8353 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 25-0448
Agenda #: PH-C

Agenda Date: 8/19/2025
Category: Public Hearing

FROM:
Planning Department

TITLE:
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.

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 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 (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.

APPLICANT:
Andresen Architecture, Inc.
17087 Orange Way
Fontana, CA 92335

LOCATION:
The project site is located on the northeast corner of Foothill Boulevard and Sultana Avenue (APNs: 1110-331-13 and 1110-331-25).

REQUEST:
Conditional Use Permit (CUP) No. 24-0022- A request for the establishment of mixed-used project within an R-5 zone.

Design Review (DR) No. 23-0024 - A request for site and architectural approval for a new five (5) story, mixed-use development building consisting of 163 multifamily units, with amenities, retail use, and a first-floor parking garage.

PROJECT PLANNER:
Salvador Quintanilla, Senior Planner

BACKGROUND INFORMATION:
Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Multi-Family High Density (R-MFH)	Multi-Family High Density Residential (R-5)	Vacant
North:	Public Facility (P-PF)	Public Facility (P-PF)	Pacific Electric Trail
South:	General Commercial (C-G)/County of San Bernardino	General Commercial (C-2)/ County of San Bernardino	Warehouse Building
East:	General Commercial (C-G)	General Commercial (C-2)	Vacant
West:	Multi-Family Residential/Multi-Family High Density (R-MF/ R-MFH)	Multiple Family/ Multi Family High Density Residential (R-3/R-5)	Water tank and supporting building/Vacant

PROJECT DESCRIPTION:

A. Site Area: 151,589 square feet, approximately 3.5 acres
B. Building Analysis:
Height 62’9” at corner roof top deck

Retail 5,000 square feet
Multifamily Units 163
ADU Units 41
C. Parking:
Vehicle Required: 274 parking spaces
Vehicle Provided: 277 parking spaces
D. Landscaping:
Required: 10,270 square feet (15 percent)
Provided” 22,383 square feet (32.6 percent)

ANALYSIS:
The applicant, Andresen Architecture, Inc., is requesting that the Planning Commission review and approve Conditional Use Permit No. 24-0022 for the establishment of a mixed-use development

within an R-5 zoning district and approve Design Review No. 23-0024 for site and architectural review for the development of a new five (5) story mixed-use project which includes 163 multi-family units and 5,000 square feet of commercial retail. The ADUs are depicted on the plans and in the summary for informational purposes only; they are not a part of the Planning Commission's consideration as they are not subject to discretionary review.

The project site is located on the northeast corner of Sultana Avenue and Foothill Boulevard. The project consists of a rectangular building with parking, commercial retail on the first floor and multi-family units on the 3rd through 5th floor, and amenities through various floors of the building.

Currently, the site is vacant and comprised of two (2) parcels totaling 3.5 acres that will be consolidated into (1) parcel as part of a future lot line adjustment.

Conditional Use Permit No. 24-0022
The project is a vertical mixed-use project, that includes residential units above ground-floor commercial uses. Mixed use projects are permitted in the R-5 zoning district with the approval of a Conditional Use Permit (CUP). As identified in the Zoning and Development Code and as proposed, this mixed-use project supports transit use by providing a denser residential project, enhances access to public transportation, and encourages pedestrian activities and use of non-motor vehicle transportation. The project is located along Foothill Boulevard, a major bus corridor in Fontana that provides access to the Fontana Metrolink station. In addition, the project promotes pedestrian activities by establishing a pedestrian commercial use along Foothill Boulevard. The building is pulled back at the corner of Foothill Boulevard and Sultana Avenue to create a more comfortable pedestrian space at the intersection.

Design Review (DRP) No. 23-0024
The proposed five-story mixed-use building will be comprised of 163 multi-family units with amenities. Five (5) 1,000 square foot retail units are proposed on the ground floor along with a 277-vehicle parking spaces. The 1,054 square foot units, 1,000 square foot units and 863 square foot residential units are located on the second through fifth floors.

PLAN NO.	**Type A**	**Type A**
SIZE	1,054 sq. ft	1,000 sq. ft.
NO. BEDRMS	3-Bed	3-Bed
NO. BATHS	2-Bath	1-Bath
OPEN SPACE	107 sq. ft.	94-98 sq. ft.

The applicant proposes a Contemporary style of architecture for the building. The architectural features for the proposed building will incorporate a white/gray neutral tone color palette with black and blue accent, with aluminum panels and railings, stone and brick veneer, exterior metal doors, and glazed windows The variations to the building face, varying roof lines and building's height from 55 feet high to 62.9 feet high at the front corner of the building, will make the project architecturally pleasing and be consistent with the surrounding area. The project will contain amenities for the residents of all age groups; amenities include a BBQ island and seating area, corn hole, pool & spa, a fitness center, a recreation room with balcony, firepit and sitting area, as well as an amenity outdoor roof top deck with seating area for residential units' use.

The Project includes associated on and off-site improvements to include installing parking spaces, impervious pedestrian paving, new landscaping, enhanced paving, and lighting.

Grading/Walls:
The topography of the Project Site is relatively flat. The existing drainage pattern flows from north to south, with the proposed drainage pattern to direct the water to the east into an underground storage chamber which will be installed as part of the project. The Project will construct a six (6) foot high masonry wall along the north side of the property along the Pacific Electric Trail, and a six (6) foot high wrought iron fence on the east and west side, with the west side having a decorative pilaster every 20-30 feet. Additionally, the main entrance to the multi-family area there will be a six (6) foot high wrought iron fence with a swing gate and a four-foot-wide man gate.

Site Access/Circulation/Parking:
The project includes vehicle ingress/egress on Sultana Avenue for residents only and on Foothill Boulevard for the retail patrons and the future residential tenants. Parking for the retail patrons will be located in the rear of the retail units that are facing Foothill Boulevard. Residential parking will be on the ground floor, with additional parking along the west and north property lines. The project size is suitable in size and shape to support the development of the proposed multi-family and retail use building.

The project site meets the minimum parking requirements pursuant to the Zoning and Development code based for this type of development. The internal circulation has been reviewed by Planning, Fire, Traffic, and Engineering. The internal circulation is sufficient to support this type of use.

The project site is physically suitable in size and shape to support the development of the proposed mixed-use development. Applicable building codes, zoning codes, and fire codes and standards will make for a safe, attractive, and well-designed project. The project design incorporates safety measures f/or pedestrians.

Environmental:
Pursuant to the California Environmental Quality Act (CEQA) Guidelines and Section No. 3.22 (Categorical Exemption) of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, the proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 as a Class 32, In-Fill Development Project. The project site is considered Infill Development and meets the CEQA requirements of Infill: (1) The Project is consistent with the Multi-family High Residential (R-MFH) designation of the General Plan and the Multi-family High Density Residential (R-5) zoning district; (2) The Project Site is less than five (5) acres at 3.5 acres; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project. Further, 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 - Planning Commission Resolution, and Conditions of Approval
Attachment No. 4 - Notice of Exemption
Attachment No. 5 - Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT

VICINITY MAP

DATE: August 19, 2025

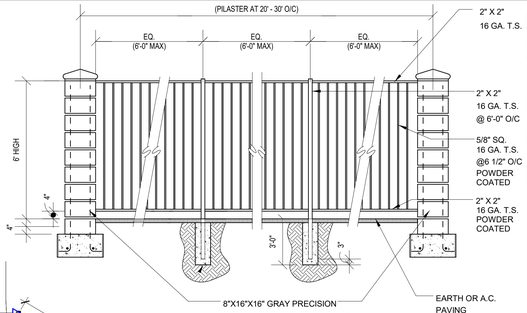
CASE: Master Case No. 23-0101
Conditional Use Permit No. 24-0022
Design Review No. 23-0024

ATTACHMENT NO. 1

Proposed Apartment Complex For:

Mike Mahmoudi

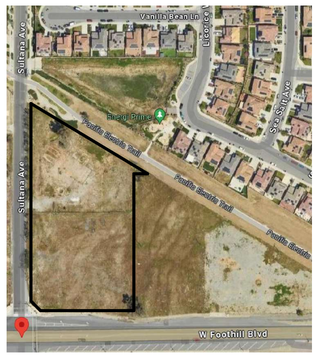
NEC Foothill Blvd & Sultana St, Fontana, CA 92336



NOTE: POWDER COATED W.I. FENCING

1 Wrought Iron Fencing

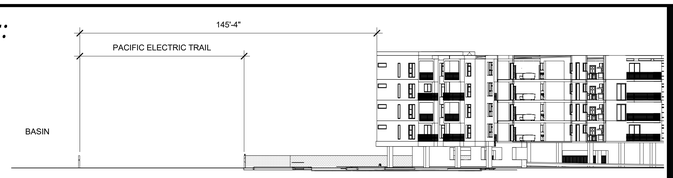
3/8" = 1'-0"



Overhead View

General Notes

1. ALL EXTERIOR LIGHTING SHALL BE DIRECTED AND SHIELDED TO ILLUMINATE ONLY THE PARKING, BUILDING, AND LOADING AREA AND AVOID GLARE IMPACTS ON ADJACENT PROPERTIES.
2. THE APPLICANT SHALL DESIGN THE PROJECT TO SHOW COMPLIANCE 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



Distance to North Side of Pacific Electric Trail

1" = 30'-0"

Area Schedule	
Name	Area
Parking Garage	
Commercial Units	5,000 SF
Conditioned	5,000 SF
Parking Garage	71,044 SF
Unconditioned	71,044 SF
Parking Garage	76,044 SF
1st Floor	
2-Bed Unit	12,819 SF
3-Bed Unit "A"	29,002 SF
3-Bed Unit "B"	7,386 SF
Men's RR	230 SF
Women's RR	230 SF
Conditioned	49,668 SF
Atrium	17,415 SF
Pool Area	2,341 SF
Open Space	19,756 SF
Balcony	4,740 SF
Corridor	7,830 SF
Unconditioned	12,570 SF
1st Floor	81,994 SF
2nd Floor	
2-Bed Unit	12,819 SF
3-Bed Unit "A"	29,011 SF
3-Bed Unit "B"	7,382 SF
Men's RR	230 SF
Women's RR	230 SF
Conditioned	49,672 SF
Upper Pool Area	1,107 SF
Open Space	1,107 SF
Balcony	4,657 SF
Corridor	7,805 SF
Unconditioned	12,462 SF
2nd Floor	63,242 SF
3rd Floor	
2-Bed Unit	12,819 SF
3-Bed Unit "A"	29,002 SF
3-Bed Unit "B"	7,380 SF
Fitness Center	2,341 SF
Men's RR	230 SF
Women's RR	230 SF
Conditioned	52,003 SF
Balcony	4,740 SF
Corridor	7,830 SF
Unconditioned	12,570 SF
3rd Floor	64,573 SF
4th Floor	
2-Bed Unit	12,802 SF
3-Bed Unit "A"	29,002 SF
3-Bed Unit "B"	7,380 SF
Men's RR	230 SF
Women's RR	230 SF
Conditioned	49,645 SF
Balcony	4,752 SF
Corridor	7,847 SF
Unconditioned	12,599 SF
4th Floor	62,244 SF
Roof Top Deck	
Roof Top Patio	2,626 SF
Open Space	2,626 SF
Roof Top Deck	2,626 SF
Grand total	350,723 SF

Sequence Of Drawings - DR	
Number	Description
PL1	Site Plan
PL2	Site Plan/Overall First Floor Plan
PL2.1	Overall Floor Plans
PL3	Typical Floor Plans
PL4	Main Corner Plans
PL4.1	Main Corner Plans
PL4.2	Main Corner Plan
PL5	Exterior Elevations
PL6	Roof Plan
PL7	3D Views
PL8	3D Renderings
PL9	3D Renderings
1 of 1	Preliminary Grading Plan
E-1	Site Photometric Plan
L-1	Preliminary Landscape Plan
L-2	Preliminary Landscape Plan

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

OWNER: MIKE MAHMOUDI

PROJECT ADDRESS: **NEC** FOOTHILL BLVD.& SULTANA ST FONTANA, CA 92336

ARCHITECT: ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY
FONTANA, CA 92335
(909) 355-6688
doug.andresen@aaifirm.com

TRAFFIC: K2 TRAFFIC ENGINEERING, INC.
KAY HSU
(714) 832-2116
kay@k2traffic.com

Building Data

APN: **111033113 / 111033125**

ZONING: R-5
OCCUPANCY: GROUP R-2
CONSTRUCTION: PARKING GARAGE: TYPE 1 / TYPE V-A
FIRE SPRINKLERS: AUTOMATIC LIFE SAFETY SPRINKLER SYSTEM REQUIRED.

PROJECT DESCRIPTION: PROPOSED 163 UNITS APARTMENT AND 41 ADU UNITS COMTEMPORARY STYLE COMPLEX (TOTAL 204 UNITS) WITH PARKING STRUCTURE. FIRST FLOOR TO HAVE (5) 1,000 SF RETAIL UNITS AND 277 PARKING SPACES. SECOND FLOOR THROUGH FIFTH FLOOR TO HAVE PROPOSED 1,000 SF AND 800 SF UNITS THROUGHOUT ALL FOUR FLOORS.

AMENITIES ON SITE INCLUDE POOL & SPA (1ST FLOOR), FITNESS CENTER (3RD FLOOR), RECREATION CENTER (4TH FLOOR), SITTING AREA WITH BBQ AND TRELLIS AND ROOF TOP DECK WITH FIREPIT.

LOT AREA: 151,589 SQ. FT. (3.5 AC.)

BUILDING FOOTPRINT: 83,125 SQ. FT.
NET LOT AREA: 68,464 SQ. FT. (100%)
LANDSCAPE AREA: 22,383 SQ. FT. (32.6%)
HARDSCAPE AREA: 44,725 SQ. FT. (67.4%)

COMBINED TOTAL PRIVATE AND COMMON OPEN SPACE REQUIRED: 37,898 SQ. FT. (25.0%)

PRIVATE OPEN SPACE (BALCONIES) TOTAL: 18,894 SQ. FT.

COMMOM OPEN SPACE (ATRIUM): 17,415 SQ. FT.
(POOL AREA): 2,341 SQ. FT.
(UPPER POOL AREA): 1,107 SQ. FT.
(ROOF TOP DECK): 2,341 SQ. FT.
TOTAL COMMON OPEN SPACE: 23,204 SQ. FT.
COMBINED TOTAL PRIVATE AND COMMON OPEN SPACE PROVIDED: 42,098 SQ. FT. (27.7%) OK!

LOT COVERAGE: 54.8%

DENSITY:
39.1 UNITS MIN. (3.5 x 39.1) = 137 UNITS MIN.
50 UNITS MAX. (3.5 x 50) = 175 UNITS MAX.
UNITS PROVIDED = 163 UNITS
PROJECT DENSITY (163 UNITS / 3.5 ACRES): 47 UNITS / AC.

TOTAL ADU UNITS (163 UNITS x 25%) = 41 UNITS
41 of 60 (2) BEDROOM UNITS (863 SF) TO BE ADU'S

UNIT BREAK DOWN:
3 BEDROOM UNITS (1,054 SF): 28 UNITS
3 BEDROOM UNITS (1,000 SF): 116 UNITS
2 BEDROOM UNITS (863 SF): 60 UNITS

TOTAL OVERALL UNITS PROVIDED:
TOTAL UNITS **204 UNITS**

BALCONIES VARY FROM UNIT TO UNIT FROM 82 SF TO 107 SF
(SEE SITE PLAN / OVERALL FIRST FLOOR PLAN)
(NO GROUND LEVEL UNITS. ALL UNITS PROVIDED ARE UPPER-LEVEL)

PARKING TABULATION:
TOTAL PARKING SPACES REQUIRED:
163 UNITS x 1.50: 245 SPACES

TOTAL UNIT PARKING SPACES PROVIDED:
TOTAL SPACES 247 SPACES

INCLUDING ADA SPACES: 7 SPACES
INCLUDING EV-CAPABLE (10%): 25 SPACES
INCLUDING EVSE-READY (25%): 62 SPACES
INCLUDING EVSE-INSTALLED (5%): 13 SPACES

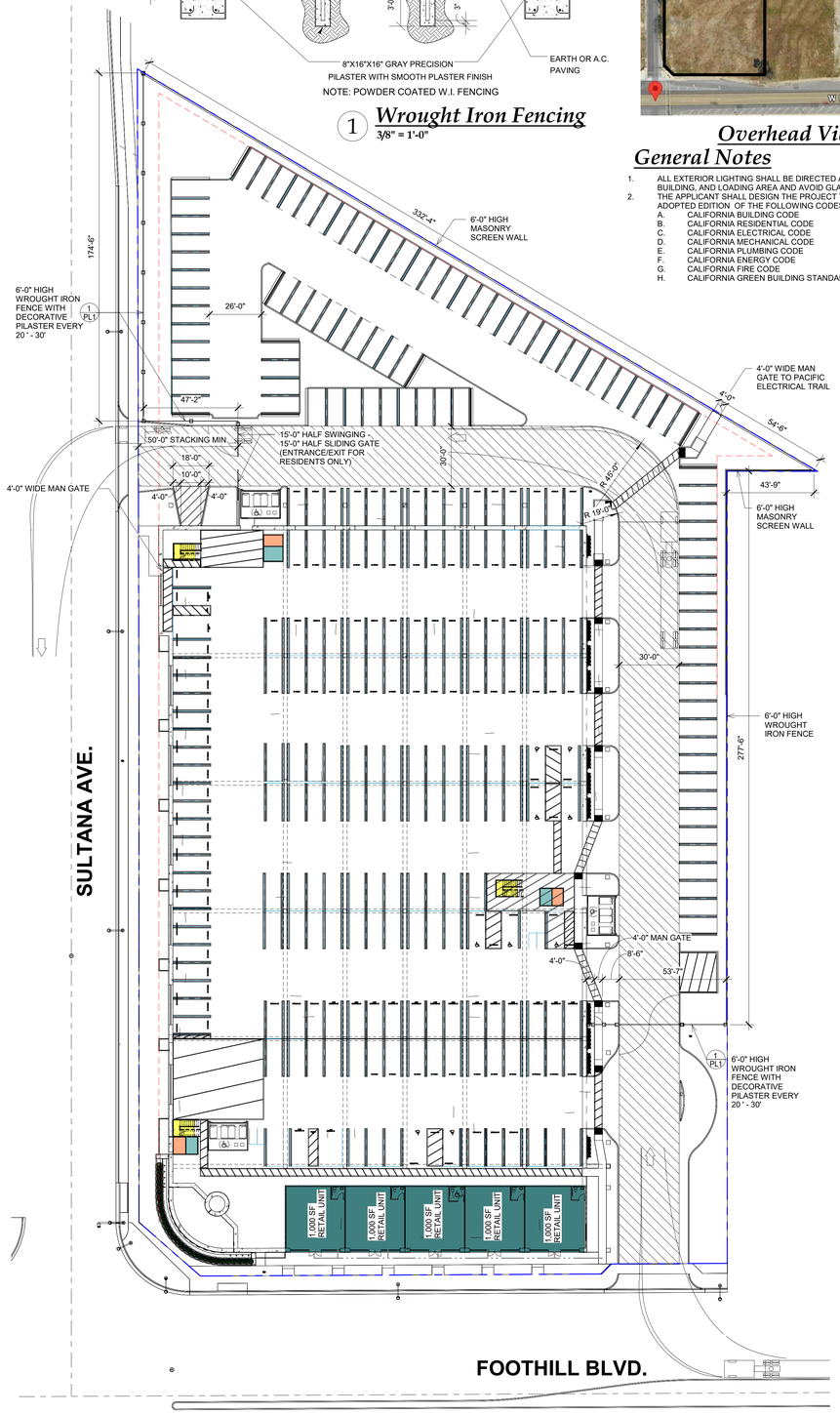
RETAIL UNITS 175 SF / 1 (5,000): 29 SPACES
TOTAL REQUIRED SPACES: 29 SPACES
(175 SF/ PER 1 SPACE FOR THE FIRST 5,000 SF THEN 200 SF / PER 1 SPACE AFTER THAT)

TOTAL RETAIL PARKING SPACES PROVIDED:
TOTAL SPACES 30 SPACES

INCLUDING ADA SPACES: 2 SPACES
INCLUDING EV-CAPABLE (10%): 3 SPACES
INCLUDING EVSE-READY (25%): 8 SPACES
INCLUDING EVSE-INSTALLED (5%): 2 SPACES

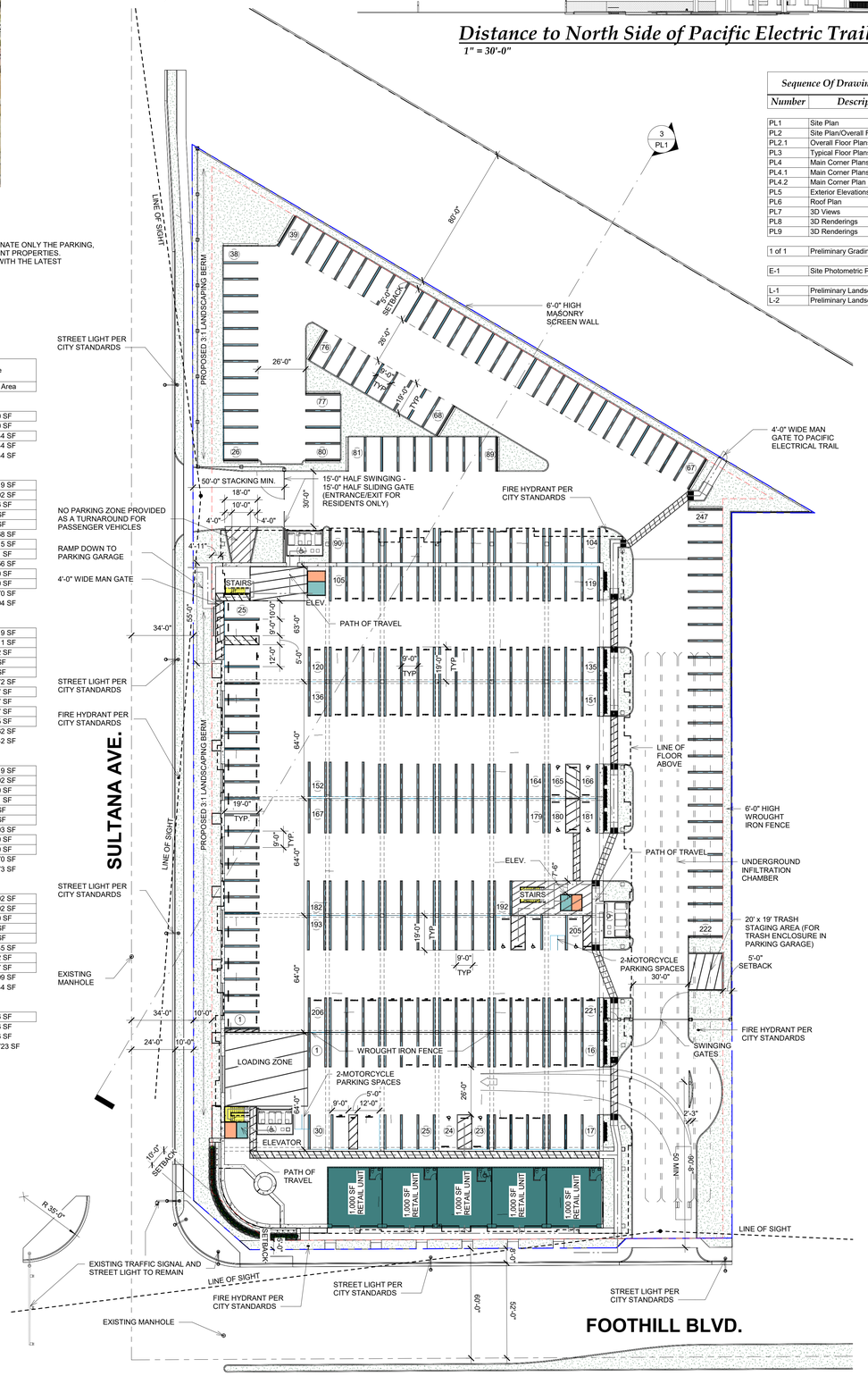
TOTAL OVERALL PARKING SPACES PROVIDED:
TOTAL SPACES 277 SPACES

TREES REQUIRED
(1/4 / 279 PARKING SPACES): 70 TREES
TREE PROVIDED: 71 TREES



Fence/Fire Plan

1" = 30'-0"



Site Plan / Parking Garage

1" = 30'-0"

Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872	
16 Apr. 2025	

LICENSED ARCHITECT — Douglas Andresen — C-14504 — 12-31-25 RENEWAL DATE — STATE OF CALIFORNIA

Site Plan

PL1

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ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Site Plan / Overall First Floor Plan

1/16" = 1'-0"

NOTE: ALL UNITS ARE PROPOSED WITH 126 CUBIC FEET OF STORAGE SPACE

Field Region Legend

- 2-BEDROOM UNITS
- 3-BEDROOM OPTION "A" UNITS
- 3-BEDROOM OPTION "B" UNITS
- UNIT BALCONIES
- ELEVATOR
- ELEVATOR MACHINE ROOM / STORAGE
- TRASH SHOOT ENCLOSURE

Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872	
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Site Plan/Overall First Floor Plan

PL2

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Overall Fourth Floor Plan
3/64" = 1'-0"

Overall Third Floor Plan
3/64" = 1'-0"

Overall Second Floor Plan
3/64" = 1'-0"

NOTE: ALL UNITS ARE PROPOSED WITH 126 CUBIC FEET OF STORAGE SPACE

Field Region Legend

- 2-BEDROOM UNITS
- 3-BEDROOM OPTION "A" UNITS
- 3-BEDROOM OPTION "B" UNITS
- UNIT BALCONIES
- ELEVATOR
- ELEVATOR MACHINE ROOM / STORAGE
- TRASH SHOOT ENCLOSURE

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Overall Floor Plans

PL2.1

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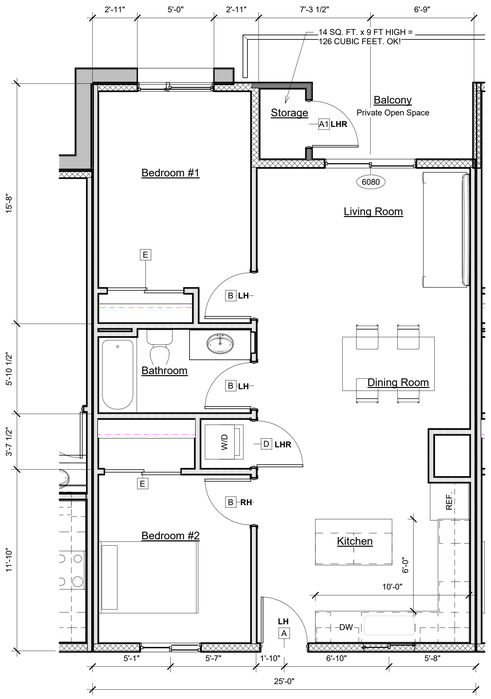
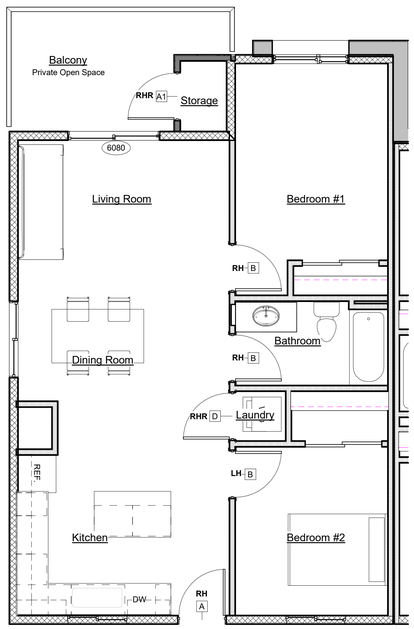
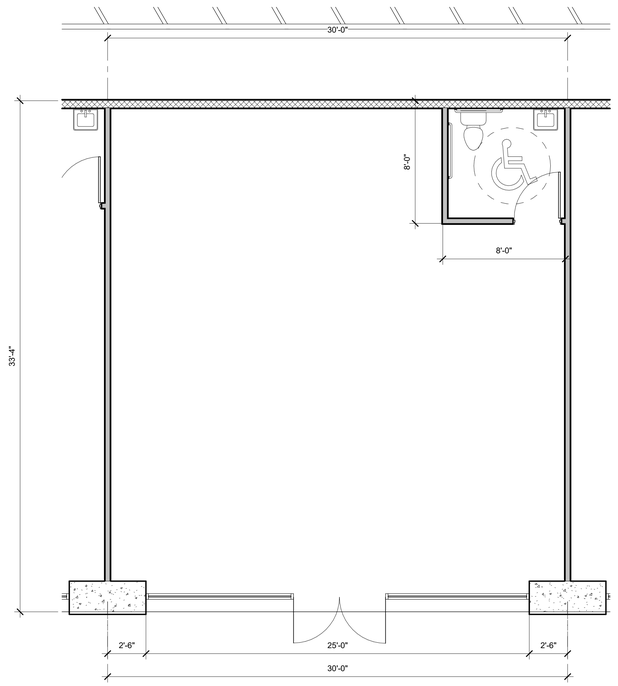


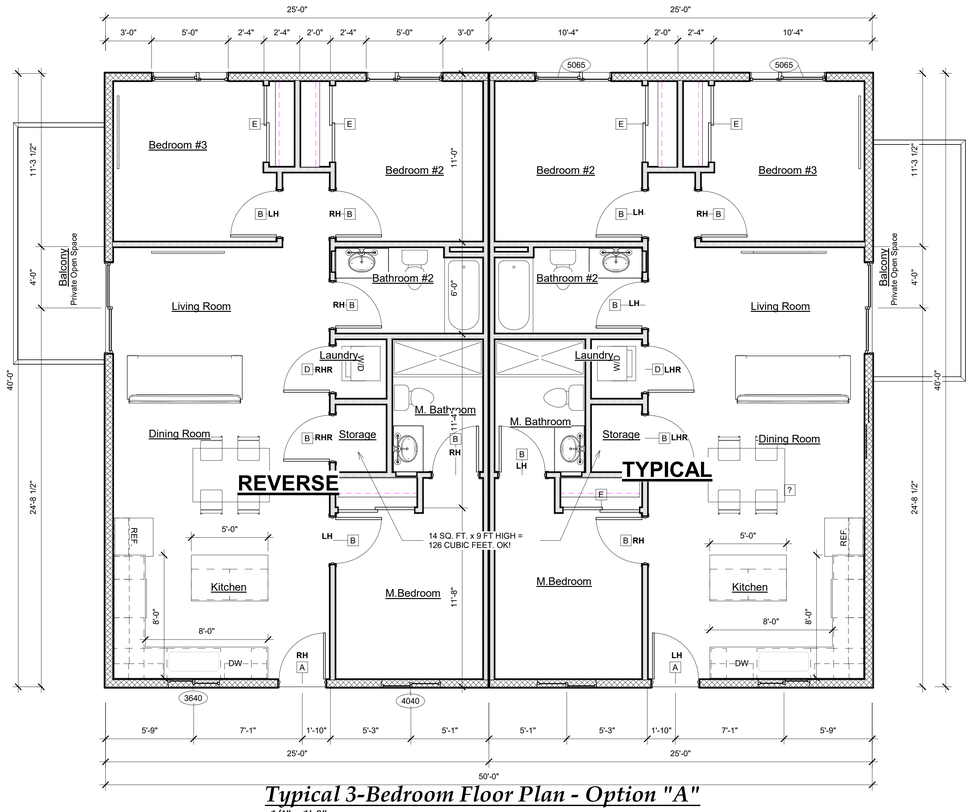
Typical 2-Bedroom Floor Plan
1/4" = 1'-0"



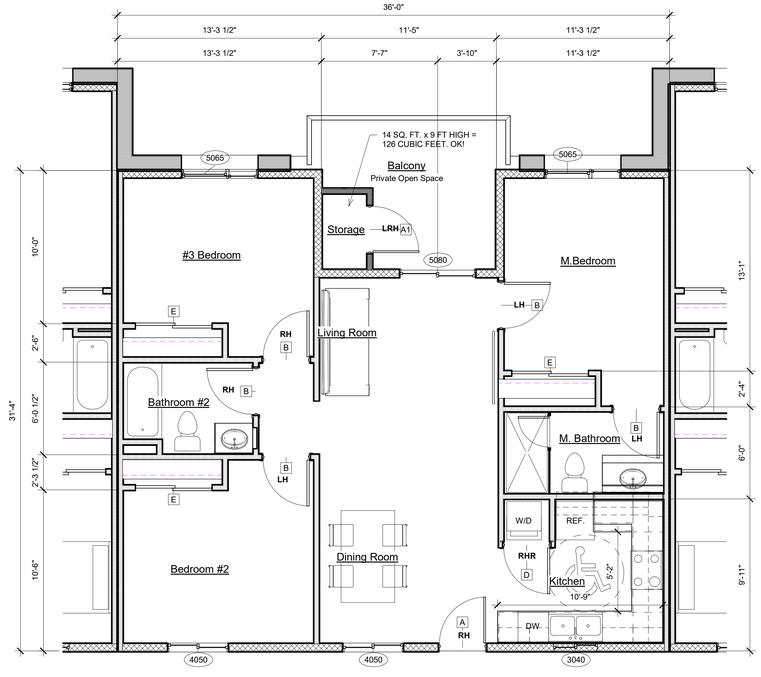
Typical 2-Bedroom (Reverse) Floor Plan
1/4" = 1'-0"



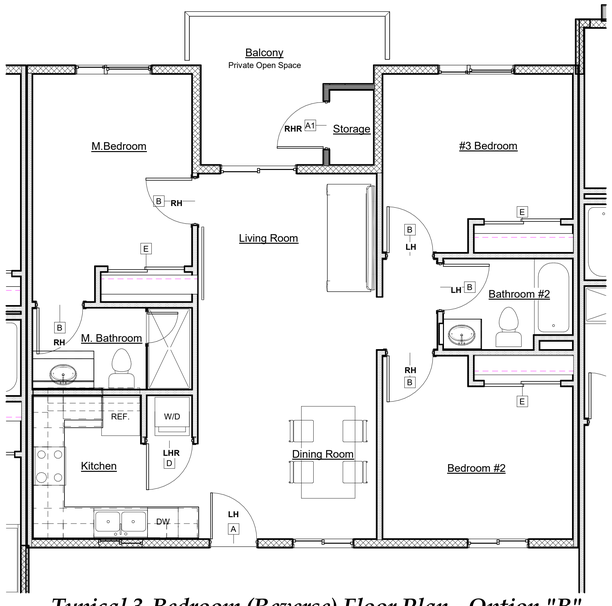
Typical Retail Unit
1/4" = 1'-0"



Typical 3-Bedroom Floor Plan - Option "A"
1/4" = 1'-0"



Typical 3-Bedroom Floor Plan - Option "B"
1/4" = 1'-0"



Typical 3-Bedroom (Reverse) Floor Plan - Option "B"
1/4" = 1'-0"

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17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872	
16 Apr. 2025	

LICENSED ARCHITECT Douglas Andresen C-14504 12-31-25 RENEWAL DATE STATE OF CALIFORNIA

Typical Floor Plans

PL3

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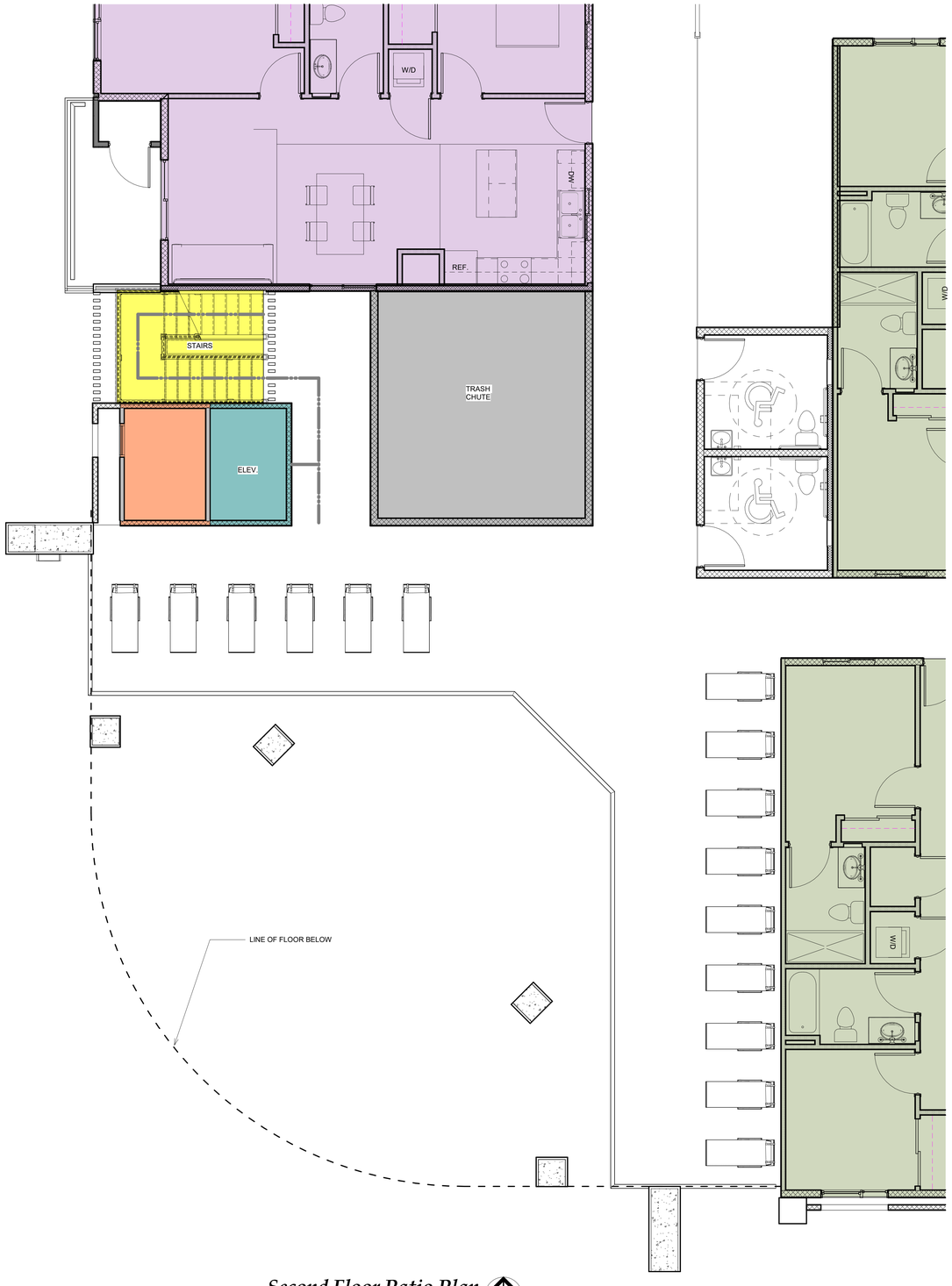
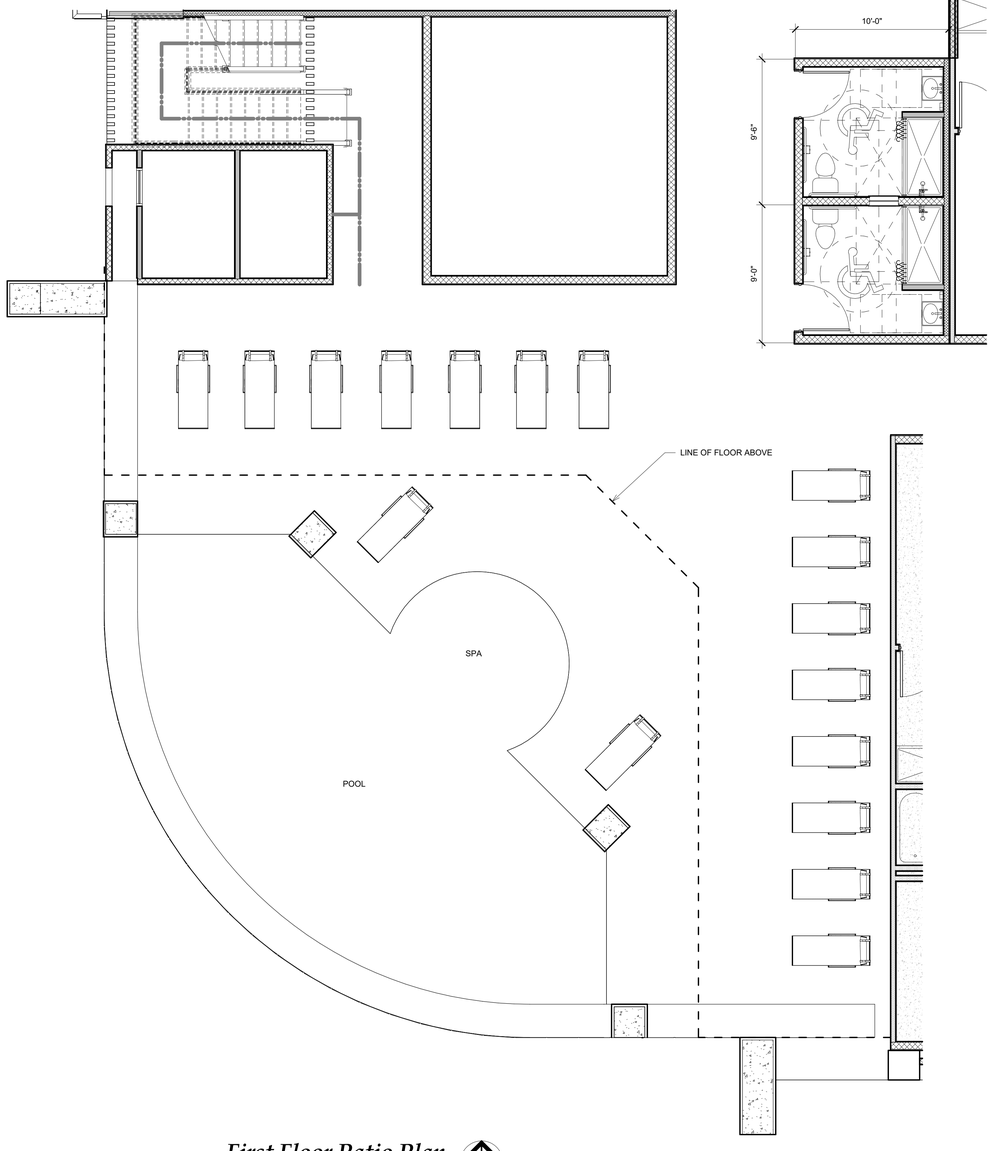


Second Floor Patio Plan
1/4" = 1'-0"



First Floor Patio Plan
1/4" = 1'-0"

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872	
16 Apr. 2025	

LICENSED ARCHITECT Douglas Andresen C-14504 12-31-25 RENEWAL DATE STATE OF CALIFORNIA

Main Corner Plans

PL4

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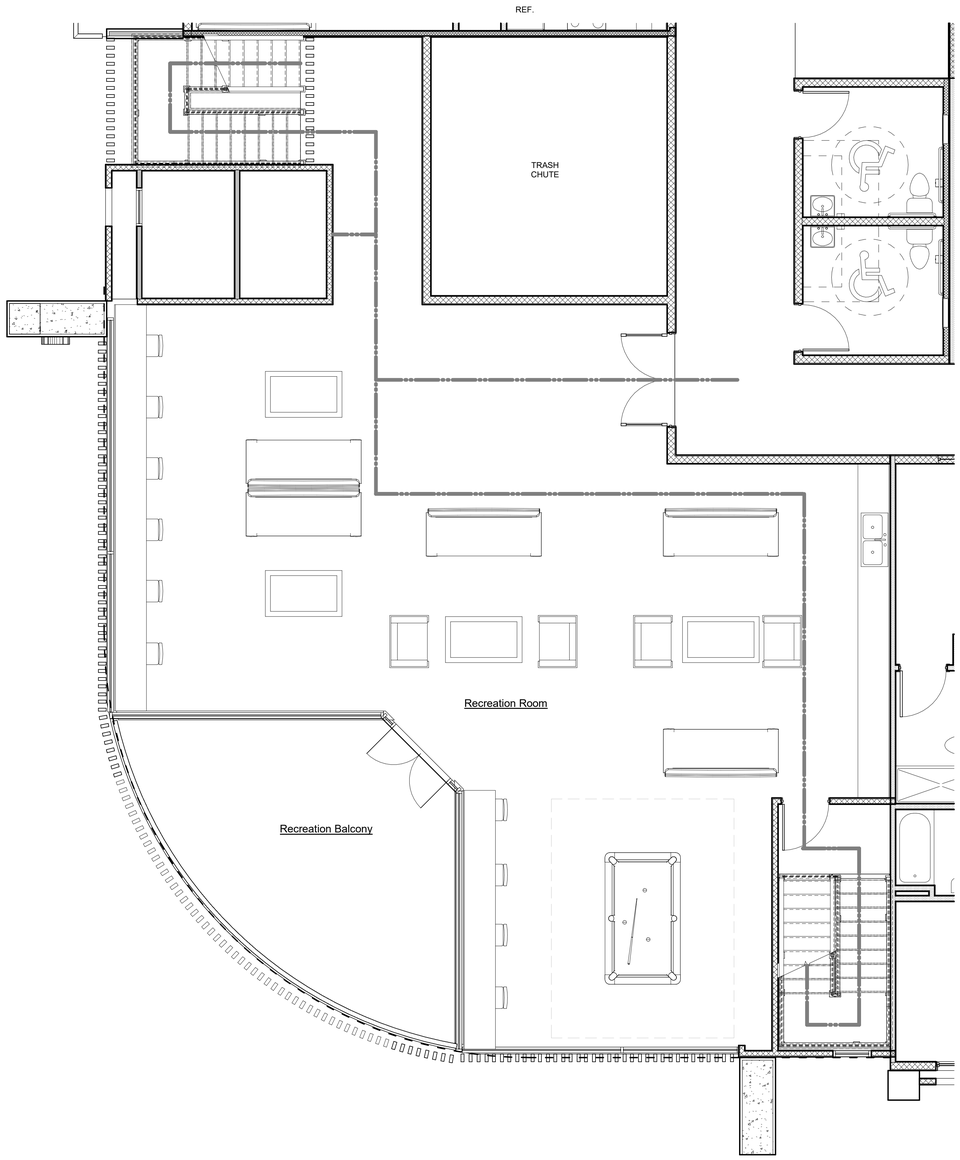
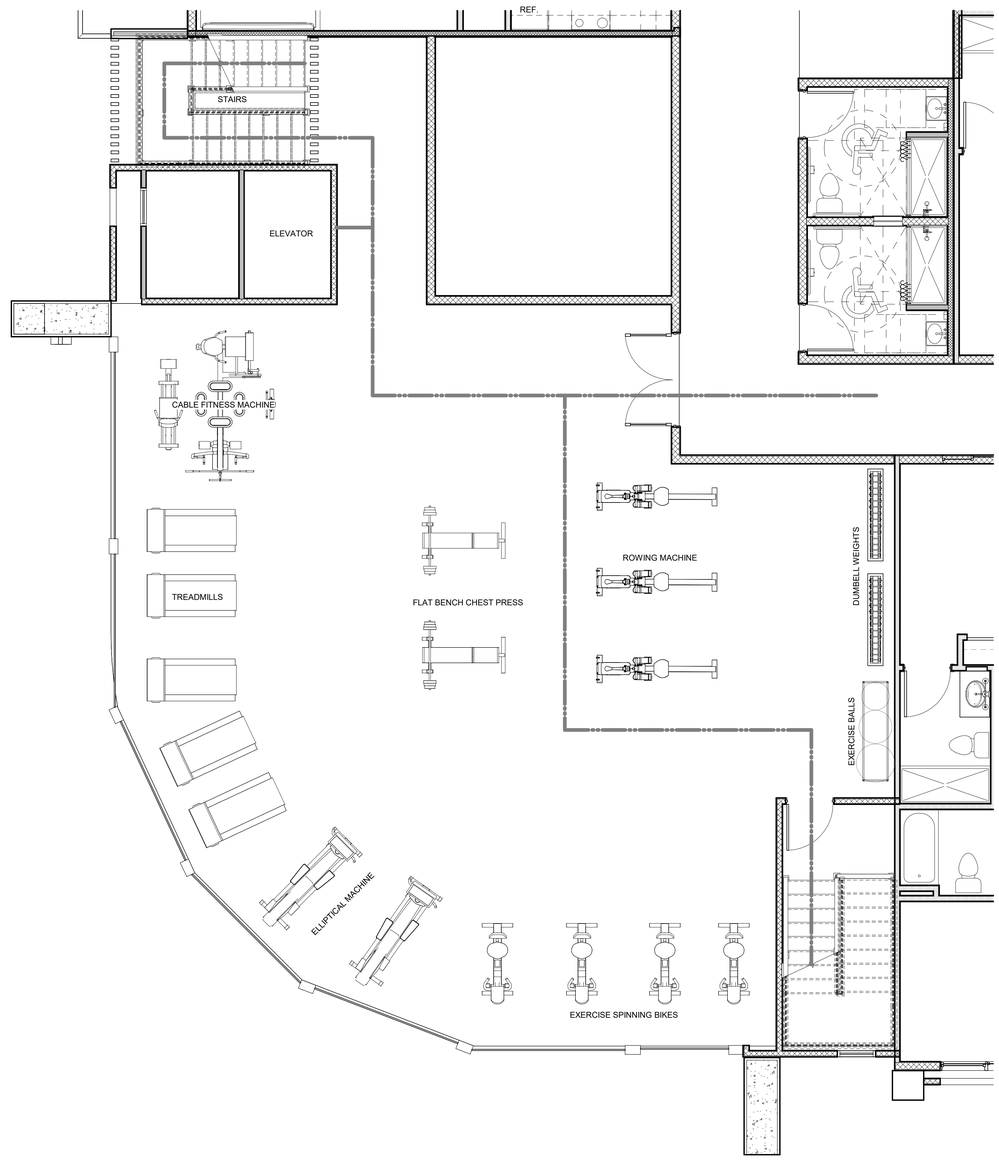


Fourth Floor Recreation Center Plan

1/4" = 1'-0"



Third Floor Fitness Center Plan

1/4" = 1'-0"

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Main Corner Plans

PL4.1

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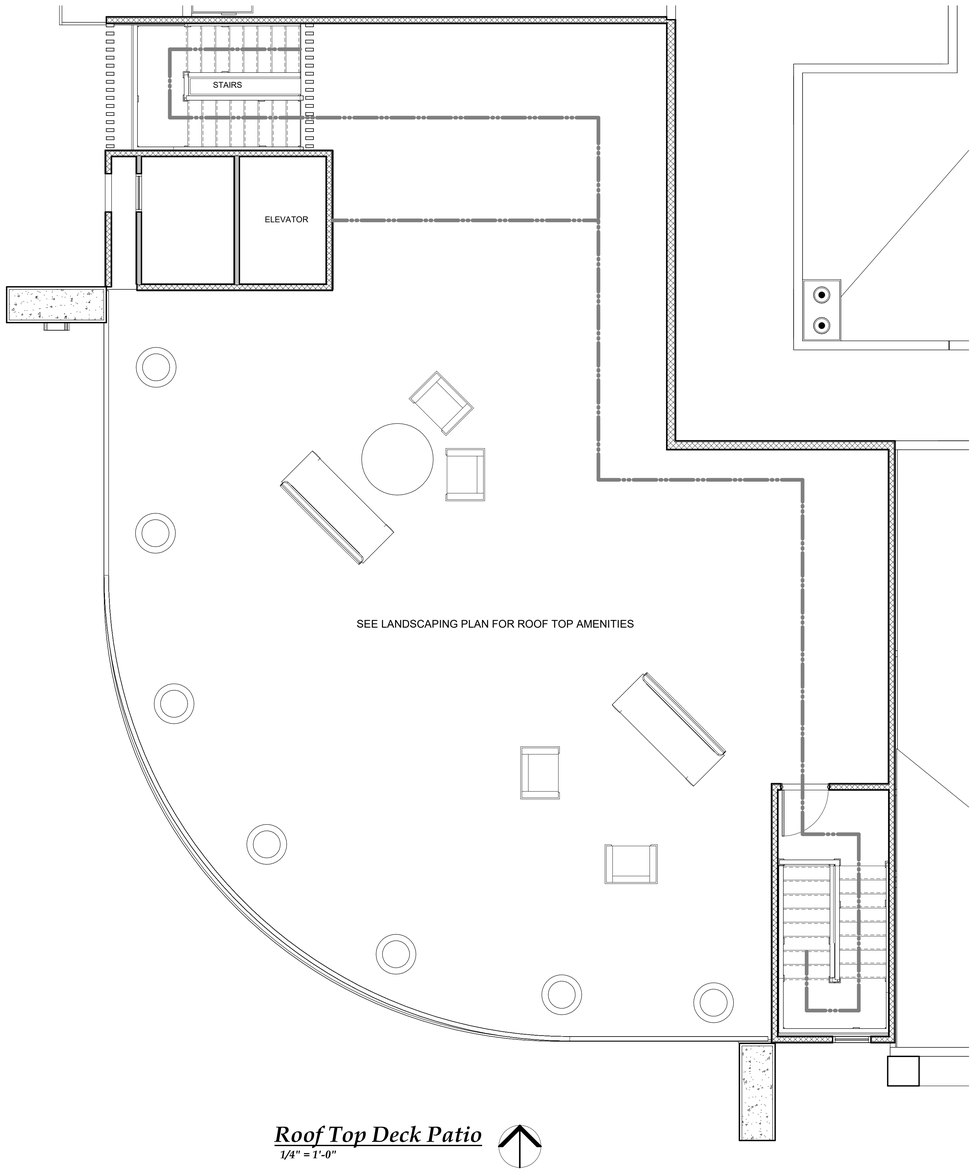

Roof Top Deck Patio
1/4" = 1'-0"

Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

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Main Corner Plan

PL4.2

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South Elevation (Foothill Blvd)

1" = 10'-0"

East Elevation (Driveway)

1" = 10'-0"

West Elevation (Sultana Ave)

1" = 10'-0"

North Elevation

1" = 10'-0"

Material List

Material: Mark	Material: Description	Material: Manufacturer	Material: Model
M1	MAIN COLOR - EGRET WHITE	SHERWIN-WILLIAMS	SW7570
M2	ACCENT COLOR - THUNDER GRAY	SHERWIN-WILLIAMS	SW7645
M3	ACCENT COLOR - GATEWAY GRAY	SHERWIN-WILLIAMS	SW7644
M4	ACCENT COLOR - ROOKWOOD CLAY	SHERWIN-WILLIAMS	SW2823
M5	ACCENT COLOR - TRICORN BLACK	SHERWIN-WILLIAMS	SW6258
M6	Natural Stone Veneer	Cultured Stone	Country Ledgeston - Ashfall
M7	Expanded Mesh	Amico Architectural	Apex01
M8	Brick Veneer	Cultured Stone	Handmade Brick Veneer - Canvas
M9	ALUMINUM STOREFRONT		BLACK ANODIZED
M10	ALUMINUM COMPOSITE PANEL	REYNOBOND	DURAGLOSS 5000: ELEGANT BLACK
M11	ALUMINUM VERTICLE FIN		ALUMINUM WOOD FINISH
M12	ALUMINUM RAILING		ALUMINUM WOOD FINISH

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Proposed Apartment Complex For:

Mike Mahmoudi

NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872

16 Apr. 2025

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Exterior Elevations

PL5

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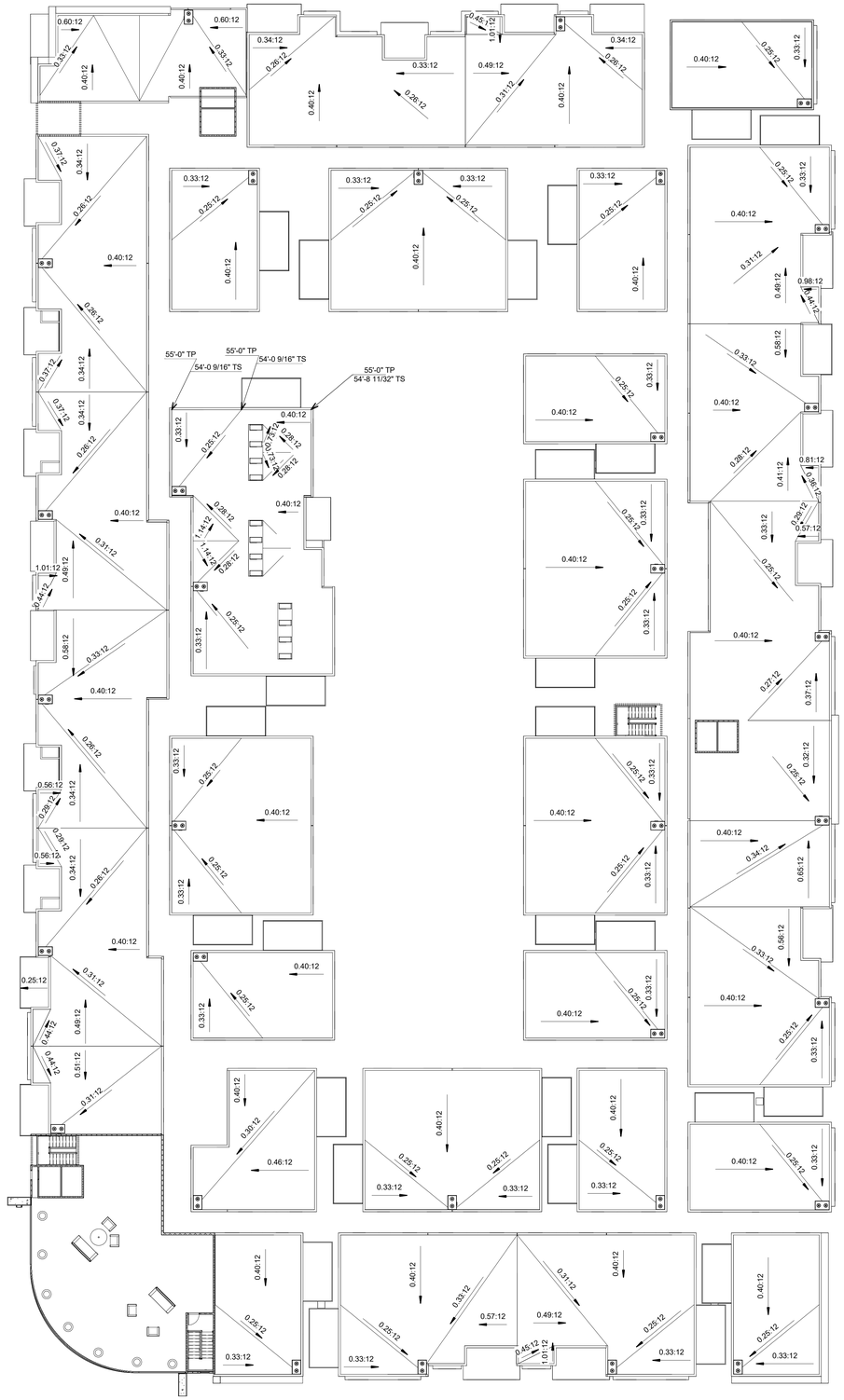

Roof Plan
1/16" = 1'-0"

Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872
16 Apr. 2025

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Roof Plan

PL6

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Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872	
16 Apr. 2025	

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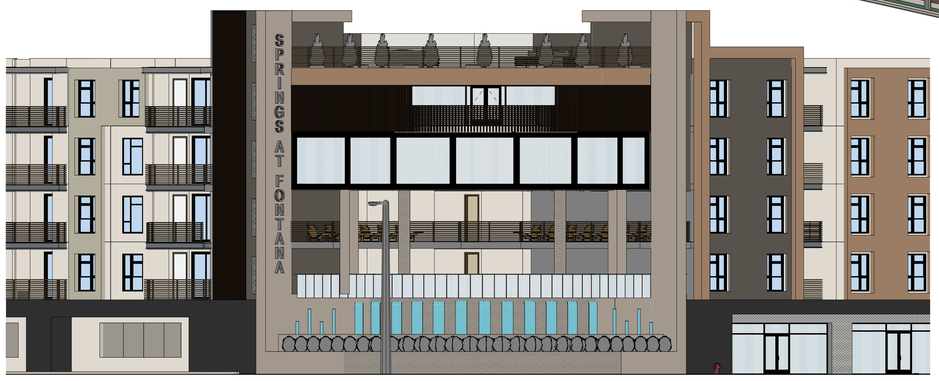
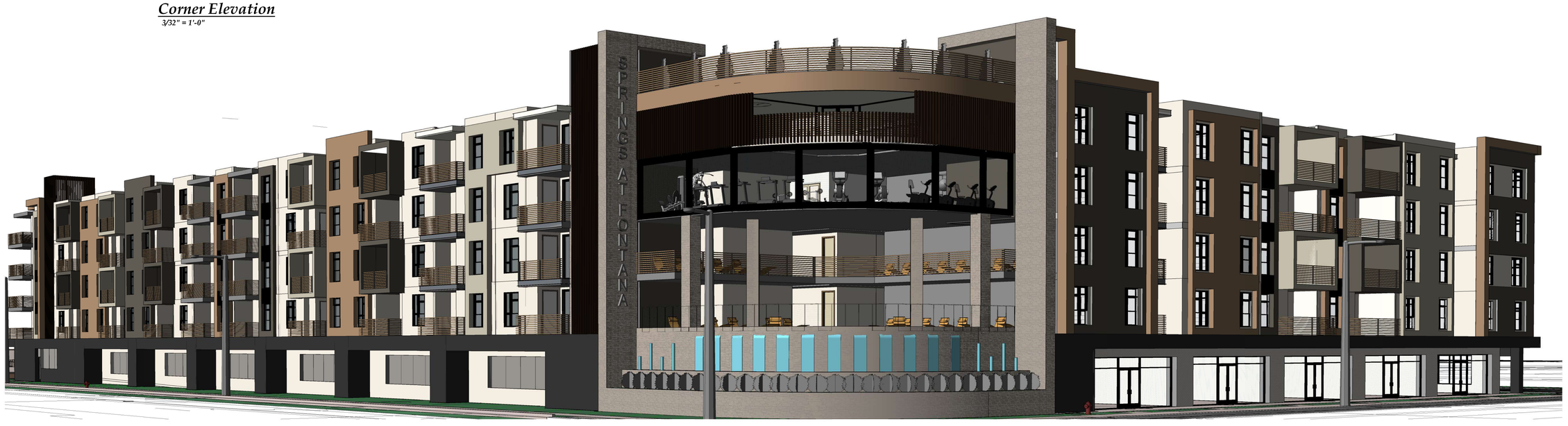
3D Views

PL7

3D Aerial View



Corner Elevation
3/32" = 1'-0"



3D Street View

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Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

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3D Renderings

PL8

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Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872	
16 Apr. 2025	

LICENSED ARCHITECT Douglas Andresen C-14504 12-31-25 RENEWAL DATE STATE OF CALIFORNIA

3D Renderings

PL9

SECTION "A"-"A"
N.T.S.

SECTION "B"-"B"
N.T.S.

SCALE: 1"=30'

STREET CROSS-SECTION
FOOTHILL BOULEVARD
NOT TO SCALE

TYPICAL LAYOUT
N.T.S.

(ULTIMATE CROSS-SECTION PER CITY DWG NO. 6110)

STREET CROSS-SECTION
SULTANA AVENUE
NOT TO SCALE

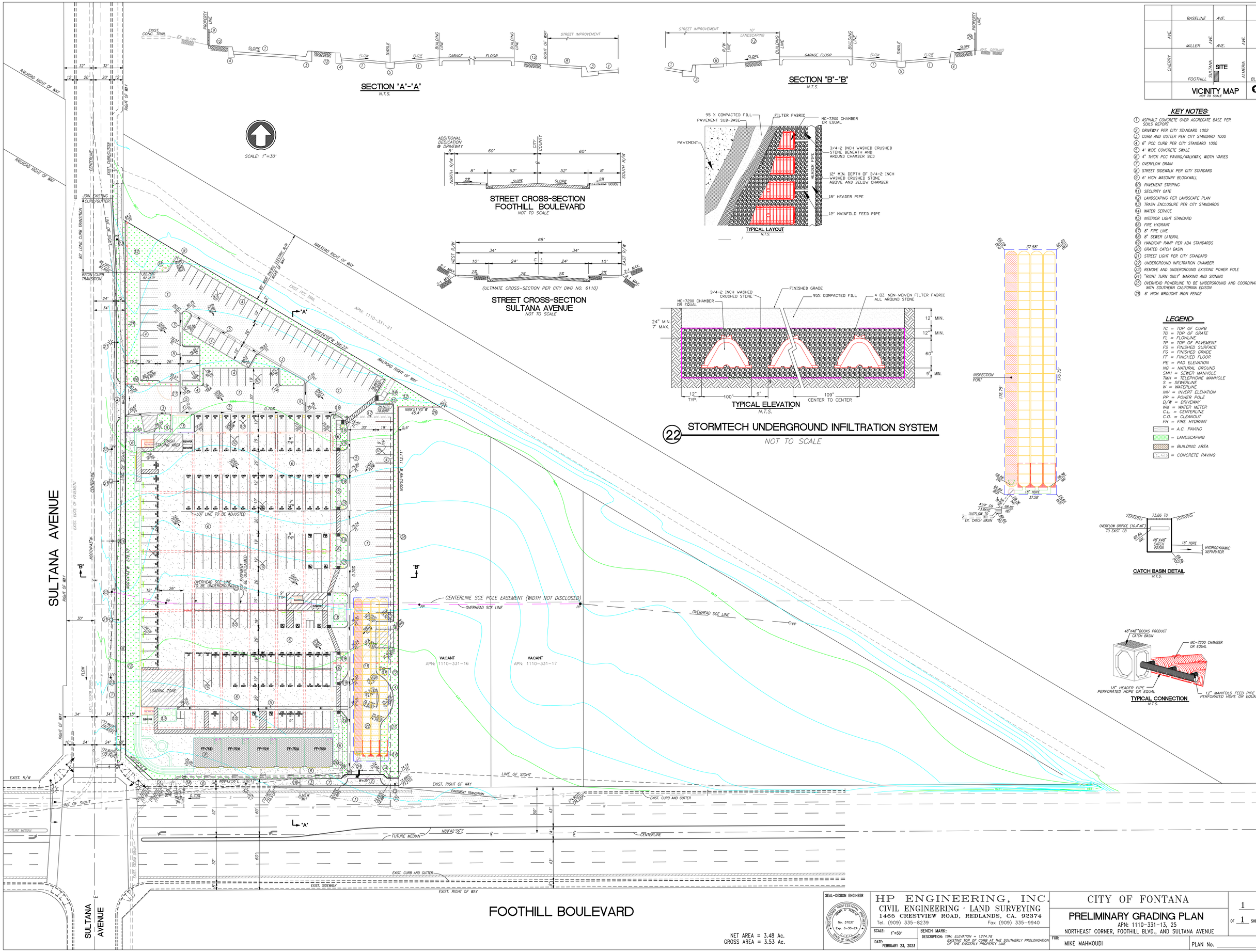
TYPICAL ELEVATION
N.T.S.

22 STORMTECH UNDERGROUND INFILTRATION SYSTEM

NOT TO SCALE

CATCH BASIN DETAIL
N.T.S.

TYPICAL CONNECTION
N.T.S.



KEY NOTES:

1. ASPHALT CONCRETE OVER AGGREGATE BASE PER SOILS REPORT
2. DRIVEWAY PER CITY STANDARD 1002
3. CURB AND GUTTER PER CITY STANDARD 1000
4. 6" PCC CURB PER CITY STANDARD 1000
5. 4' WIDE CONCRETE SWALE
6. 4" THICK PCC PAVING/WALKWAY, WIDTH VARIES
7. OVERFLOW DRAIN
8. STREET SIDEWALK PER CITY STANDARD
9. 6' HIGH MASONRY BLOCKWALL
10. PAVEMENT STRIPING
11. SECURITY GATE
12. LANDSCAPING PER LANDSCAPE PLAN
13. TRASH ENCLOSURE PER CITY STANDARDS
14. WATER SERVICE
15. INTERIOR LIGHT STANDARD
16. FIRE HYDRANT
17. 8" FIRE LINE
18. 8" SEWER LATERAL
19. HANDICAP RAMP PER ADA STANDARDS
20. GRATED CATCH BASIN
21. STREET LIGHT PER CITY STANDARD
22. UNDERGROUND INFILTRATION CHAMBER
23. REMOVE AND UNDERGROUND EXISTING POWER POLE
24. "RIGHT TURN ONLY" MARKING AND SIGNING
25. OVERHEAD POWERLINE TO BE UNDERGROUND AND COORDINATED WITH SOUTHERN CALIFORNIA EDISON
26. 6' HIGH WROUGHT IRON FENCE

LEGEND:

TC = TOP OF CURB
TG = TOP OF GRATE
FL = FLOWLINE
TP = TOP OF PAVEMENT
FS = FINISHED SURFACE
FG = FINISHED GRADE
FF = FINISHED FLOOR
PE = PAD ELEVATION
NG = NATURAL GROUND
SMH = SEWER MANHOLE
TMH = TELEPHONE MANHOLE
S = SEWERLINE
W = WATERLINE
INV = INVERT ELEVATION
PP = POWER POLE
D/W = DRIVEWAY
WM = WATER METER
C.L. = CENTERLINE
C.O. = CLEANOUT
FH = FIRE HYDRANT

= A.C. PAVING
= LANDSCAPING
= BUILDING AREA
= CONCRETE PAVING

FOOTHILL BOULEVARD

SULTANA AVENUE

NET AREA = 3.48 Ac.
GROSS AREA = 3.53 Ac.

SEAL-DESIGN ENGINEER
REGISTERED PROFESSIONAL ENGINEER ROBERT C. PRICE No. 37037 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA

HP ENGINEERING, INC.
CIVIL ENGINEERING ◦ LAND SURVEYING
1465 CRESTVIEW ROAD, REDLANDS, CA. 92374
Tel. (909) 335-8239 Fax (909) 335-9940

SCALE: 1"=30'
DATE: FEBRUARY 23, 2023

BENCH MARK:
DESCRIPTION: TBM: ELEVATION = 1274.78
EXISTING TOP OF CURB AT THE SOUTHERLY PROLONGATION OF THE EASTERLY PROPERTY LINE

CITY OF FONTANA

PRELIMINARY GRADING PLAN

APN: 1110-331-13, 25
NORTHEAST CORNER, FOOTHILL BLVD., AND SULTANA AVENUE

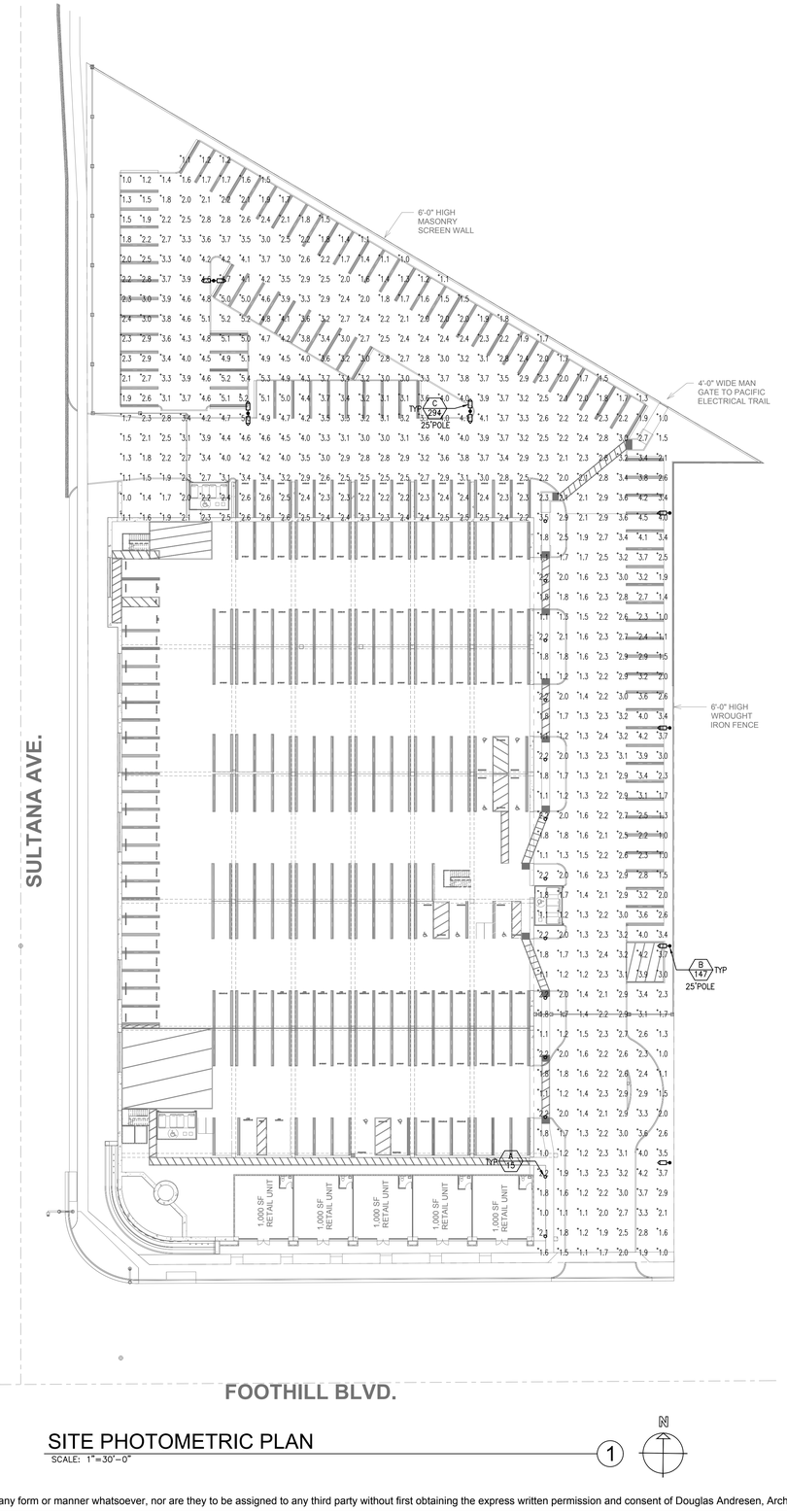
FOR: MIKE MAHMOUDI

PLAN No. _____

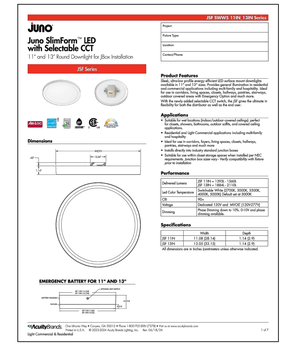
1 OF 1 SHEETS

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Input Power
○	A 15	13	Juno Lighting	JSF 11IN 13LM 40K 90CRI MVOLT ZT WH	11" Round Edgelit (Slimform) Surface Mount, 4000K, 90CRI, MV	0.9	14.6
	B 147	4	Lithonia Lighting	RSX2 LED P3 40K R3 HS	RSX LED Area Luminaire Size 2 P3 Lumen Package 4000K CCT Type R3 Distribution with HS shield	0.95	147
	C 294	3	Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	0.95	294

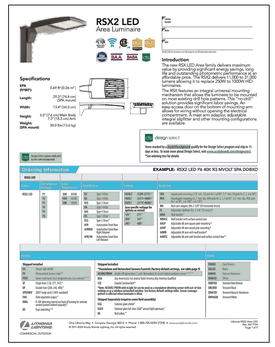
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	2.6 fc	5.4 fc	1.0 fc	5.4:1	2.6:1



SITE PHOTOMETRIC PLAN
SCALE: 1"=30'-0"



TYPE A - 11" SURFACE LIGHT FIXTURE



TYPE B - SINGLE HEAD POLE FIXTURE

TYPE C - SINGLE HEAD POLE FIXTURE

RPM
Engineers, Inc.
102 DISCOVERY
Irvine, Ca. 92618
Tel: 949-450-1229 (213)
Fax: 949-450-1454
Contact: Mario Castro
e-mail: mario@rpmpe.com

Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872	
1 Nov. 2023	

REGISTERED PROFESSIONAL ENGINEER — ALAN V. NGUYEN — No. 015596 — Exp.12-31-2025 — CIVIL — STATE OF CALIFORNIA

SITE PHOTOMETRIC PLAN

E-1

RPM #24-001 06/21/2024

ANDRESEN ARCHITECTURE INC.
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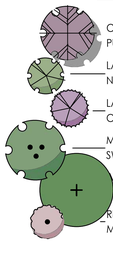
GROUND FLOOR

PLANT PALETTE

	WUCOLS	SIZE
TREES		
CERCIS canadensis 'Forest Pansy' PURPLE LEAF EASTERN REDBUD	Low	30' TALL, 20-25' WIDE
LAGERSTROEMIA indica 'Natchez' NATCHEZ CRAPE MYRTLE	Mod.	20' TALL & WIDE
LAGERSTROEMIA indica 'Catawba' CATAWBA CRAPE MYRTLE	Mod.	15' TALL & WIDE
MAGNOLIA grandiflora 'St. Mary' SWAN HILL FRUITLESS OLIVE	Low	25' TALL, 20' WIDE
PODOCARPUS falcatus AFRICAN FERN PINE	Mod.	40-60' TALL, 25' WIDE
RHAPHIOLEPIS 'Majestic Beauty' MAJESTIC BEAUTY INDIAN HAWTHORN	Mod.	25' TALL, 10' WIDE



FOUNDATION SHRUBS

BUXUS microphylla japonica 'Winter Gem' WINTER GEM BOXWOOD	Mod.	3-4' TALL & WIDE
CALLISTEMON 'Little John' LITTLE JOHN DWARF BOTTLEBRUSH	Low	3' TALL, 3-5' WIDE
GARDENIA jasminoides 'Frostproof' FROSTPROOF GARDENIA	Mod.	5' TALL, 4' WIDE
LEUCOPHYLLUM frutescens 'Green Cloud' GREEN CLOUD TEXAS SAGE	Low	6-8' TALL & WIDE
PITTOSPORUM tobira 'Shima' CREAM DE MINT™ DWARF PITTOSPORUM	Mod.	24"-30" TALL & WIDE
PITTOSPORUM tenuifolium 'Oliver Twist' OLIVER TWIST PITTOSPORUM	Mod.	8-10' TALL, 5-7' WIDE
ROSA 'Pink' REMINISCENT PINK ROSE	Mod.	3-4' TALL, 2' WIDE
ROSMARINUS officinalis 'Tuscan Blue' TUSCAN BLUE ROSEMARY	Low	5' TALL, 2-4' WIDE

ACCENTS AND GROUNDCOVERS

ANIGOZANTHOS Yellow YELLOW KANGAROO PAW	Low	1-3' TALL & WIDE
CAREX tumulicola BERKELEY SEDGE	Low	1-2' TALL, 2-3' WIDE
DIANELLA tasmanica 'Variegata' VARIEGATED FLAX LILY	Mod.	2' TALL & WIDE
EUPHORBIA characias 'Wilcott' SILVER SWAN EUPHORBIA	Low	2' TALL & WIDE
HEMEROCALLIS x 'Ruby Spider' RUBY SPIDER DAYLILY	Mod.	2-3' TALL,2' WIDE
LANTANA montevidensis TRAILING LANTANA	Low	1'-2' TALL, 3'-5' WIDE
LANTANA montevidensis 'Monma' WHITE LIGHTNIN' TRAILING LANTANA	Low	1' TALL, 3'-5' WIDE
LANTANA 'New Gold' NEW GOLD LANTANA	Low	1-2' TALL, 2-4' WIDE
LIRIOPE muscari 'Majestic' MAJESTIC LILYTURF	Mod.	18" TALL, 2' WIDE
SENECIO serpens BLUE CHALKSTICKS	Low	1' TALL, 2-3' WIDE

Note: All planters shall receive 3" layer shredded bark mulch.

PRELIMINARY WATER USE CALCULATIONS

Reference Eto 55.6 **Conservation Factor** 0.55 (residential)

Maximum Allowable Water Allocation Equation:

MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]

Eto	0.62	ETAF	LA	1-ETAF	SLA	424,373 MAWA
55.6	0.62	0.55	22383	0.45	0	

Estimated Total Water Use Equation:

ETWU = Eto x 0.62 x ETAF x LA **381,031 ETWU**

HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
LW-MW SHRUBS		22131	99%	MODERATE	0.40	0.81	55.60	0.62	0.49	22131	376,740.66	Dripline
LW-MW TREES		252	1%	MODERATE	0.40	0.81	55.60	0.62	0.49	252	4,289.85	Dripline
										ETWU	381,031	
									Total Landscape		22,383	

Note: Landscape to be installed with low-volume drip irrigation and automatic, weather sensing irrigation controller.

Ecosystem Urban UES Solutions
LandscapeDynamics.net
Landscape Dynamics
URBAN | ECOSYSTEM | SOLUTIONS
Landscape Architecture - Consulting
Water Management - Certified Arboriculture
Inland Empire | Los Angeles | Eugene
(951) 244-4839

DESIGN PROJECT MANAGER
Sara Zoll
sarazoll@landscapedynamics.net
(951) 264-8195

Preliminary Landscape Plan

Proposed Apartment Complex

NEC Foothill Blvd and Sultana Street, Fontana, CA 92336

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST THREE DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
5204
CHRISTY PASLEY
April 30, 2026
Renewal Date
May 16, 2025
Date
STATE OF CALIFORNIA

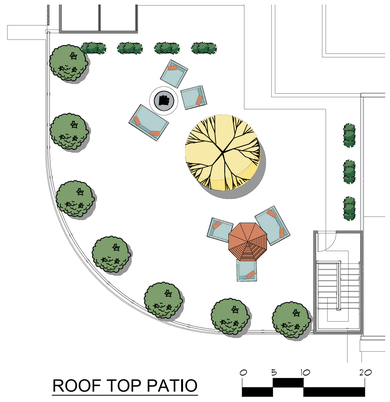
May 16, 2025

DESCRIPTION

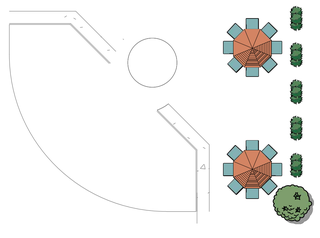
JOB NO.
632

SHEET
1 of 2

PLOT DATE: 5/16/2025, 10:47 AM

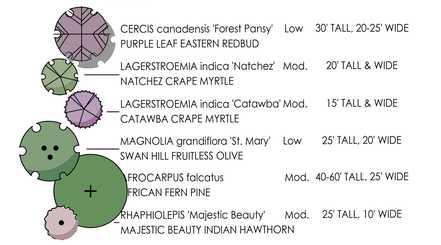


ROOF TOP PATIO



POOL DECK

FIRST FLOOR



PLANT PALETTE	WUCOLS	SIZE
TREES		
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LAGERSTROEMIA indica 'Natchez' NATCHEZ CRAPE MYRTLE	Mod.	20' TALL & WIDE
LAGERSTROEMIA indica 'Catawba' CATAWBA CRAPE MYRTLE	Mod.	15' TALL & WIDE
MAGNOLIA grandiflora 'St. Mary' SWAN HILL FRUITLESS OLIVE	Low	25' TALL, 20' WIDE
PODOCARPUS falcatus AFRICAN FERN PINE	Mod.	40-60' TALL, 25' WIDE
RHAPHIOLEPIS 'Majestic Beauty' MAJESTIC BEAUTY INDIAN HAWTHORN	Mod.	25' TALL, 10' WIDE

FOUNDATION SHRUBS		
BUXUS microphylla japonica 'Winter Gem' WINTER GEM BOXWOOD	Mod.	3-4' TALL & WIDE
CALLISTEMON 'Little John' LITTLE JOHN DWARF BOTTLEBRUSH	Low	3' TALL, 3-5' WIDE
GARDENIA jasminoides 'Frostproof' FROSTPROOF GARDENIA	Mod.	5' TALL, 4' WIDE
LEUCOPHYLLUM frutescens 'Green Cloud' GREEN CLOUD TEXAS SAGE	Low	6-8' TALL & WIDE
PITTOSPORUM tobira 'Shima' CREAM DE MINT™ DWARF PITTOSPORUM	Mod.	24"-30" TALL & WIDE
PITTOSPORUM tenuifolium 'Oliver Twist' OLIVER TWIST PITTOSPORUM	Mod.	8-10' TALL, 5-7' WIDE
ROSA 'Pink' REMINISCENT PINK ROSE	Mod.	3-4' TALL, 2' WIDE
ROSMARINUS officinalis 'Tuscan Blue' TUSCAN BLUE ROSEMARY	Low	5' TALL, 2-4' WIDE

ACCENTS AND GROUNDCOVERS		
ANIGOZANTHOS Yellow YELLOW KANGAROO PAW	Low	1-3' TALL & WIDE
CAREX tumulicola BERKELEY SEDGE	Low	1-2' TALL, 2-3' WIDE
DIANELLA tasmanica 'Variegata' VARIEGATED FLAX LILY	Mod.	2' TALL & WIDE
EUPHORBIA characias 'Wilcott' SILVER SWAN EUPHORBIA	Low	2' TALL & WIDE
HEMEROCALLIS x 'Ruby Spider' RUBY SPIDER DAYLILY	Mod.	2-3' TALL,2' WIDE
LANTANA montevidensis TRAILING LANTANA	Low	1'-2' TALL, 3'-5' WIDE
LANTANA montevidensis 'Monma' WHITE LIGHTNIN' TRAILING LANTANA	Low	1' TALL, 3'-5' WIDE
LANTANA 'New Gold' NEW GOLD LANTANA	Low	1-2' TALL, 2-4' WIDE
LIRIOPE muscari 'Majestic' MAJESTIC LILYTURF	Mod.	18" TALL, 2' WIDE
SENECIO serpens BLUE CHALKSTICKS	Low	1' TALL, 2-3' WIDE

Note: All planters shall receive 3" layer shredded bark mulch.

Ecosystem Urban UES Solutions
LandscapeDynamics.net
Landscape Dynamics
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Landscape Architecture · Consulting
Water Management · Certified Arboriculture
Inland Empire | Los Angeles | Eugene
(951) 264-4839

DESIGN PROJECT MANAGER
Sara Zoll
sarazoll@landscapedynamics.net
(951) 264-8195

Preliminary Landscape Plan

Proposed Apartment Complex

NEC Foothill Blvd and Sultana Street, Fontana, CA 92336

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST THREE DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
GIUSEPPE FAVA
5204
Original
April 30, 2026
Renewal Date
May 16, 2025
Date
STATE OF CALIFORNIA

May 16, 2025
DESCRIPTION

JOB NO.
632

SHEET
2 of 2

PLOT DATE: 5/15/2025, 10:47 AM

RESOLUTION NO. PC 2025-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING CONDITIONAL USE PERMIT NO. 24-0022 TO ESTABLISH A MIXED_USE DEVELOPMENT IN THE R-5 ZONE, AND DESIGN REVIEW NO. 23-0024 FOR THE DEVELOPMENT OF A FIVE-STORY BUILDING CONSISTING OF 204 MULTI-FAMILY UNITS AND 5,000 SQUARE FEET OF COMMERCIAL RETAIL SPACE WITH ASSOCIATED IMPROVEMENTS ON APPROXIMATELY 3.5 GROSS ACRES FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF FOOTHILL BOULEVARD AND SULTANA AVENUE IDENTIFIED AS ASSESSOR PARCEL NUMBERS 1110-331-13 AND 1110-331-25, PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15332 AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, the project site identified as Assessor Parcel Numbers ("APNs") 1110-331-13 and -25, ("Project Site") was annexed from San Bernardino County into the City of Fontana on September 16, 2006; and

WHEREAS, on November 14, 2023, the City of Fontana ("City") received an application from Andresen Architecture ("Applicant") for a design review (DRP No. 23-0024) for site and architectural review of a mixed-use building at the Project Site; and

WHEREAS, on November 19, 2024, the City received a conditional use permit application (CUP No. 24-0022) for the establishment of a mixed-use development at the Project Site (CUP No. 24-0022 and DRP No. 23-0024 are referred to herein as the "Project"); and

WHEREAS, the Project Site has a General Plan Land Use designation of Multiple Family High Residential (R-MFH) and is located within the Multi-Family High Density Residential (R-5) zoning district, which allows for such projects; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), 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 2019 Local Guidelines for Implementing the CEQA as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the project development occurs within city limits on a project site of less than five acres substantially surrounded by urban uses; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; the site can be adequately served by all required utilities and public services, and none of the exceptions in CEQA Guidelines Section 15300.2 apply; 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 CUP No. 24-0022 and DRP No. 23-0024; 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 Fontana Herald newspaper on August 8, 2025, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on August 19, 2025, a duly noticed public hearing on CUP No. 24-0022 and DRP No. 23-0024, 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, on August 19, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on CUP No. 24-0022 and DRP No. 23-0024; 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. 15332 (Infill Development) 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 site is considered Infill as: (1) The Project is consistent with the Multi-Family High Residential (R-MFH) General Plan Land Use Designation and the Multi-Family High Density Residential (R-5) zoning designation; (2) The Project Site is less than five (5) acres and is substantially surrounded by urban uses; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the residential project. The Planning Commission further determines that none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project and directs Staff to file a Notice of Exemption.

Section 3. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP No. 24-0022 in accordance with Section 30-452(c) "Required Findings" for conditional use permits with mixed-use development, in the Fontana Zoning and Development Code.

Finding No. 1. The project consists of a use or mix of uses encouraging transit

use and is demonstrably oriented toward transit users.

Findings of Fact: The Project Site will create new commercial and residential uses along a major transit corridor and the conditions of approval regulate the use. The Project Site is less than ½ mile from a major transit stop. This development it will encourage transit use and is demonstrably oriented towards transit users.

Finding No. 2. The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit.

Findings of Fact: The Project Site is located on a 3.5 gross acre lot. The Applicant has provided various access points for pedestrians to walk to the nearest public transit station. The Project consists of one (1) new five (5) story mixed-use building with 204 multi-family units and 5,000 square feet of commercial space, located on Foothill Boulevard, a major east-west bus route that connects to the Fontana, Montclair and San Bernardino Metrolink stations.

Finding No. 3. The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles.

Findings of Fact: The Project is designed to encourage pedestrian activity by locating a commercial retail suite along Foothill Boulevard, a major transit corridor. The Project's proximity to public transit, with a transit stop less than 583 feet away, promotes the use of non-motor vehicle transportation.

Section 4. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP No. 24-0022 in accordance with Section 30-150 "Required Findings" for conditional use permits in the Fontana Zoning and Development: Code.

Finding No. 1. The proposed 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 plan, and City regulations/standards.

Findings of Fact: The Project Site is located at the northeast corner of Sultana Avenue and Foothill Boulevard (APNs: 1110-331-13 and -25). The General Plan Land Use designation for the Project Site is R-MFH and it is located within the R-5 zone. In accordance with Section 30-452 of the Zoning and Development Code, mixed use developments are required to obtain a conditional use permit. The General Plan and the Zoning and Development Code support the development of new commercial and residential uses along a major transit corridor, and the conditions

of approval will regulate the use. The project site meets the requirements of the Fontana Municipal Code, General Plan, and Zoning and Development Code.

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 on a 3.5 gross acre lot, is already equipped with utilities and is physically suited for the type of use. The site improvements have been reviewed by the City of Fontana Fire, Building and Safety, and Engineering Department. During the review process, changes were made to the plans to ensure that the Project is well designed. The project has access along Sultana Avenue and Foothill Boulevard for the residents and the public. The project will meet all the requirements from the Fontana Municipal Code.

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 to the neighboring sites or their permitted uses from this mixed-use development. There are other similar existing uses in the vicinity. The development will improve the public health, safety and welfare of the community. Additionally, the granting of the permit will not be detrimental to the public interest instead it will provide the necessary housing units and commercial units for the City.

Section 5. Design Review Findings. The Planning Commission hereby makes the following findings for DR No. 23-0024 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.**

Findings of Fact: The Project consists of the development of five (5) story mixed-use building totaling 83,125 square feet on a 3.5 adjusted gross acre lot. Architectural features for the Project include aluminum panels and railings, stone and brick veneer, exterior metal doors, and glazed windows. The site and building design comply with the criteria contained in the design review section of the Fontana Zoning and Development Code as it has high quality architecture and appropriate screening comprised of screen walls and landscaping

that will make for an appropriate and desirable development.

More specifically, the Project meets Goal number 2 of Chapter 15 of the General Plan by encouraging livable corridor design, more walkable neighborhoods with higher density housing and a mixed-use development on larger infill sites along corridors such as Foothill Boulevard, connecting them to adjoining neighborhoods and locating multi-family development in mixed-use centers, preferably where there is nearby access to retail, services, and public transportation."

The project is located within the R-5 zoning district. The Project will meet all zoning and development standards set forth in the Zoning and Development Code, including the required density range. The density for the multi-family dwellings is 47 dwelling units/acre. This density is within the maximum of 50 dwelling units per acre range allowed by the R-5 zoning district. The Project is not within a 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.**

Findings of Fact: The Project consists of the construction of a five (5) story mixed-use building totaling approximately 83,125 square feet. This building will be built in accordance with all applicable building, zoning, and fire codes, Division 11 of the Zoning and Development Code, and the Conditions of Approval attached hereto as Exhibit "A" and referenced herein. Architectural features include aluminum panels and railings, stone and brick veneer, exterior metal doors, and glazed windows. The exterior color palette for the building is comprised of white/gray and neutral tone with black and blue accent. The variations to the building face and roof lines, and tower elements at a maximum of 62.5 feet on a portion of the building, adds structural and visual interest to the building and is consistent with the surrounding area. The Project includes sidewalks and landscape improvements along the project boundaries.

The site improvements have been reviewed by the City of Fontana Fire Prevention, Building and Safety, and Engineering Departments, Based on each department's review, it was determined that the Project meets the minimum requirements of the Multi-Family High Density Residential (R-5) zone. The Project will promote the public health, safety, and welfare of the occupants and 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.

Findings of Fact: The Project is aesthetically and architecturally pleasing and compatible with the surrounding area. The Project Site is approximately 3.5 adjusted gross acres and is physically suitable in size and shape to support the mixed-use building. The Project creates visual interest with architectural features such as window glazing, tower elements, with variations to the roof and roof lines. The development is designed with features of architectural relief, landscaping, street improvements and lighting to enhance the character of the surrounding neighborhood.

The Project has been reviewed by the Engineering, Building and Safety and Fire Department with respect to the site circulation, access, and safety and it was determined that the Project meets the standards of the Zoning and Development Code and will provide a safe design for public access.

Finding No. 4: The site improvements are appropriate and will result in a safe, well-designed facility.

Findings of Fact: The development will include appropriate improvements that benefit not only for the Project Site, but also the surrounding area. The Project features sidewalks, drainage, grading, curb, gutter, sidewalk, landscaping, lighting, perimeter walls and fencing to provide a safe and well-designed neighborhood.

The improvements have been reviewed by the City's Planning, Fire, Building and Safety, and Engineering Departments. Based on the department's review, it was determined that the Project met all the city standards regarding circulation, access and safety.

Section 6. Approvals. Based on the foregoing, the Planning Commission hereby approves CUP No. 24-0022 and DRP No. 23-0024 subject to the Conditions of Approval attached hereto as **"Exhibit A"** and incorporated herein by this reference.

Section 7. 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 8. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 9. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 9. 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 19th day of August 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 19th day of August. 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Joseph Armendarez, Secretary

ATTACHMENT NO. 3

Exhibit "A"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 23-0101
Conditional Use Permit No. 24-0022
Design Review No. 23-0024

DATE: August 19, 2025

LOCATION: The project site is located at northeast corner of Foothill Boulevard and Sultana Avenue (APNs: 1110-331-13 and -25).

PLANNING DEPARTMENT:

1. 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 both of the following have occurred:

   A. 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 issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and

   B. All other Conditions of Approval imposed by this project have been fulfilled.

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 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.

3. 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 Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections No. 30-23 of the Municipal Code.
4. 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 structure until corrections are approved in writing by all appropriate staff.
5. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including, but not limited to the City's adopted Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.
6. The applicant shall develop the mixed-used project as shown in the Planning Commission approved plans.
7. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.
8. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
9. All built in gas barbeques shall be installed with safety locks to the satisfaction of the Director of Planning.
10. The applicant shall install an underground electrical line for the built-in barbeques.
11. This Design Review Permit 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.
12. The current Development fees must be paid prior to issuance of building/construction permit.

ATTACHMENT NO. 3

13. This project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.
14. The developer shall provide clustered and/or individual mail box(es) for the delivery of mail to future residents of the development in a convenient location and is well-lit. The mail box shall not block the line of sight. The mail boxes 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 developer is responsible for contacting the Post Office for the type and location of the mail boxes within their development. Any replacements of the mail boxes subsequent to the original installation shall be the responsibility of the developer, the property management company, and/or the homeowners association, and the Post Office.
15. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.
16. All landscaping must be adequately maintained at all times.
17. All masonry block walls shall be a minimum of six (6) ft. tall with a prefabricated cap when fronting the public right of way.
18. The amenities for this project shall include the following:
    a. Swimming Pool/Space
    b. Seating areas
    c. Built-in barbeques with tables
    d. Firepit
    e. Con hole
    f. Community recreational room
    g. Indoor gym/fitness facility
19. Color combinations and color schemes for multi-family buildings approved under a Design Review Permit application shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.
20. Any foam treatment used for architecture treatments and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ½ inch thick, or as determined by the Director of Planning.
21. The applicant shall provide up-lighting on the perimeter and up-light proposed trees to the satisfaction of the Director of Planning and his/her designee.
22. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to

7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

23. A locator map or directory should be posted at the site entrances. The directory should be located on the site so as to be easily and quickly identified and free from visual obstruction. The directory should be illuminated from dusk until dawn. The directory should have vandal resistant glazing to minimize criminal damage and the structure should be weather resistant.

24. Community address numbers and complex numbers should be visible. Building and unit numbers should be posted and visible. Address specifications are meant to ensure identification and location of buildings. Proper posting and maintenance minimizes confusion as to location and expedites public safety response.

25. Adhere to the city light standard of one foot candle minimum of light for all entrances, exits, pedestrian walkways, parking lots and activity areas. Reflect all light fixtures on the site plan. The type of illumination shall be either florescent, metal halide or white L.E.D.'s., and the luminaries shall be vandal resistant. All luminaries shall remain lit from dusk until dawn. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.

26. Historic Archaeological Resources

    A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural 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.

    B. 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.

    C. 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.

ATTACHMENT NO. 3

27. 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(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:
        1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
        2. Temporarily enclose localized and stationary noise sources.
        3. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
        4. Applicant shall demonstrate that the project meets the driveway aisle setback standards.
        5. Applicant shall submit a parking plan for approval of the Director of Community Development that each unit shall have at least one assigned parking space within 150’ of the unit.

Prior to Issuance of Grading Permit

28. 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 or grading plans prior to issuance of any building or grading permits.

Prior to Issuance of Certificate of Occupancy

29. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

ATTACHMENT NO. 3

POLICE DEPARTMENT

30. Install and maintain the Fontana Police Department's R.E.A.C.T. electronic gate system (in addition to the County's Knox Box system).

31. If a digital video surveillance system is available 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.

ENGINEERING DEPARTMENT LAND DEVELOPMENT:

32. The project shall be served by the City's sanitary sewer system, all 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. Onsite sewer shall be owner maintained.

33. 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.

34. The Applicant's responsibility to 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.

35. Traffic specific conditions are provided under the Traffic Conditions of Approval section

Prior to Issuance of Grading Permit

36. The Applicant shall submit and gain approval of a complete Water Quality Management Plan (WQMP) report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

37. 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 Construction Permits

38. The Applicant shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

39. The Applicant shall record All, lot line adjustments, right-of-way dedications, easements, as required for the development.

40. 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, 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.

41. Project will be required to construct all offsite improvements along Foothill Boulevard if the City capital improvement project has not already completed the work. This includes construction of the center median on Foothill Blvd together with minor traffic signal equipment such as loop detectors and signage and striping modifications at the intersection of Foothill Blvd and Sultana Ave.

42. The Applicant shall perform a pavement quality analysis by a qualified geotechnical engineer for Sultana Avenue and Foothill Boulevard for the City to review and approve. Depending on the results, Sultana Avenue and Foothill Boulevard along the project frontage may need to 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 Final Certificate of Occupancy

43. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

44. 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.

45. 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.

46. 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.

47. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

48. The applicant/Landscape Architect shall provide a “Landscape Certificate of Compliance” certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana’s Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).

49. All sewer 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.

50. 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.

51. 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 BMP Transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

ENGINEERING TRAFFIC:

52. 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 Foothill Ave that shall be designed, constructed, and signed to restrict egress to right-in and right-out movements only.
    b. The project may have a single ingress/egress point along Sultana Ave that shall be designed, constructed, and signed to allow for all movements.
53. 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.
54. 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.
55. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.
56. The loading and unloading zone for the retail component of the project shall not interfere with on-site circulation or cause vehicles entering the site from Foothill Ave or Sultana Ave to queue within the public Right-of-Way, subject to approval of the City Engineer.
57. All gated ingress locations shall provide a visual indication to drivers prior to entering the gated driveway whether the gate is closed or open. This may be excluded if sufficient turn-around space is provided for the design vehicle or if the gate is manned with personnel who would permit an errant driver to enter the gate to turn around and depart. At no time shall the project cause vehicles entering the site to need to reverse into a travel lane in the public right-of-way in order to depart or turn-around.

BUILDING & SAFETY DEPARTMENT:

General Conditions

58. The applicant shall design the project to show compliance 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

59. 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.

60. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

61. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.

62. The applicant shall have the lot line adjustment recorded prior to the issuance of any building permits.

63. The applicant 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:

1. 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.); and
2. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
3. All proposed drainage structures; and
4. Any proposed and/or required walls or fencing.

64. 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

65. 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. Ped Elevation certification
E. Rough grade inspection signed off by a City Building Inspector

FONTANA FIRE PREVENTION DISTRICT:

66. Jurisdiction. The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein “Fire Department”). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

67. Fire Access Road Width. Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

68. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

69. Fire Lanes. The applicant shall submit on a site plan to the Fire Department for review and approval all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and “No Parking, Fire Lane” signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

70. Water System Commercial. Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4”x2.5”x2.5”) shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet as measured along vehicular travel-ways. California Fire Code Chapter & SBCoFD Standard W-2.

    The Fire Flow for this project shall be: 4,000 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 350,438 sq ft structure.

71. Hydrant Marking**.** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

72. Water Improvement Plan: The applicant shall submit “Water Improvement Plans” to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. **ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE.** California Fire Code Chapter 5.

73. Combustible Protection. Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

74. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

75. Standpipe system. A standpipe system is required. A fire sprinkler contractor shall submit three (3) sets of hydraulic calculations and detailed plans to the Fire Department for review and approval. The system shall comply with NFPA 14 and Fire Department standards. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9.

Hood and Duct Extinguishing system: (IF APPICABLE IN RETAIL SPACE) An automatic hood and duct fire extinguishing system is required. A licensed contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 17A, & NFPA 96.

76. Fire Alarm, Manual or Automatic. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.

77. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

78. Commercial (large facility) Addressing. Commercial, industrial developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one and one half (1 ½) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1.

79. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4.

80. Security Gates. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3.

81. Material Identification Placards: (IF APPLICABLE IN RETAIL SPACES) The applicant shall install, in all locations deemed appropriate by the Fire Department, approved material identification placards on the outside of all buildings and/or storage tanks that store hazardous or flammable materials. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. California Fire Code Chapter 50 & NFPA 704

82. Secondary Access. The development shall have a minimum of 2 points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1.

ATTACHMENT NO. 3

83. San Bernardino County Fire Standards/Codes: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

END OF CONDITIONS OF APPROVAL

ATTACHMENT NO. 3

NOTICE OF EXEMPTION

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

1. Project Title:	**Master Case No. 23-0101, Conditional Use Permit No. 24-0022, and Design Review No. 23-0024.**
2. Project Applicant (include address, telephone number and email address):	**Bobbie Rey,** **Project Administrative Coordinator** **Bobbie.rey@aaifirm.com** **(909) 355-6688** **Andresen Architecture** **17087 Orange Way** **Fontana, CA 92335**
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 the northeast corner of Foothill Boulevard and Sultana Avenue at (APNs: 1110-331-13 and -25)**
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	**The project is for the development (Mahmoudi Mixed Use Project) of a mixed-use development of multi-family residential units that include 163 multi-family units, 5,000 square feet of commercial space, and first floor parking garage on approximately 3.5 acres, located at the northeast corner of Foothill Boulevard and Sultana Avenue at (APNs: 1110-331-13 and -25)**
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:	**Bobbie Rey,** **Project Administrative Coordinator** **Bobbie.rey@aaifirm.com** **(909) 355-6688** **Andresen Architecture** **17087 Orange Way** **Fontana, CA 92335**
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	**Exempt under Section 15332, Class 32 (Accessory Structures) of the California Environmental Quality Act**
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	
9. Reason why project was exempt:	**The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32 In-Fill Development Project), Class 32 The project site is currently two lots surrounded by development within the City's designated infill boundary. The project is consistent with the General Plan and zoning, site is on five (5) gross acres or less (3.5 acres), has no value as habitat for endangered, rare, or threatened species, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and streets, schools, water, and fire protection have already been developed and are provided in the general area. Therefore, it has been determined that the project qualifies for a categorical exemption.**

10. Lead Agency Contact Person: Telephone:	Salvador Quintanilla, Senior Planner 909-350-6656
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 ☐ No ☐ If yes, the date of the public hearing was: August 19, 2025	

Date: August 20, 2025

_____
Signature

Name: DiTanyon Johnson

Title: Planning Manageer

☒ 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.

FONTANA
CALIFORNIA

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 No. 23-0101, Conditional Use Permit No. 24-0022, and Design Review No. 23-0024

A request to develop a mixed-use development of 163 multi-family residential units and 41 ADU units, 5,000 square feet of commercial space, and first floor parking garage on approximately 3.5 acres.

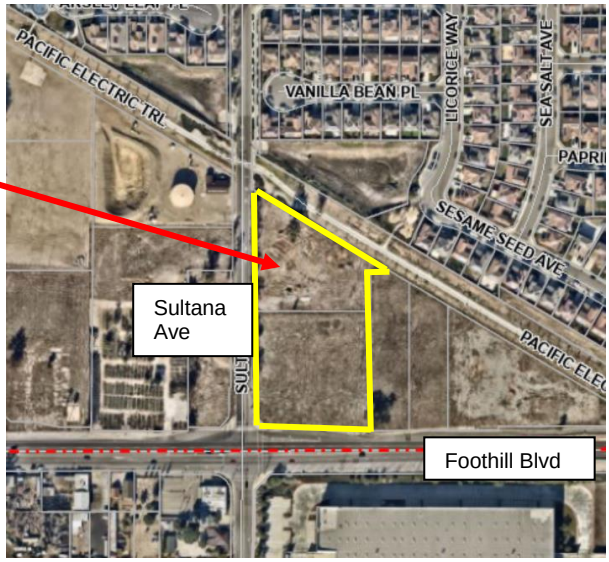
Environmental Determination: This project is Categorically Exempt with studies pursuant to Section No. 15332 (In-Fill Development Project) of the California Environmental Quality Act and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA.

Location: Northeast corner of Foothill Boulevard and Sultana Avenue (APNs: 1110-331-13 and -25).

Date of Hearing: August 19, 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 **Salvador Quintanilla, Senior Planner**, at (909) 350-6656 or squintanilla@fontanaca.gov.

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DEPARTMENT, CITY HALL.

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: August 8, 2025