



NOTICE OF PUBLIC HEARING

Si desea información en Español referente a esta notificación 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 shall be made 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE CITY COUNCIL OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case No. 22-037, General Plan Amendment No. 22-005, Zone Change Amendment No. 22-006, Zone Change Amendment No. 22-007, and Design Review No. 22-020

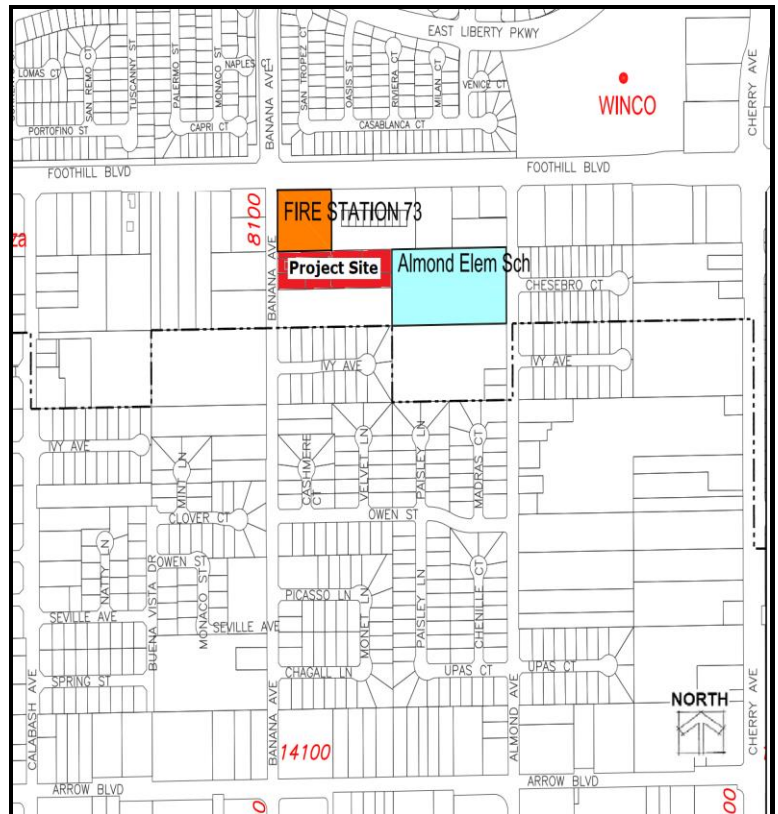
A request to amend General Plan land use designation map from Single-Family- Residential (R-SF) to Walkable Mixed Used Corridor & Downtown (WMXU-1), a Zone Change Amendment to update the zoning map (Zoning District Map) from Residential -Single Family (R-1) to Form-Based Code (FBC), a Zone Change Amendment (Zoning and Development Code Amendment) to change the Form-Based Code map to identify the subject properties as Route 66 Gateway on APNs: 0230-041-33, -44, -52, -60, and -61, totaling approximately 2.4 adjusted gross acres, and a Design Review Project Application to develop a new 24-unit apartment project on two (2) parcels, APNs 0230-041-52 and -60, totaling approximately 0.9 gross acres.

Environmental Determination:

An Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program (MMRP) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and 2019 Local Guidelines for implementing CEQA. Based on the information in the IS, no significant impact is anticipated as a result of project implementation, with mitigation incorporated.

Location of Property:

8155 Banana Avenue
APNs: 0230-041-33, -44, -52, -60, and -61





Date of Hearing: November 14, 2023

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 Jon Dille, Associate Planner, at (909) 350-6681 or by email at jdille@fontanaca.gov.

The environmental documents can be viewed by going to the link below:
<https://www.fontanaca.gov/2137/Environmental-Documents>.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE CITY COUNCIL. 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.

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