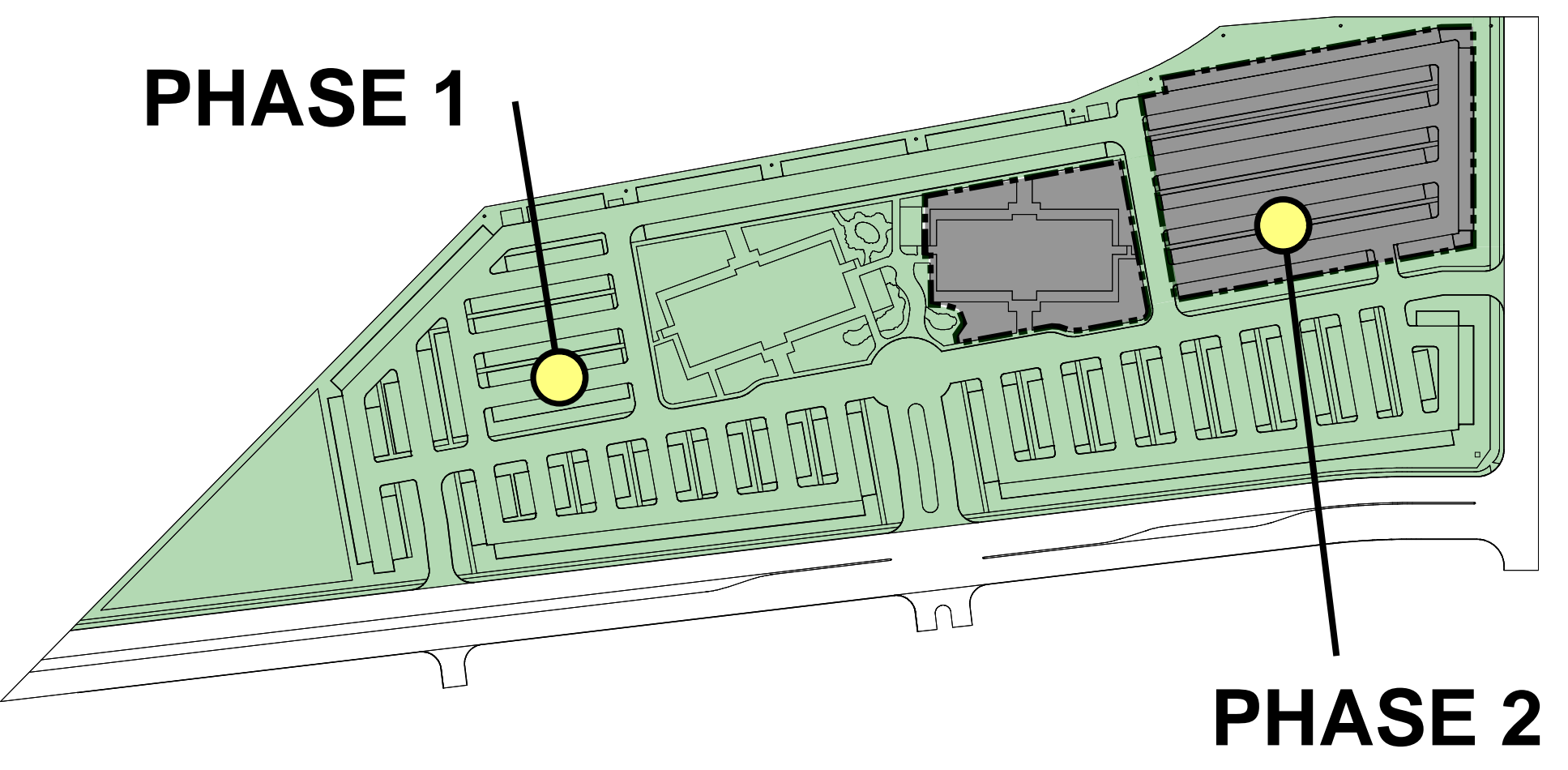
-  Dual head pole-top parking lighting
-  Single-head pole-top parking lighting
-  15' high pedestrian area pole-top lighting
-  Landscape specialty lighting type 1
-  Landscape specialty lighting type 2
-  Linear LED lights at underside of Solar panel canopy

Westgate Medical Campus - MCN23-0103

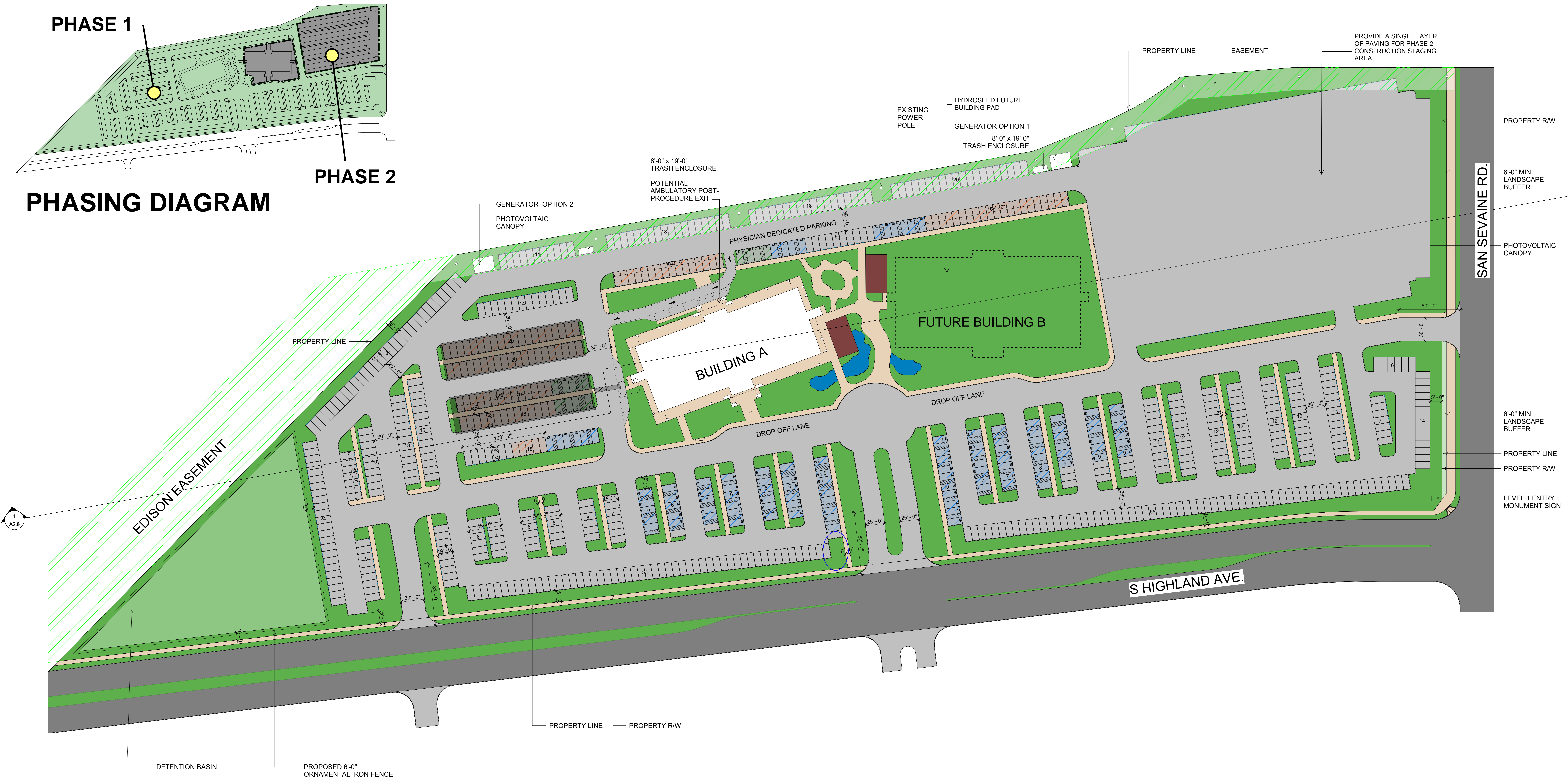
SITE LIGHTING





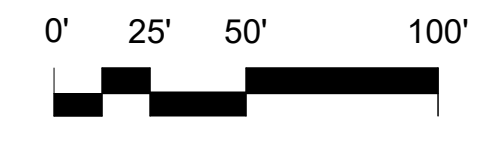


PHASING DIAGRAM

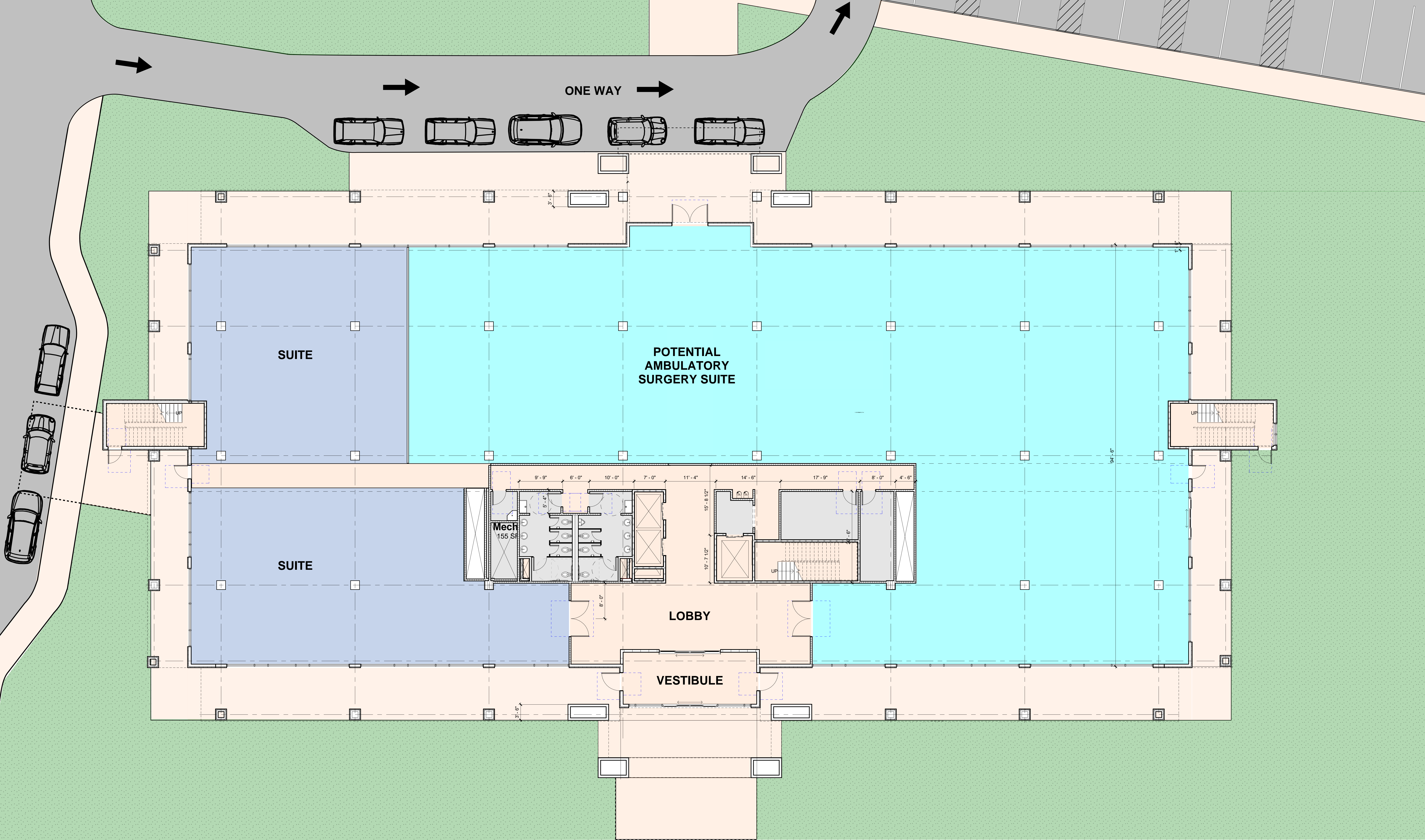


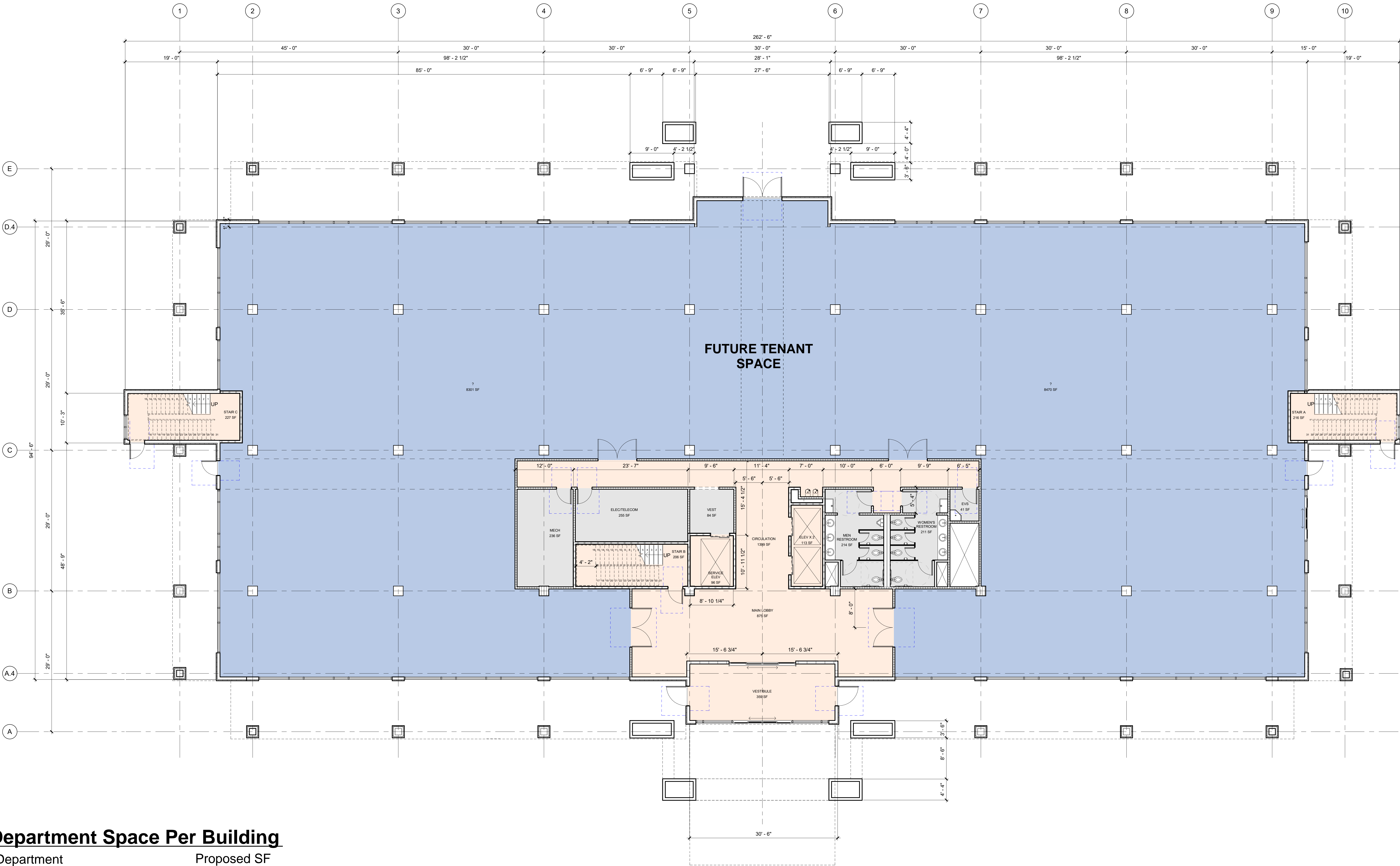
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PHASE 1 SITE PLAN



A1.3
04.22.2024



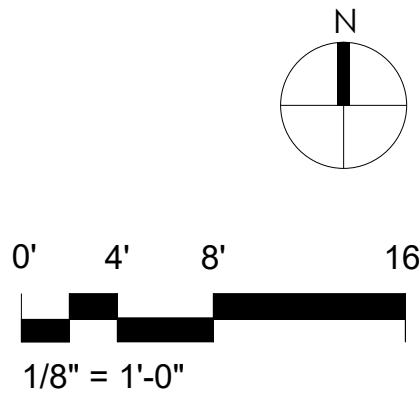


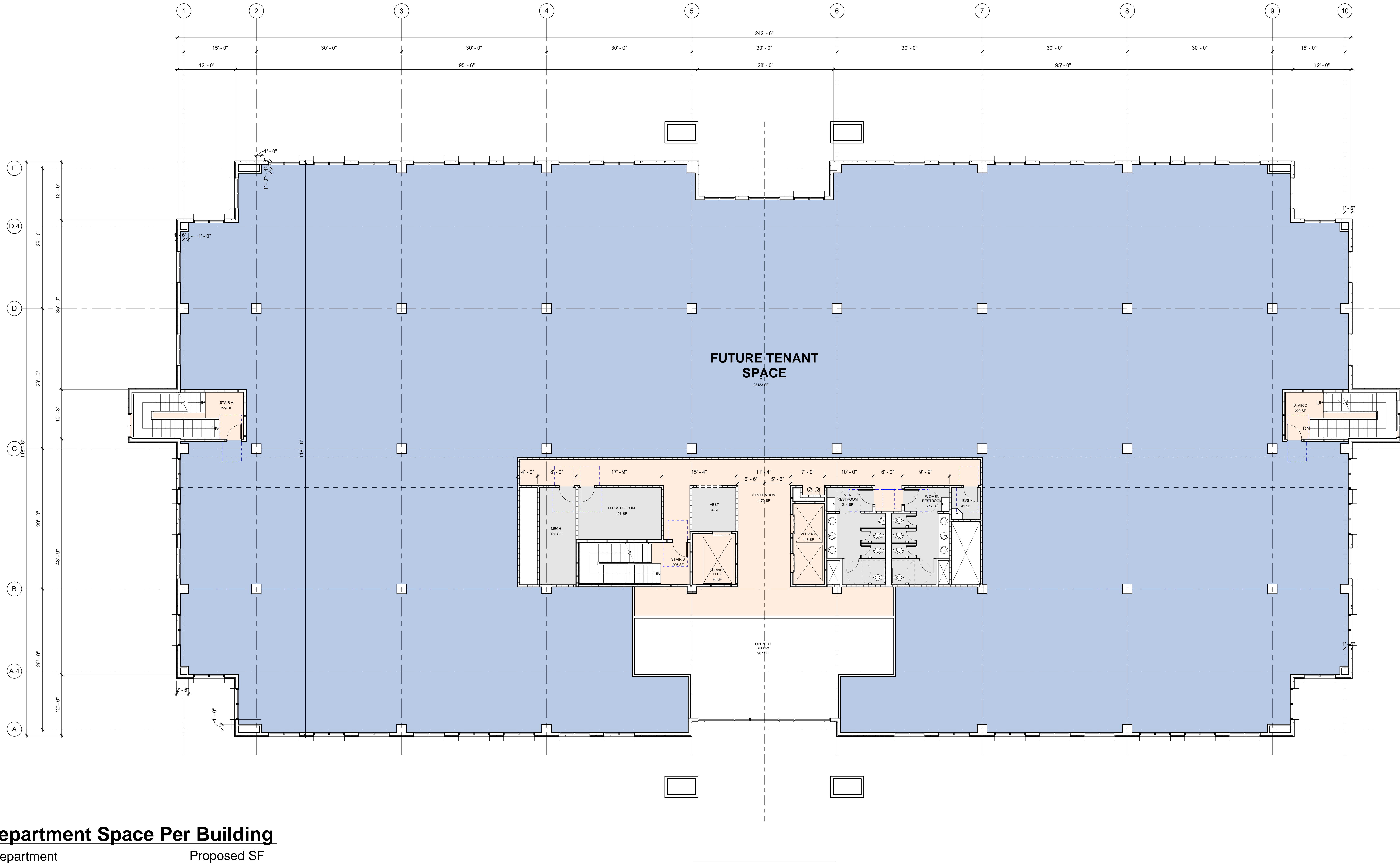
Department Space Per Building

Department	Proposed SF
Bldg. Utility And Service	3,889 SF
Tenant Space	17,389 SF

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FIRST FLOOR PLAN



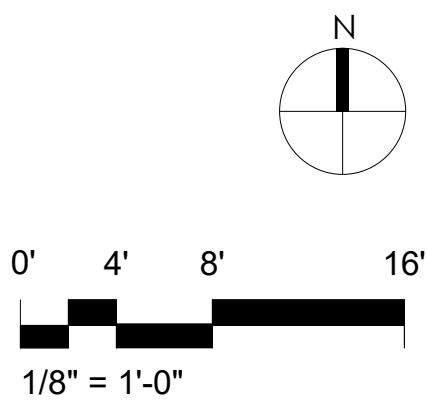


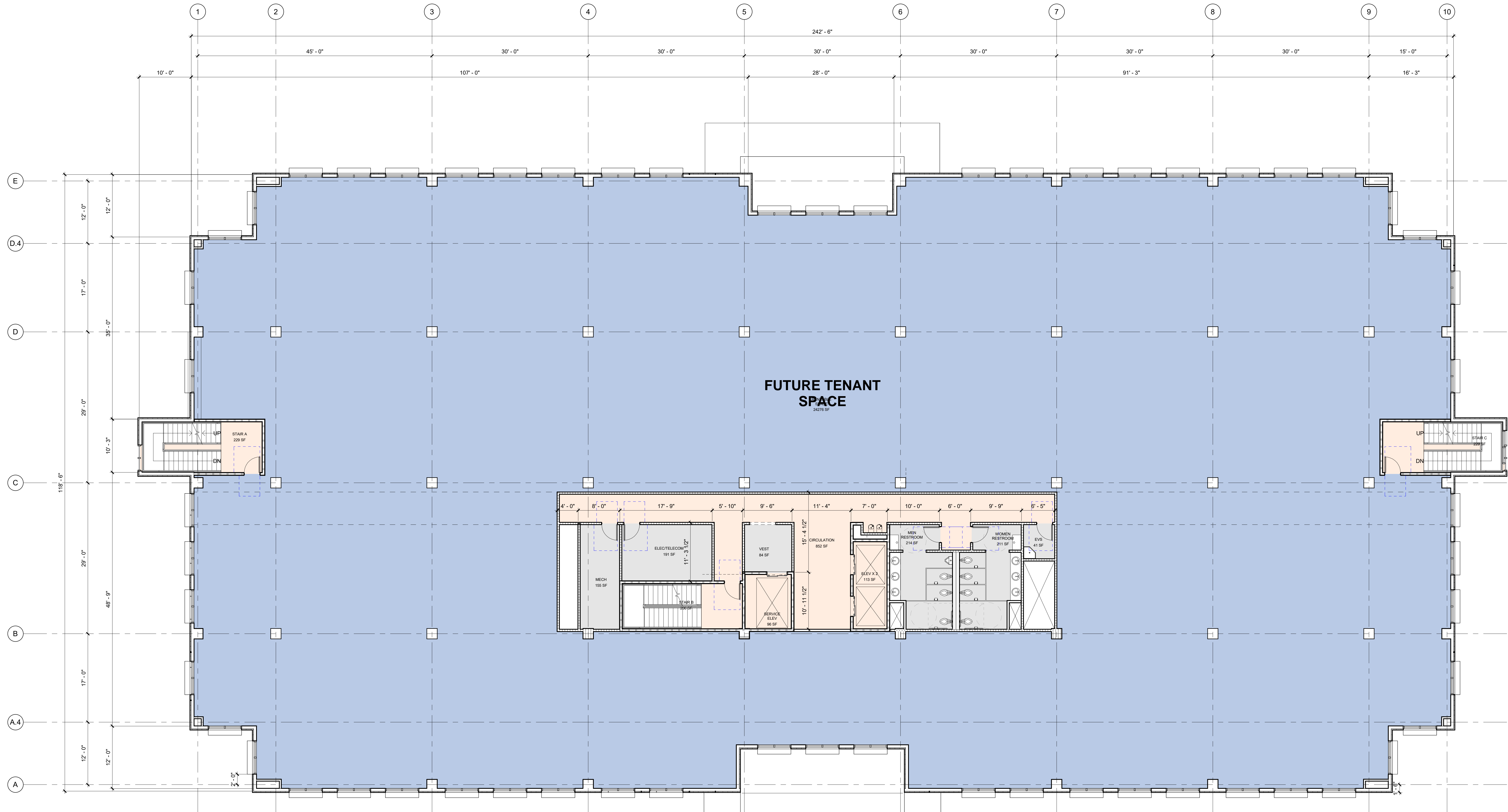
Department Space Per Building

Department	Proposed SF
Bldg. Utility And Service	3,872 SF
Tenant Space	23,506 SF

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SECOND FLOOR PLAN

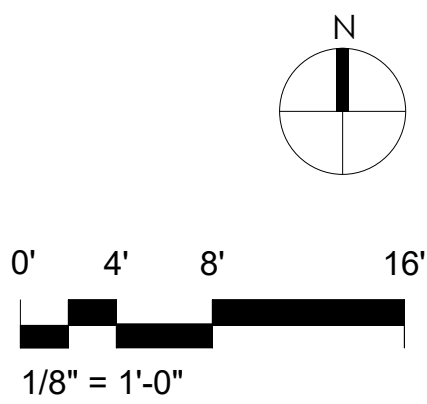


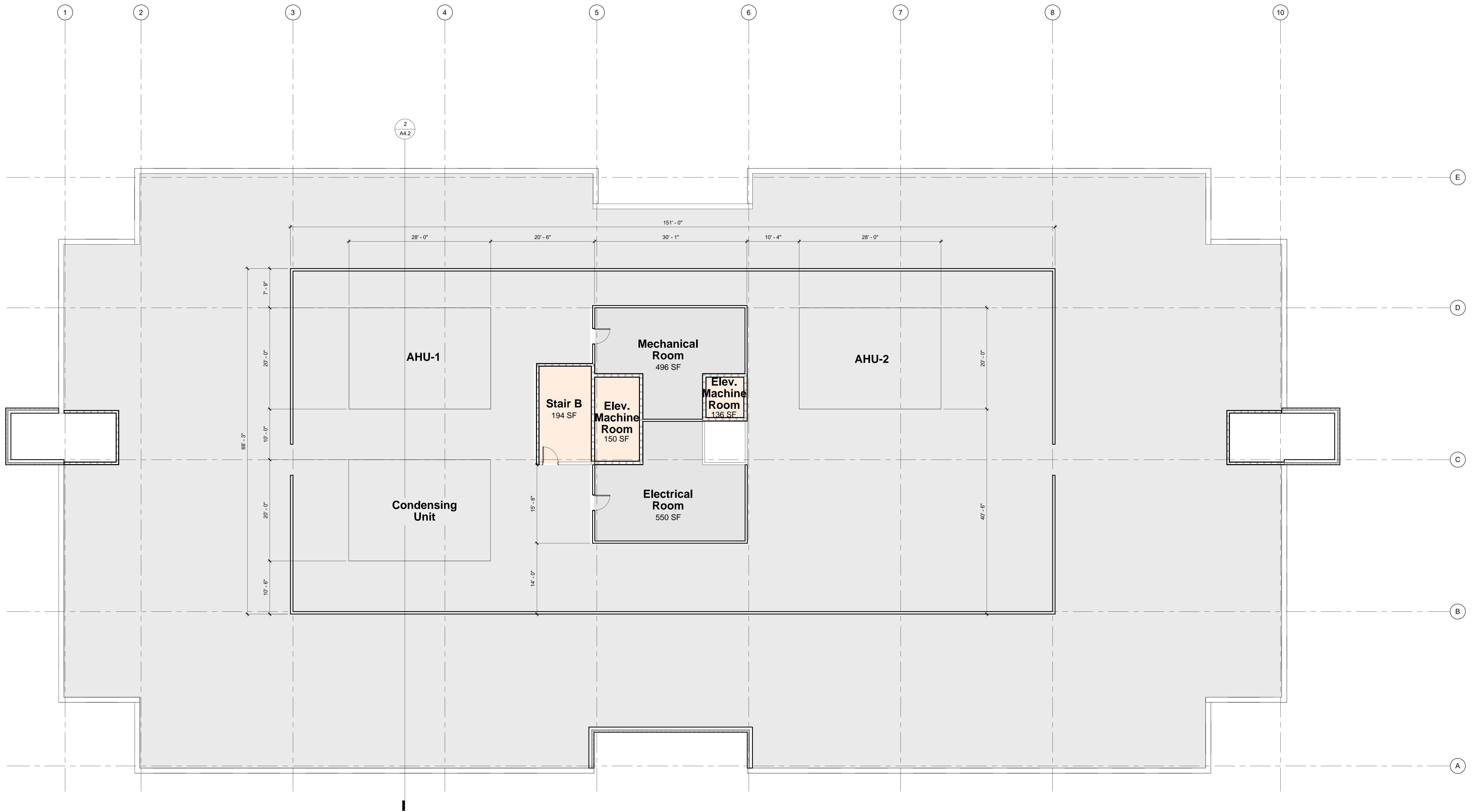


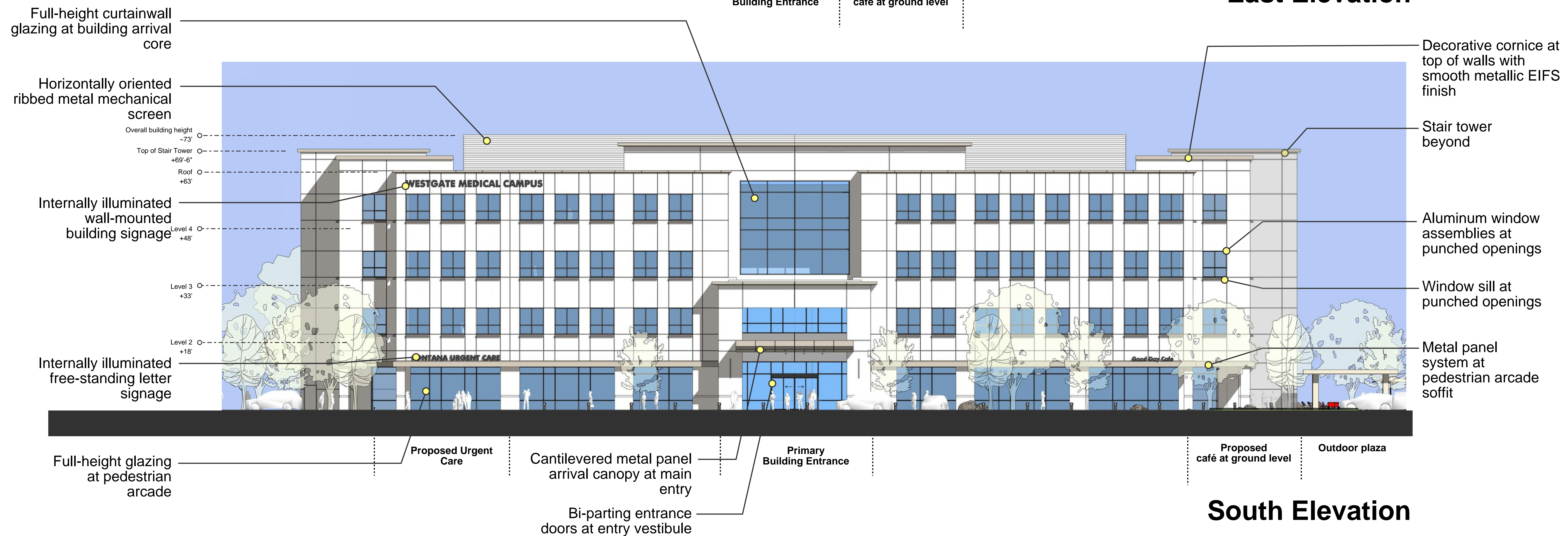
Department Space Per Building	
Department	Proposed SF
Bldg. Utility And Service	2,573 SF
Tenant Space	24,633 SF

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THIRD/FOURTH FLOOR PLAN







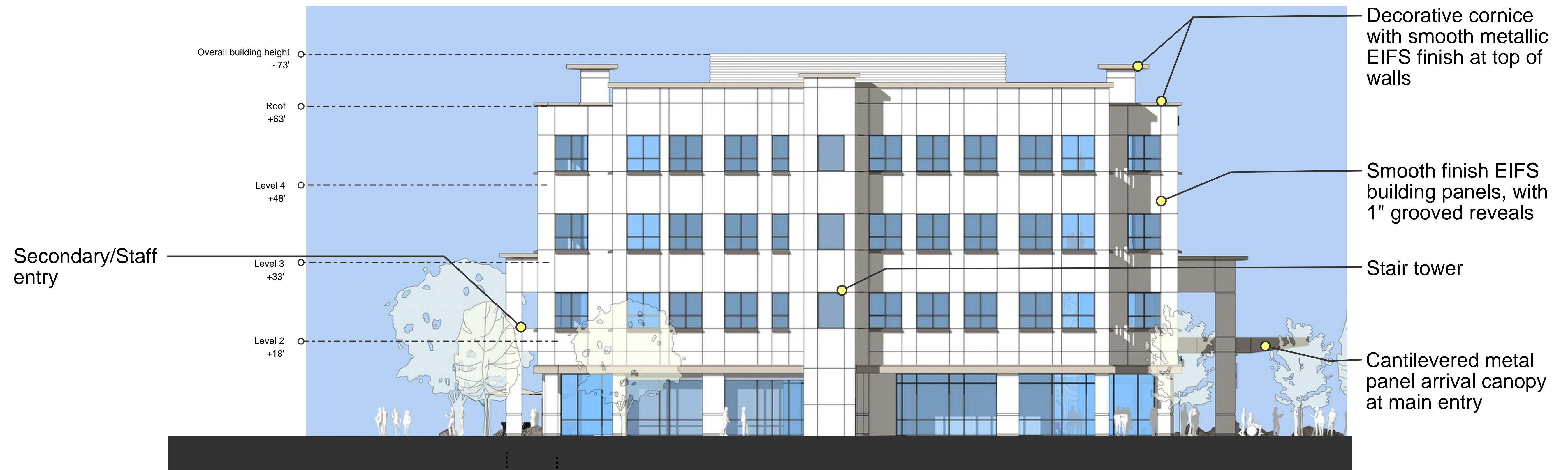
Building A

Building B Similar

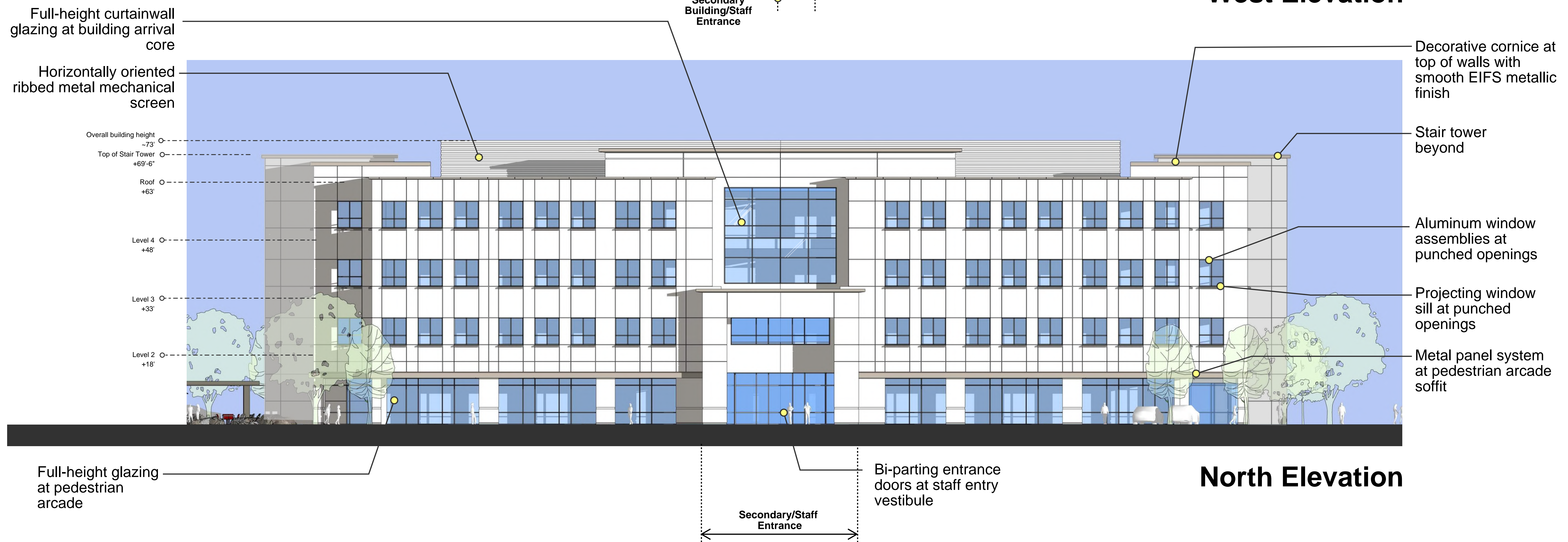
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Building Elevations





West Elevation



North Elevation

Building A

Westgate Medical Campus - MCN23-0103

Building Elevations



Proposed Urgent Care
Entry at Ground Level



Building Entry



View along
first floor
arcade



Overall Campus, looking north

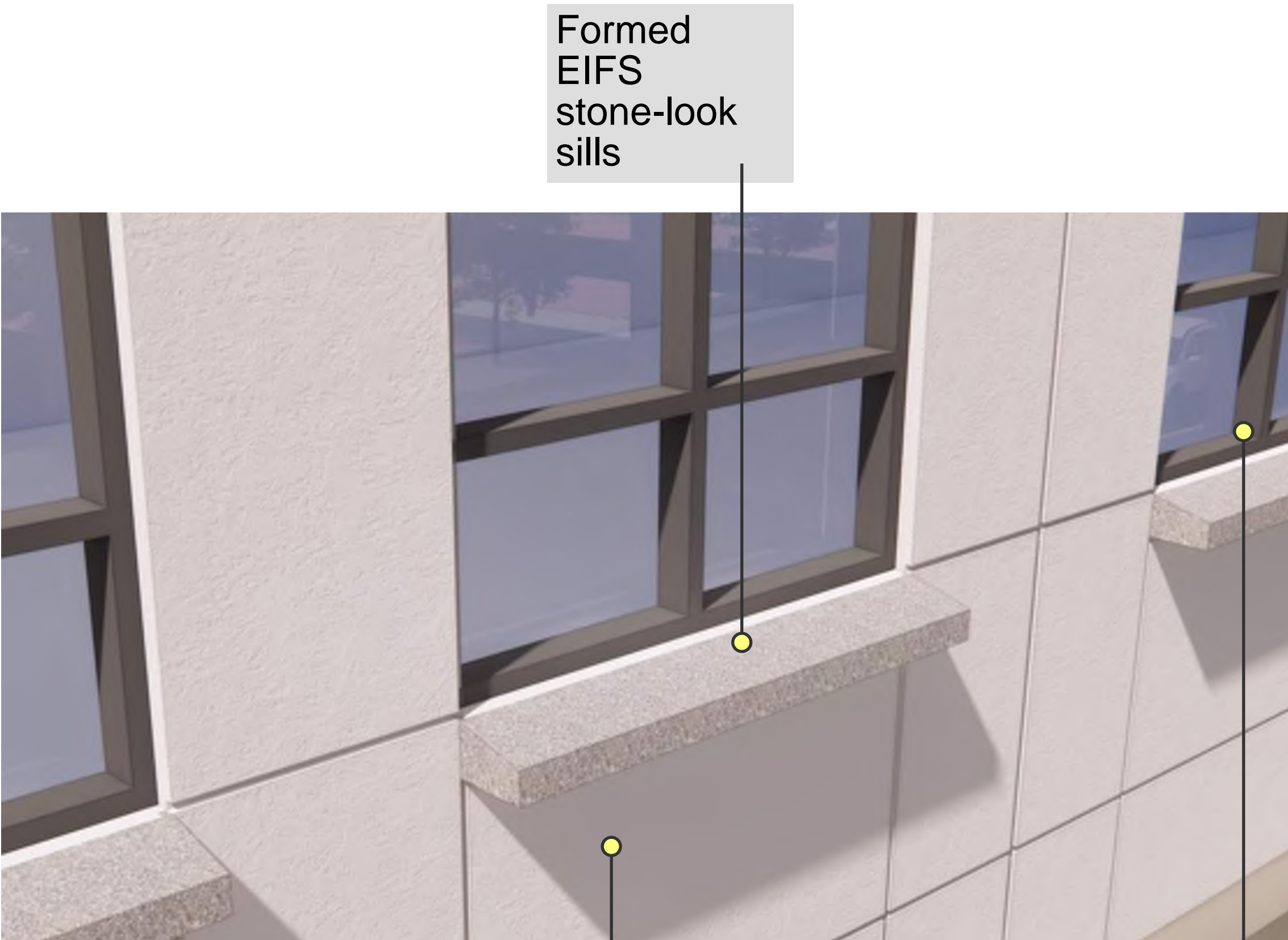
Proposed Urgent Care
Entry at Ground Level



View East, Building A in foreground



View Northeast, Building A in foreground



Formed EIFS stone-look sills

Metal-look Building Cornice
Rooftop equipment screen-Horizontal metal panels
Exterior Finish Insulation Systems
Full-height curtainwall glazing at building arrival core
Aluminum Storefront windows



Metal Panel Systems at building arrival canopies and pedestrian arcade

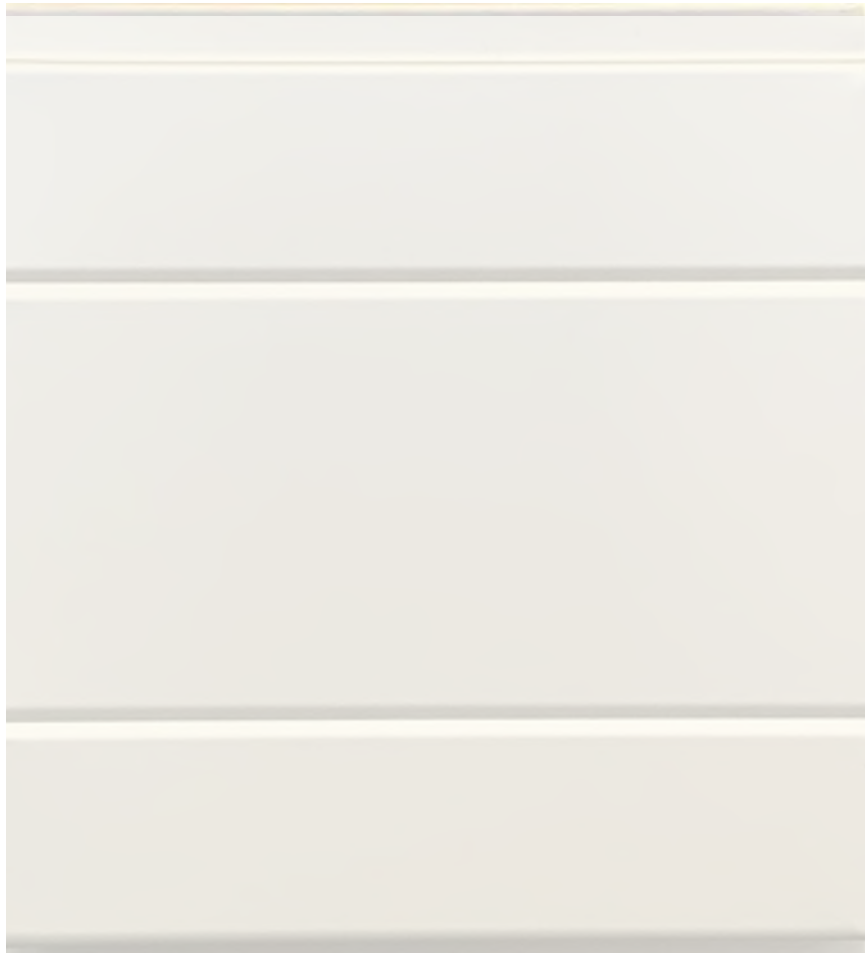
Metal-look Building Cornice
Sto Color metallic 301



Sto Creative Granite
At window sills



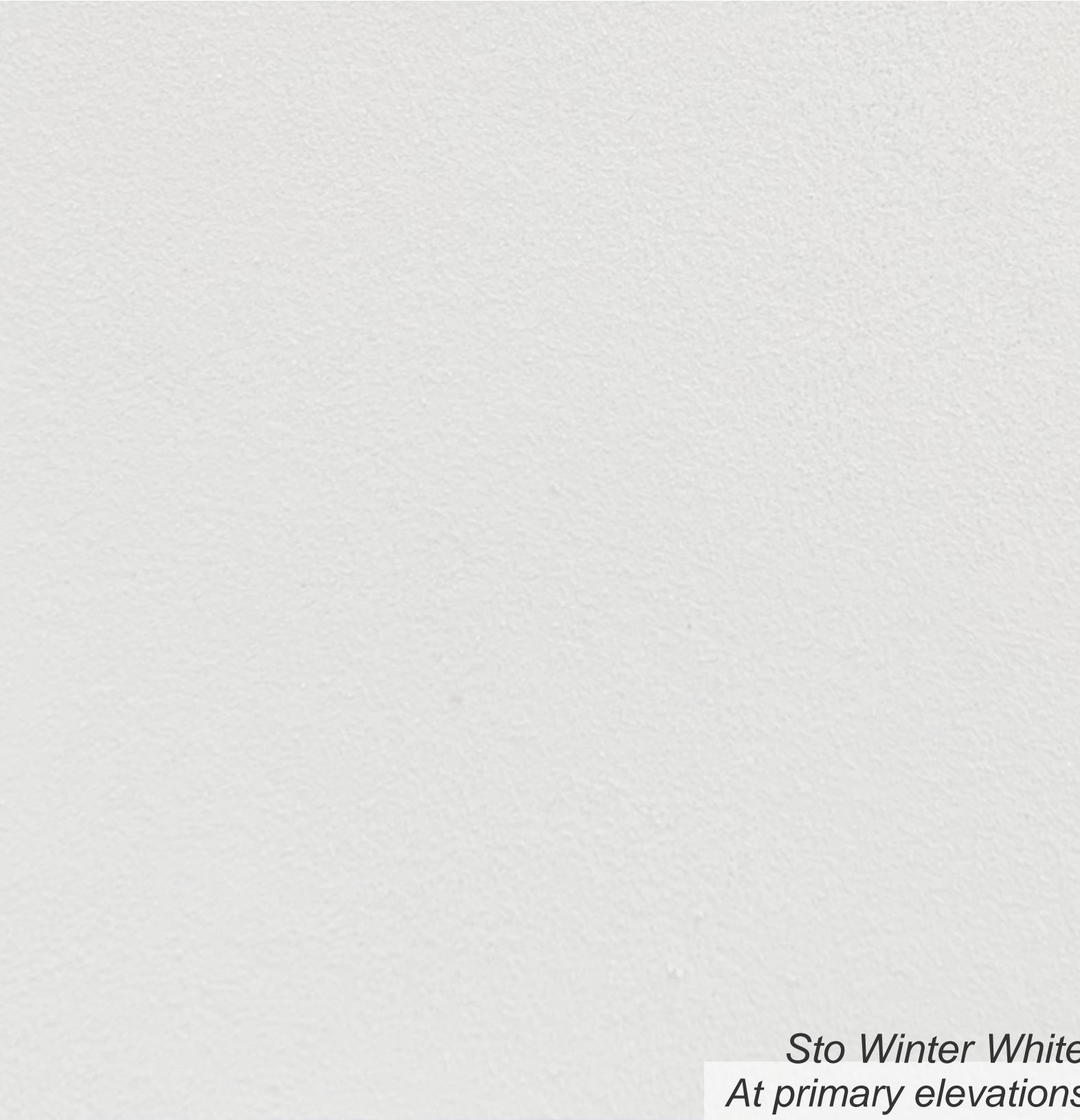
Rooftop equipment screen-Horizontal metal panels
Morin AA-12
Bone White



Automatic Entrances

Assa Abloy SL-500 Bi-Parting Entrance Doors, with 70%PVDF liquid applied coating

Kawneer Charcoal
UC109852



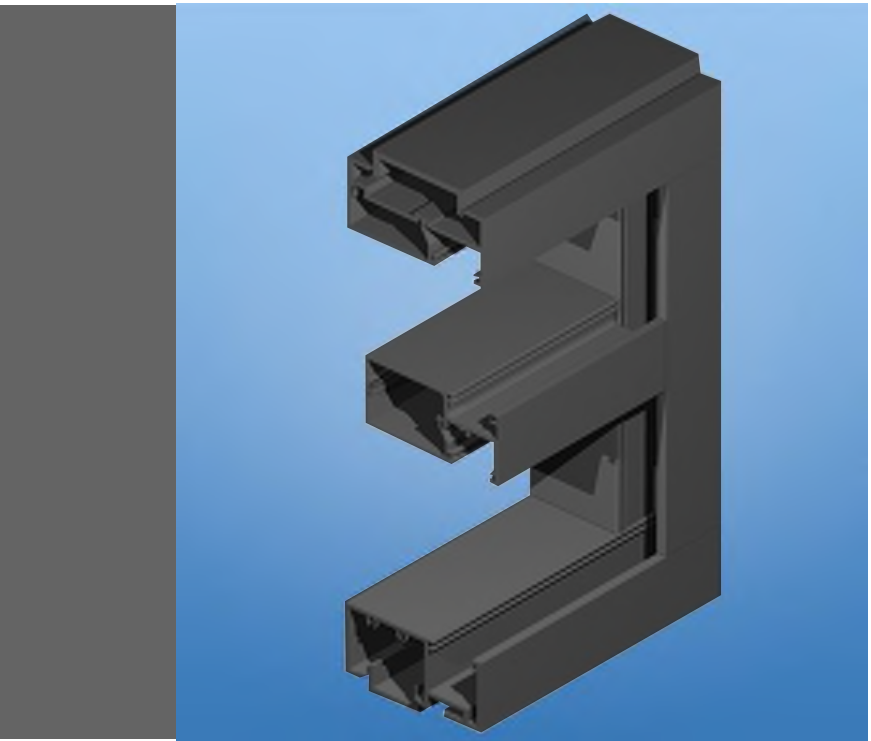
Sto Winter White
At primary elevations

Exterior Finish Insulation Systems



Aluminum composite metal (ACM) panels at building arrival canopies and pedestrian arcade
Anodic Satin Mica

Metal Panel Systems



Kawneer VersaGlaze 451T with 70%PVDF liquid applied coating

Kawneer 1600 curtainwall system with 70%PVDF liquid applied coating

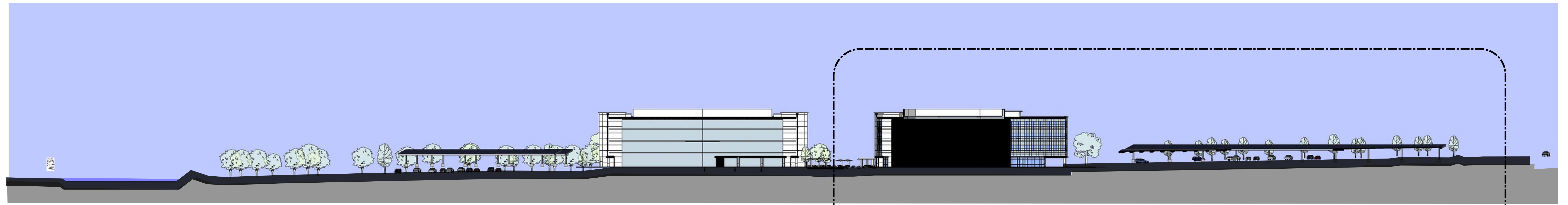
Kawneer Charcoal
UC109852

Aluminum Storefront Systems



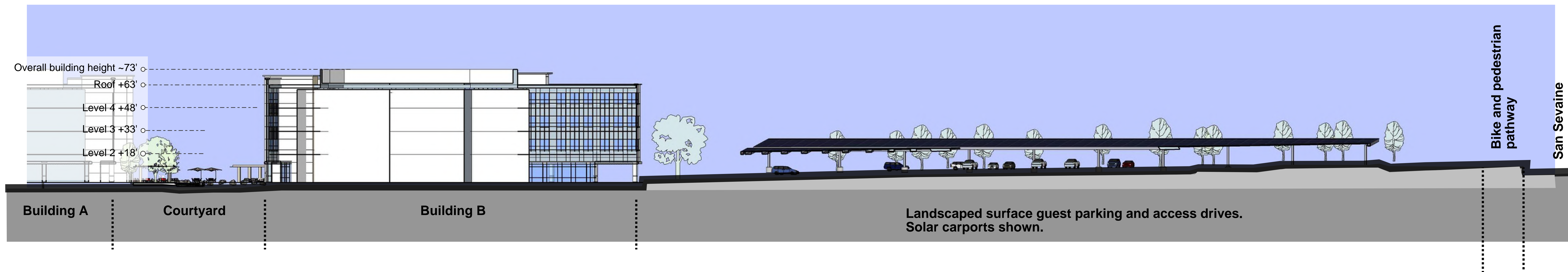
Exterior Glazing
Viricon 1" Insulating Glass Unit
VRE-4725

Exterior Glazing



Overall Site Section
Looking north

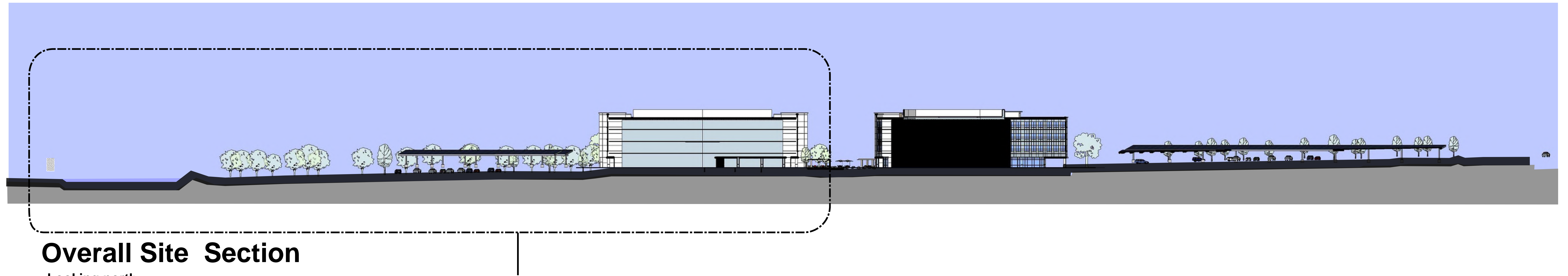
Site Section Eastern Portion



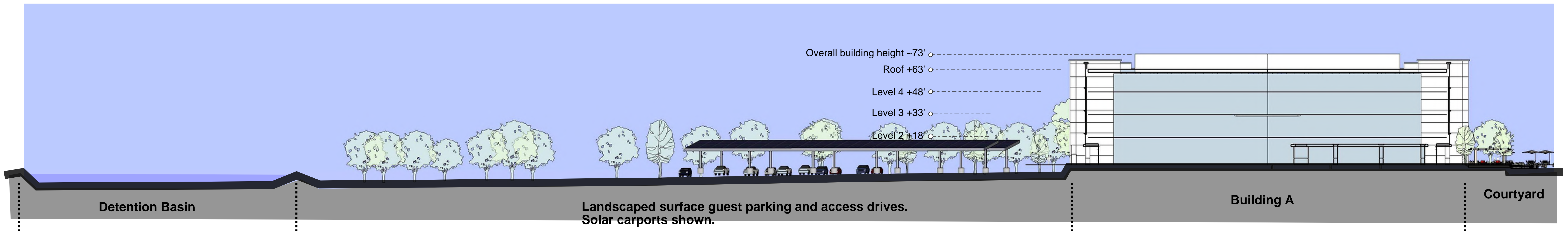
Site Section Eastern Portion

Proposed
café at ground level

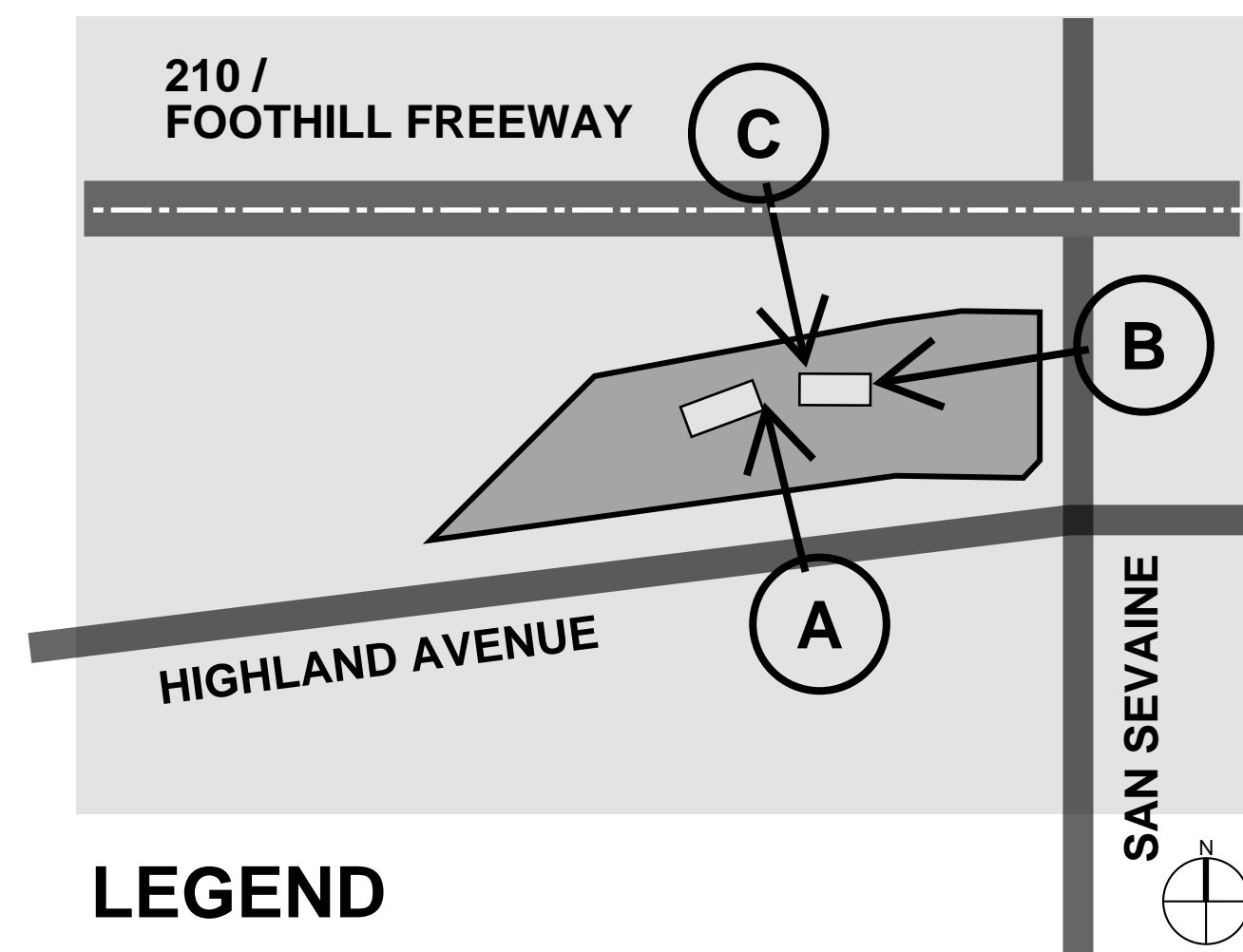
Outdoor plaza



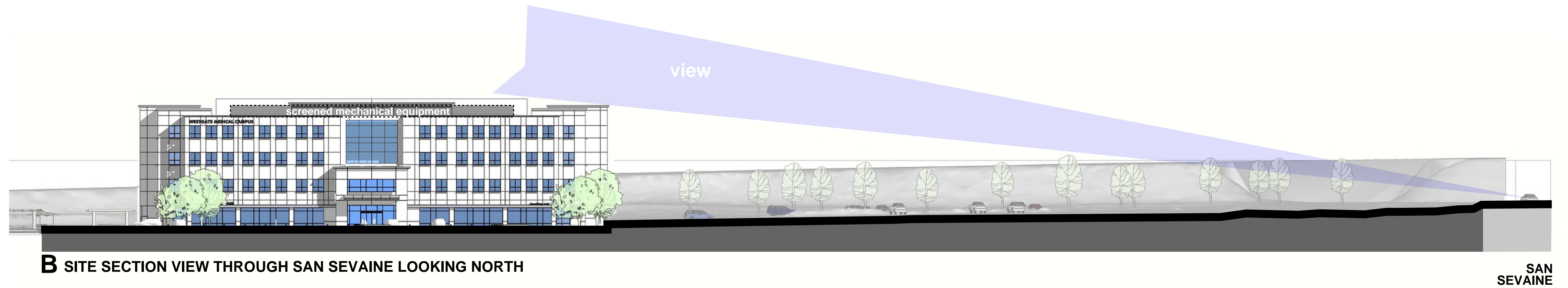
Site Section Western Portion



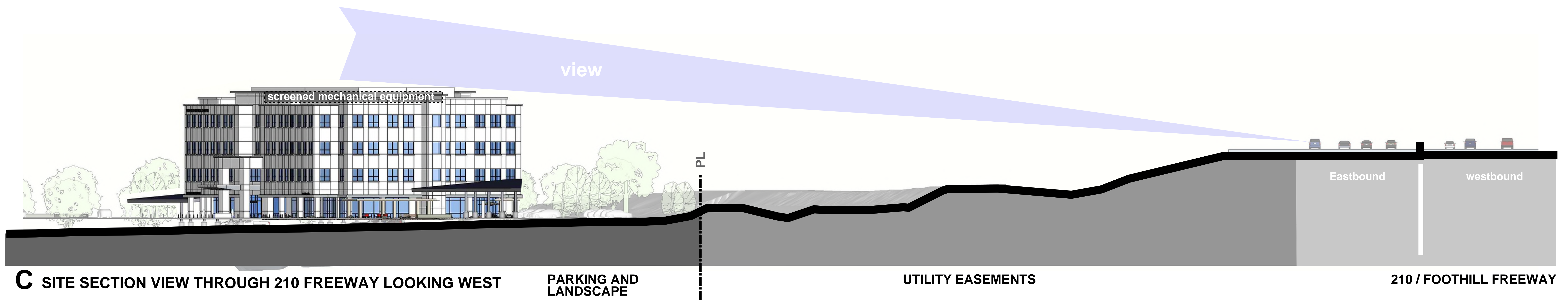
Site Section Western Portion



A SITE SECTION VIEW THROUGH SOUTH HIGHLAND LOOKING EAST



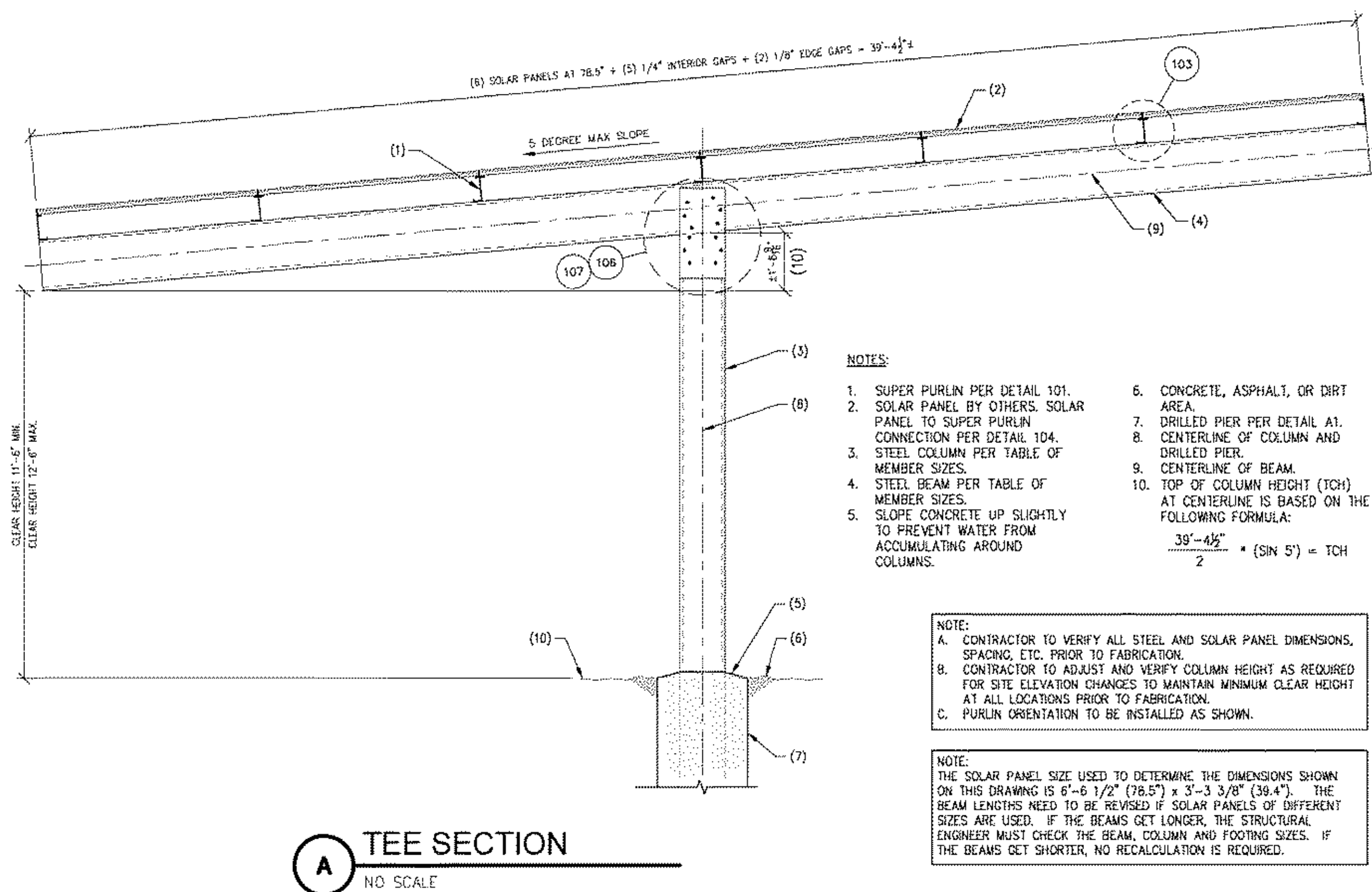
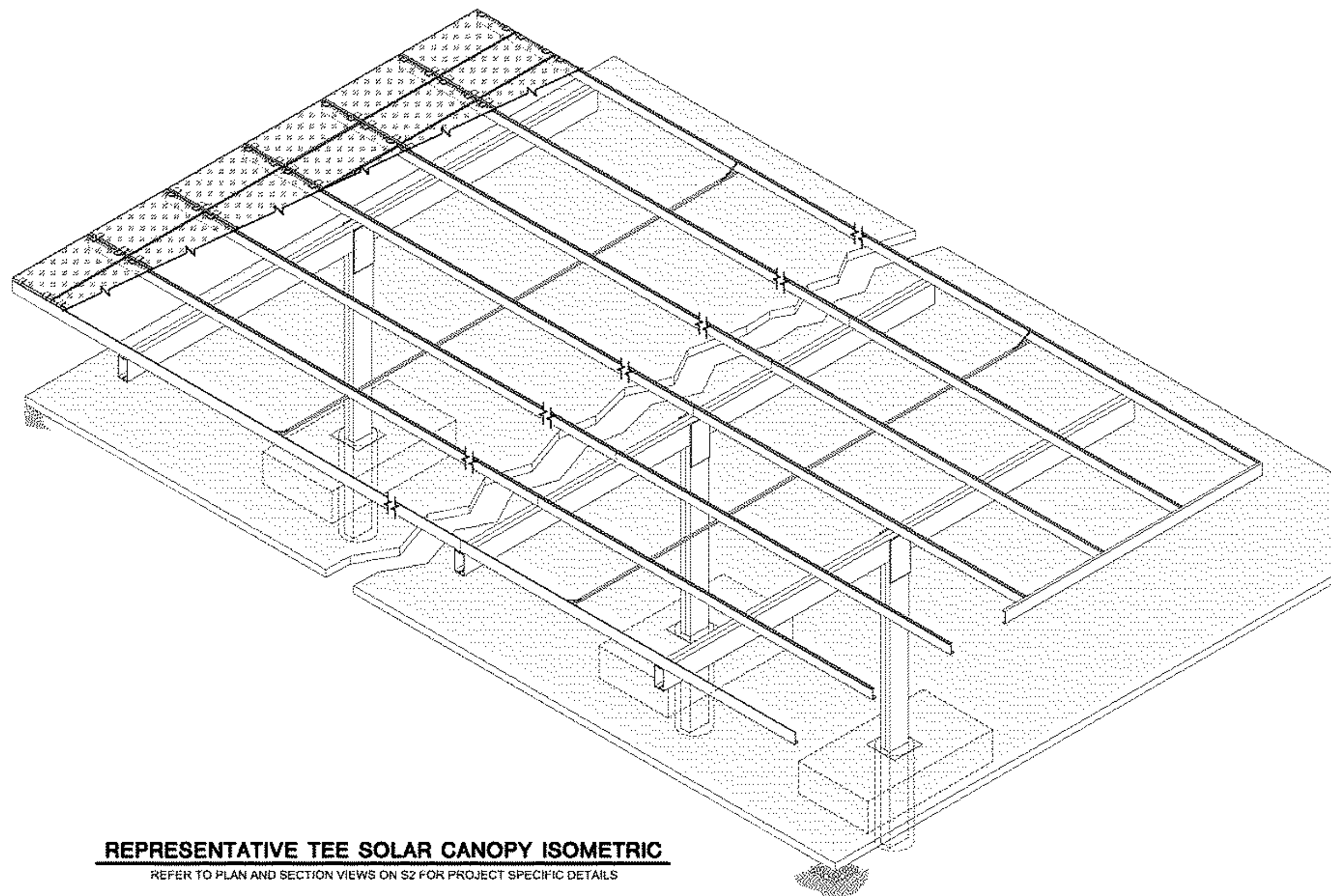
B SITE SECTION VIEW THROUGH SAN SEVAIRE LOOKING NORTH



C SITE SECTION VIEW THROUGH 210 FREEWAY LOOKING WEST

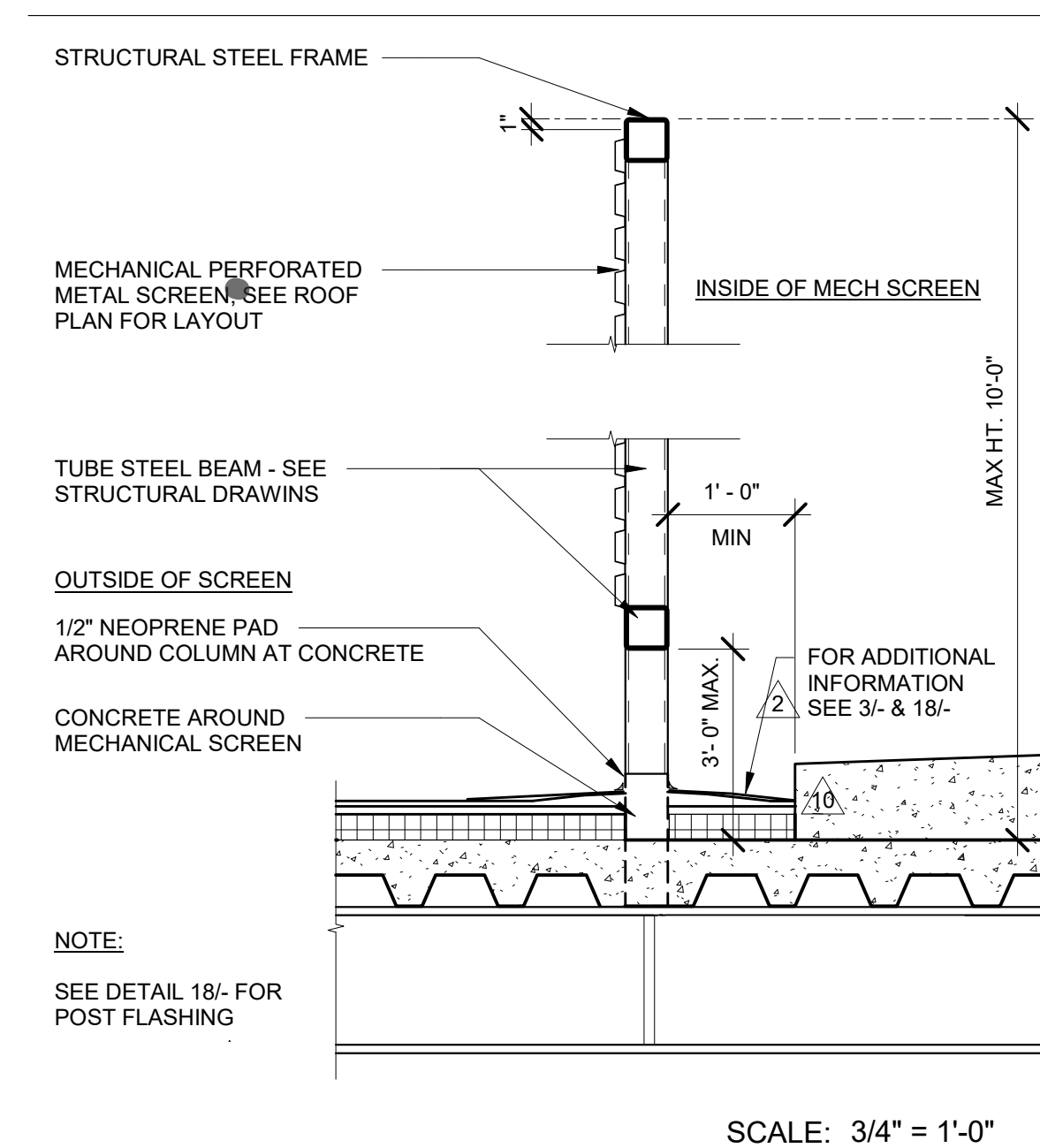
Westgate Medical Campus - MCN23-0103

MECHANICAL EQUIPMENT VISIBILITY DIAGRAMS



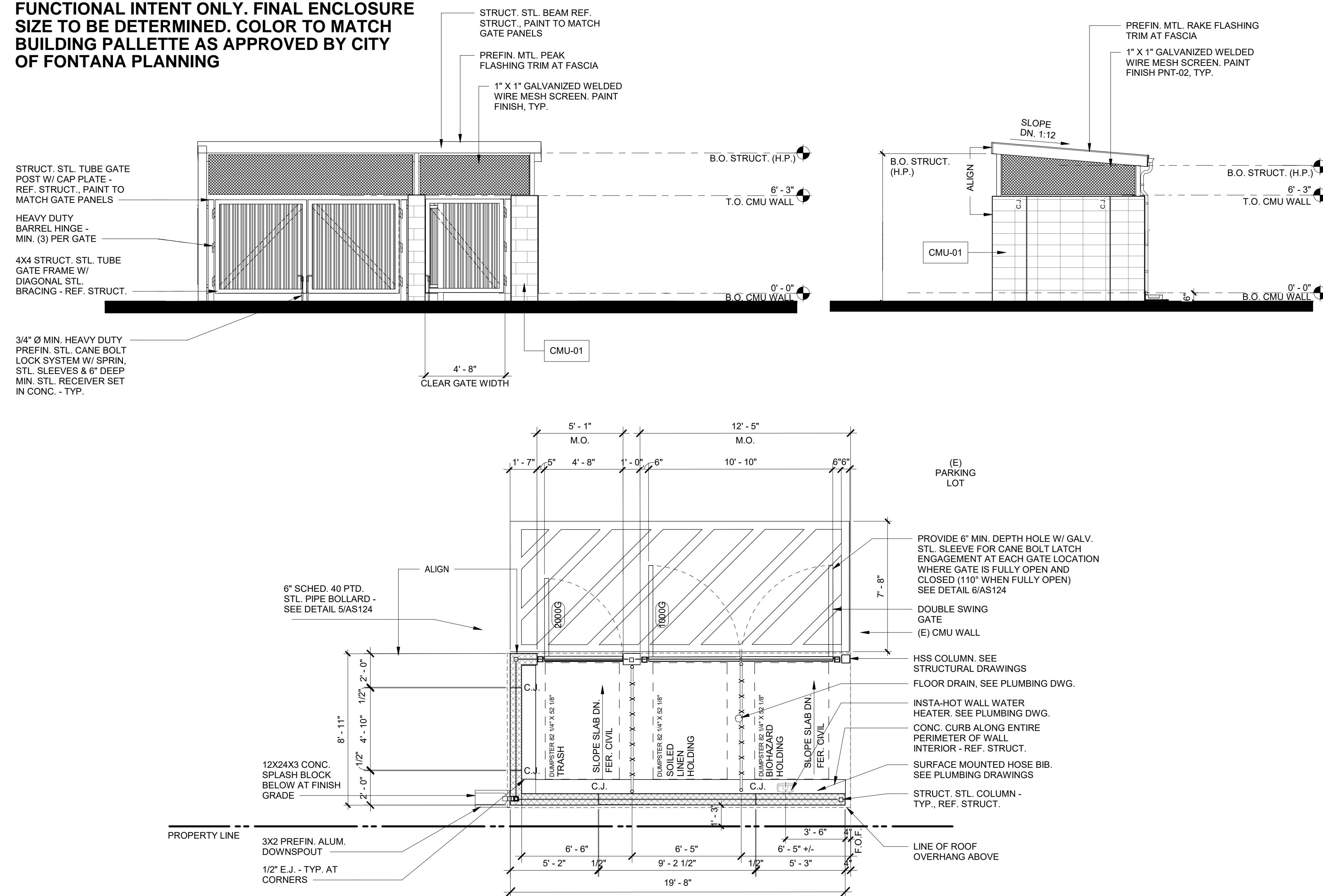
TYPICAL SOLAR CARPORT INSTALLATION

NOTE:
DETAIL PROVIDED FOR FUNCTIONAL INTENT ONLY. FINAL ENCLOSURE SIZE TO BE DETERMINED. COLOR TO MATCH BUILDING PALLETTE AS APPROVED BY CITY OF FONTANA PLANNING



TYPICAL ROOFTOP MECHANICAL SCREEN SECTION

NOTE:
TRASH ENCLOSURE DETAIL PROVIDED FOR FUNCTIONAL INTENT ONLY. FINAL ENCLOSURE SIZE TO BE DETERMINED. COLOR TO MATCH BUILDING PALLETTE AS APPROVED BY CITY OF FONTANA PLANNING



TYPICAL TRASH ENCLOSURE PLANS AND ELEVATIONS



Westgate Medical Plaza- MCN23-0103

Overall view, looking northwest



Westgate Medical Plaza - Phase One - MCN23-0103

Overall view, looking northwest



Westgate Medical Plaza- MCN23-0103

Overall view, looking northeast



Westgate Medical Plaza - Phase One - MCN23-0103

Overall view, looking northeast



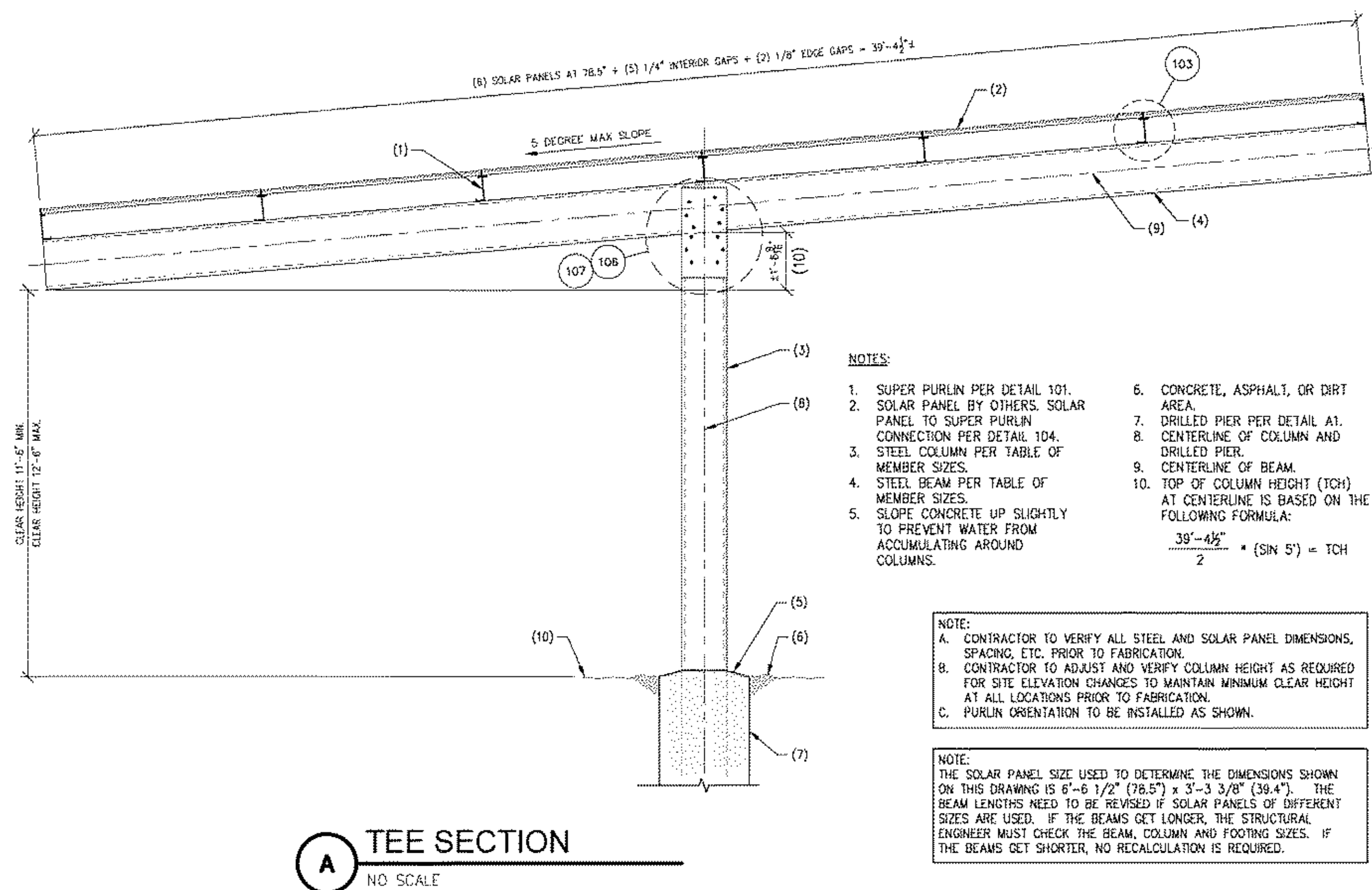
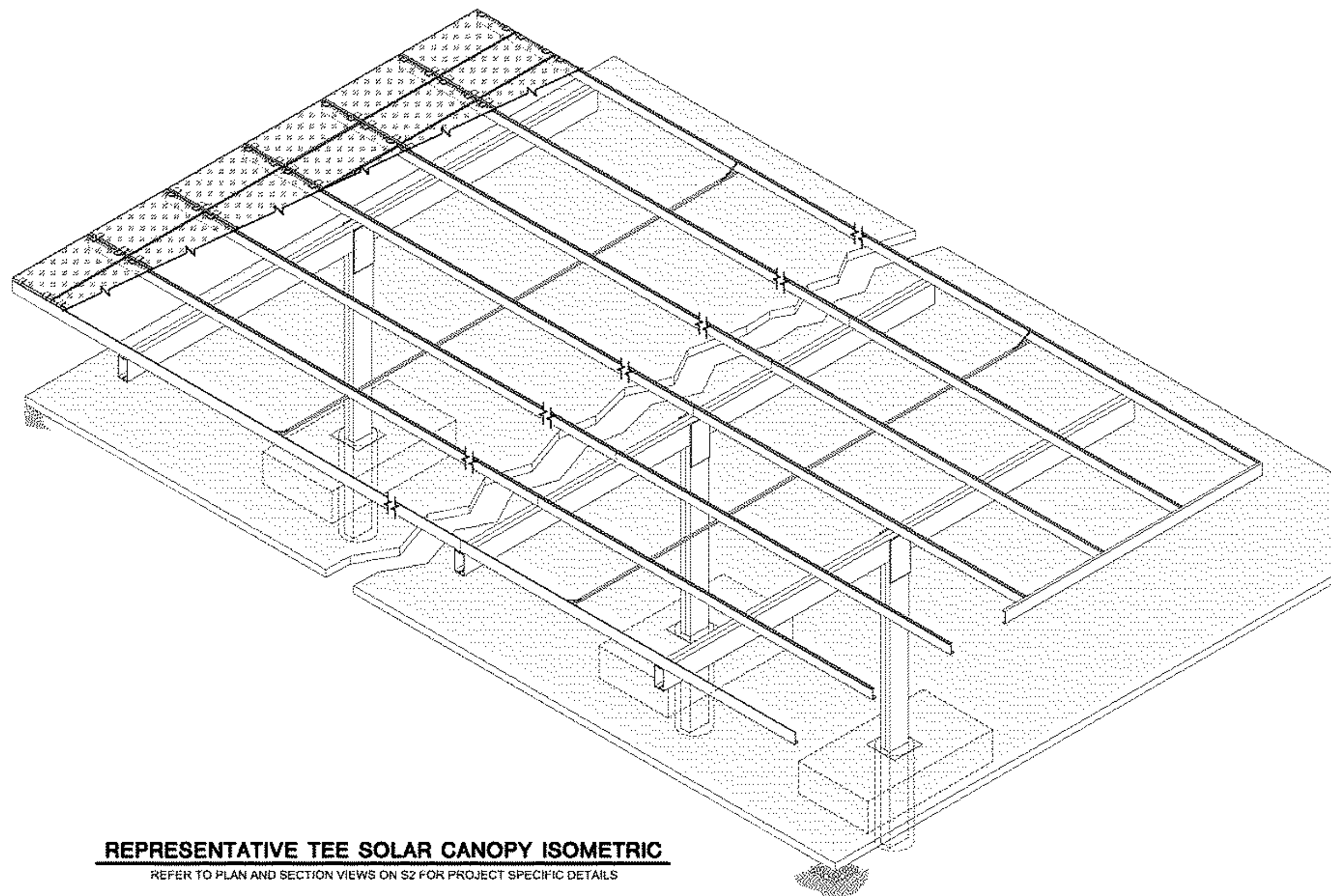
Westgate Medical Plaza - MCN23-0103

Arrival and Patient Drop-off



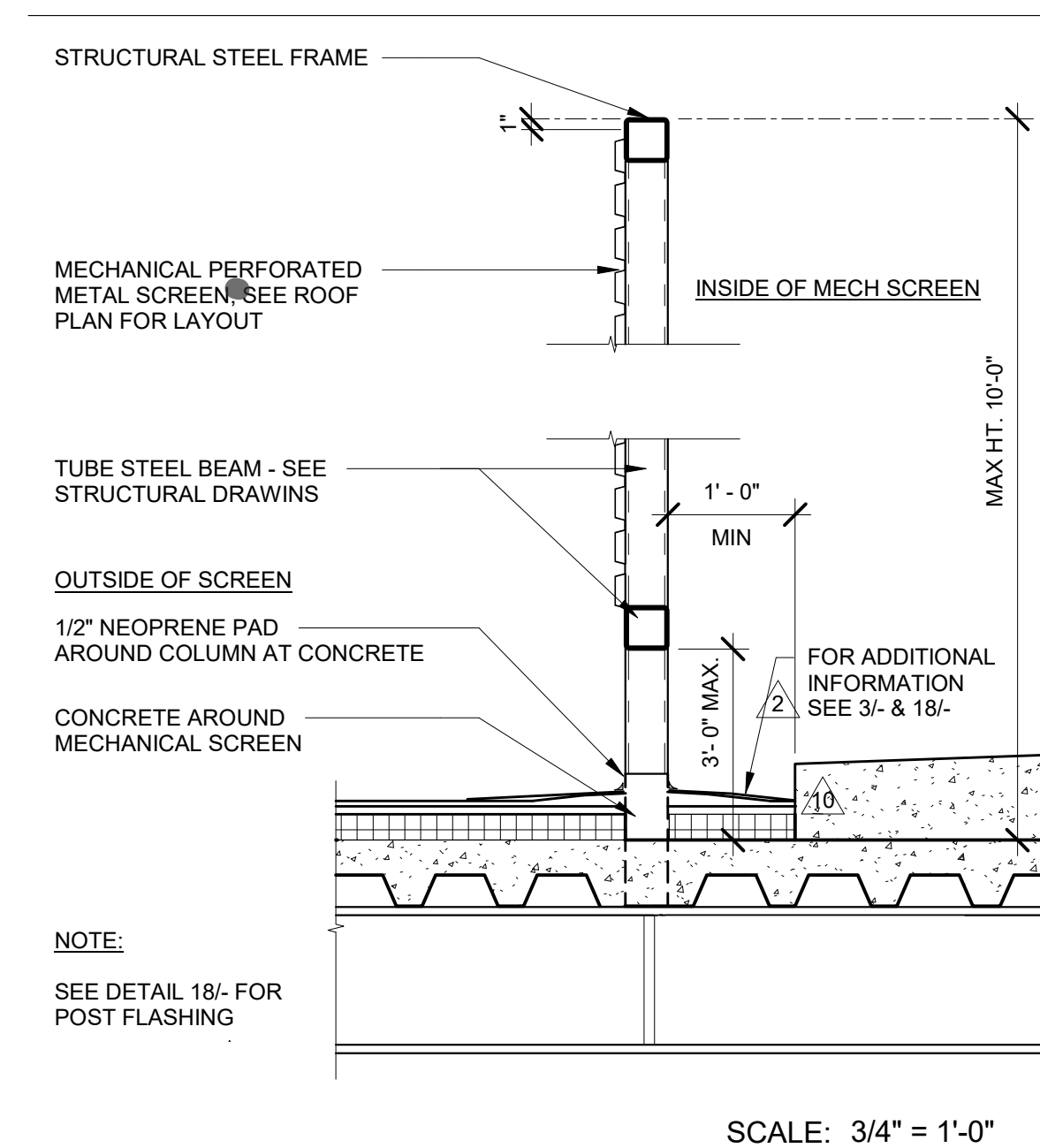
Westgate Medical Plaza - MCN23-0103

Outdoor Courtyard between Buildings



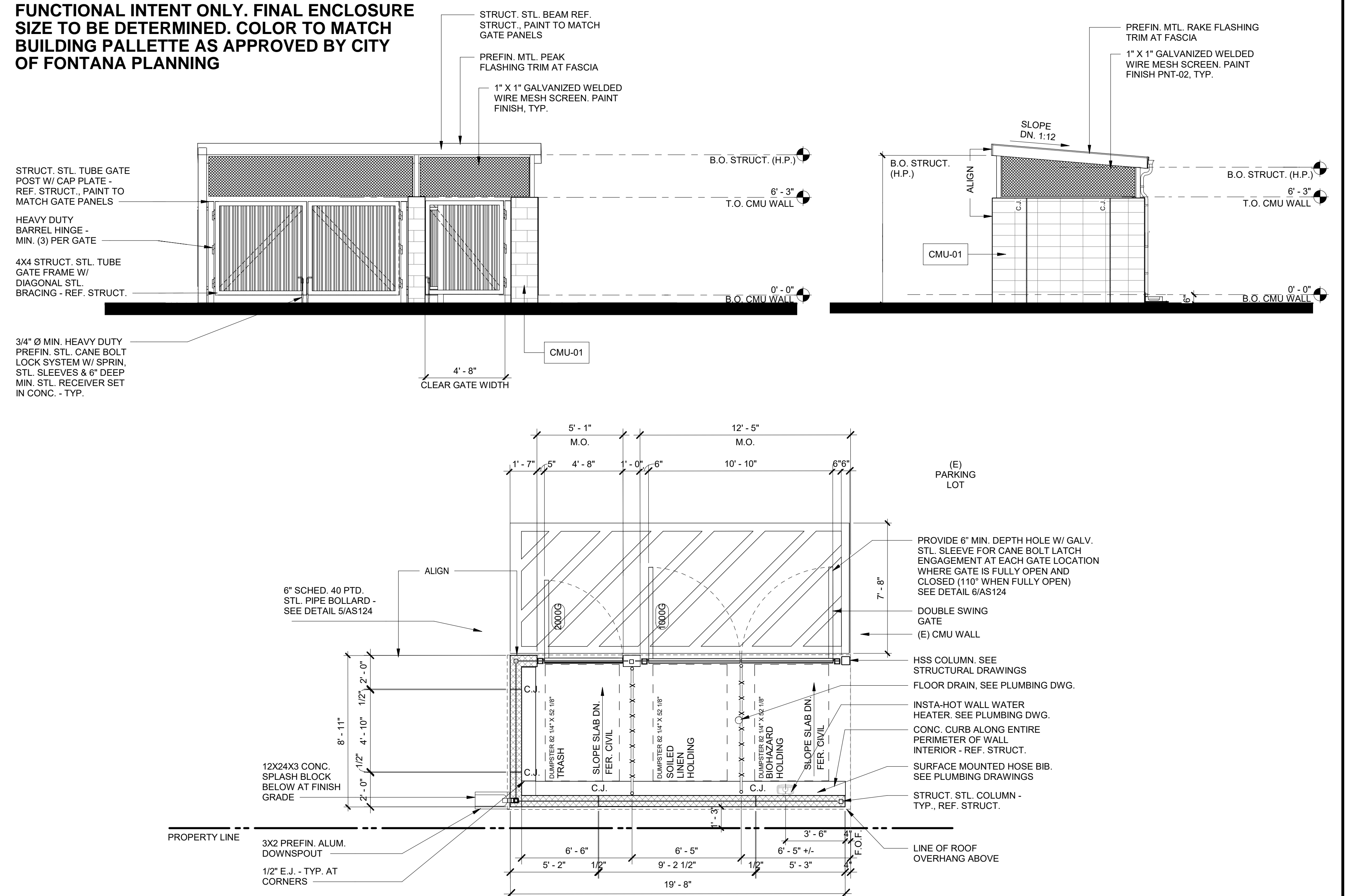
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NOTE:
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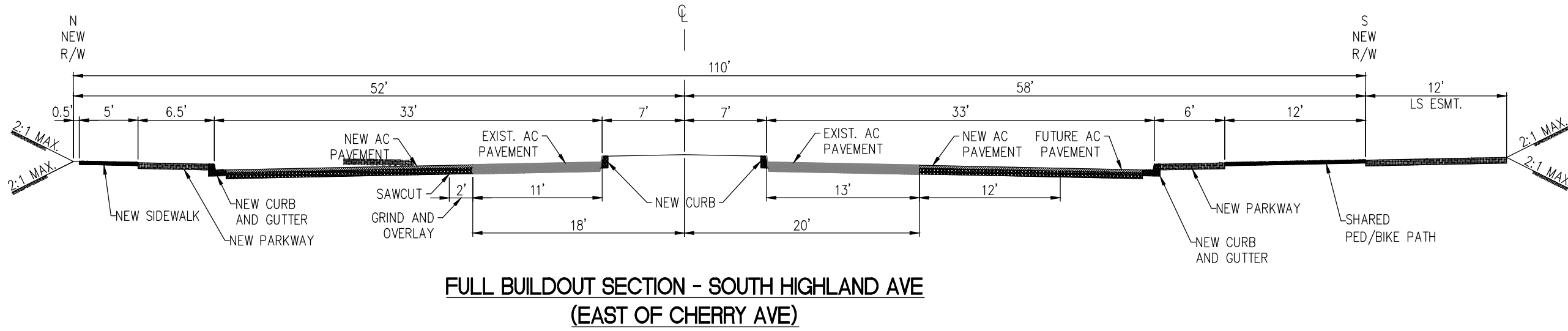
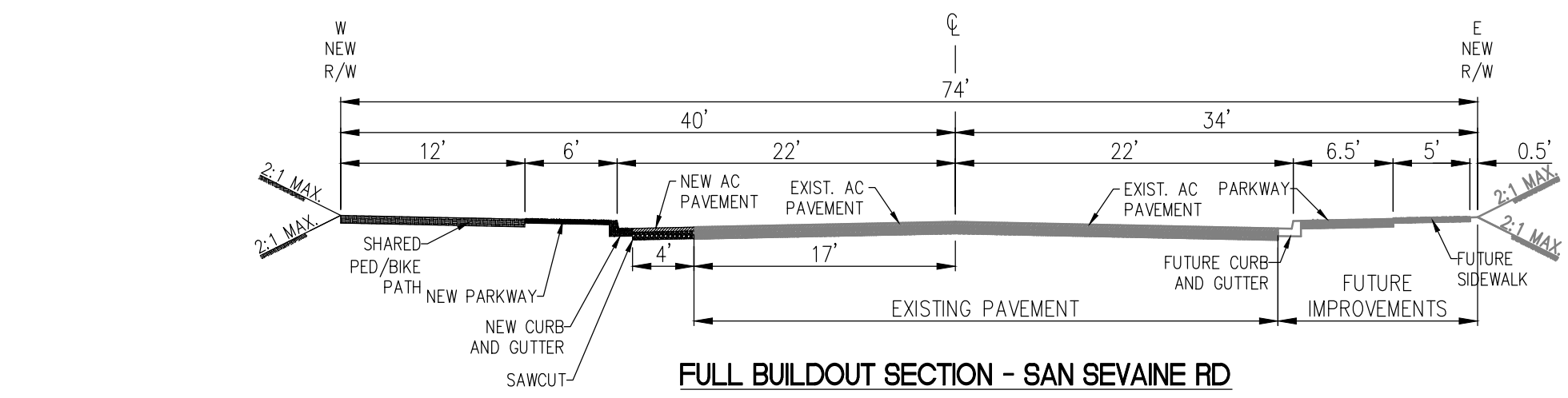
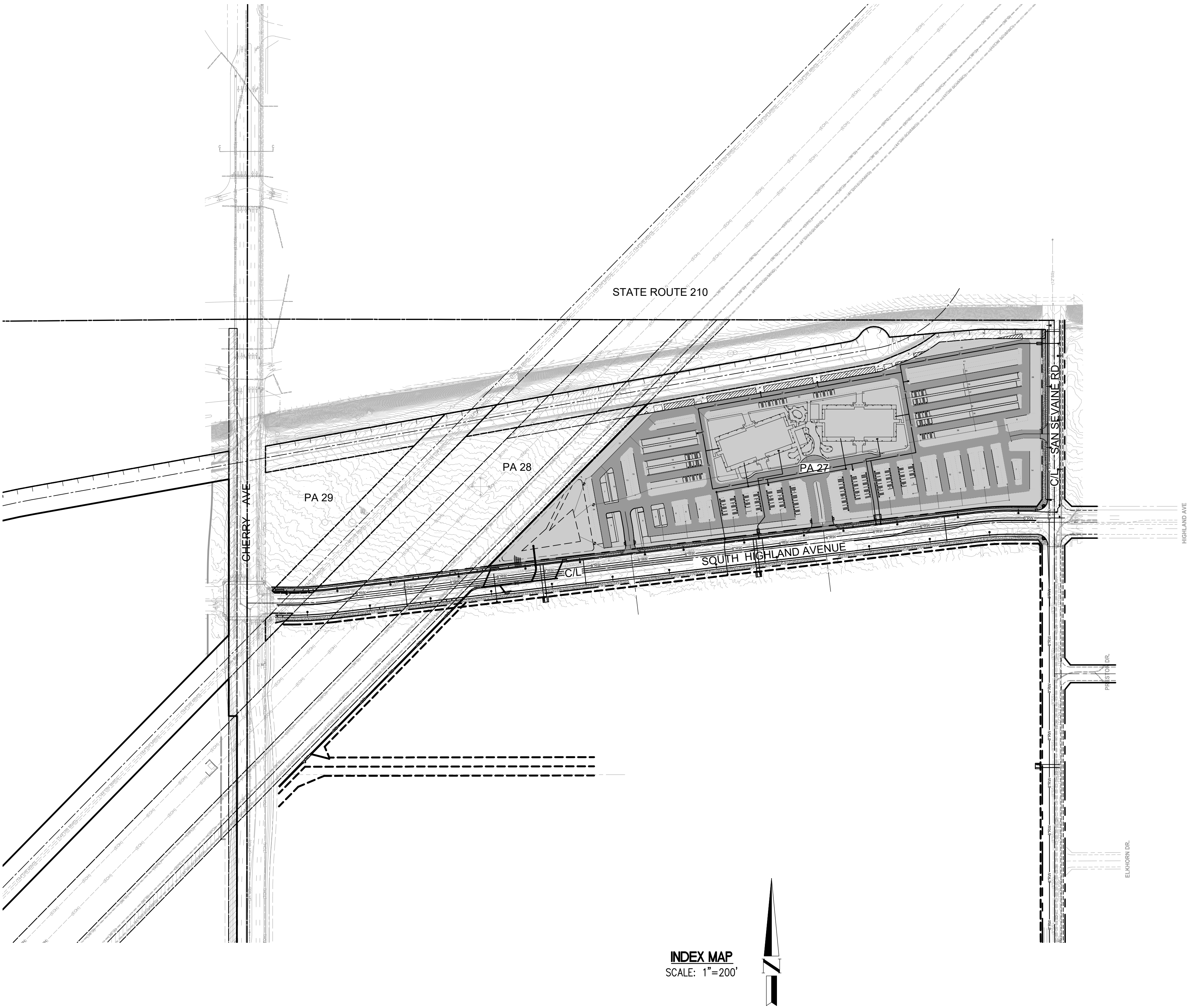
TYPICAL ROOFTOP MECHANICAL SCREEN SECTION

NOTE:
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TYPICAL TRASH ENCLOSURE PLANS AND ELEVATIONS

UNITEX MANAGEMENT CORP WESTGATE MEDICAL CAMPUS IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO



UTILITY PURVEYORS

ADELPHIA
1260 DUPONT ST
ONTARIO, CA 91761
(760) 245-0846
CONTACT: IVAN ROBIDOUX

CUCAMONGA VALLEY WATER DIST.
10440 ASHFORD ST
RANCHO CUCAMONGA, CA 91729
(909) 967-2591
CONTACT: TED MUNSON JR.

CITY OF FONTANA, PUBLIC WORKS (SEWER)
16489 ORANGE WAY
FONTANA, CA 92335
(909) 350-6731
CONTACT: KIM CHITWOOD

FONTANA WATER COMPANY
15986 ARROW ROUTE
FONTANA, CA 92335
(909) 822-2201
CONTACT: RON QUILLICY

SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT
1402 N. VOSBURG DRIVE
AZUSA, CA 91702-1209
(626) 969-7911
CONTACT: ED HILLS

SCE
287 TENNESSEE STREET,
REDLANDS, CA 92373
(909) 655-4555
CONTACT: CAROL BROWN

SOUTHERN CALIFORNIA GAS CO.
16231 VALLEY BLVD
FONTANA, CA 92335
(818) 700-3623
CONTACT: DAVID GAEUTA

VERIZON
13911 PARK AVE, SUITE 200
ANAHEIM, CA 92807
(714) 666-5500
CONTACT: J. LUIS BECERRA

OWNER
INTEX PROPERTIES CORP.
4001 VIA ORO AVE
LONG BEACH, CA 90810
CONTACT: DOUG FORD

DEVELOPER
UNITEX MANAGEMENT CORP
4001 VIA ORO AVE
LONG BEACH, CA 90810
CONTACT: JEFFREY L. PIERSON

APPLICANT
DAVID EVANS & ASSOCIATES, INC.
4141 E INLAND EMPIRE BLVD, SUITE 250
ONTARIO, CA 91764
(909) 481-5750
CONTACT: EDWARD OUNE, P.E., Q.S.D.

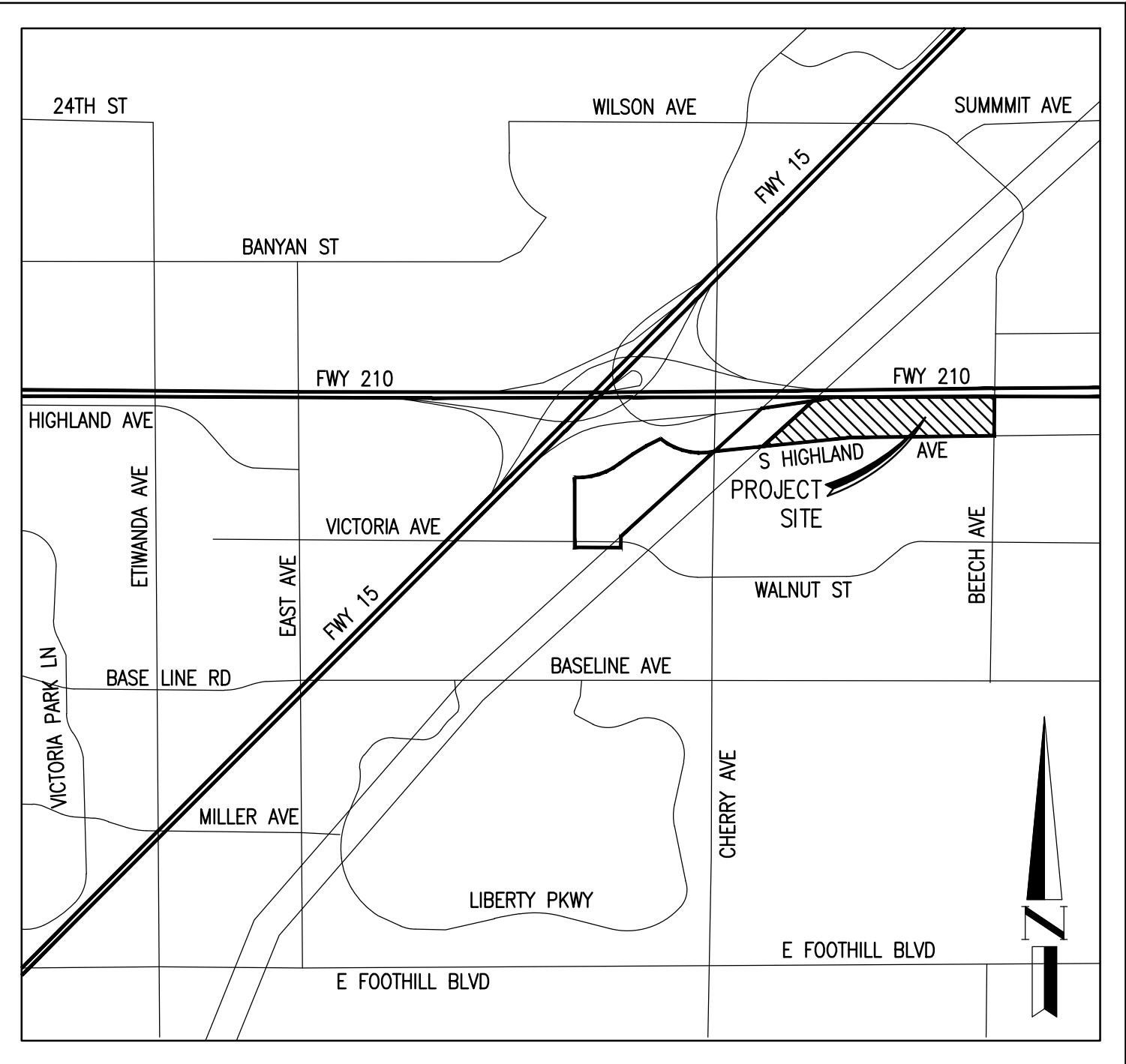
ARCHITECT
CJA ARCHITECTS
LONG BEACH, CA 90808
(562) 595-5666
CONTACT: MIGUEL CUEVAS
RIC HAMMOND

PROJECT LOCATION
NORTHWEST CORNER OF SOUTH HIGHLAND AVENUE
AND SAN SEVAINE AVENUE

BENCHMARK
SUBJECT PROPERTY LIES WITHIN NAD 83 (1986).

DESCRIBED BY METRO WATER DISTRICT SO. CALIFORNIA 1992
FONTANA, 280 FEET (85.3 M) NORTHEAST FROM THE INTERSECTION OF HERITAGE
CIRCLE AND THE POWER TRANSMISSION LINE AT THE NORTH LEG OF TOWER 214. A
1-3/8 INCH BRASS SET FLUSH IN THE FOOTING.

ELEVATION 1281.50 FEET (ADJUSTED)

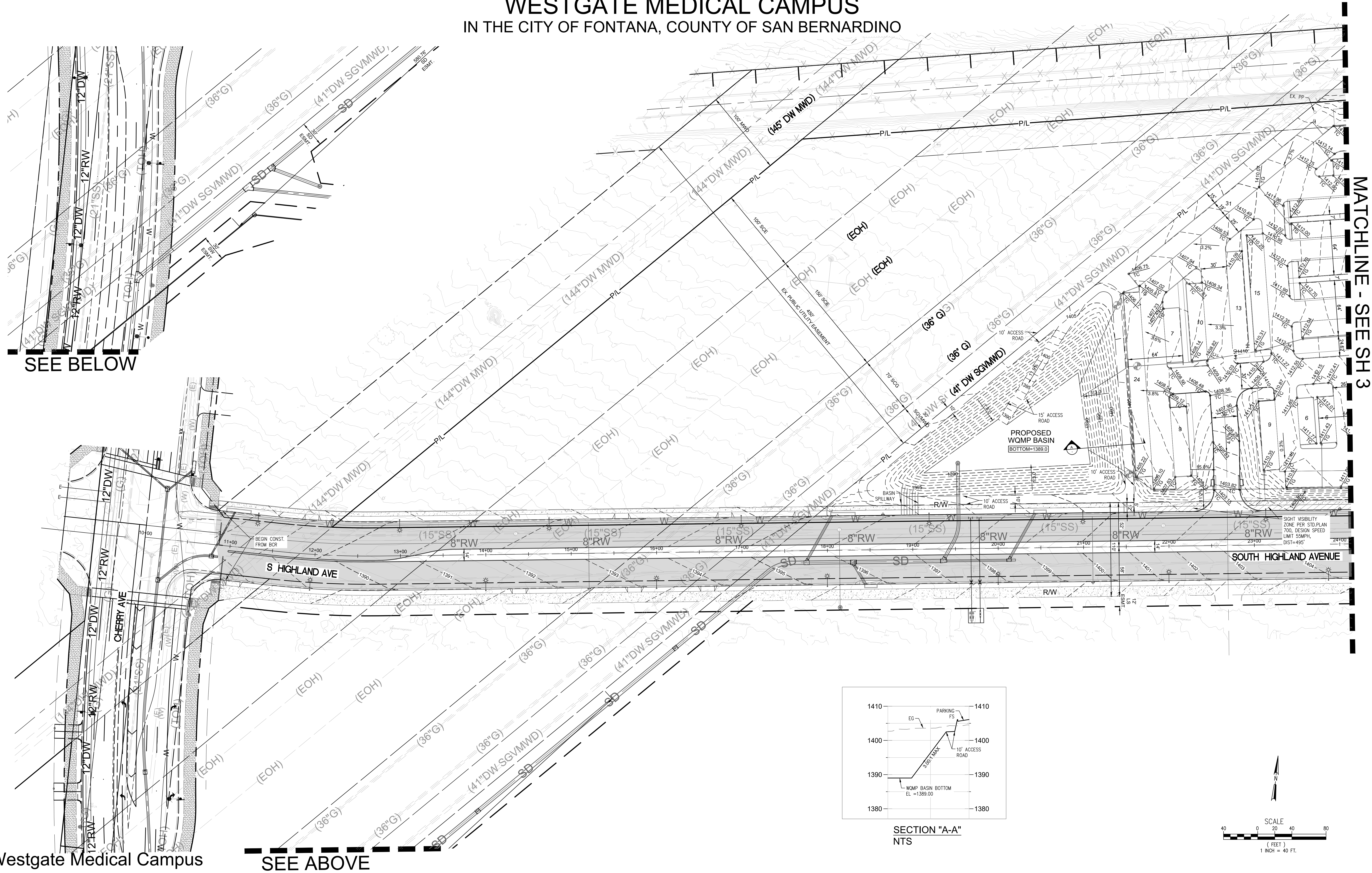


CITY OF FONTANA, CA
VICINITY MAP
NOT TO SCALE

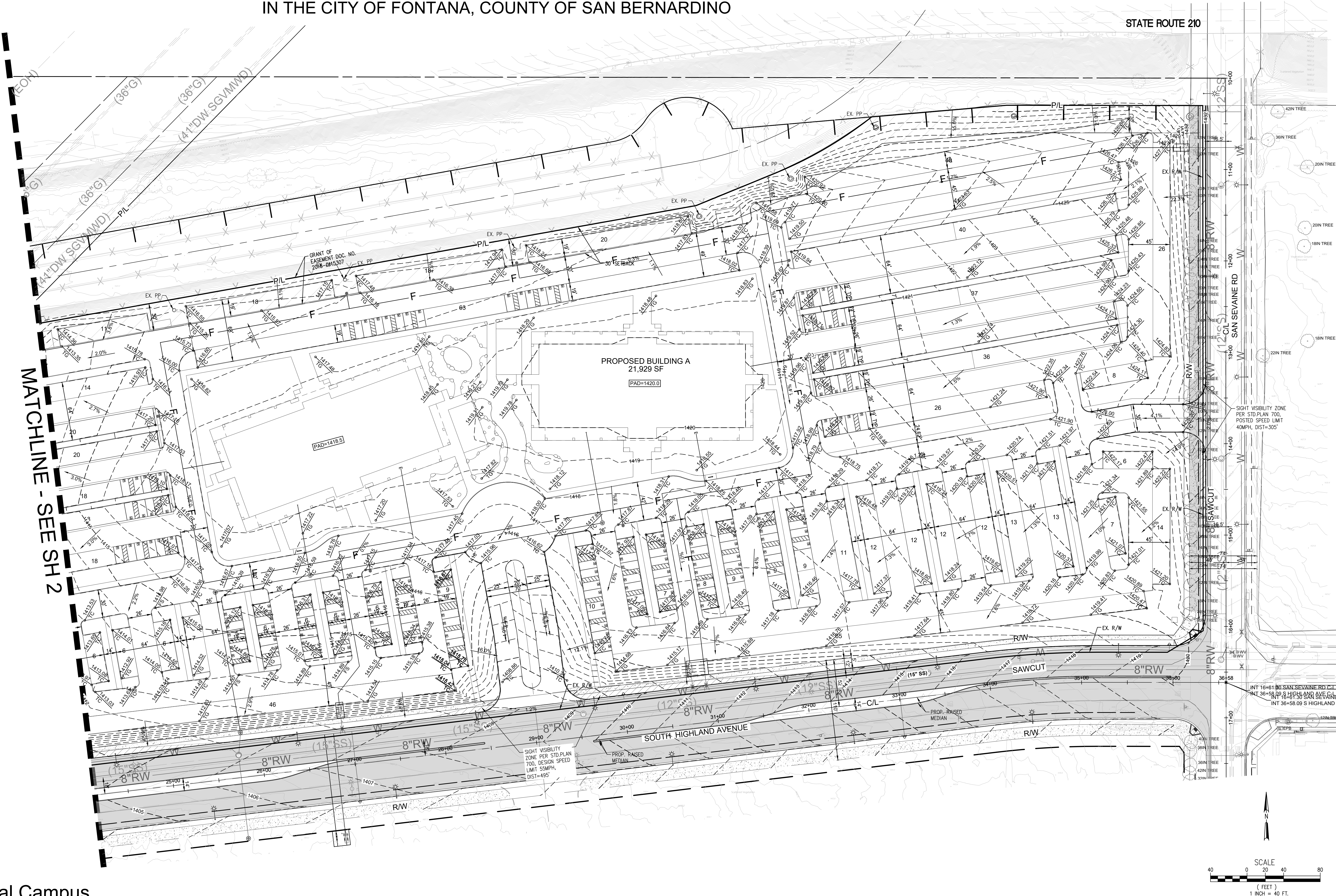
Westgate Medical Campus



UNITEX MANAGEMENT CORP
WESTGATE MEDICAL CAMPUS
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO



UNITEX MANAGEMENT CORP
WESTGATE MEDICAL CAMPUS
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO



Westgate Medical Campus



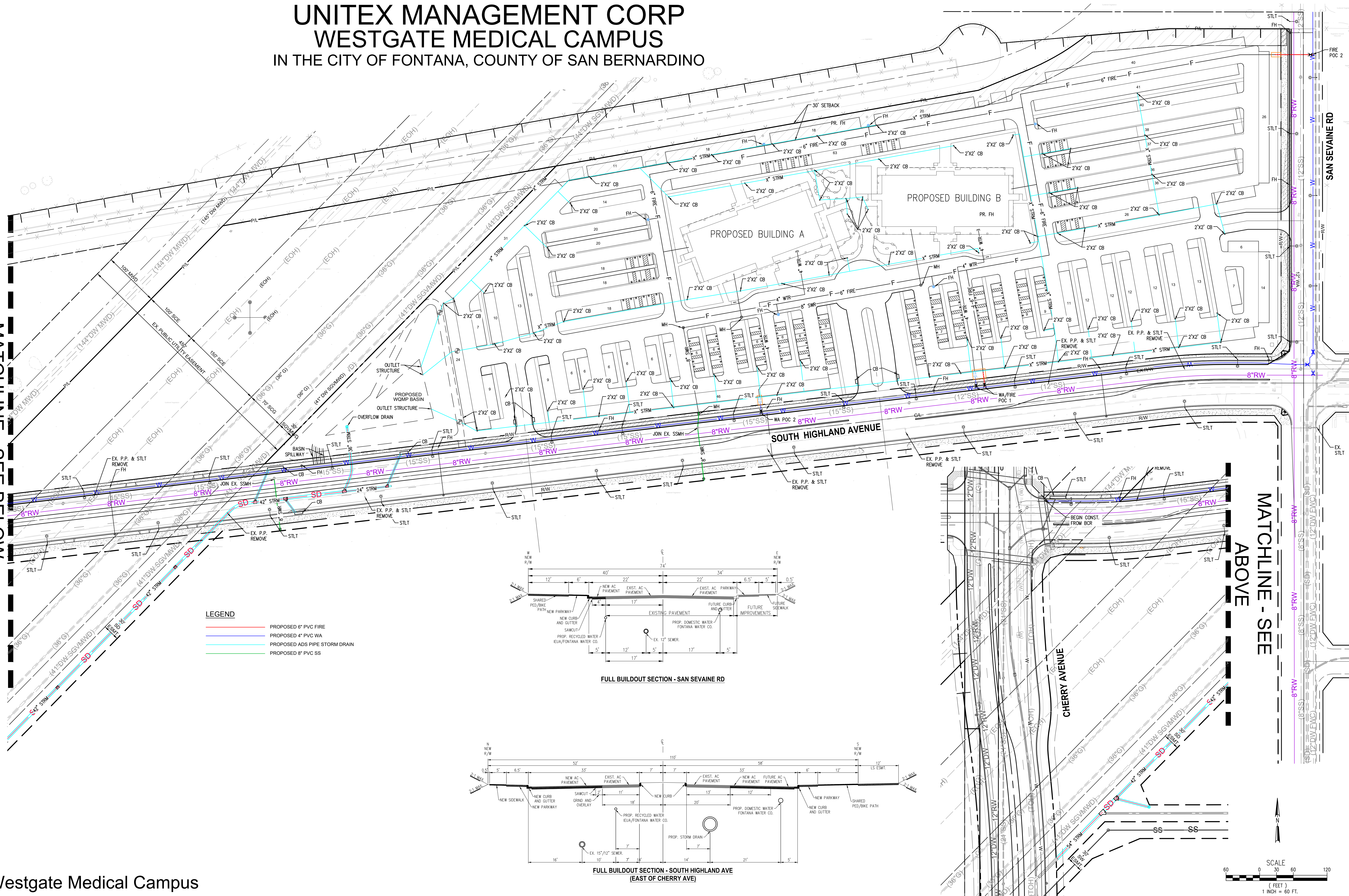
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1-3/8 INCH BRASS SET FLUSH IN THE FOOTING.
ELEVATION 1281.50 FEET (ADJUSTED)



CONCEPTUAL GRADING **C3.0**
REV 1 12.21.2020

UNITEX MANAGEMENT CORP
WESTGATE MEDICAL CAMPUS
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO

MATCHLINE - SEE BELOW



Westgate Medical Campus

INTEX®

BENCHMARK
SUBJECT PROPERTY LIES WITHIN NAD 83 (1986).

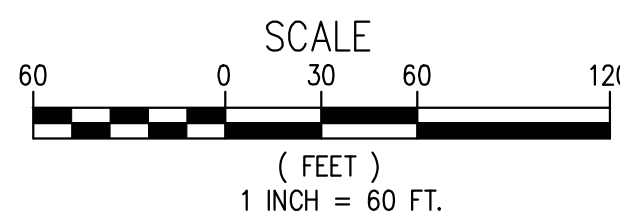
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TRANSMISSION LINE AT THE NORTH LEG OF TOWER 21/4. A
1-3/8 INCH BRASS SET FLUSH IN THE FOOTING.

ELEVATION 1281.50 FEET (ADJUSTED)

cla architects ima
DAVID EVANS
AND ASSOCIATES INC.

PROPOSED WET UTILITIES C4.0

REV 11.16.2023



LEGAL DESCRIPTION

PARCEL A AS SHOWN ON THE CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 19, 2019 AS INSTRUMENT NO. 2019-0428704 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING NORTHERLY OF SOUTH HIGHLAND AVENUE AS DESCRIBED AS PARCEL NO. 9693-2 IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 19970055286 OF OFFICIAL RECORDS IN THE COUNTY OF SAN BERNARDINO, THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

CONTAINING: 1,101,623 SQ.FT.OR 25.29 ACRES OFLAND, (MORE OR LESS).

NAME, L.S. ##### EXP. XX-X-XX DATE

ACCESSOR'S PARCEL NUMBER(S)

228-021-47-0-000

CITY CLERK'S CERTIFICATE

FILED IN THE OFFICES OF THE CITY CLERK OF THE CITY OF FONTANA THIS _____ DAY OF _____, 20____

CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARY OF COMMUNITY FACILITIES DISTRICT NO. XX, CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 20____, BY THIS RESOLUTION NO. _____

CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER THE DOCUMENT NUMBER _____ THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF _____ AT PAGE _____, AT THE REQUEST OF _____ IN THE AMOUNT OF \$ _____.

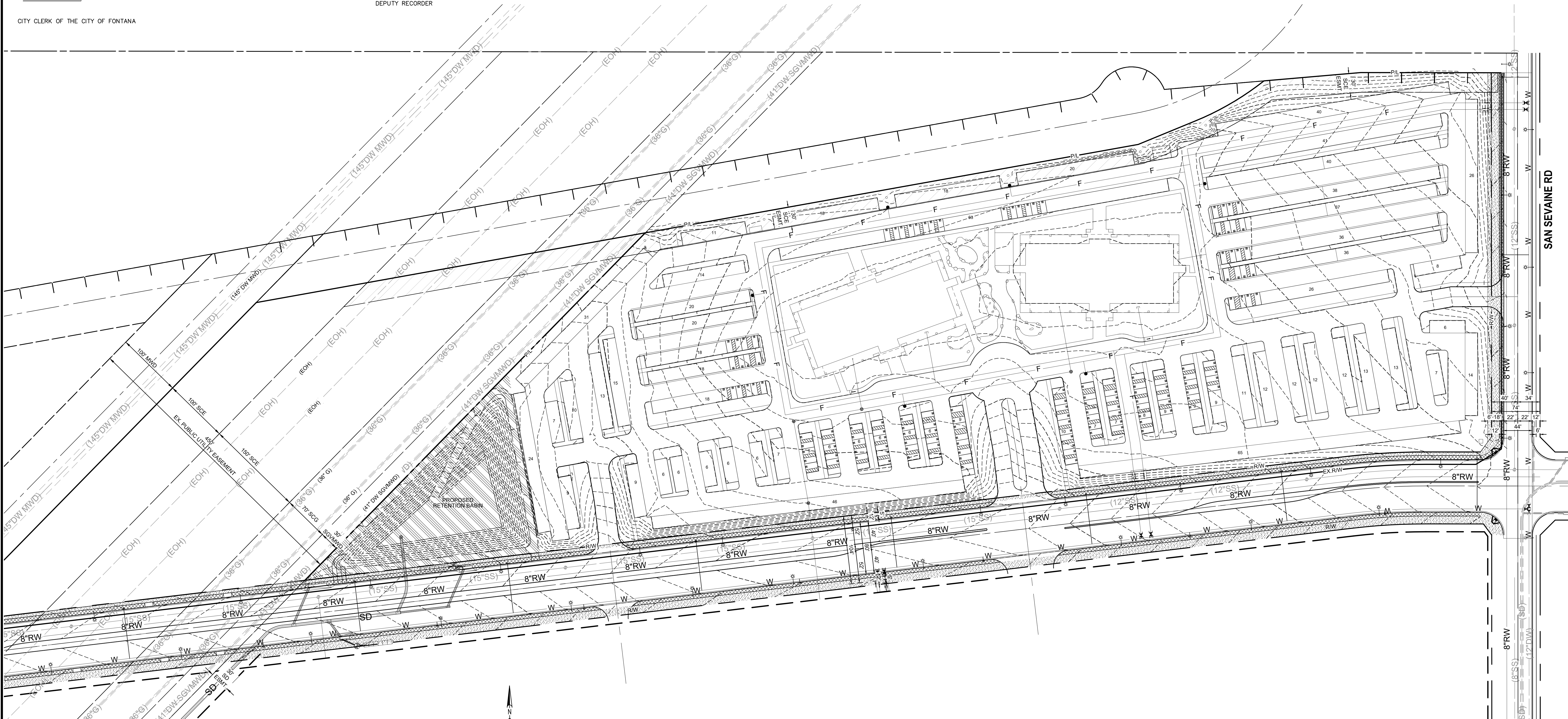
CHRIS WILHITE
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

BOUNDARY MAP OF COMMUNITY
FACILTIES DISTRICT NO XX
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO
MCN23-0103

QUANTITY BREAKDOWN

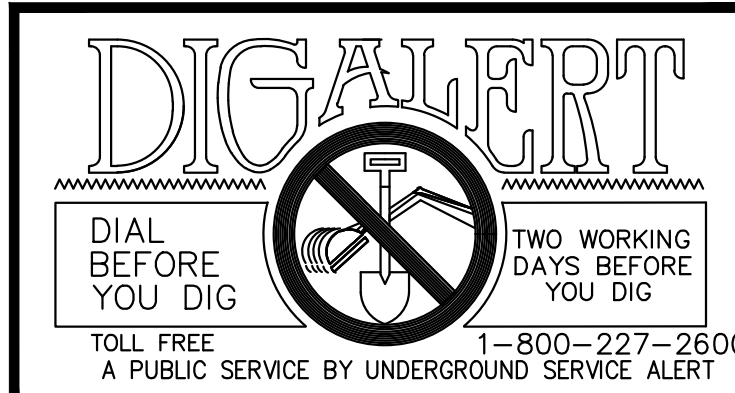
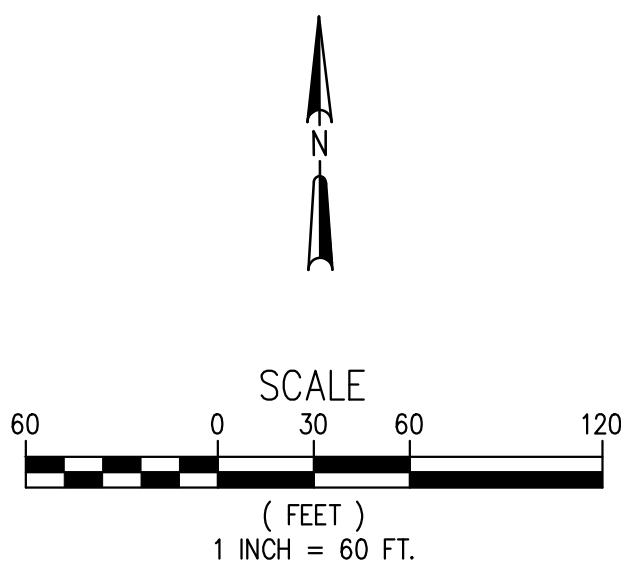
	CFD MAINTENANCE SOFTSCAPE AREA	= 29,314 SF
	CFD MAINTENANCE SIDEWALK AREA	= 54,261 SF
	RETENTION BASIN	= 50,369.40 SF
	90 WATT LED STREET LIGHT	= 31 EA



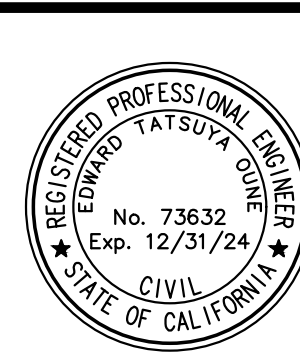
BENCHMARK
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ELEVATION 1281.50 FEET (ADJUSTED)



NO.	DESCRIPTION	DATE	BY
REVISIONS			



	17782 17th Street Suite 200 Tustin California 92780-1947 Phone: 714.665.4500
PREPARED UNDER THE SUPERVISION OF:	
EDWARD TATSUYA OJUE, P.E. R.C.E. 73632	

UNITEX MANAGEMENT CORP.			
WESTGATE MEDICAL CAMPUS			
DRAWN BY: VM		PA-27 CONCEPTUAL GRADING	SCALE: 1"=60'
DESIGNED BY: JAB/E/T/O		BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO XX OF THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CA	DATE: 12/21/23
CHECKED BY: MSR/E/T/O		APPROVED BY:	SHT NO. 1 OF 2
		CITY ENGINEER	DATE

LEGAL DESCRIPTION

PARCEL A AS SHOWN ON THE CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 19, 2019 AS INSTRUMENT NO. 2019-0428704 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING NORTHERLY OF SOUTH HIGHLAND AVENUE AS DESCRIBED AS PARCEL NO. 9893-2 IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 19970055286 OF OFFICIAL RECORDS IN THE COUNTY OF SAN BERNARDINO,

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NAME, L.S. ##### EXP. XX-X-XX DATE

ACCESSOR'S PARCEL NUMBER(S)

228-021-47-0-000

CITY CLERK'S CERTIFICATE

FILED IN THE OFFICES OF THE CITY CLERK OF THE CITY OF FONTANA THIS _____ DAY OF _____, 20____,

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CITY CLERK OF THE CITY OF FONTANA

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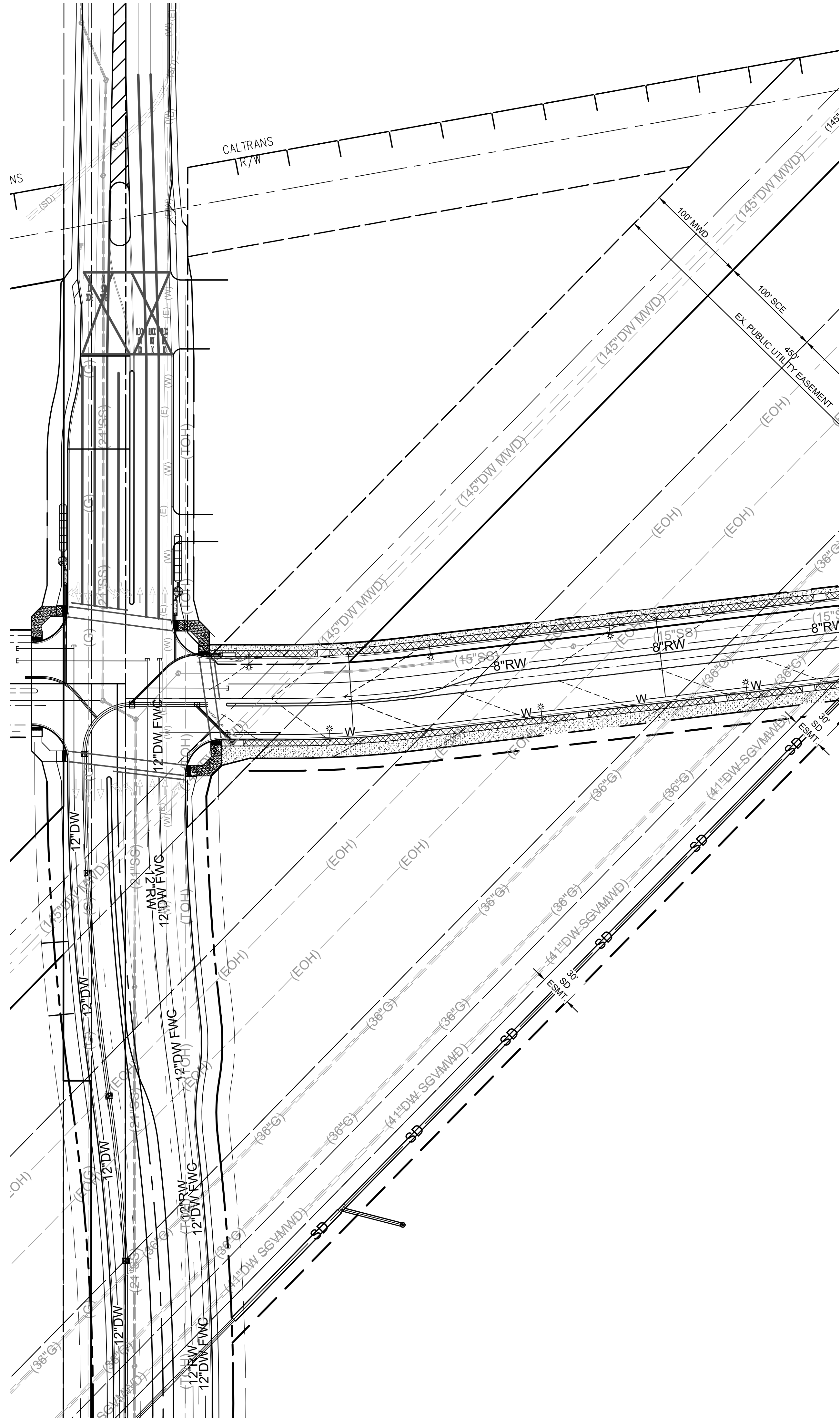
CHRIS WILHITE
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

BOUNDARY MAP OF COMMUNITY FACILTIES DISTRICT NO XX

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO

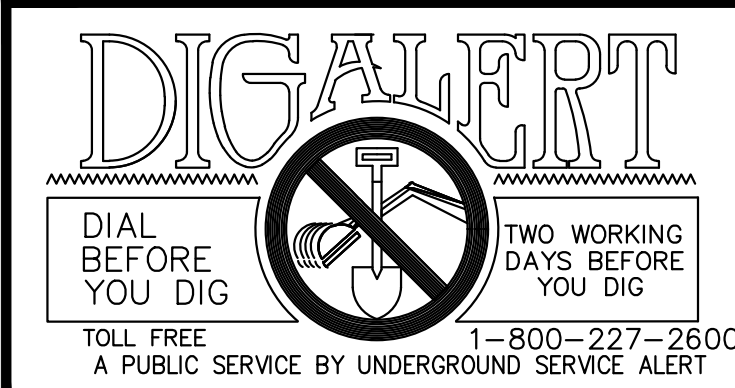
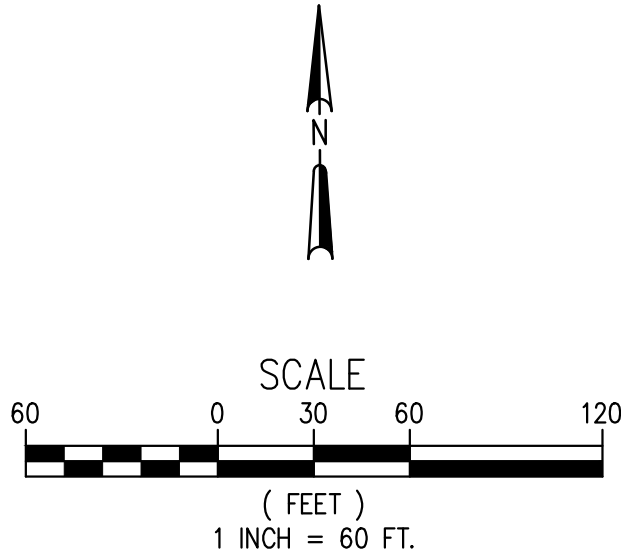
MCN23-0103



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NO.	DESCRIPTION	DATE	BY
REVISIONS			



PREPARED UNDER THE SUPERVISION OF:

EDWARD TATSUYA OLIVE, P.E. R.C.E. 73632

17782 17th Street Suite 200
Tustin California 92780-1947
Phone: 714.865.4500

DATE:

UNITEX MANAGEMENT CORP. WESTGATE MEDICAL CAMPUS			
DRAWN BY: VM	PA-27 CONCEPTUAL GRADING		SCALE: 1"=60'
DESIGNED BY: JAB/ETO	BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO XX OF THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CA		DATE: 12/21/23
CHECKED BY: MSR/ETO	APPROVED BY:	SHT NO.	2 of 2
CITY ENGINEER		DATE	



Legend

- 1 Primary Project Entry

 - Wide Planted Medium with Specimen Tree Planted on Both Sides
 - Monument Signage and Enriched Vehicular Paving
- 2 Secondary Project Entry

 - Specimen Tree planted on Both Sides
 - Enriched Vehicular Paving
- 3 Community Entry Monument

 - Level 1 Entry Monument: Tan Colored Split Face Block Monument with Logo
- 4 Guest Parking

 - Planted Landscape Island with Walkway
 - Photovoltaic Carport Parking
- 5 Guest Drop-Off

 - Zero Edge Curb with Bollards
 - Enriched Vehicular Paving
- 6 Courtyard

 - Ornamental Pond Water Feature
 - Shade Structures with Cafe and Comfortable Outdoor Seating
 - Healing Garden
- 7 Detention Basin

 - Detention Basin with Perimeter Ornamental Iron Fencing
 - Unirrigated Landscape
- 8 Easement

 - Utility Easement
- 9 Public Right of Way

 - Sidewalk and Parkway with Double Rows of Trees
- 10 Median Landscape

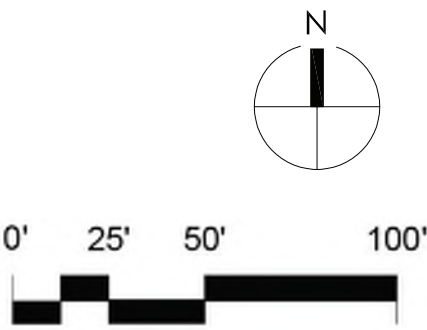


Westgate Medical Campus - MCN23-0103

LANDSCAPE OVERALL SITE PLAN



L1.0
REV1 12.21.2023









Legend



- 1 Guest Drop-Off
 - Zero Edge Curb with Bollards
 - Enriched Vehicular Paving
- 2 Building Entry Walk
- 3 Water Feature
 - Ornamental Pond Water Feature
 - Decorative Sandstone Boulders and bottom lined with cobblestone
 - Water Iris and Aquatic Plants
- 4 Shade Structure
 - Steel Post and Beam Structure with Louvered Roof
 - Cafe and Comfortable Outdoor Seating
- 5 Healing Garden
 - Walkable Crushed Stone with decorative sandstone Boulders
 - Gathering Lawn Space with Outdoor Seatings
- 6 Mountain View Forest
 - Dense evergreen tree buffer for windbreak and view from freeway






Tree Legend & Schedule

Scientific Name Common Name	Size	Foliage	Water Use	Remarks
 Pinus eldarica Mondell Pine	TBD	Evergreen	Mod.	Full to the ground
Pinus canariensis Canary Island Pine	TBD	Evergreen	Mod.	Full to the ground
Eucalyptus camaldulensis River Red Gum	TBD	Evergreen	Low	Standard
Eucalyptus sideroxylon Red Ironbark	TBD	Evergreen	Low	Standard
 Quercus virginiana Southern Live Oak	TBD	Evergreen	Mod.	Multi-stem
 Quercus virginiana Southern Live Oak	TBD	Evergreen	Mod.	Multi-stem
 Platanus acerifolia "Bloodgood" London Plane Tree	TBD	Deciduous	Mod.	Standard

Scientific Name Common Name	Size	Foliage	Water Use	Remarks
 Cinnamomum camphora Camphor Tree	TBD	Evergreen	Mod.	Standard
Rhus lancea Africa Sumac Willow	TBD	Evergreen	Mod.	Multi-stem
 Lophostemon confertus Brisbane Box	TBD	Evergreen	Low	Standard
x Chitalpa tashkentensis Pink Dawn	TBD	Evergreen	Low	Multi-stem
Platanus acerifolia "Bloodgood" London Plane Tree	TBD	Deciduous	Mod.	Standard
Quercus virginiana Southern Live Oak	TBD	Evergreen	Mod.	Multi-stem

Shrub/Groundcover Legend & Schedule

Scientific Name Common Name	Size	Water Use
 Acacia redolens Bank Catclaw	TBD	Low
Callistemon viminalis 'Little John' Little John Dwarf Bottlebrush	TBD	Low
Dietes bicolor African Iris	TBD	Mod
Lonicera japonica 'Halliana' Chinese Honeysuckle	TBD	Low
Raphiolepis indica 'Clara' Clara Indian Hawthorn	TBD	Low

Notes

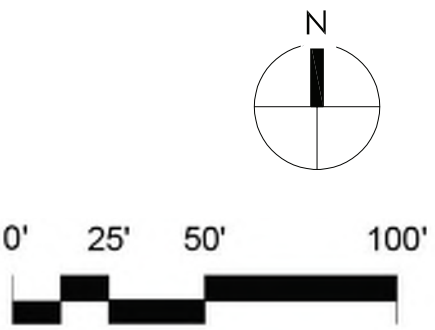
- Project landscape plant material to meet minimum city standards for quantity and size at installation
- Parking areas adjacent San Sevine and Highland will be screened with 3'-0" hedge

Westgate Medical Campus - MCN23-0103

LANDSCAPE PLANTING PLAN



L3.0
REV1 12.21.2023



TREE IMAGERY



X Chitalpa tashkentensis
Pink Dawn



Cinnamomum camphora
Camphor Tree



Eucalyptus camaldulensis
River Red Gum



Eucalyptus sideroxylon
Red Ironbark



Lophostemon confertus
Brisbane Box



Platanus acerifolia 'Bloodgood'
London Plane Tree



Pinus canariensis
Canary Island Pine



Pinus eldarica
Mondell Pine



Quercus virginiana
Southern Live Oak



Rhus lancea
Africa Sumac Willow

SHRUB & GROUND COVER IMAGERY



Acacia redolens
Bank Catclaw



Callistemon viminalis 'Little John'
Little John Dwarf Bottlebrush



Dietes bicolor
African Iris



Lonicera japonica 'Halliana'
Chinese Honeysuckle



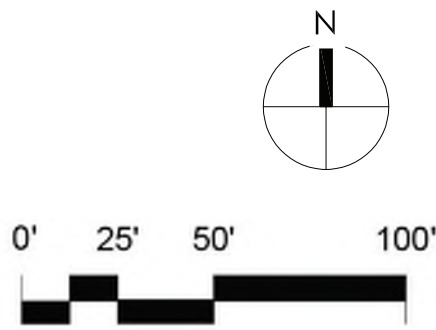
Raphiolepis indica 'Clara'
Clara Indian Hawthorn

Westgate Medical Campus - MCN23-0103

LANDSCAPE PLANTING IMAGERY



Landscape Tabulation	Gross Square Footage	Percentage %
Site Area (Without Building Footprints & Detention Basin)	716,046 Sq ft	
Parking lot Area Landscape:	138,058 Sq ft	19.3%
<div></div> Planting Area	120,786 Sq ft	
<div></div> Decorative Landscape Features - Enriched Vehicular Paving	17,272 Sq ft	
Building Pad Area Landscape:	92,173 Sq ft	12.9%
<div></div> Planting Area	49,230 Sq ft	
<div></div> Decorative Landscape Features - Enriched Pedestrian Paving, boulders and crushed stone	40,408 Sq ft	
<div></div> Water Feature	2,535 Sq ft	
Total Landscape Area	230,231 Sq ft	32.2%



RESOLUTION PC NO. 2025-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE WEST GATE SPECIFIC PLAN (STATE CLEARINGHOUSE NO. 1995052002), DESIGN REVIEW NO. 23-0025 FOR SITE AND ARCHITECTURAL APPROVAL OF A MEDICAL CENTER CONSISTING OF TWO FOUR-STORY BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS WITHIN THE WEST GATE SPECIFIC PLAN LOCATED AT THE NORTHWEST CORNER OF SOUTH HIGHLAND AVENUE AND SAN SEVAINE ROAD (ASSESSOR PARCEL NUMBER: 0228-021-47).

WHEREAS, Assessor Parcel Number (“APN”) 0228-021-47 (“Project Site”) was annexed from San Bernadino County and into the City of Fontana on November 2, 1973; and

WHEREAS, on November 8, 2023, the City of Fontana (“City”) received an application from Caren Cupp of c|a Architects on behalf of Intex Corporation, (“Applicant”), for a Design Review (DRP No. 23-0025) for the development of two four-story medical office buildings; and

WHEREAS, the Project site has a General Plan Land Use designation of Regional Mixed Use (RMU), and is located within the West Gate Specific Plan (planning area no. 27), which allows for such projects; and

WHEREAS, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA, the City has prepared an Addendum to the West Gate Specific Plan Environmental Impact Report (State Clearinghouse (SCH) No. 1995052002) for the Project (“Addendum”); and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS in connection with the Project and the Fontana Planning Commission’s (“Planning Commission”) review of the certified FEIR, the Planning Commission has independently reviewed all the prior environmental documentation prepared for this Project and the Addendum, and has exercised its independent judgment in making the determination that the certified FEIR with the Addendum fully analyzed and mitigated, where feasible, all potentially significant environmental impacts,

if any, that would result from the Project, and therefore, no subsequent EIR or mitigated negative declaration is required; and

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

WHEREAS, Conditions of Approval are attached hereto as **Exhibit “A”** for DRP No. 23-0025; and

WHEREAS, all notices required by statute and the Fontana Municipal Code 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 September 5, 2025, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on September 16, 2025, a duly noticed public hearing on Design Review No. 23-0025 was held by the Planning Commission to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, on September 16, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at is public hearing on Design Review No. 23-0025; 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 reference.

Section 2. CEQA. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission has reviewed and considered the previously certified FEIR (State Clearinghouse No. 1995052002), the Addendum, any oral or written comments received, and the administrative record prior to making any decision on the Project. The Planning Commission finds that the Addendum and West Gate Specific Plan EIR contain a complete and accurate reporting of all the environmental impacts associated with the Project. The Planning Commission further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 8.06 of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the West Gate Specific Plan EIR, the Addendum, and all related information presented to the Planning Commission, the Planning Commission finds that pursuant to State CEQA sections 15162 and 15164 and Section

8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the West Gate Specific Plan EIR is the appropriate document for the Project as it:

- a. Will not result in substantial changes that would require major revisions of the FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- b. Will not result in substantial changes with respect to the circumstances under which the Project are developed that would require major revisions of the FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- c. Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR documents were certified showing any of the following:
 1. The Project would have one or more significant effects not discussed in the EIR;
 2. That significant effects previously examined would be substantially more severe than shown in the EIR;
 3. That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and
 4. That mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the West Gate Specific Plan EIR and all written and oral evidence presented to the Planning Commission, the Planning Commission finds that all environmental impacts of the Project have been addressed within the West Gate Specific Plan EIR and the Addendum. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the West Gate Specific Plan EIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgement and analysis of the Planning Commission.

Section 5. Adoption of the Addendum to the West Gate Specific Plan EIR. The Planning Commission hereby adopts the Addendum to the EIR for the West Gate Specific Plan EIR and Mitigation, Monitoring, and Reporting Program that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 6. Design Review Findings. The Planning Commission hereby makes the following findings for Design Review No. 23-0025 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.**

Finding of Fact: The General Plan Land Use designation of Regional Mixed Use (RMU) is intended for a mixture of land uses on relatively large tracts of land located in proximity to regional transportation routes and supporting regional markets. The designation accommodates a wide range of retail, commercial, office, medium density residential, civic, open space and job-rich light manufacturing uses without adverse impacts on surrounding uses. The medical campus consisting of two four-story buildings to be used for medical offices and service meets the intention of the RMU general plan land use designation.

The Project is also consistent with the West Gate Specific Plan land use and architectural design standards. The Project Site is located in planning area no. 27 of the specific plan, which has a designation of Mixed Use-1 (MU-1). Per the specific plan, the MU-1 designation provides for a board range of business, commercial, retail, medical, education, entertainment, commercial services and other complementary uses. Medical facilities and offices are an allowed use in the MU-1 designation, thereby making the land use consistent with the West Gate Specific Plan. Additionally, the development meets all development and design standards in the West Gate Specific Plan.

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.**

Finding of Fact: The site and architectural design for the medical facility has been designed to comply with the City of Fontana Zoning and Development Code. The development meets all setbacks, height, landscaping, design, architecture, parking, access, and safety requirements. Access to and from the Project Site is provided from two driveways South Highland Avenue and one driveway on San Sevaine Road. Landscaping would be ornamental in nature and include trees, shrubs, and drought-tolerant plants in addition to a variety of groundcovers. The buildings will be constructed pursuant to all applicable building, zoning, and fire codes, in addition to the

Conditions of Approval attached hereto as Exhibit A and referenced herein.

The site improvements have been reviewed by the Fire, Building and Safety, Engineering and Public Works Departments. During the project review process, changes were made to the plans to ensure that the Project is well-designed. Therefore, the Project will promote health, safety, and welfare of the surrounding community.

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.

Finding of Fact: The Project has been designed to enhance and complement the surrounding neighborhood. The architectural style is Modern. The buildings incorporate flat roof lines, a monochromatic color scheme, and metal accents. The result is a quality architectural design appropriate and desirable for the surrounding neighborhood. The development enhances the character of the surrounding neighborhood through appropriate attention to aesthetics and design.

Outdoor seating, a water feature and ample landscaping around the site have also been incorporated to compliment the buildings and the community at large. The Project has been reviewed by the Engineering, Building and Safety, and Fire Departments for safety, and changes were made to the plans 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. The Project improvements include sewer and storm drain systems, site circulation, parking, landscaping, lighting, driveways, and sidewalks. The Project has been reviewed by the City's Planning, Engineering, Building and Safety and Fontana Fire Prevention Departments for circulation, access, and safety and was determined to meet all applicable requirements; thus, the improvements will result in a safe, well-designed Project.

Section 7. Approval. Based on the findings in Section 5, the Planning Commission hereby approves Design Review No. 23-0025, subject to the Findings and the Conditions of Approval attached hereto, as **Exhibit "A"** and incorporated herein by reference and directs staff to file a Notice of Determination.

Section 8. 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 9. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 10. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 11. 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 16th day of September, 2025.

City of Fontana

Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armendarez, 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 16th day of September, 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joseph Armendarez, Secretary

Exhibit “A”



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. 23-0103
Design Review No. 23-0025

DATE: September 16, 2025

LOCATION: The project site is located at the northwest corner of South Highland Avenue and San Sevaire Road

PLANNING DEPARTMENT:

1. The applicant/developer/property owner 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 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.

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.

2. This Design Review 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 Division inspection, has commenced within this period.
3. 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.
4. 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 all of the following have occurred:
 - A. All requirements of the City of Fontana's Municipal Code shall be complied with.
 - B. All Conditions of Approval imposed on this project have been fulfilled.
 - C. 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 final inspection and acceptance of the work.
5. 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 residential structure until corrections are approved in writing by all appropriate staff.
6. The Director of Planning, or his/her designee, shall have the authority for minor architectural changes focusing around 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.
7. Upon discovery of any cultural tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All cultural tribal 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.

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.

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.

8. The construction contractor will 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(b)(7) 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:
 - F. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
 - G. Temporarily enclose localized and stationary noise sources.

H. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

9. 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 Manger's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections No. 30-30 and Sections No. 30-31 of the Municipal Code.
10. The applicant/developer shall underground all utilities pursuant to Section 27-50 through 27-54 of the City of Fontana Municipal Code, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.
11. The current Development Fees shall be paid.

Prior to Issuance of Building /Construction Permits

12. The applicant/developer/property owner shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development. The location shall be convenient for the residents and not block the line-of-sight for pedestrians or vehicle traffic.
13. The mailboxes shall be made of durable material and shall be installed in a manner that is resistant to vandalism and meets the requirements of the Post Office. The Post Office currently approves freestanding mailboxes that are F-series and wall-mounted boxes that are 4C series. The developer is responsible for contacting the Post Office for the type and location of the mailboxes within their development. Any replacements of the mailboxes subsequent to the original installation shall be the responsibility of the developer, each individual homeowner and/or the homeowners association, and the Post Office.

BUILDING AND SAFETY DIVISION:

14. The applicant/developer/property owner shall comply 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
15. 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.
16. The applicant/developer/property owner shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter No. 5 Article XIV.
17. The applicant/developer/property owner shall comply with the following grading requirements:
- A. Grading plans shall be submitted to and approved by Building & Safety. 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.);
 - ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.);
 - iii. All proposed drainage structures;
 - iv. Any proposed and/or required walls or fencing.
18. 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

19. 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 City Building Inspector

ENGINEERING DEPARTMENT:

20. The Project shall be served by the City's sanitary sewer system. All offsite 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.
21. 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.
22. 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.
23. To eliminate the negative fiscal impact on municipal services associated with this proposal, the project will be required to form a new community facilities district (CFD) or annex into an existing community facilities district (CFD) for the purpose of

financing the costs of maintenance and operation of the street lighting, landscaping, parks, parkways, water quality/detention basins and the removal of or cover of graffiti. The city will determine which is more appropriate for the project, establishing a new district or annexing into an existing district.

24. The Westgate Medical Campus Project (the Project) requires the extension of the existing Cherry Ave storm drain from its current upstream end located at the intersection of Cherry Ave and Hawaii Ave, a) thence north to the MWD and SoCalGas transmission corridors that cross Cherry Ave, b) thence northeasterly parallel to the utility corridor to S. Highland Ave., c) thence east in S. Highland Ave. At this time, the Cherry Ave segment is to be constructed as part of the Raise Grant Improvement Project and the other two segments are to be constructed by the Project. However, if the Raise Grant project is not constructed in a timely manner this project shall design and construct all segments of the Cherry Ave Storm Drain.

PRIOR TO ISSUANCE OF GRADING PERMIT

25. 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.
26. 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.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

27. The Applicant shall record All right-of-way dedications, easements, reciprocal access agreement as required for the development, including any easements for the required improvements as outlined in the traffic conditions.
28. 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, traffic signals, flashing beacons, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer. Refer to traffic conditions of approval for a list of all required traffic improvements.
29. Full width public improvements Right of Way to Right of Way shall be constructed along South Highland Avenue between Cherry Ave and San Sevaine Road. Frontage improvements shall be constructed along San Sevaine Road.
30. The Applicant shall perform a pavement quality analysis by a qualified geotechnical engineer for South Highland Avenue and San Sevaine Road for the City to review and approve. South Highland Avenue and San Sevaine Road along the project frontage shall be fully replaced to bring the pavement structural section into conformance with City standards. Any remedial action less than full replacement shall be justified by the pavement analysis and shall bring the pavement condition to a 20 year pavement life.

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

31. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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 Practice transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

ENGINEERING - TRAFFIC

38. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:
 - A. The project may have a single ingress/egress point along San Sevaine Rd that shall be designed, constructed, and signed to allow for all movements.

- B. The project may have two ingress/egress points along South Highland Ave. The westernmost location shall be designed, constructed, and signed to allow for Right-turn-in and Left-turn-in ingress, and Right-turn-out only egress. The easternmost location shall be designed, constructed, and signed to allow for all movements.
 - C. Ingress and egress restrictions shall be reinforced with a raised median.
39. The project shall design and construct a new traffic signal at the intersection of South Highland and San Sevaie Rd.
- A. The intersection shall accommodate the following lane configuration: Eastbound left-turn lane, eastbound thru lane, eastbound shared thru-right-turn lane, northbound left-turn lane, northbound thru lane, northbound right-turn lane, westbound left-turn lane, westbound thru lane, westbound shared thru-right-turn lane, southbound dual left-turn lanes, southbound thru lane, southbound right-turn lane.
 - B. The length of each turn lane shall be the distance identified in project traffic analysis, subject to further study and the approval of the City Engineer.
 - C. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.
 - D. The project shall fully improve all four corners of the intersection to meet current City and PROWAG standards. Any infrastructure at the intersection that may exist at the time the project begins grading that does not meet the most current City and PROWAG standards shall be reconstructed to meet such standards.
 - E. The project shall design and construct all modifications needed to any existing medians and infrastructure to accommodate the final lane configuration and turn-pocket lengths.
 - F. The project shall design and construct the related signal fiber interconnect to connect this signal to the City's existing fiber network.
 - G. The signal shall be operational at the time of the project's first issuance of an occupancy permit.
40. The project shall design and construct a new traffic signal at the project's easternmost driveway along South Highland.
- A. The intersection shall accommodate the following lane configuration: Eastbound left-turn lane, eastbound dual thru lanes, westbound thru lane, westbound shared thru-right-turn lane, southbound left-turn lane,

southbound right-turn lane.

- B. The signal shall include detection of queuing and occupancy within the eastbound left-turn lane at the project's westernmost driveway.
 - C. The length of each turn lane shall be the distance identified in project traffic analysis, subject to further study and the approval of the City Engineer.
 - D. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.
 - E. The intersection shall be designed and constructed as a three-leg intersection, with no leg on the south side, subject to the approval of the City Engineer.
 - F. The project shall fully improve all four corners of the intersection to meet current City and PROWAG standards.
 - G. The project shall design and construct the related signal fiber interconnect to connect this signal to the City's existing fiber network.
 - H. The signal shall be operational at the time of the project's first issuance of an occupancy permit.
41. The project shall design and construct Rectangular Rapid Flashing Beacon assisted pedestrian crosswalk across South Highland Ave at Hemlock Ave.
- A. The project shall prepare the design for a traffic signal at the intersection of South Highland Ave and Hemlock Ave, with an interim configuration to accommodate the limited construction of the pole and mast arm at the northwest and southeast corners of the intersection that will display the interim RRFB implementation.
 - B. The project shall fully improve all four corners of the intersection to meet current City and PROWAG standards.
 - C. In coordination with the City Traffic Engineer and prior to the issuance of the first occupancy permit, the project shall prepare a limited-scope three-intersection operational analysis of South Highland Ave and San Sevaire Rd, South Highland Ave and Hemlock Ave, and South Highland Ave and Beech Ave. to determine if stop-warrants are met to implement all-way-stop-control at the intersection of South Highland Ave and Hemlock Ave and if it remains appropriate within the operation of the subject corridor segment. Subject to the results of the analysis and the approval of the City

Engineer, the project may forgo the installation of the RRFB and instead design and construct an all-way-stop-control intersection.

42. The project shall design and construct the signal modifications needed at the intersection of Beech Ave and Summit Ave to implement a southbound right-turn overlap phase, subject to the approval of the City Engineer. Type 1A poles that will need to hold the load of a five-section signal head will need to be replaced with a Type 15 or greater pole.
43. The project shall design and construct the signal modifications needed at the intersection of Cherry Ave and Victoria St/Walnut St to implement a southbound right-turn overlap phase, subject to the approval of the City Engineer. Type 1A poles that will need to hold the load of a five-section signal head will need to be replaced with a Type 15 or greater pole.
44. The project shall design and construct the signal modifications needed at the intersection of Cherry Ave and Baseline Ave to implement a right-turn overlap phase in all four directions, subject to the approval of the City Engineer. Type 1A poles that will need to hold the load of a five-section signal head will need to be replaced with a Type 15 or greater pole.
45. The project shall design and construct the signal modifications needed at the intersection of Cherry Ave and Foothill Blvd to implement an eastbound right-turn overlap phase, subject to the approval of the City Engineer. Type 1A poles that will need to hold the load of a five-section signal head will need to be replaced with a Type 15 or greater pole.
46. The project shall coordinate with the City Traffic Engineer to conduct a signal timing and coordination analysis of Beech Ave from Cherry Ave to Summit Ave, inclusive of all signals within these limits.
 - A. The analysis shall include the collection of the appropriate data, analysis of signal timing and performance, and preparation of recommendations.
 - B. The effort will include the preparation of signal timing plans for implementation, subject to the approval of the City Engineer.
 - C. Where signals are encountered that are owned and/or operated by agencies other than the City of Fontana, the project shall coordinate with those agencies and prepare the required material in order to implement any signal timing changes.
 - D. Where recommended changes will require equipment or infrastructure modifications or new installation, the project shall be responsible for the design and construction/implementation of such, subject to the approval of the City Engineer.

- E. In coordination with the City Traffic Engineer and at the approval of the City Engineer, the project may instead install devices/infrastructure necessary to monitor the signal timing and performance across the corridor.
- 47. The project shall coordinate with the City Traffic Engineer to conduct a signal timing and coordination analysis of Cherry Ave from 210 WB on/off ramps to Foothill Blvd, inclusive of all signals within these limits.
 - A. The analysis shall include the collection of the appropriate data, analysis of signal timing and performance, and preparation of recommendations.
 - B. The effort will include the preparation of signal timing plans for implementation, subject to the approval of the City Engineer.
 - C. Where signals are encountered that are owned and/or operated by agencies other than the City of Fontana, the project shall coordinate with those agencies and prepare the required material in order to implement any signal timing changes.
 - D. Where recommended changes will require equipment or infrastructure modifications or new installation, the project shall be responsible for the design and construction/implementation of such, subject to the approval of the City Engineer.
 - E. In coordination with the City Traffic Engineer and at the approval of the City Engineer, the project may instead install devices/infrastructure necessary to monitor the signal timing and performance across the corridor.
- 48. The project shall coordinate with Caltrans to design and construct the additional westbound left-turn lane at the SR-210 westbound off-ramp at Cherry Ave as identified in the traffic study. The location is under the jurisdictional authority of Caltrans, and not the City of Fontana, as such, the final outcome of this effort cannot be guaranteed by the City of Fontana.
- 49. The project shall construct the ultimate improvements along the north and south frontages of South Highland between Cherry Ave and San Sevaine Rd, inclusive of two thru lanes in each direction, left-turn lanes, raised planted medians, sidewalk, shared-use path, and curb-and-gutter.
 - A. Along the south side of South Highland, between Cherry Ave and San Sevaine Rd, the project shall construct curb and gutter, a 6 foot planted landscape strip, and a 14 foot shared use path.
 - B. These improvements shall be in addition to those improvements needed for the traffic signals at the project's easternmost driveway and South Highland

and at the intersection of San Sevaine Rd and South Highland.

- C. Improvements shall extend further then the western and eastern termini of this segment of South Highland in order to tie-into existing infrastructure, subject to the approval of the City Engineer.
50. The project shall construct the ultimate improvements along the west frontage of San Sevaine Rd between South Highland and the project's northerly property line, inclusive of one thru lane, left-turn lanes, right-turn lanes, shared-use path, and curb-and-gutter.
- A. Along the west side of San Sevaine Rd, between South Highland and the project's northerly property line, the project shall construct curb and gutter, a 6 foot planted landscape strip, and a 14 foot shared use path.
 - B. These improvements shall be in addition to those improvements needed for the traffic signal at the intersection of San Sevaine Rd and South Highland.
 - C. Improvements shall extend further then the southern and northern termini of this segment of San Sevaine Rd in order to tie-into existing infrastructure, subject to the approval of the City Engineer.
51. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.
52. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation.
53. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.
54. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted and identified throughout the interior of the project. Pedestrian walkways shall have sufficient decorative pathway lighting.
55. The site plan shall identify interior traffic flow pattern and circulation, including any restricted/pre-designated parking areas.
56. Should improvements identified as part of the City's RAISE project not be under construction at the time the project is ready for issuance of the first occupancy permit, the project may be responsible for the construction of specific improvements subject to the approval of the City Engineer.

END OF CONDITIONS OF APPROVAL

NOTICE OF DETERMINATION

TO:	<input checked="" type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Avenue Fontana, CA 92335 Contact: Cecily Session-Goins Phone: (909) 350-6723
			Email: csgoins@fontanaca.gov
TO:	<input checked="" type="checkbox"/> Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 1995052002
Project Title: West Gate Medical Campus Project
Project Applicant (include address, telephone number and email address): Caren Cupp <u>c/a Architects</u> <u>3738 Bayer Ave., Suite 104</u> <u>Long Beach, CA 90808</u>
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): Northwest corner of South Highland Avenue and San Sevaine Road (APN: 0228-021-47)
General Project Location (City and/or County): Fontana, San Bernardino County
Project Description:

The development of two medical office buildings, approximately 104,000 square feet each, and associate on-site and off-site improvements on an approximately 16.4-acre site.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on September 16, 2025 and has made the following determinations regarding the above described project:

1.	The project [<input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.	
2.	<input checked="" type="checkbox"/> An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. Pursuant to the Initial Study (IS) prepared for the West Gate Specific Plan, a Final EIR (SCH No. 1995052002) was prepared for the project and was certified by the City Council on March 2, 2017. Based on CEQA Guidelines, Sections 15162 through 15164 et seq, it was determined that the previously certified Final EIR has adequately identified the impacts associated with Design Review No. 23-0025 and an Addendum has been prepared for this project.	
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
	<input type="checkbox"/> A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3.	<input type="checkbox"/> Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not]made a condition of the approval of the project.	
4.	<input type="checkbox"/> A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.	
5.	<input type="checkbox"/> A Statement of Overriding Considerations [<input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.	
6.	<input type="checkbox"/> Findings [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made pursuant to the provisions of CEQA.	
This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at: 8353 Sierra Avenue, Fontana, CA 92335		
	Custodian: City of Fontana, Planning Department	Location: 8353 Sierra Avenue, Fontana, CA 92335

Date:

Rina Leung
Senior Planner

Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, 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. 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. 23-0103: Design Review (DRP) No. 23-0025

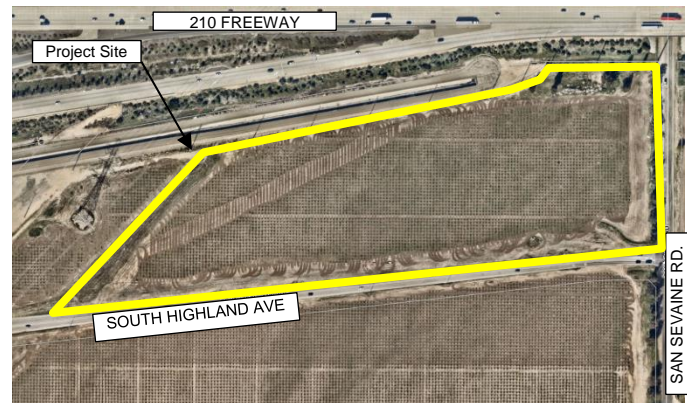
A request for the site and architectural review of a medical center consisting of two four-story buildings to be used for medical services and associated on-site and off-site improvements.

**Environmental
Determination:**

Pursuant to the Initial Study (IS) prepared for the West Gate Specific Plan, a Final EIR (SCH No. 1995052002) was prepared for the project and was certified by the City Council on March 2, 2017. Based on CEQA Guidelines, Sections 15162 through 15164 et seq, and Section 8.10 of the City of Fontana's 2019 local CEQA Guidelines, staff has determined that the previously certified Final EIR has adequately identified the impacts associated with Design Review No. 23-0025. Therefore, a subsequent mitigated negative declaration is not required, and a Notice of Determination has been prepared.

**Location of
Property:**

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



Date of Hearing: September 16, 2025

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.

Should you have any questions concerning this project, please contact Cecily Session-Goins, Associate Planner, at (909) 350-6723 or csgoins@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: September 5, 2025



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 25-0460
Agenda #: PH-D

Agenda Date: 9/16/2025
Category: Public Hearing

FROM:

Planning Department

TITLE:

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.

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 PC No. 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).

REQUEST:

Conditional Use Permit No. 05-0005-R1- A request to approve an expansion of an area for sale of beer and wine under an existing ABC Type 20 (Off-Sale, Beer and Wine) License, for an existing convenience store (7-Eleven).

PROJECT PLANNER:

Mai Thao, Assistant Planner

BACKGROUND INFORMATION:

Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	General Commercial (C-G)	Regional Mixed Use (RMU) Summit Heights Specific Plan	Existing Food Convenience Store
North:	General Commercial (C-G)	Westgate Specific Plan	Retail Center
South:	Residential Planned Community (R-PC)	Summit Heights Specific Plan	Summit Avenue/Residential
East:	Residential Planned Community (R-PC)	Summit Heights Specific Plan	Single-Family Residential
West:	General Commercial (C-G)	Summit Heights Specific Plan	Beech Ave/Commercial uses

ANALYSIS:

Previous Approval:

1. On July 15, 2005, the Planning Commission approved Conditional Use Permit No. 05-0005 to allow the 7-Eleven convenience store with an ABC Type 20 (Off-Sale, Beer and Wine) License.

Project Description:

The applicant, Sherrie Olson of 7-Eleven, Inc, is requesting that the Planning Commission review and approve Conditional Use Permit 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 Licensed Type 20 (Off-sale, Beer and Wine) convenience store.

Conditional Use Permit No. 05-0000-R1:

The Project is seeking approval 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) convenience store located at 15264 Summit Avenue. The convenience store has an existing ABC Type 20 License on the property along with a gas station. The applicant is requesting to expand into the adjoining vacant tenant space of approximately 1,248 square feet. The approved hours for the convenience store are 24 hours a day, seven days a week with no sale of alcoholic beverages to be sold between the hours of 2:00 A.M. to 6:00 A.M.

As noted on the floor plan, the beer and wine sales of the convenience store will occupy less than 10% of the store's shelf space. The location of the beer and wine will be stored in the refrigerated section and on a dry shelf space in close proximity to one another.

The site is accessed by existing driveways off Summit Avenue and Beech Avenue. Parking is provided in an existing parking lot which is accentuated with landscaping. The existing parking provided meets the minimum parking spaces required by the Fontana Municipal Code.

The Police Department has reviewed the project and has no objections to issuing the CUP for expansion of area for this convenience store, provided they comply with the conditions of approval imposed by the Planning Commission and ABC, and provided the Planning Commission makes the appropriate findings.

The City of Fontana Zoning and Development Code states that in judging requests for alcoholic beverage sales, the physical relationship and proximity of the proposed use to that of similar uses on the same or surrounding sites and the compatibility of the proposed use with neighboring uses (i.e. schools, parks, religious institutions, hospitals, and other similar uses). The site is within an existing commercial shopping center and has an existing ABC License Type 20 that has been operating more than 20 years. Staff has determined that the location does not exist near a school, park, religious institution, hospital that is within 600 feet from the existing convenience store and is compatible with the surrounding uses in the commercial shopping center.

Building Analysis:

There are no changes proposed to the exterior façade of the existing convenience store. Attachment No. 2 includes the site plan, and floor plan of the existing building.

Census Tract Number.

The convenience store is located within Census Tract 23.15. A map identifying the Census Tract boundaries is attached (Attachment No. 3).

Concentration

According to the California Department of Alcoholic Beverage Control (ABC), three (3) ABC off-sale licenses are permitted within Census Tract 23.15. Currently there are six (6) active off-sale ABC Licenses within Census Tract No. 23.15 (per ABC). The tract is currently categorized as overconcentrated, however as this is an existing facility, with an approved ABC License prior to the overconcentration, a public convenience or necessity finding is not required. There will be no changes to the existing ABC Type license that was previously approved. A census tract information matrix is attached (Attachment No. 3).

Environmental:

The 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 2019 Local Guidelines for Implementing CEQA. The project site meets the CEQA requirement for a Class 1 exemption, as the project is within an existing convenience store 7-Eleven convenience store. 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

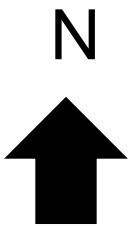
Attachment No. 2 - Project Plans

Attachment No. 3 - Census Tract Map 23.15

Attachment No. 4 - Planning Commission Resolution and Conditions of Approval

Attachment No. 5 - Notice of Exemption

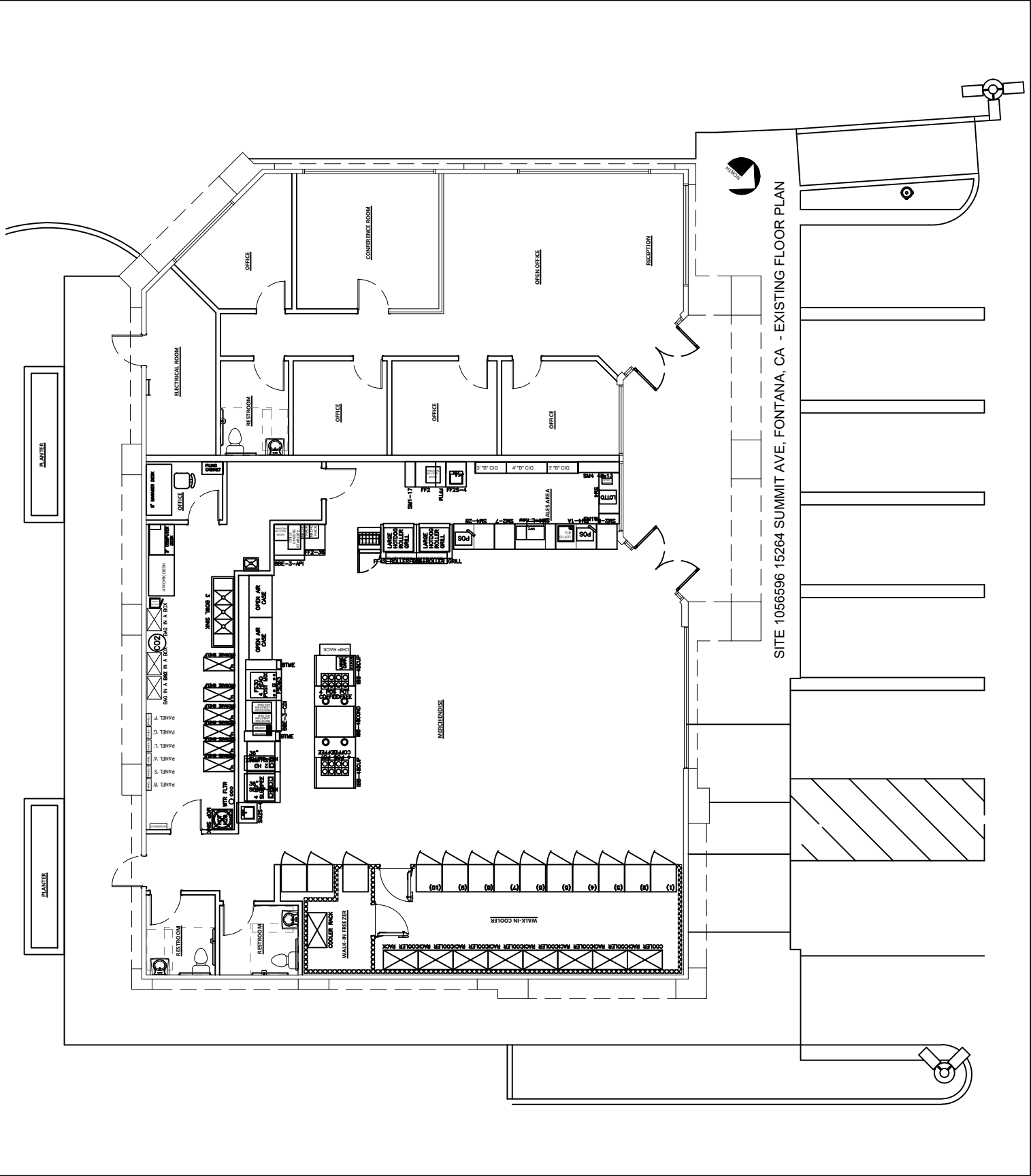
Attachment No. 6 - Public Hearing Notice




VICINITY MAP

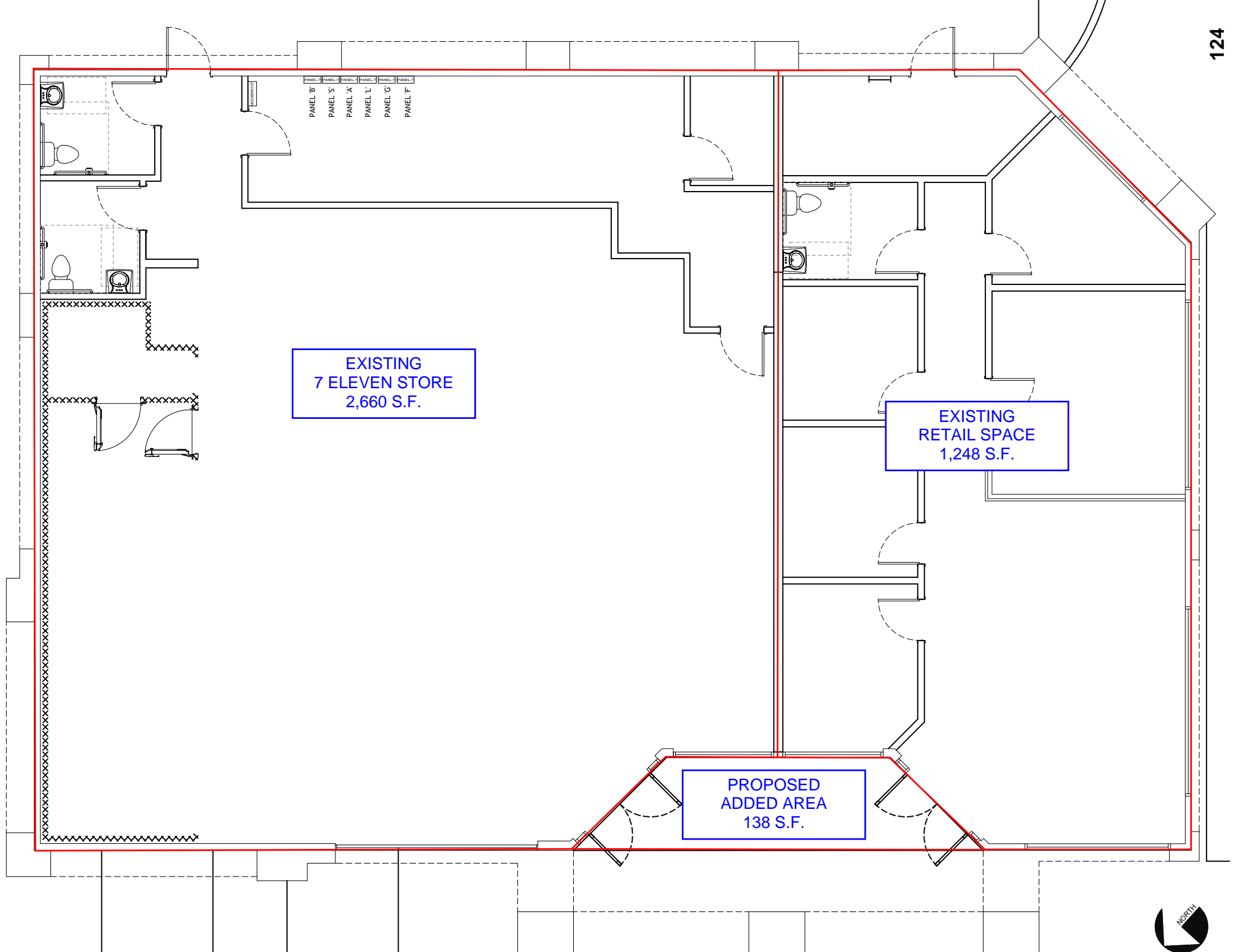
DATE: September 16, 2025

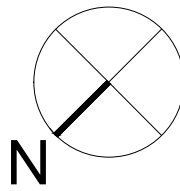
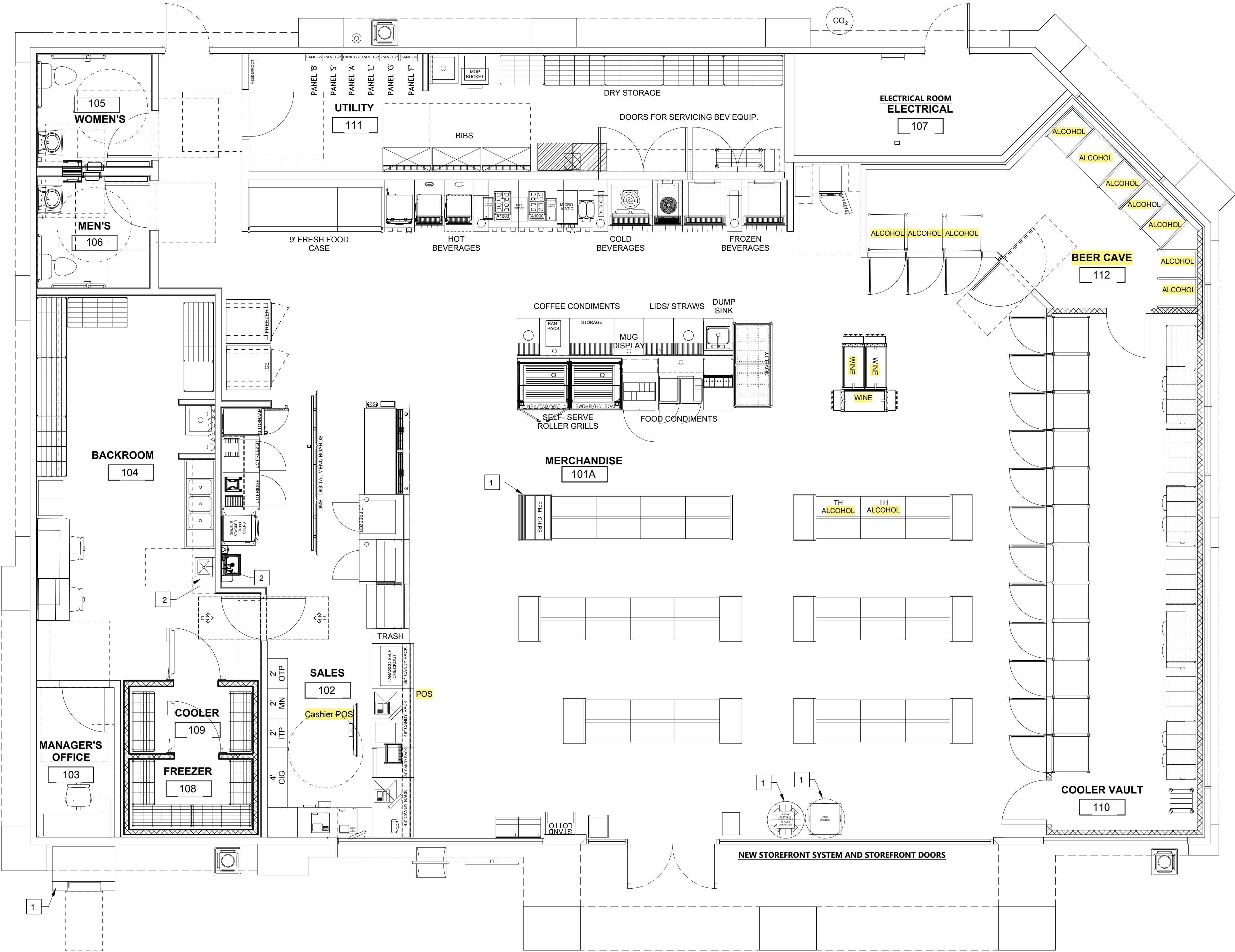
CASE: Master Case No. 25-0009
Conditional Use Permit No. 05-00005-R1



SITE 1056596 15264 SUMMIT AVE, FONTANA, CA - EXISTING FLOOR PLAN

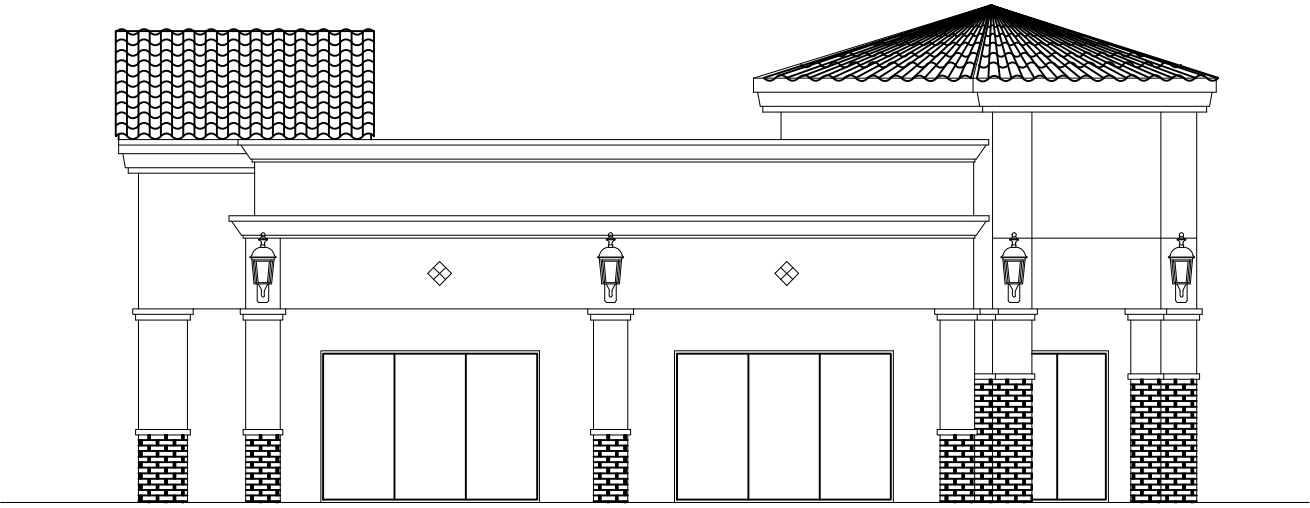
 <p>Marx Okubo Associates, Inc. 790 Colorado Boulevard Suite 250 Pasadena, CA 91101 P: 626.792.6842 MarxOkubo.com</p>	7-ELEVEN 15264 SUMMIT AVENUE FONTANA, CA 92336		NUMBER
	PROJECT: SITE 1056596 / STORE 33656		EXISTING FLOOR PLAN
	JOB NO. 19-5009	BIR DATE:	A-1





TBD - 1056596 - FONTANA, CA - NON-PROTO


SALES SECTIONS		HEIGHT	QTY	STORAGE	LF	EQUIPMENT	QTY	OCCUPANCY	WALL TYPE LEGEND	SPECIFICS	
T-UNIT		54"	42	4-TIER DRY SHELVING	71'	VAULT DOORS	12	MERCHANDISE 2,212 SF / 60 =	EXTERIOR WALL	APPROVED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
END CAP		54"	10	6-TIER DRY SHELVING	00'	BEER CAVE DOORS	3	QUEUING 39 SF / 5 =	NEW WALL FULL HEIGHT	APPROVAL DATE: XX/XX/XXXX	
END CAP w/ 6" EXTENDER		54"	00	COOLER STORAGE	08'	LOW TEMP DOORS	1	SEATING 000 SF / 15 =	NEW WALL PARTIAL HEIGHT	GO-BY RELEASE DATE - SEPTEMBER 2024	
END CAP 24" W w/ 6" EXTENDER		54"	00	FREEZER STORAGE	14'	SLURPEE	8 BARRELS	KITCHEN 000 SF / 200 =	NEW COOLER WALL	7-11 DESIGN MANAGER: MICHELLE DUVALL	
FritoLay END CAP		54"	01	OVERHEAD STORAGE	43'	POST MIX	40 FLAVORS	STORAGE/BOH 1,056 SF / 300 =	NEW COLUMN	SHELL CONSTRUCTION:	
WINE FIXTURE		54"	03			ROLLER GRILL	2 SELF SERVE	OFFICE 45 SF / 100 =		CMU <input type="checkbox"/> CFS/LGMF <input checked="" type="checkbox"/> SIPS <input type="checkbox"/> OTHER _____	
LOW WALL		36"	00			SANDWICH CASE	9' LF	SALES 311 SF / 60 =		BUILDING SIZE: 4,174 SF	
HIGH WALL		72"	00			BAKERY CASE	1	RESTROOM 000 SF / 0 =		GAS <input checked="" type="checkbox"/> BEER <input checked="" type="checkbox"/> WINE <input checked="" type="checkbox"/> LIQUOR <input type="checkbox"/>	
TOTAL SALES SECTIONS			56			NOVELTY CASE	1	TOTAL 56 PEOPLE			
						ICE MERCHANDISER	INT: 1 / EXT: 1	OCCUPANCY LOAD (>49) = 56 TRAVEL DISTANCE (<200) = 81'-8" COMMON PATH OF TRAVEL (<75) = 24'-3" RESTROOMS REQUIRED = 2 EXITS REQUIRED = 2			



SITE 1056596 15264 SUMMIT AVE, FONTANA, CA - WEST ELEVATION



SITE 1056596 15264 SUMMIT AVE, FONTANA, CA - NORTH ELEVATION



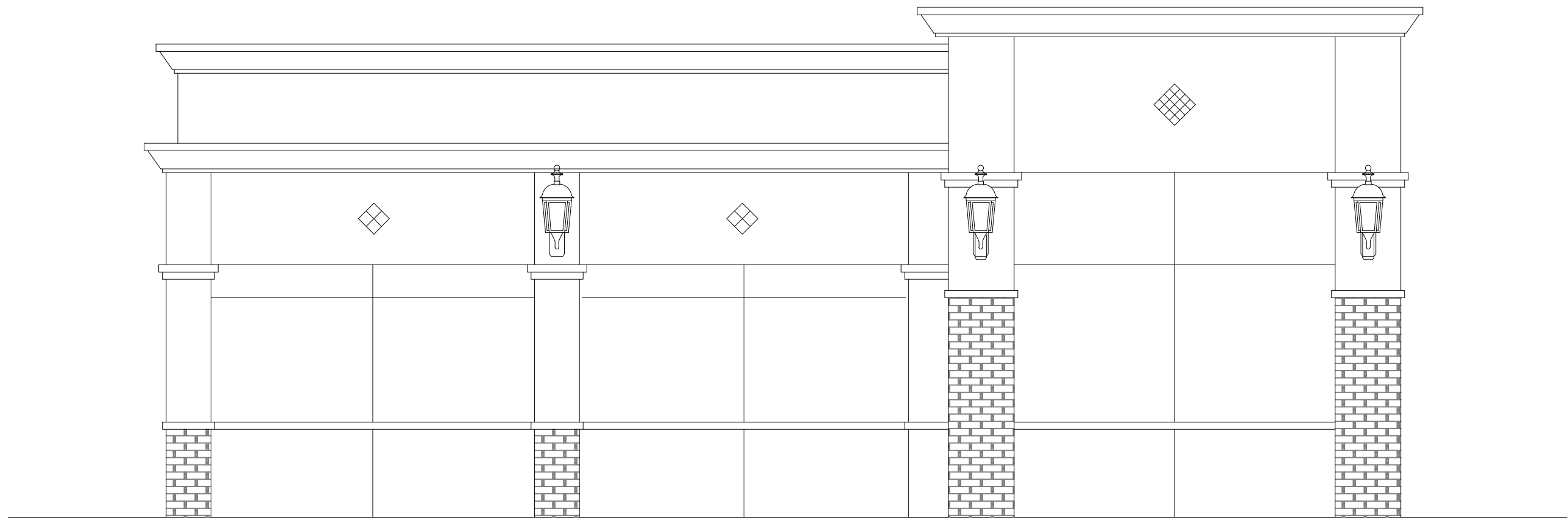
MARX OKUBO
 Marx|Okubo Associates, Inc.
 790 Colorado Boulevard | Suite 250 | Pasadena, CA 91101
 P: 626.792.6842 MarxOkubo.com

7-ELEVEN
15264 SUMMIT AVENUE
FONTANA, CA 92336

PROJECT: SITE 1056596 / STORE 33656
 JOB NO. 19-5009 BIR DATE:

NUMBER
A-4
 EXISTING
 ELEVATIONS

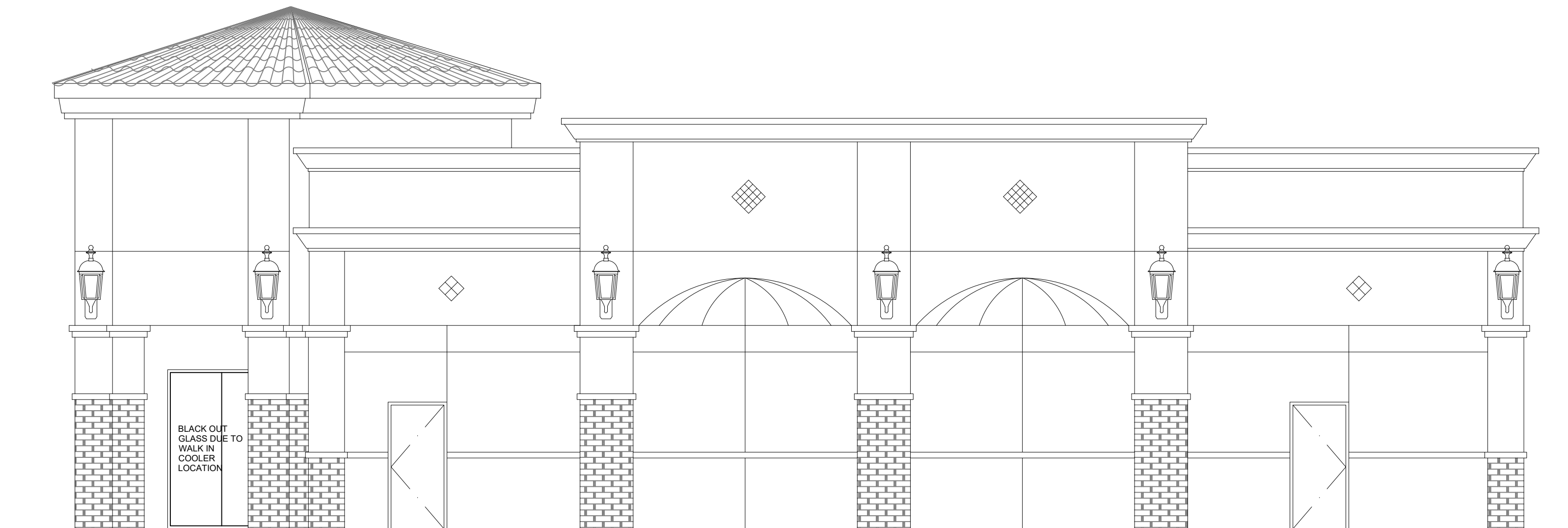
126



PROPOSED EAST ELEVATIONS

SCALE:
3/16"= 1'-0"

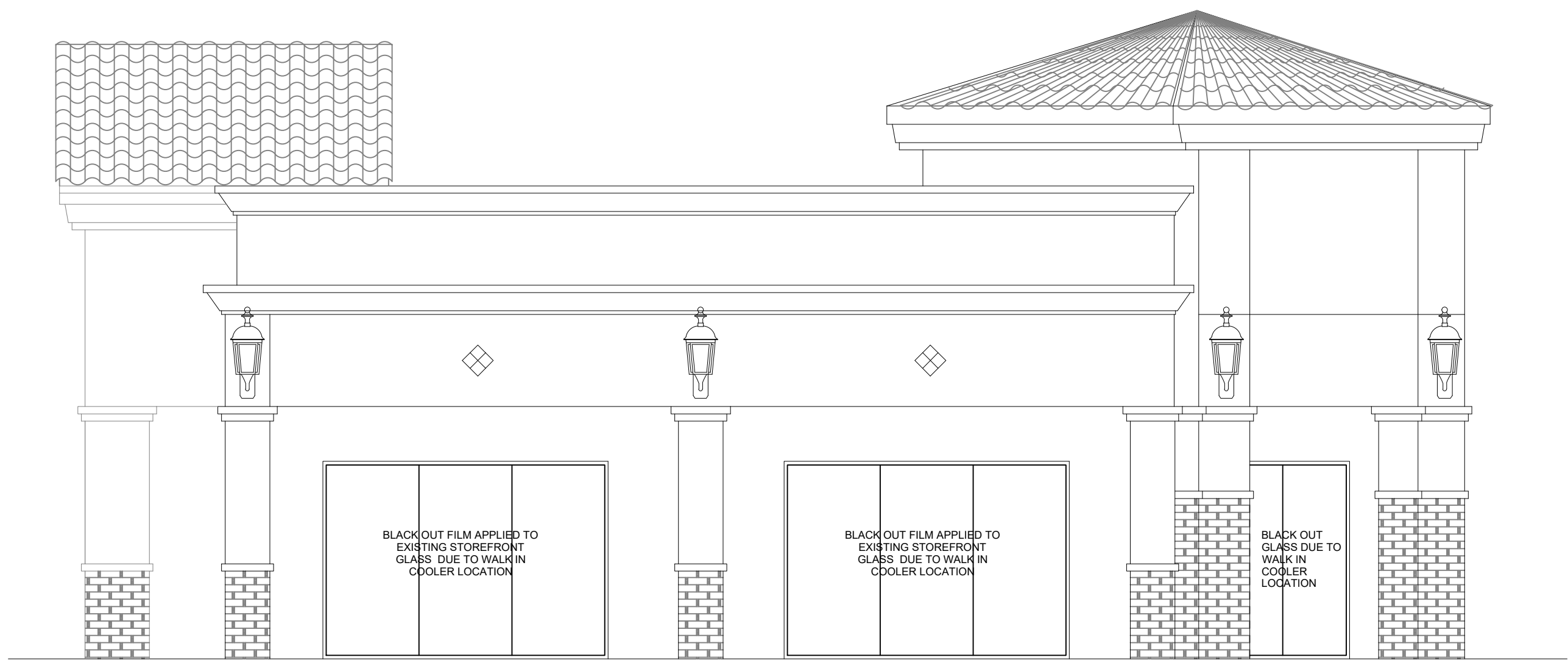
6



PROPOSED SOUTH ELEVATIONS

SCALE:
3/16"= 1'-0"

5



PROPOSED WEST ELEVATIONS

SCALE:
3/16"= 1'-0"

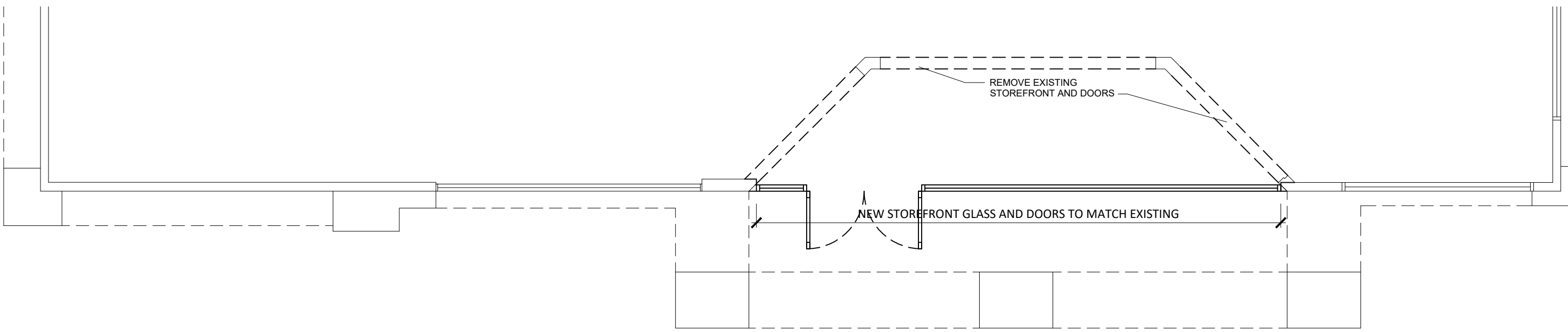
4



PROPOSED NORTH ELEVATIONS

SCALE:
3/16"= 1'-0"

3



PARTIAL FLOOR PLAN

SCALE:
3/16"= 1'-0"

1

Rev. #	Date	Description
1	04/24/24	DRC PLANNING COMMENTS
2	05/06/24	PLANNING/TRAFFIC/PUBLIC WORKS
3	05/27/24	UST REVISION
4	01/27/25	UST REVISION

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #1056569 / 33656
15264 SUMMIT AVENUE
FONTANA, CA 92336

PROPOSED ELEVATIONS

MARX | OKUBO

Marx Okubo Associates, Inc.
790 Colorado Boulevard | Suite 250 | Pasadena, CA 91101
P: 626.792.6842 MarxOkubo.com

Job#:

Scale: AS NOTED

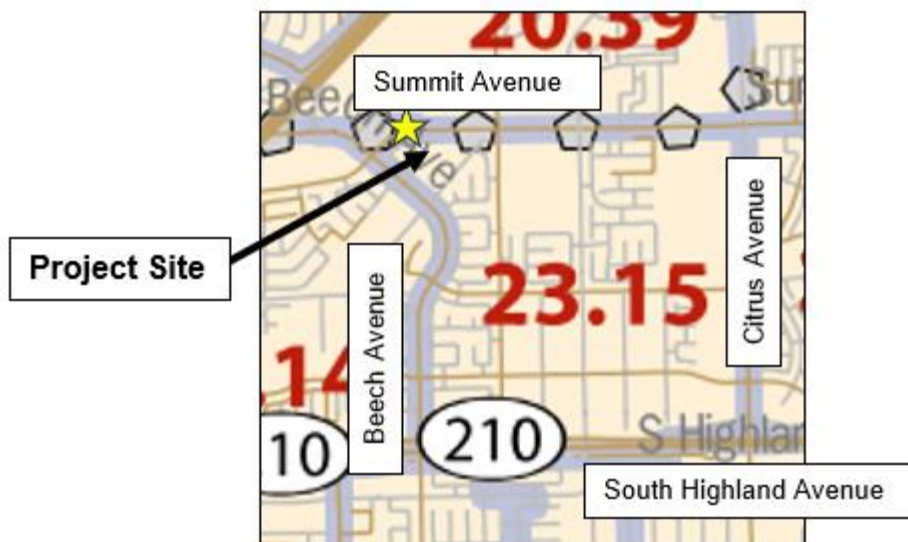
Date:

Drawn By:

Checked By:

SHEET:

A-6



	Business Name	Address	License	
1	7 Eleven (Applicant)	15264 Summit Avenue	20	Off-Sale
2	Chevron	15160 Summit Avenue	20	Off-Sale
3	Stater Bros Markets	15222 Summit Avenue	21	Off-Sale
4	CVS Pharmacy	15286 Summit Avenue	21	Off-Sale
5	Target	15272 Summit Avenue	21	Off-Sale
6	Aldi	15080 Summit Avenue	20	Off-Sale

Total:
 Off-Sale:

 Current:
 6 Active

 Allowed
 3

CENSUS TRACT
23.15

DATE: September 16, 2025

CASE: Master Case No. 25-0009
 Conditional Use Permit No. 05-00005-R1

RESOLUTION NO. PC 2025-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING CONDITIONAL USE PERMIT NO. 05-00005-R1 TO MODIFY AN EXISTING CONDITIONAL USE PERMIT (CUP NO. 05-00005) TO ALLOW AN INCREASE IN THE FLOOR AREA FOR AN EXISTING ABC LICENSE TYPE 20 (OFF-SALE, BEER AND WINE) FOR AN EXISTING CONVENIENCE STORE (7-ELEVEN) LOCATED AT 15264 SUMMIT AVENUE (APN: 1108-021-02) PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15301 AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, 15264 Summit Avenue, also identified as Assessor Parcel Number (“APN”) 1108-021-02 (“Project Site”), was annexed from San Bernardino County into the City of Fontana on November 2, 1973; and

WHEREAS, on April 3, 2025, the City of Fontana (City”) received an application from Sherrie Olson/ 7-Eleven, Inc. (“Applicant”), for a revision to 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 for the sale of beer and wine at the Project Site (the “Project”); and,

WHEREAS, the Project Site has a General Plan Land Use designation of General Commercial (C-G) and is located within the Summit Heights Specific Plan, which allows for such projects with approval of a conditional use permit; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Section No. 15301 (Class 1, Existing Facilities) and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act as the project is within existing facility, and none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project; and

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

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibit “A”** for Conditional Use Permit (CUP) No. 05-00005-R1; 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 Sun newspaper on September 5, 2025, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on September 16, 2025, a duly noticed public hearing on Conditional Use Permit No. 05-00005-R1 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 pertaining to the Project, including the staff report, findings, and all of the information, evidence and testimony presented at its public hearing on September 16, 2025; 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. 15301 (Existing Facilities) 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 is exempt as the Project is within an existing facility with an established ABC License Type 20 (Off-Sale, Beer and Wine). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project. The Planning Commission further directs Staff to file a Notice of Exemption pursuant to this finding.

Section 3. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for Conditional Use Permit No. 05-00005-R1 in accordance with Section 30-169 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1: **The proposal 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, any applicable Specific Plan or Area Pla, and City Regulations/standards.**

Findings of Fact: The Project Site is located at 15264 Summit Avenue. The General Plan Land Use Designation for the site is General Commercial (C-G) and is located within the Summit Heights Specific Plan. The Zoning and Development Code, as well as the Summit Heights Specific Plan, allow for the expansion of an existing use with an ABC license subject to approval by the Planning Commission. The Conditions of Approval will aid in regulating the sale of beer and wine.

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 is located within an existing convenience store that has an existing approved ABC License, Type 20 (Off-Sale, Beer and Wine). The request is to modify an existing conditional use permit (CUP No. 05-00005) to allow an increase in the floor area for the sale of beer and wine. The previously approved project was reviewed by the Fontana Planning Department, and it was determined that the site met the requirements for

yards, setbacks, walls, landscaping requirements, and applicable Zoning and Development Code. On-site circulation is adequate with two driveway access points on Summit Avenue and Beech Avenue.

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

Findings of Fact: There will be no adverse effect on the neighboring sites or their permitted uses from this ABC Type 20 license floor area of sale expansion request. The Project Site is located within an existing commercial center and is not located in close proximity to other similar uses nor any sensitive receptors, the use is not incompatible with adjoining uses as it relates to noise, debris, traffic, storage, design and hours of operation. The Fontana Police Department has no concerns about the project. The Project has been reviewed by the Planning Department, Engineering Department, Building and Safety Department, and County Fire Prevention for site circulation, access, and safety and found to meet or exceed the requirements for all applicable building code, zoning, and fire code standards.

Section 4. Approval. Based on the foregoing, the Planning Commission hereby approves Conditional Use Permit No. 05-00005-R1, subject to the Findings and the Conditions of Approval attached hereto as “**Exhibit A**” 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 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 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 16th day of September 2025.

City of Fontana

Idilio Sanchez, Chair

ATTEST:

I, Joseph Armendarez, 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 16th day of September 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joseph Armendarez, Secretary

Exhibit "A"



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

CASE: Master Case No. 25-0009
Conditional Use Permit No. 05-00005-R1

DATE: September 16, 2025

LOCATION: 15264 Summit Avenue (APN:1108-021-02)

PLANNING DEPARTMENT:

1. This conditional use permit is conditional upon the permittee proceeding with good faith intent to commence upon the proposed use within two (2) years after the effective date of the approval, or such other permit specified as a condition of approval.
2. 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 its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing 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.

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.

3. 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 all of the following have occurred:
 - a. All requirements of the Fontana Municipal Code shall be complied with.
 - b. All Conditions of Approval imposed on this project have been fulfilled.

Resolution PC No. 2025-

4. 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/Minor 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 determination that the business is being operated in a manner adverse to the public's health, safety, and welfare.
5. In addition to sign identifying the business, no sign shall be placed in or upon the window of any structure utilized for commercial purposes in the upper or lower one third of the total transparent area of any window. Window signage shall be limited to 25 percent of the total window and clear door area. Window signs 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 adjacent sidewalk or entrance to the premises.
6. The approved set of Conditions of Approval, and the ABC license shall be posted at all times at a visible location behind the cashier's counter in the facility and shall remain legible at all times.
7. The permitted hours of operation shall be between 24 hours, 7 days a week, Monday through Sunday.
8. Alcohol shall not be sold between the hours of 2:00 AM and 6:00 AM.
9. After the fifteen (15) day appeal period and if there are no appeal application submitted to the Planning Department, the applicant shall remove the notice of Filing sign(s) from the project site. The applicant may request a refund of the sign deposit; the request shall be in writing accompanied with a refund application. The request shall be submitted to the Planning Department.

Police Department:

10. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the State Alcoholic Beverage Control Department 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.
11. All tobacco products shall remain under the control of the management behind the cashier's counter.
12. If licensed premise operates twenty-four (24) hours a day, the business owner/licensee shall keep all beer and wine within a lockable, permanently affixed cooler, lockable permanently affixed display case, or under the control of the management behind the cashier's counter. The coolers and display cases shall be locked during the hours of 2 a.m. to 6 a.m. daily. Additionally, no alcoholic beverages shall be sold during the hours of 2 a.m. to 6 a.m. daily.
13. Employees engaged in the sale distribution of alcoholic beverages shall be at least 18 years of age. If the business owner, licensee, or management choose to employ a salesperson between the ages of 18 to 20, that salesperson must be under the continuous supervision of at least one salesperson who is 21 years old or older.
14. The sale of malt liquor or fortified wine products with an alcoholic content greater than 17 percent by volume is prohibited.
15. The licensee shall not sell single bottles of wine in less than 750 milliliters containers. Specialty or dessert wines packaged in 375 milliliter bottles or more shall be permitted.

Resolution PC No. 2025-

16. The sale of beer or malt beverages in single size containers less than 40 ounces is prohibited.
17. The licensed premise shall not sell individual units of beer or wine from the manufacturer's multi-unit packages. (Two-packs, three-packs, four-packs, six-packs, etc.)
18. The licensee shall not allocate more than half of the cooler doors for the sale of alcoholic beverages. All designated coolers for alcoholic beverages shall be located furthest away from the entrance doors.
19. Any display or storage of alcoholic beverages on the public floor area of the convenience store is prohibited. All alcoholic beverages shall be displayed in coolers, or on shelving units. All alcoholic beverages shall be stored within a storage room, only accessible to employees.
20. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the licensed premises.
21. In the event that adult merchandise (books, magazines, videos, and CDs) is offered for sale, all such merchandise shall be kept under the control of the management behind the cashier's counter and must be segregated from other reading material and screened from the view of minors.
22. On a regular and reasonable basis, litter shall be removed daily from the premises, including adjacent public sidewalks, and all parking areas under the control of the business owner/licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.
23. The business owner/licensee shall comply with the City False Alarm Ordinance. Excessive false alarms will require replacement of the alarm system prior to the extension of any conditional use permit.
24. Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 48 hours. Abatement shall take the form of removal or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours (at 909-350-GONE) of any graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's Graffiti Team.
25. The business owner/licensee or management shall prevent on-site loitering. The management shall regularly police the area under its control to prevent the loitering of persons about the premises.
26. Sales of alcoholic beverages will be restricted to, and within the confines of, the building portion of the licensed premises.
27. 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.
28. Signs shall comply with all City of Fontana sign requirements. No more than 25% of the total window area and clear doors shall bear advertising or signs of any sort. Window signs 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 of this location).

29. The exterior of the premise, including all entrances, walkways, adjacent public sidewalks, alleyways, and parking lots under the control of the licensee, shall be illuminated at a minimum of one (1) foot candle of light during all hours of darkness, so that persons standing in those areas at night are identifiable by law enforcement personnel. All luminaries utilized are required to have vandal resistant light fixtures.
30. A prominent, permanent sign or signs stating, "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted on the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches length and 14 inches in width with the print of sufficient size to make them clearly readable.
31. A prominent, permanent sign or signs stating, "NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THE PREMISES" shall be posted on the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches length and 14 inches in width with the print of sufficient size to make them clearly readable.
32. No electronic arcade or amusement games are permitted on the licensed premises at any time.
33. 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 owner in the timeframe mutually agreed upon in said meeting, at the discretion of the Chief of Police, the business owner/licensee or management, at his or her own expense, shall provide a California licensed, uniformed security guard(s) on the premises, during such 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.
34. The licensee shall attend a L.E.A.D. training (Licensee Education on Alcohol and Drugs provided by the Department of Alcoholic Beverage Control) or a responsible beverage service training (RBS) from a provider listed on the Department of Alcoholic Beverage Control's website, within six (6) months, and any employee engaged in the sale of alcohol shall attend the LEAD or RBS training within 90 days of employment.
35. The approved set of Conditions of Approval, and the ABC license shall be posted at all times at a visible location behind the cashier's counter in the facility and shall remain legible at all times.

END OF CONDITIONS



NOTICE OF EXEMPTION

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

1. Project Title:	Master Case No. 25-0009 Conditional Use Permit No. 05-00005-R1
2. Project Applicant (include address, telephone number and email address):	Sherrie Olson, Representative for 7-Eleven, Inc. 1030 N. Mountain Avenue Ontario, CA 91762
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):	The project site is located at 15264 Summit Avenue (APN: 1108-021-02)
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	Request to amend 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) establishment.

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

<p>9. Reason why project was exempt:</p>	<p>The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15301 (Class No. 1-Existing Facilities). The project meets the CEQA requirements as the project is with an existing 7-Eleven convenience market which has an existing ABC Type 20 (Off-sale; Beer and Wine) License.</p>
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Notice of Exemption

FORM "A"

10. Lead Agency Contact Person: Telephone:	Mai Thao, Assistant 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: September 16, 2025	

Date:

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. 25-0009; Conditional Use Permit (CUP) No. 05-00005-R1

A request to amend 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) establishment (7-Eleven).

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 (Categorical Exemption) of the 2019 Local Guidelines for Implementing CEQA.

Location of Property:

15264 Summit Avenue
(APN: 1108-021-02)

Date of Hearing

September 16, 2025

Place of Hearing:

City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing:

6:00 P.M.



Project Site

Should you have any questions concerning this project, please contact Mai Thao, Assistant 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: September 5, 2025



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 25-0510
Agenda #: DC-A

Agenda Date: 9/16/2025
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: September 16, 2025

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

<u>CITY COUNCIL SEPTEMBER 23, 2025</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. (Continued from September 9, 2025) Appeal No. 25-0001 (MCN#22-000104; TPM#22-000025 (20611); DRP#22-000051) 398,514 sq. ft. Industrial Commerce Center Building East of Sierra Ave., west of Mango Ave., south of Summit Ave.	Salvador Quintanilla	Public Hearing



MEMORANDUM

TO: Planning Commission

FROM: Patty Nevins, Director of Planning *PN*

RE: Agenda for Upcoming Planning Commission Items

DATE: September 16, 2025

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

<u>PLANNING COMMISSION OCTOBER 7, 2025</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. (Re-Noticed) MCN#23-0104; TPM No. 20664 (TPM No. 23-0017); DRP#23-0027 Development of 166,985 square foot Warehouse Facility Northwest corner of Santa Ana Avenue and Banana Avenue	Alejandro Rico	Public Hearing
2. MCN#24-0074; DRP#24-0039 30 Unit Multi-Family Development 15918 Merrill Avenue	Cecily Session-Goins	Public Hearing
3. MCN#24-0080; DRP#24-0040 30 Unit Multi-Family Development South Foothill Blvd and east of Banana Avenue	Salvador Quintanilla	Public Hearing
4. MCN#23-0080; CUP#24-0018; DRP#23-0016 108,000 square foot warehouse and storage area 13502 Dahlia Street	Alejandro Rico	Public Hearing