

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2025-011

Tuesday, April 15, 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 April 1, 2025.

CC-A Approval of Minutes of April 1, 2025.

[25-0164](#)

Attachments: [Draft Planning Commission Minutes of April 1, 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 25-0011 and Municipal Code Amendment No.

[25-0169](#)

25-0001: Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code) to establish a new entertainment center overlay district with three (3) Entertainment Center planning areas with land use restrictions and requirements; revisions to the land use tables in Form Based Code (FBC) (Downtown Gateway, Sierra Gateway, Route 66 Gateway, and Valley Gateway) and Commercial Zoning Districts for parcels that have frontage along Foothill Boulevard between Ilex Street to Maple Avenue and along Sierra Avenue from I-10 to Randall Avenue; revise the permit requirements for farmers markets; revise the nonconforming provisions; and include a requirement for Route 66 signage along Foothill Boulevard, pursuant to the certified General Plan Environmental Impact Report (State

Clearinghouse [SCH] No. 2016021099) and Public Resources Code Section 21083.3. (Continued from the April 1, 2025 Planning Commission meeting)

RECOMMENDATION:

Based on the information contained in this staff report staff recommends that the Planning Commission adopt Resolution No. PC 2025- ____; and forward the recommendation to the City Council to:

1. Determine that the proposed amendments are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption from CEQA, specifically Public Resources Code 21083.3 and CEQA Guidelines Section 15183 and Section 7 of the Local 2019 Guidelines for implementing CEQA, as the proposed amendments will have no new or more severe significant environmental effects “peculiar to” the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken; and,

2. Approve a Resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 25-001 and amend Chapter 30 of the Municipal Code.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

The Entertainment Center Overlay District Planning Area 1 - Approximately 119 acres generally located in the vicinity north of I-10 and Sierra Avenue; Planning Area 2 - Approximately 27 acres generally located in the vicinity north of Foothill Boulevard and Sierra Avenue; and Planning Area 3 Approximately 37 acres generally located in the vicinity north of Foothill Boulevard and Cherry Avenue. A map of the planning areas are included in Exhibit “A” to Attachment No. 1. Other changes and amendments to this Zoning and Development Code as described above in the project description are to be implemented Citywide.

PROJECT PLANNER:

Rina Leung, Senior Planner
Alejandro Rico, Associate Planner

Attachments: [Attachment No. 1 - PC Resolution and Exhibit A](#)
[Attachment No. 2 - Notice of Determination](#)
[Attachment No. 3 - Public Hearing Notice](#)

PH-B Master Case No. 25-0017; Municipal Code Amendment (MCA) No. 25-0003 - Consideration of an Ordinance amending Chapter 30 of the Fontana Municipal Code regarding group homes and boardinghouses.

[25-0107](#)

RECOMMENDATION:

Staff recommends that the Planning Commission continue the item to the May 6, 2025 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. 24-0047: Tentative Tract Map No. 20686 (TTM No. 24-0013) and Design Review No. 24-0024 - A request to subdivide approximately one (1) acre into 12 lots and for the site and architectural approval of a new residential development consisting of 12 single-family dwellings and associated improvements, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

[25-0160](#)

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. 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 Tentative Tract Map No. 20686 (TTM No. 24-0013);
and

3. Approve Design Review No. 24-0024.

APPLICANT:

Bryan Avilla
NewBridge Homes
500 Newport Center Drive, Suite 570
Newport Beach, CA 92660

LOCATION:

The project site is located on the west side of Laurel Avenue,
south of Arrow Boulevard (APNs: 0246-121-71 and -72)

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

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

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

[Attachment No. 3 - Planning Commission Resolution, Findings
and Conditions of Approval](#)

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

[Attachment No. 5 - 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.

[25-0163](#)

An update of future City Council agenda items for April 22,
2025 and May 13, 2025 for the Planning Commission's
information.

An update of future Planning Commission agenda items for

May 6, 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, May 6, 2025 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.