

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2025-019

Tuesday, June 3, 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 May 20, 2025.

CC-A Approval of Minutes of May 20, 2025.

[25-0303](#)

Attachments: [Draft Planning Commission Minutes of May 20, 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. 25-0017 and Municipal Code Amendment (MCA) No. 25-0003: Fontana Municipal Code Amendments to Chapter 30 (Zoning and Development Code) establishing standards for group homes. (Item Continued from the April 15, 2025 and May 6, 2025 meetings)

[25-0301](#)

RECOMMENDATION:

Staff recommends that the Planning Commission continue the item to a date uncertain.

APPLICANT:

**City of Fontana
8353 Sierra Avenue
Fontana, CA 92335**

LOCATION:
Citywide

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

PH-B Master Case No. 25-0020 and Municipal Code Amendment (MCA) No. 25-0005: Fontana Municipal Code Amendments to Chapter 30 (Zoning and Development Code) adopt objective design standards for residential and mixed-use development projects subject to streamlined and ministerial review under State of California law, pursuant to a determination that the amendments are exempt from CEQA under CEQA Guidelines section 15060(C), 15061(B)(3) (the common-sense exemption), and 15378. (Item continued from the April 1, 2025 and May 6, 2025 meetings) [25-0289](#)

RECOMMENDATION:
Staff recommends that the Planning Commission continue the item to the June 17, 2025 Planning Commission meeting.

APPLICANT:
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:
Citywide

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

PH-C Master Case No. 22-000104: Tentative Parcel Map No. 22-000025 (TPM No. 20611), Design Review (DRP) No. 22-000051, reporting on the conformity of the proposed vacation of Windflower Avenue with the General Plan pursuant to Government Code Section 65402; and Final Environmental Impact Report (FEIR) for the development of an industrial warehouse building totaling approximately 398,514 square feet on approximately 18.3 acres, located between Sierra Avenue and Mango Avenue, approximately 1,300 feet south of Summit Avenue (Assessor Parcel numbers: 1119-241-10,-13,-18,-25,-26, and -27), pursuant to the Certified Environmental Impact Report (EIR) (State Clearing House No. 2023030788) and Mitigation Monitoring And Reporting Program and direct staff to file a Notice of Determination. [25-0297](#)

RECOMMENDATION:

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

a. Certify the FEIR, a Mitigation Monitoring and Reporting Program and a Statement of Facts and Findings, and direct staff to file a Notice of Determination.

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

a. Approve Tentative Parcel Map No. 22-000025 (TPM No. 20611); and,

b. Approve Design Review No. 22-000051.

APPLICANT:

Seefried Industrial Properties Inc.
Scott Irwin
2321 Rosecrans Ave, Suite 2220
El Segundo, CA 90245

LOCATION:

The project site is located east of Sierra Avenue, west of Mango Avenue, and south of Summit Ave (Assessor Parcel Numbers: 1119-241-10, -13, -18, -25, -26, and -27).

PROJECT PLANNER:

Salvador Quintanilla, Senior Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Project Plans](#)
[Attachment No. 3 - Resolution Certifying the EIR](#)
[Attachment No. 4 - PC Resolution](#)
[Attachment No. 5 - Notice of Determination](#)
[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. [25-0304](#)

An update of future City Council agenda items for June 10, 2025 for the Planning Commission's information.

An update of future Planning Commission agenda items for June 17, 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, June 17, 2025 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.