

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2025-038

Tuesday, October 21, 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.

CC-A A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 16565 Orange Way is in Conformance with the City of Fontana 2015-2035 General plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15301 and Directing Staff to File a Notice of Exemption. [25-0539](#)

RECOMMENDATION:

Planning Commission of the City of Fontana adopt Resolution No. PC 2025-038 Determining that the Acquisition of Certain Real Property Located at 16565 Orange Way is in Conformance with the City of Fontana 2015-2035 General Plan, and make CEQA findings pursuant to State CEQA Guidelines Section 15301 and Directing Staff to File a Notice of Exemption.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

16565 Orange Way, Assessor's Parcel Number 0191-251-25

PROJECT PLANNER:

Patty Nevins, Director of Planning

Attachments: [Attachment No. 1 - 16565 Vicinity Map](#)
[Attachment No. 2 - PC Resolution for GP Consistency finding-16565 Orange Way](#)
[Attachment No. 3 - Government Code](#)

CC-B A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 16390 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3). [25-0540](#)

RECOMMENDATION:

Planning Commission of the City of Fontana adopt Resolution No. PC 2025-039 Determining that the Acquisition of Certain Real Property Located at 16390 Foothill Boulevard is in

Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption.

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

LOCATION:
16390 Foothill Boulevard, Assessor's Parcel Number
0190-081-36

PROJECT PLANNER:
Patty Nevins, Director of Planning

Attachments: [Attachment No. 1 - 16390 Vicinity Map](#)
[Attachment No. 2 - PC Resolution for GP Consistency finding-16390 Foothill](#)
[Attachment No. 3 - Government Code](#)

CC-C Approval of Minutes of October 7, 2025.

[25-0608](#)

Attachments: [Draft Planning Commission Minutes of October 7, 2025.](#)

Approve Consent Calendar Items 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. 23-0100-R1: Design Review No. 22-000062-R2 [25-0605](#)

- A request to amend a previously approved Design Review, to construct and reduce the size of the industrial commerce center building from 193,462 square feet to approximately 83,632 square feet along with reducing the size of the property from 8.7 acres to 4.6 acres, including the construction of the associated site improvements within a parcel (APN: 0255-021-17) of approximately 4.6-acres, located east of Oleander Avenue and on the north side of Santa Ana Avenue, on property identified as Assessor's Parcel Number 0255-021-17, pursuant to an Addendum to the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR.

RECOMMENDATION:

Based on the information contained in the 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. Adopt the Addendum to the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR, and direct staff to file a Notice of Determination; and

2. Approve Design Review (DRP) No. 22-000062-R2.

APPLICANT:

HPA Inc.
Jocelyn Wan
18831 Bardeen Avenue, Suite No. 100
Irvine, CA 92612

LOCATION:

The project site is located on the east side of Oleander Avenue and north of Santa Ana Avenue (APN: 0255-021-17).

PROJECT PLANNER:

Salvador Quintanilla, Senior 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](#)

UNFINISHED BUSINESS:

- A. None

NEW BUSINESS:

- A. None

DIRECTOR COMMUNICATIONS:

- A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. [25-0609](#)

An update of future City Council agenda items for October 28, 2025 for the Planning Commission's information.

An update of future Planning Commission agenda items for November 4, 2025 for the Planning Commission's information.

Attachments: [Upcoming Items CC Memo 10-21-2025](#)
[Upcoming Items PC Memo 10-21-2025](#)

COMMISSION COMMENTS:

- A. Planning Commission Remarks:

WORKSHOP:

- A. None

ADJOURNMENT:

- A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, November 4, 2025 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.