

# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335



## Regular Agenda

Resolution PC No. 2022-012

Tuesday, May 3, 2022

6:00 PM

Grover W. Taylor Council Chambers

## Planning Commission

*Cathline Fort, Chair*

*Raj Sangha, Vice Chair*

*Idilio Sanchez, Secretary*

*Matthew Gordon, Commissioner*

*Ralph Thrasher, Commissioner*

**Welcome to a meeting of the Fontana Planning Commission.**

Welcome to a meeting of the Fontana Planning Commission. A complete agenda packet is located in the binder on the table in the lobby of the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335. To address the Planning Commission, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335 is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection in the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335.

Traducción en Español disponible a petición. Favor de notificar al Departamento "City Clerk". Para mayor información, favor de marcar el número (909) 350-7602.

**CALL TO ORDER/ROLL CALL:**

- A. Call To Order/Roll Call:

**INVOCATION/PLEDGE OF ALLEGIANCE:**

- A. Invocation/Pledge of Allegiance:

**PUBLIC COMMUNICATIONS:**

This is an opportunity for citizens to speak to the Planning Commission for up to three minutes on items not on the Agenda, but within the Planning Commission's jurisdiction. The Planning Commission is prohibited by law from discussing or taking immediate action on non-agendized items.

- A. Public Communications:

**CONSENT CALENDAR:**

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time Planning Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion. Does any member of the public wish to address the Planning Commission regarding any item on the Consent Calendar before the vote is taken?

- A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of April 5, 2022.

**CC-A Approval of Minutes of April 5, 2022.**

[21-1348](#)

**Attachments:** [Draft Planning Commission Minutes of April 5, 2022](#)

Approve Consent Calendar Item as recommended by staff.

**PUBLIC HEARINGS:**

To comment on Public Hearing Items, you may submit comments via e-mail at [planning@fontana.org](mailto:planning@fontana.org). In the subject of your e-mail please indicate whether you are in favor or opposition of the item. Comments must be received no later than 5:00 p.m. on the day of the meeting. You may also fill out a card at the meeting and give it to the City Clerk. Public Comments should be no longer than three (3) minutes. If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

**All Public Hearings will be conducted following this format:**

- (a) hearing opened
- (b) written communication
- (c) council/staff comments
- (d) applicant comments
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

**PH-A Master Case No. 21-121 - Design Review No. 21-044 - A proposal to construct a new multi-family development consisting of 23 two-story units and five (5) two-story accessory dwelling units on one (1) parcel of approximately 2.09 adjusted gross acres.**

[21-1315](#)

**RECOMMENDATION:**

Based on the information contained within this staff report and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022 - \_\_\_\_: and,

**1. Determine that the project is Categorical Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the California Environmental Quality Act and Section No. 3-18 (Infill Projects) of the 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and,**

**2. Approve Design Review No. 21-044.**

**APPLICANT:**

Dixi Design  
1231 North Cactus Avenue, Suite "E"  
Rialto, CA 92376

**LOCATION:**

The project site is located on the east side of Laurel Avenue and south of Upland Avenue, the project site is otherwise identified as 8315 Laurel Avenue (APN: 0246-031-23).

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

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

[Attachment No. 2 - Site Plan](#)

[Attachment No. 3 - Elevations](#)

[Attachment No. 4 - Planning Commission Resolution and Draft Conditions of Approval](#)

[Attachment No. 5 - Notice of Exemption](#)

[Attachment No. 6 - Public Hearing Notice](#)

- PH-B Master Case No. 20-099R1 - Specific Plan Amendment No. 21-001 and General Plan Amendment No. 21-006 - A request to receive comments on the Draft Supplemental Environmental Impact Report (Draft SEIR) for a General Plan Amendment and Specific Plan Amendment to modify the General Plan and Specific Plan land uses and comprehensive modification to the overall Ventana at Duncan Canyon Specific Plan. [21-1336](#)

**RECOMMENDATION:**

Staff recommends that the Planning Commission: 1) Open the public hearing on the Draft SEIR prepared for the Ventana at Duncan Canyon Specific Plan Amendment to receive comments from members of the public; and, 2) Review and provide Planning Commission comments on the Draft SEIR; and, 3) Direct staff to address comments received in the Final SEIR.

**APPLICANT:**

Frontier Enterprises  
Stephen King  
2151 E. Convention Center Way, Suite No. 110  
Ontario, CA 90212

**LOCATION:**

The project site is composed of eight (8) parcels totaling

approximately 102 acres. The proposed revisions to the Ventana at Duncan Canyon Specific Project (Project), is located south of the I-15 Freeway, west of Citrus Avenue, south and north of Duncan Canyon Road.

**PROJECT PLANNER:**

Salvador Quintanilla, Associate Planner

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

[Attachment No. 2 - Site Plan](#)

[Attachment No. 3 - Existing General Plan Land Use Designation](#)

[Attachment No. 4 - Propose General Plan Land Designation](#)

[Attachment No. 5 - Existing Specific Plan](#)

[Attachment No. 6 - Propose Specific Plan](#)

[Attachment No. 7 - Revised Notice of Availability for DSEIR](#)

**UNFINISHED BUSINESS:**

- A. None

**NEW BUSINESS:**

- A. None

**DIRECTOR COMMUNICATIONS:**

- A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. [21-1349](#)

An update of future City Council agenda items for May 10, 2022, May 24, 2022, and June 14, 2022 for the Planning Commission's information.

An update of future Planning Commission agenda items for May 17, 2022, June 7, 2022, and June 21, 2022 for the Planning Commission's information.

**Attachments:** [Upcoming City Council Items Memo](#)

[Upcoming Planning Commission Items Memo](#)

**COMMISSION COMMENTS:**

- A. Planning Commission Remarks:

**WORKSHOP:**

- A. None

**ADJOURNMENT:**

- A. **Adjournment**

Adjourn to the next Regular Planning Commission Meeting on Tuesday, May 17, 2022 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 21-1348  
**Agenda #:** CC-A

**Agenda Date:** 5/3/2022  
**Category:** Consent Calendar

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**FROM:**  
Planning

**TITLE:**  
Approval of Minutes

**RECOMMENDATION:**  
Approve the minutes of the Planning Commission Meeting of April 5, 2022.

**DISCUSSION:**  
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of April 5, 2022. The draft minutes are attached to this report for the Planning Commission to review and approval.

**MOTION:**  
Approve staff recommendation.



City of Fontana  
Planning Commission  
Minutes

Cathline Fort, Chair  
Raj Sangha, Vice Chair  
Idilio Sanchez, Secretary  
Matthew Gordon, Commissioner  
Ralph Thrasher, Commissioner

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**Tuesday, April 5, 2022      6:00 P.M.      Grover W. Taylor Council Chambers**

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**CALL TO ORDER/ROLL CALL:**

**A. Call to Order/Roll Call:**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, April 5, 2022. Chair Fort called the meeting to order at 6:05 p.m.

**Present:** Chair Fort, Vice Chair Sangha, Secretary Sanchez, and Commissioner Thrasher

**Absent:** Commissioner Gordon

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

Following the Invocation by Secretary Sanchez, the Pledge of Allegiance was led by Commissioner Thrasher.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.



**CONSENT CALENDAR:****A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of March 15, 2022.

**ACTION: A Motion was made by Vice Chair Sangha, seconded by Commissioner Thrasher, and passed unanimously by a vote of 4-0 to approve the Consent Calendar.**

**The motion carried by the following vote:**

**Aye:** Chair Fort, Vice Chair Sangha, Secretary Sanchez, and Commissioner Thrasher

**Absent:** Commissioner Gordon

**PUBLIC HEARINGS:**

**PH-A Master Case No. 21-068; Conditional Use Permit No. 21-013 - A request to operate a mobile vocation (welding technology) instructional lab on an intermittent basis to provide career training.**

Chair Fort opened Public Hearing

Cecily Session-Goins, Associate Planner presented the staff report.

The commission and staff discussed welding supplies and materials on site, as well as it being ADA (Americans with Disabilities Act) Compliant, and restroom facilities.

The commission and staff discussed the location of the mobile lab, as it relates to energy source.

The commission and staff discussed ventilation of the welding fumes, welding area, and the process for the solicitation of students.

The applicant, Ariel Nieves, read and agreed to the Conditions of Approval.

The applicant confirmed that the mobile lab is ADA compliant, and further discussed the placement of fire extinguishers that are ADA accessible. He also discussed the four stations in the back of the mobile lab and stated that they do have ventilation. A brief discussion also took place on student solicitation and the type of programs offered through the school.

The commission and applicant discussed certification of each student. In addition, a brief discussion took place regarding an entry level position for a welder.

The applicant thanked Cecily Session-Goins, Associate Planner for her guidance with this project.

The Public Hearing was closed.

No one spoke in favor or opposition of this item.

Director of Planning, Patty Nevins mentioned that there was a modification to one of the Conditions of Approval for this project.

**RECOMMENDATION:**

**Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022-010 with a modification to the Conditions of Approval; and,**

- 1. Determine that the project is Categorical Exempt pursuant to Section No. 15301 and Section No. 15332, of the California Environmental Quality Act and Section No. 3-18 and Section No. 3.22 of the 2019 Local Guidelines for Implementing the of the CEQA and direct staff to file a Notice of Exemption; and,**
- 2. Approve Conditional Use Permit No. 21-013.**

**ACTION: Motion was made by Commissioner Thrasher, seconded by Secretary Sanchez, and passed unanimously by a vote of 5-0 to adopt the Resolution presented, with the modification requested. The motion carried by the following vote:**

**The motion carried by the following vote:**

**Aye:** Chair Fort, Vice Chair Sangha, Secretary Sanchez, and Commissioner Thrasher

**Absent:** Commissioner Gordon

**PH-B Master Case No. 15-036R1 and Design Review No. 21-012 - A proposal for site and architecture review to construct 19 single-family homes to be located on a previously reviewed, approved, and recorded tract map, Tract Map No. 20060, totaling approximately 3.5 adjusted gross acres.**

Chair Fort opened Public Hearing.

Jon Dille, Associate Planner presented the staff report.

The applicant, Brian Kensinger, read and agreed to the Conditions of Approval.

The commission and the applicant discussed the difference between the French Eclectic and Italianate Architectures, bedrooms, and garages.

The commission commented on the proposed lot sizes for the project.

The commission and the applicant discussed the entrance gate and location.

No one spoke in favor or opposition of this item.

The commission did state that correspondence was received for this project.

The Public Hearing was closed.

**RECOMMENDATION:**

**Based on the information in the staff report and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022-011: and,**

- 1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the California Environmental Quality Act and Section No. 3-18 (Infill Projects) of the 2019 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Exemption; and,**
- 2. Approve Design Review No. 21-012**

**ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Thrasher, and passed unanimously by a vote of 5-0 to adopt the Resolution presented. The motion carried by the following vote:**

**The motion carried by the following vote:**

**Aye:** Chair Fort, Vice Chair Sangha, Secretary Sanchez, and Commissioner Thrasher

**Absent:** Commissioner Gordon

**UNFINISHED BUSINESS:**

- A. None**

**DIRECTOR COMMUNICATIONS:**

- A. Director Communications:**

Patty Nevins, Director of Planning announced that the Joint City Council and Planning Workshop scheduled for Tuesday, April 12, 2022 had been cancelled. In addition, she announced that the Planning Commission regularly scheduled for Tuesday, April 19, 2022 had been cancelled.

No further communications were received.

## **COMMISSION COMMENTS:**

### **A. Public Communication Remarks:**

Commissioner Thrasher stated that he had an opportunity to attend the Planning Commission Academy and based on his observation the City of Fontana staff and the city as an agency, in comparison to other agencies, work well together. He wants to applaud Phil Burum, Deputy City Manager, Patty Nevins, Director of Planning, and Planning Staff for doing a fantastic job. The conference was fantastic, and it shows what a great community Fontana is. He thanked everyone on staff for the wonderful job they do, and he stated that he is glad to be part of the Fontana Community.

Secretary Sanchez echoed Commissioner Thrashers comments and stated that it is getting easier to make decisions on projects based on the information provided by staff. As a veteran of the Planning Commission, he stated that it is an honor to serve on the Planning Commission and there are great people to work with. He mentioned that projects are getting better, and that staff is doing a great job. He thanked everyone and wished everyone a good night.

Vice Chair Sangha thanked the staff for the staff reports presented at tonight's meeting, and the Information Technology Department Staff for setting up the meeting. He stated that based on the project presented at tonight's meeting, he feels there is a need for vocational and trade schools in the community, he commented that maybe the traditional school system is not for everyone, and maybe students can't afford it, so vocational and trade school opportunities are great as an alternative. He shared his personal experiences as he went through various vocational school and programs. He thanked everyone for the opportunity to serve and wished everyone a good night.

Chair Fort echoed the comments of her fellow Planning Commissioners regarding staff, as it pertains to all the work that goes into preparing and distributing the information that the commission needs for the meetings. She commented on the Undercover Boss episode, which highlighted and showed all the great work that goes on and around the city, and that staff does. She mentioned that although only a few departments were showcased it goes to show all the hard work that goes into the city, and it is the best place to live, work, and play; and it was nice to see some things being featured. There is a lot of pride in the city, and that is why they do what they do and why residents choose to live in the city, it's not a perfect world, but it is a nice place to be, and as so, it is an honor and a privilege to serve.

**WORKSHOP:**

A. None

**ADJOURNMENT:**

By consensus, the meeting adjourned at 6:39 p.m. the next Regular Planning Commission Meeting on Tuesday, May 3, 2022 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Maria Torres  
Administrative Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 3RD DAY OF MAY 2022.**

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Cathline Fort  
Chairperson



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 21-1315  
**Agenda #:** PH-A

**Agenda Date:** 5/3/2022  
**Category:** Public Hearing

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**FROM:**

Planning Department

**TITLE:**

Master Case No. 21-121 - Design Review No. 21-044 - A proposal to construct a new multi-family development consisting of 23 two-story units and five (5) two-story accessory dwelling units on one (1) parcel of approximately 2.09 adjusted gross acres.

**RECOMMENDATION:**

Based on the information contained within this staff report and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022 - \_\_\_\_: and,

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the California Environmental Quality Act and Section No. 3-18 (Infill Projects) of the 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Design Review No. 21-044.

**APPLICANT:**

Dixi Design  
1231 North Cactus Avenue, Suite "E"  
Rialto, CA 92376

**LOCATION:**

The project site is located on the east side of Laurel Avenue and south of Upland Avenue, the project site is otherwise identified as 8315 Laurel Avenue (APN: 0246-031-23).

**REQUEST:**

Design Review No. 21-044 is a proposal to construct a new multi-family development consisting of 23 two-story units and five (5) two-story accessory dwelling units on one (1) parcel of approximately 2.09 adjusted gross acres.

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

**BACKGROUND INFORMATION:**

- A. Land Use Designations:

	<u>General Plan Designation</u>	<u>Zoning and District</u>	<u>Existing Land Use</u>
<b>Site:</b>	Medium-Density Res. (R-M)	Medium-Density Residential (R-2)	Vacant
<b>North:</b>	Single-Family Residential (R-SF)	Single-Family Residential (R-1)	Single-Family Homes
<b>South:</b>	Medium-Density Resid. (R-M)	Medium-Density Residential (R-2)	Apartment Complex
<b>East:</b>	Public Facility (P-PF)	Public Facility (P-PF)	Elementary School
<b>West:</b>	Single-Family Residential (R-SF)	Single-Family Residential (R-1)	Single-Family Homes

**B. Environmental Review Finding:**

This project qualifies for a Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3-18 (Infill Projects) of the 2019 Local Guidelines for Implementing CEQA. This project site is considered In-Fill Development and meets the CEQA requirement of In-Fill. 1) the project is consistent with the Medium-Density Residential (R-M) General Plan land use designation; 2) the project site is approximately 2.09 adjusted gross acres (less than 5 acres); 3) the project site is not within any known sensitive or threatened habitat area; 4) the project will not have a significant effect relating to traffic, noise, air quality, or water quality; and 5) there are adequate public utilities and service for the development of the proposed apartment complex project containing 23 units and five (5) accessory dwelling units.

**PROJECT DESCRIPTION:**

<b>Development Standards</b>	<b>Required</b>	<b>Proposed</b>
Density	12.0 du/ac max.	11.5 du/ac
Setbacks		
Front:	25 feet min.	25 feet
Side:	25 feet min.	25 feet
Rear:	20 feet min.	20 feet
Building Height:	55 feet max.	31 feet max.

**ANALYSIS:**

The applicant, Dixi Design, is requesting that the Planning Commission review and approve a Design Review to develop a new multi-family development consisting of 23 units and five (5) accessory dwelling units. The project site is located in the Medium-Density (R-2) zoning district and is approximately 2.09 adjusted gross acres in size.

The project consists of 23 three-bedroom units with two (2) floorplans and five (5) two-bedroom

accessory dwelling units.

PLAN NO.	Type A	Type B	Type C (ADU)
SIZE	1,303 sq. ft.	1,282 sq. ft.	1,040 sq. ft.
NO. BDRMS	3-Bed	3-Bed	2-Bed
NO. BATHS	2.5-Bath	2.5-Bath	2.5-Bath
GARAGE	451 sq. ft.	421 sq. ft.	213 sq. ft.

The site will be accessed by pedestrians and vehicles from Laurel Avenue. Paved walkways for pedestrians will allow on-site circulation to units, amenities and other areas on the site. Paved drive aisles through the site and to private and guest parking areas will provide vehicular circulation. Decorative slump stone walls with caps will be constructed along the side and rear property lines and access to the site will be gated for privacy and security purposes.

On-site amenities include an open lawn area with stationary play equipment and a trellis-covered seating area with barbecues. In addition to the proposed amenities, each unit has adequate private open space directly accessible from the private unit. Each private yard area is secured with a fence and an emergency access gate for fire access. The site is also located just north of the Pacific Electric Trail, which will provide additional recreational opportunities for the development's residents.

The applicant proposes a Spanish/Mediterranean architectural style. The building will reflect light earth tone colors and a red accent color. This architectural style includes a smooth stucco finish with stone veneer, barrel tile low pitched roofs, arched openings, and covered porches and balconies. There are added architectural feature like: wood shutters, stucco banding, window trim, and decorative iron work. The development will comply with the required setbacks and will not exceed the maximum height or maximum lot coverage. All other applicable development standards specified in the Zoning and Development Code will be met.

**MOTION:**

Approve staff's recommendation.

**ATTACHMENTS:**

1. Vicinity Map
2. Site Plan
3. Elevations
4. P.C. Resolution, Findings, and Conditions of Approval
5. Notice of Exemption
6. Public Hearing

**UNDER SEPARATE COVER:**

Full-sized plans  
11"x17" color plans



Subject Site



NORTH

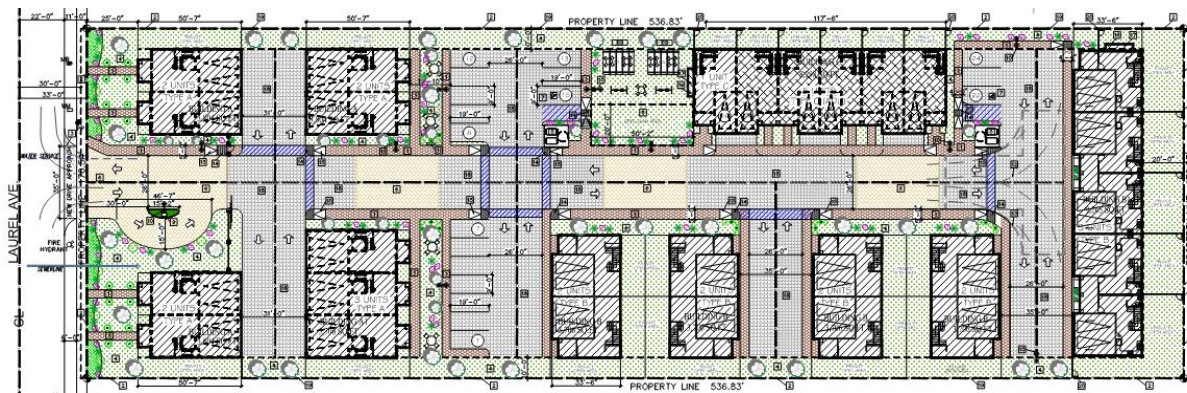


**CITY OF FONTANA PLANNING DEPARTMENT**

# VICINITY MAP

**DATE:** May 3, 2022

**CASE:** Master Case No. 21-121  
Design Review No. 21-044



NORTH



# SITE PLAN

DATE: May 3, 2022

CASE: Master Case No. 21-121  
Design Review No. 21-044





FRONT ELEVATION (BUILDING A)



REAR ELEVATION (BUILDING A)



SIDE ELEVATION (BUILDING A)



FRONT ELEVATION (BUILDING B1)



REAR ELEVATION (BUILDING B1)



SIDE ELEVATION (BUILDING B1)



SIDE ELEVATION (BUILDING B1)



FRONT ELEVATION (BUILDING C)



REAR ELEVATION (BUILDING C)



SIDE ELEVATION (BUILDING C)



SIDE ELEVATION (BUILDING C)

# ELEVATIONS

DATE: May 3, 2022

CASE: Master Case No. 21-121  
Design Review No. 21-044

**RESOLUTION PC NO. 2022-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING DESIGN REVIEW NO. 21-044 FOR A NEW APARTMENT COMPLEX CONTAINING 23 UNITS AND FIVE (5) ACCESSORY DWELLING UNITS, THE PROJECT SITE IS OTHERWISE IDENTIFIED AS 8315 LAUREL AVENUE (APN: 0246-031-23).**

**WHEREAS**, the City of Fontana received an application on December 8, 2021, for the site and architecture review and approval to construct a new multi-family development consisting of 23 units and five (5) accessory dwelling units within the Medium-Density Residential (R-2) Zoning District on one parcel totaling approximately 2.09 adjusted gross acres.

**Project Applicant:** Dixi Design  
1231 North Cactus Avenue, Suite “E”  
Rialto, CA 92376

**Project Location:** 8315 Laurel Avenue (APN: 0246-031-23).

**Site Area:** Approximately 2.09 adjusted gross acres

**WHEREAS**, the City of Fontana wishes to protect and preserve the quality of the life throughout the City, through effective land use and planning; and

**WHEREAS**, all of the notices required by statute or the City Municipal Code have been given as required; and

**WHEREAS**, pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3-18 (Infill Projects) of the 2019 Local Guidelines for Implementing CEQA, and a Notice of Exemption was prepared; and

**WHEREAS**, the subject site is vacant, and was annexed into the City of Fontana on September 15, 1970 (ANNEX 042); and

**WHEREAS**, pursuant to the City of Fontana’s Zoning and Development Code, residential projects of five units or more require approval of a Design Review by the Planning Commission; and

**WHEREAS**, Design Review No. 21-044 is in compliance with the General Plan; and,

**WHEREAS**, the City of Fontana wishes to protect and preserve the quality of the 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 the Design Review; and

**WHEREAS**, the owners of property within 660 feet of the proposed 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 local *Fontana Herald* newspaper on April 22, 2022 posted at City Hall and at the project site; and

**WHEREAS**, on May 3, 2022, a duly noticed public hearing on Design Review No. 21-044 was held by the Planning Commission to consider testimony and evidence presented by the applicant, City staff, and other interested parties, at the Public Hearing held with respect hereto; and

**WHEREAS**, the Planning Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all of the information, evidence, and testimony presented at its public hearing on May 3, 2022; and

**WHEREAS**, all other legal prerequisites to the adoption of this resolution have occurred.

**NOW, THEREFORE**, the Commission RESOLVES as follows:

**Section 1.** The City of Fontana’s Planning Commission hereby makes the following findings for Design Review No. 21-044 is in accordance with Section No. 30-120 “Findings for Approval” for Design Review of the 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 site is located on the east side of Laurel Avenue, south of Upland Avenue (APN: 0246-031-23). The project site has a General Plan land use designation of Medium-Density Residential (R-M). The R-M land use designation accommodates single-family detached housing up to 7.6 dwelling units per acre and single-family attached or multi-family housing up to 12 dwelling units per acre. The proposed project with the density range of 11 dwelling units per acre is within the allowable density mention above.

This project is for the site and architecture and approval of a new multi-family development consisting of 23 units and five (5) accessory dwelling units. The amenities include an open lawn area with stationary play equipment and a trellis-covered seating area.

The applicant proposes a Spanish/Mediterranean architectural style. The building will reflect light earth tone colors and a red accent color. This architectural style includes a smooth stucco finish with stone veneer, barrel tile low pitched roofs, arched openings, and covered porches and balconies. There are added architectural feature like: wood shutters, stucco banding, window trim, and decorative iron work. The development will comply with the required setbacks and will not exceed the maximum height or maximum lot coverage. All

other applicable development standards specified in the Zoning and Development Code will be met.

**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 proposed project as identified and referenced in Finding No. 1, above has been determined to be aesthetically and architecturally pleasing and compatible with the neighborhood. The proposed complex is contemporary and true to style with the surrounding uses resulting in high quality architectural design appropriate and desirable for the surrounding community. The proposed development will enhance the character of the surrounding residential area through appropriate attention to aesthetics and design. The project provides both common and private amenities in excess of that required by the Zoning and Development Code.

The project includes street improvements: sidewalks, drainage, grading and perimeter and privacy walls to provide a safe and well-designed complex. The proposed complex has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. The proposed project meets or exceeds the standards of the Zoning and Development Code and will provide a safe design for normal public access.

**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 proposed project identified and referenced in Finding No. 1 and Finding No. 2, above, will result in much needed and appropriate improvements, not only for the project site, but the surrounding area as well. The project includes street improvements: sidewalks, drainage, grading and perimeter and privacy walls to provide a safe and well-designed complex. The proposed complex has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. These structures will be built pursuant to all applicable building, zoning, and fire codes and standards and therefore, shall promote the public health, safety, and welfare of the surrounding community.

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

Findings of Fact: The proposed project as identified and referenced in Finding No. 1, Finding No. 2, and Finding No. 3, above, has been determined to be

appropriate and will result in a safe, well-designed facility. There will be one vehicle access points to the site. The entrance will be accessed from Laurel Avenue. The driveway is designed to accommodate passenger vehicle traffic and service vehicle as necessary. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. The character of the surrounding neighborhood reflects residential uses consisting primarily of single-family and multi-family dwellings.

**Section 2.** Based on the foregoing, the City of Fontana Planning Commission determines that this project is Categorically Exempt pursuant to Section 15332 Class 32, (Infill Development) of the California Environmental Quality Act (CEQA), and Section No. 3.22 of the Local 2019 Guidelines for Implementing CEQA. based on the following: (a) 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; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value, as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served by all required utilities and public services; and that further, there are no unusual circumstances present under 15300.2 that could provide an exception under 15300.2.

**Section 3.** Based on the foregoing, the City of Fontana’s Planning Commission hereby approves Design Review No. 21-044, subject to the conditions of approval, which are attached hereto as **Exhibit “A”** to this Resolution and incorporated herein by this reference.

**Section 4.** 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 No. 21081.6.

**Section 5.** The Secretary shall certify to the adoption of this Resolution.

**APPROVED, AND ADOPTED** by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 3<sup>rd</sup> day of May 2022.

**City of Fontana**

---

Cathline Fort, Chairperson

**ATTEST:**

I, Idilio Sanchez, 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 3<sup>rd</sup> day of May 2022, by the following vote, to-wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Idilio Sanchez, Secretary



**Exhibit "A"**



**CITY OF FONTANA  
CONDITIONS OF APPROVAL**

**PROJECT:** Master Case No. 21-121  
Design Review No. 21-044

**DATE:** May 3, 2022

**LOCATION:** 8315 Laurel Avenue (APN: 0246-031-23).

**PLANNING DEPARTMENT:**

1. The applicant/developer/property owner 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.

2. This Design Review 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 Department inspection, has commenced within this period.

3. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.
4. 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 all of the following have occurred:
  - A. All requirements of the City of Fontana's Municipal Code shall be complied with.
  - B. All Conditions of Approval imposed on this project have been fulfilled.
  - C. 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 final inspection and acceptance of the work.
5. 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 residential structure until corrections are approved in writing by all appropriate staff.
6. The Director of Planning, or his/her designee, shall have the authority for minor architectural changes focusing on items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.
7. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.
8. If solar panel systems are installed on the roof of any residential structure, the installation shall be on top or above the approved roof tile. If a solar panel system is flush-mounted to the roof, matching roof tiles shall be replaced immediately upon removal of the solar panels.
9. No solid masonry wall shall be higher than nine-foot from top of ground when used in combination with a retaining wall unless otherwise stated in mitigations for this project.
10. All new block walls shall be constructed with a decorative block and capped with a prefabricated block cap to match the existing walls on the adjacent properties.

11. Wall-mounted decorative lighting fixtures shall be provided at the front porch area and both sides of the garage doors.
12. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning.
13. The applicant shall employ a certified professional manager or management company to provide maintenance, security, and other services. The professional manager or management company shall be California Association of Community Managers (CACM) certified or equivalent.
14. 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 Section No. 30-30 of the Municipal Code.
15. The current Development Fees shall be paid.
16. The construction contractor shall 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(b7) 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:
  - f. Temporarily enclose localized and stationary noise sources.

- g. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
17. 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.

**Prior to Issuance of Building /Construction Permits**

18. The applicant/developer/property owner shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development. The location shall be convenient for the residents and not block the line-of-sight for pedestrians or vehicle traffic.

**ENGINEERING LAND DEVELOPMENT:**

19. 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.

20. 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.
21. The Applicant shall 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.

#### **Prior To Issuance of Grading Permit**

22. The applicant/developer/property owner shall submit and gain approval of a complete WQMP Report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

#### **Prior To Issuance of Construction Permits**

23. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.
24. 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.
25. Applicant shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

#### **Prior To Issuance of Final Certificate of Occupancy**

26. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans.
27. The Applicant/Engineer 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.
28. 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).
29. All sewers and storm drains shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. 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 Inspection. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

30. 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 Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

**BUILDING AND SAFETY DIVISION:**

31. The applicant/developer/property owner 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
32. The applicant/developer/property owner shall install an automatic fire suppression system, which is required in all new construction per Fontana Municipal Code, 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.
33. The applicant/developer/property owner shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with Fontana Municipal Code, Chapter 5 Article XIV.
34. The applicant/developer/property owner 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.
35. The applicant/developer/property owner 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.

- 36. The applicant/developer/property owner 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**

- 37. The following items shall be completed and/or submitted to Building & Safety – as applicable – 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. Pad elevation certification
- E. Rough grade inspection signed off by a City Building Inspector

**FIRE PROTECTION DISTRICT:**

- 38. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department (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.
- 39. 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 sec 503, SBCFD Standard 503.1
- 40. 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; and 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 sec 503, SBCFD Standard 503.1
- 41. Street Signs. Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site. California Fire Code sec. 505, SBCFD Standard 505.1
- 42. 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. SBCFD Standard 501
- 43. Water System Residential. Prior to map recordation, 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 B 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 shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code sec 508, SBCFD Standard 508.1
- 44. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCFD Standard 508.5.2.



45. Water System Certification. The applicant/developer/property owner shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.
46. 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 sec 508, SBCFD Standard 508.1
47. Combustible Native Vegetation. Combustible native vegetation shall be removed as follows: Where the average slope of the site is less than 15 percent, combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. Where the average slope of the site is 15 percent or greater, combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less.
48. 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. SBCFD Standard 903.
49. Fire Alarm, Waterflow Monitoring. A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. 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 sec. 907, SBCFD Standard 907 FA-M
50. Residential Addressing. The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. California Fire Code sec. 505, SBCFD Standard 505.1
51. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code sec. 906
52. Illuminated Site Diagram. The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. SBCFD Standard 505.1

53. 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. SBCFD Standard 506
54. Security Gates. In 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. SBCFD Standard 503.1.2

**END OF CONDITIONS OF APPROVAL**



FONTANA  
CALIFORNIA

**NOTICE OF EXEMPTION**

TO: Clerk of the Board of Supervisors  
County of San Bernardino  
385 N. Arrowhead Avenue, 2nd Floor  
San Bernardino, CA 92415-0130

FROM: City of Fontana  
Planning Department  
8353 Sierra Avenue  
Fontana, CA 92335

1. Project Title: **Master Case No. 21-121**  
**Design Review No. 21-044**
  
2. Project Location: **The project site is located on the east side of Laurel Avenue and south of Upland Avenue, the project site is otherwise identified as 8315 Laurel Avenue (APN: 0246-031-23).**
  
3. (a) Project Location - City: **Fontana, CA 92335**  
(b) Project Location - County: **San Bernardino**
  
4. Description of nature, purpose, and beneficiaries of Project: **Design Review No. 21-044 is a proposal to construct a new multi-family development consisting of 23 two-story units and five (5) two-story accessory dwelling units on one (1) parcel of approximately 2.09 adjusted gross acres.**
  
5. Name of Public Agency approving project: **City of Fontana**
  
6. Name of Person or Agency carrying out project: **Dixi Design**  
**1231 North Cactus Avenue, Suite "E"**  
**Rialto, CA 92376**
  
1. Exempt status: (Check one)
  - (a)  Ministerial project.
  - (b)  Not a project.
  - (c)  Emergency Project.
  - (d)  Categorical Exemption. State type and class number: Exempt under **Section No. 15332 (Class 32, In-Fill Development Projects) of the California Environmental Quality Act and Section No. 3-22 (Existing Facility) the 2019 Local Guidelines for Implementing CEQA.**
  - (e)  Declared Emergency.
  - (f)  Statutory Exemption. State Code section number: \_\_\_\_\_
  - (g)  Other Explanation: \_\_\_\_\_
  
2. Reason why project was exempt: **This project site is considered In-Fill Development and meets the CEQA requirement of In-Fill: 1) the project is consistent with the Medium-Density Residential (R-M) General Plan land use designation; 2) the project site is approximately 0.9 adjusted gross acres (less than 5 acres); 3) the project site is not within any known sensitive or threatened habitat area; 4) the project will not have a significant effect relating to traffic, noise, air quality, or water quality; and 5) there are adequate public utilizes and service for the development of the proposed apartment complex project containing**
  
3. Contact Person: **Cecily Session-Goins, Associate Planner** Telephone: **(909) 350-6723**



**FONTANA**  
CALIFORNIA

**NOTICE OF EXEMPTION**

Date Received for Filing:  
(Clerk Stamp Here)

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Rina Leung  
Senior Planner

# NOTICE OF PUBLIC HEARING

***Si desea información en Español referente a esta notificación o proyecto, favor de comunicarse al (909) 350-6728.***

In compliance with Section No. 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification shall be made 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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

## **Master Case No. 21-121 and Design Review No. 21-044**

Design Review No. 21-044 is a request for the site and architectural review for a new multi-family development consisting of 23 units and five (5) accessory dwelling units on one (1) parcel of approximately 2.09 adjusted gross acres. Units will range in size from 1,040 square feet to 1,303 square feet.

**Environmental Determination:** This project has been determined to be Exempt pursuant to Section No. 15332 Class 32 (In-Fill Development) of the California Environmental Quality Act and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA.

**Location of Property:** The project site is located on the east side of Laurel Avenue and south of Upland Avenue. The project site is otherwise identified as 8315 Laurel Avenue (APN: 0246-031-23)

**Date of Hearing:** May 3, 2022

**Place of Hearing:** City Hall Council Chambers  
8353 Sierra Avenue  
Fontana, CA 92335

**Time of Hearing:** 6:00 pm



Should you have any questions concerning this project, please contact Cecily Session-Goins, Associate Planner, at (909) 350-6723 or by email at [csgoins@fontana.org](mailto:csgoins@fontana.org).



ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION AT THE PLANNING DEPARTMENT, CITY HALL. PLEASE CONTACT THE PLANNER LISTED ABOVE.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish: April 22, 2022



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 21-1336  
**Agenda #:** PH-B

**Agenda Date:** 5/3/2022  
**Category:** Public Hearing

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**FROM:**

Planning Department

**TITLE:**

Master Case No. 20-099R1 - Specific Plan Amendment No. 21-001 and General Plan Amendment No. 21-006 - A request to receive comments on the Draft Supplemental Environmental Impact Report (Draft SEIR) for a General Plan Amendment and Specific Plan Amendment to modify the General Plan and Specific Plan land uses and comprehensive modification to the overall Ventana at Duncan Canyon Specific Plan.

**RECOMMENDATION:**

Staff recommends that the Planning Commission: 1) Open the public hearing on the Draft SEIR prepared for the Ventana at Duncan Canyon Specific Plan Amendment to receive comments from members of the public; and, 2) Review and provide Planning Commission comments on the Draft SEIR; and, 3) Direct staff to address comments received in the Final SEIR.

**APPLICANT:**

Frontier Enterprises  
Stephen King  
2151 E. Convention Center Way, Suite No. 110  
Ontario, CA 90212

**LOCATION:**

The project site is composed of eight (8) parcels totaling approximately 102 acres. The proposed revisions to the Ventana at Duncan Canyon Specific Project (Project), is located south of the I-15 Freeway, west of Citrus Avenue, south and north of Duncan Canyon Road.

**REQUEST:**

This request is to receive comments on the Draft Supplemental Environmental Impact Report (Draft SEIR) State Clearinghouse No. 2021100400 for a comprehensive modification to the overall Ventana at Duncan Canyon Specific Plan and associated General Plan Amendment to modify the project site land uses, which will allow for the potential development of up to 476,500 square feet of commercial uses, up to 1,671 dwelling units in three separate residential villages, a focal point piazza (public square), and the construction of the realigned Lytle Creek Road, on an approximately 102-acre site.

**PROJECT PLANNER:**

Salvador Quintanilla, Associate Planner

**BACKGROUND INFORMATION:**

A. Existing Land Use Designation:

**Project Site**

	General Plan	Zoning	Existing Land Use
Site:	Multi-Family Residential (R-MF)  General Commercial (C-G)	Planning Area Nos. 1,3,4,8, and 10 (Commercial), Planning Area Nos. 2 and 9 (Mixed Use), Planning Area Nos. 6 and 7 (Medium Density Residential), and Planning Area No. 5 (Medium High Density Residential) - within the Ventana at Duncan Canyon Specific Plan	Vacant
North:	Right of Way (ROW) – Interstate 15 Freeway	Right of Way (ROW) – Interstate 15 Freeway	Interstate 15 Freeway
South:	Public Utility Corridors (P-UC)	Public Utility Corridors (P-UC)	Edison Easement
East:	Regional Mixed Use (RMU)	Regional Mixed Use (R-MU)	Vacant and Development of Single Family Residential
West:	Right of Way (ROW) – Interstate 15 Freeway	Right of Way (ROW) – Interstate 15 Freeway	Interstate 15 Freeway

B. Environmental Review Finding:

Pursuant to the California Environmental Quality Act, a Draft SEIR (State Clearinghouse No. 2021100400) has been prepared to address issues of potential concern of the proposed development. This Draft SEIR was made available for public comment from April 14, 2022, and will end on May 30, 2022.

**PROJECT DESCRIPTION:**

A. Background Information:

- The proposed Draft SEIR examines the comprehensive modification to the existing Ventana at Duncan Canyon Specific Plan. The existing Specific Plan was adopted by the City Council in March 27 2007, to create a unique master planned development that captured the City’s vision for the “Regional Mixed Use” zoning classification in northern Fontana, and the City’s vision for a Corporate Corridor along I-15. Ten distinct development areas, designated as “Planning Areas,” were established to implement the goals and objectives of the Specific Plan. The ten Planning Areas consisted of four types of land use designations including Commercial, Mixed Use, Medium Density Residential, and Medium-High Density Residential.
- The applicant received approval for a previous Specific Plan Amendment (SPA No. 21-004) and Design Review (DR No. 21-02) by the City Council on September 14, 2021, to change the development standards for Planning Area 6 to accommodate the proposed construction of a 257 unit attached multi-family residential project with various amenities including a clubhouse with a pool, walking paths, and courtyards.



B. Specific Plan Site Area: Approximately 102 acres

C. Proposed Planning Areas:

Planning Area No. 1 (Medium Density Residential):	Approximately	20.7	acres
Planning Area No. 2 (Commercial):	Approximately	9.7	acres
Planning Area No. 3 (High Density Residential):	Approximately	13.2	acres
Planning Area No. 4 (Mixed Used):	Approximately	25	acres
Planning Area No. 5a (Commercial):	Approximately	2.4	acres
Planning Area No. 5b (Commercial):	Approximately	4.8	acres
Planning Area No. 6a (Mixed Use):	Approximately	5.7	acres
Planning Area No. 6b (Commercial):	Approximately	2.5	acres

**ANALYSIS:**

The purpose of this hearing is to allow the Planning Commission and the public an opportunity to comment on the Draft Supplemental Environmental Impact Report for the proposed project. This is not for the final approval of the project or the recommendation of approval. A recommendation on the project and Final Supplemental Environmental Impact Report will be considered at a public hearing before the Planning Commission at a later date; a public hearing by the City Council, which has final approval authority for projects with General Plan and/or Specific Plan Amendments, will also be required.

As previously mentioned, the Ventana at Duncan Canyon Specific Plan is a 102-acre master planned, mixed-use community that creates a unique sense of place in North Fontana. The design reflects a Mediterranean theme and focuses on a mixed-use and Tuscan village environment. The design will be visually distinctive and will create a unique “window” into Fontana from the Interstate 15 Freeway.

***Specific Plan Amendment No. 21-001***

The current specific plan has ten distinct development areas, designated as “Planning Areas,” to establish and implement the goals and objectives of the Specific Plan. As mentioned, the ten Planning Areas consisted of four types of land use designations including Commercial, Mixed Use, Medium Density Residential, and Medium-High Density Residential. The existing Specific Plan included the development of up to 574,500 square feet of commercial uses; up to 842 dwelling units in three separate residential villages; a Corporate Office Corridor, including mid-rise office buildings, a multi-story hotel, and quality business restaurants; a focal point “Piazza;” a “campanile” tower feature; pedestrian corridors and bridges; and the construction of the realigned Lytle Creek Road on a 102-acre project site.

The proposed specific plan amendment will modify and update the overall specific plan by establishing new Planning Areas that will have unique land uses, development standards, design guidelines, and create a special place for people to live, work, play, shop, and visit. Based on the amendment, the new specific plan will provide the opportunity to have a “one stop shop” for travelers along Interstate 15 freeway. The proposed project will include the development of up to 476,500 square feet of commercial uses, 1,671 dwelling units in three (3) separate residential villages, a focal point piazza (public square), and the construction of the realigned Lytle Creek Road. The proposed

specific plan amendment will renumber the existing planning areas and establish six (6) new Planning Areas (labeled as PA1, PA2, PA3, PA4, PA5, and PA6) with four different zoning classifications. The zoning designation will be Medium Density Residential, High Density Residential, Mixed-Use, and Commercial. Planning Area No. 1 is the “Residential Village” (max density of 26 du/ac) which will allow for the development of attached condominiums, townhomes, and multi-family development with various recreational amenities that residents will enjoy. Planning Areas No. 2, 5a, 5b and 6a have a “Commercial” designation that allows for a variety of uses that include corporate offices, hotels, sit-down restaurants, research and development uses, retail, and athletic facilities. Planning Area 3 is the “High Density Residential” (max density of 30 du/ac) which envisions high density attached products such as multi-family attached, townhomes or flats that range from two to four stories. These housing types will appeal to singles, young couples, families, and seniors. These zoning district will allow a variety of uses that further complement the vision of the specific plan and the City’s vision for Regional Mixed Development in the north Fontana area.

To summarize, the most significant difference between the existing Specific Plan and the proposed project is the overall increase from a maximum of 842 residential units under the existing Specific Plan to 1,671 units for the proposed project. Additionally, the total commercial area would be reduced by 98,000 square feet (17 percent), from 574,500 square feet under the existing Specific Plan, to 476,500 square feet for the proposed project.

The proposed project will have many of the same features as envisioned under the existing Specific Plan, including residential villages, commercial uses, a focal point piazza, a campanile tower feature, and the construction of Lytle Creek Road through the project site.

### **General Plan Amendment No. 21-006**

The current general plan land use designation of Medium-Family Residential (R-MF) and General Commercial (C-G) is consistent with existing Specific Plan. However, the applicant has applied for a General Plan Amendment to amend portions of the general plan land use designation of the project site from General Commercial (C-G) to Medium-Family Residential (R-MF) to be consistent with the new Planning Areas of the proposed specific plan amendment.

### **Technical Studies**

Subsequent to the preparation and distribution of the Notice of Preparation (NOP), the Draft Supplemental Environmental Impact Report (Draft SEIR) was prepared for the project. The environmental analysis contained in the Draft SEIR is based in part on specific studies and assessments undertaken for the City by qualified environmental scientists, specialists, and consultants. These studies address air quality/greenhouse gas emissions/human health risk impacts, biological resource impacts, cultural resource impacts, geology and soils, greenhouse gases, hazards and hazardous materials, noise impacts, and transportation/traffic impacts. These technical studies are contained in the Technical Appendices documents (on the flash drive) of the Draft SEIR and are made available for the public review at the following link: [Environmental Documents | Fontana, CA - Official Website <https://www.fontana.org/2137/Environmental-Documents>](https://www.fontana.org/2137/Environmental-Documents)

### **Draft SEIR**

The Draft SEIR describes the environmental impacts of the project and the mitigation measures to help minimize the project impacts on the environment. The scope of this Draft SEIR includes environmental issues identified by the City during the preparation of the Initial Study/Notice of Preparation (IS/NOP), as well as issues raised by outside agencies, organizations, and individuals in response to the IS/NOP.

The Draft SEIR determined that 15 categories of environmental effects would have potential impacts found not to be significant. These categories are Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The potential impacts from the aforementioned topical areas are fully addressed in the Draft SEIR and can be brought to a level of less than significant with mitigation with the exception of air quality emissions associated with operation of the project. With respect to Air Quality, the analysis in the Draft SEIR determined that mobile source (i.e., vehicle) emissions from project operation at full buildout would exceed applicable regional thresholds.

According to the analysis in the Draft SEIR and supporting studies, impacts related to air quality from project operation would remain significant and unavoidable in both the opening year and cumulative scenarios even with incorporation of proposed mitigation measures. Because there are significant and unavoidable impacts as a result of the proposed project, a Statement of Overriding Considerations (SOC) is required.

## **Alternatives**

As required by CEQA, a Draft SEIR shall describe a range of reasonable alternatives to the project which meets the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives. The proposed alternatives for this project include “No Project/Existing Specific Plan” and “Reduce Density.”

## **Draft SEIR Circulation**

The project Draft SEIR was circulated for the 45-day public review period on April 14, 2022, and the review period will close on May 30, 2022. Comments on the Draft SEIR received at this Planning Commission hearing, along with other comments received during the public review period, will be addressed in the Final Environmental Impact Report (FEIR).

## **MOTION:**

Approve staff’s recommendation.

## **ATTACHMENTS:**

1. Vicinity Map
2. Site Plan
3. Existing General Plan Land Use Designation
4. Proposed General Plan Land Use Designation
5. Existing Specific Plan - Ventana at Duncan Canyon

6. Propose Specific Plan - Ventana at Duncan Canyon
7. Notice of Availability

**UNDER SEPARATE COVER:**

1. Hard Copy DSEIR and Flash Drive with NOA and Appendices
2. Draft Ventana at Duncan Canyon Specific Plan



# VICINITY MAP

**DATE:** May 3, 2022

**CASE:** Master Case No. 21-099R1  
Specific Plan Amendment No. 21-001  
General Plan Amendment No. 21-006





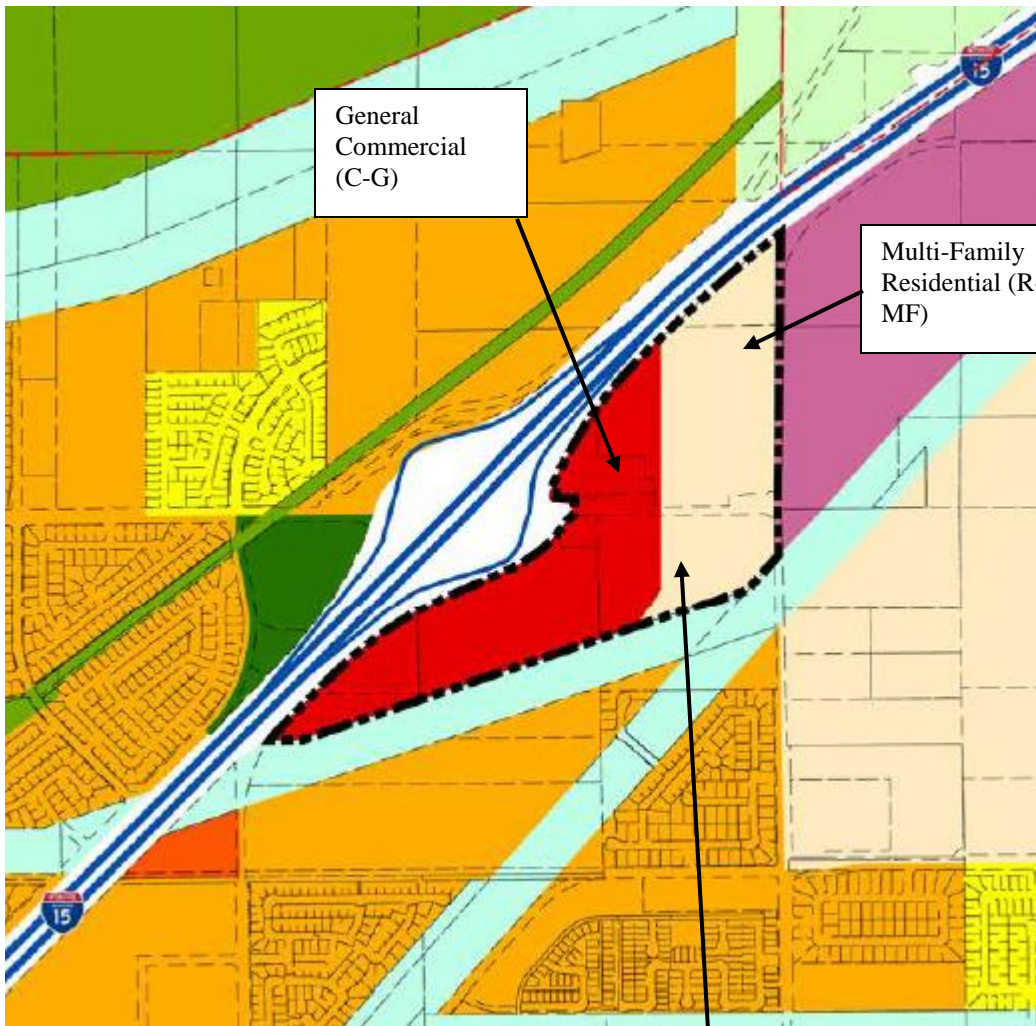
**LEGEND**  
 - - - - - Project Boundary  
 [ ] Parcel  
 [I-15] Freeway

0 250 500 feet NORTH

Subject Site

**CONCEPTUAL SITE PLAN**

**DATE:** May 3, 2022  
**CASE:** Master Case No. 21-099R1  
 Specific Plan Amendment No. 21-001  
 General Plan Amendment No. 21-006



**Land Use**

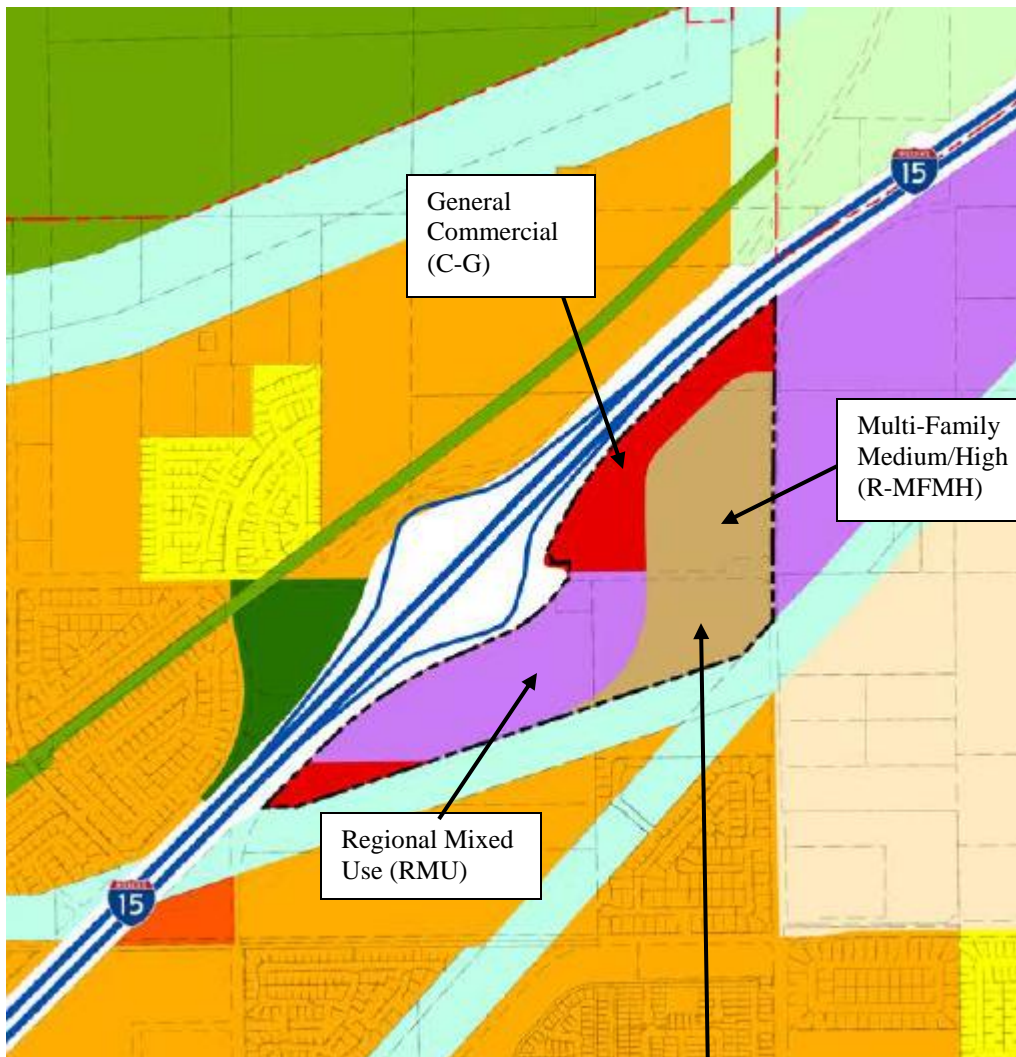
- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> R-E  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #e11a1c; border: 1px solid black; margin-right: 5px;"></span> WMXU-1 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> R-PC | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> C-C    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> R-SF | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> C-G    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> R-M  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> P-PF   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid black; margin-right: 5px;"></span> R-MF | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> P-R    |
|   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> OS     |

Project Site

**EXISTING  
GENERAL PLAN**

**DATE:** May 3, 2022

**CASE:** Master Case No. 21-099R1  
 Specific Plan Amendment No. 21-001  
 General Plan Amendment No. 21-006



# PROPOSED GENERAL PLAN

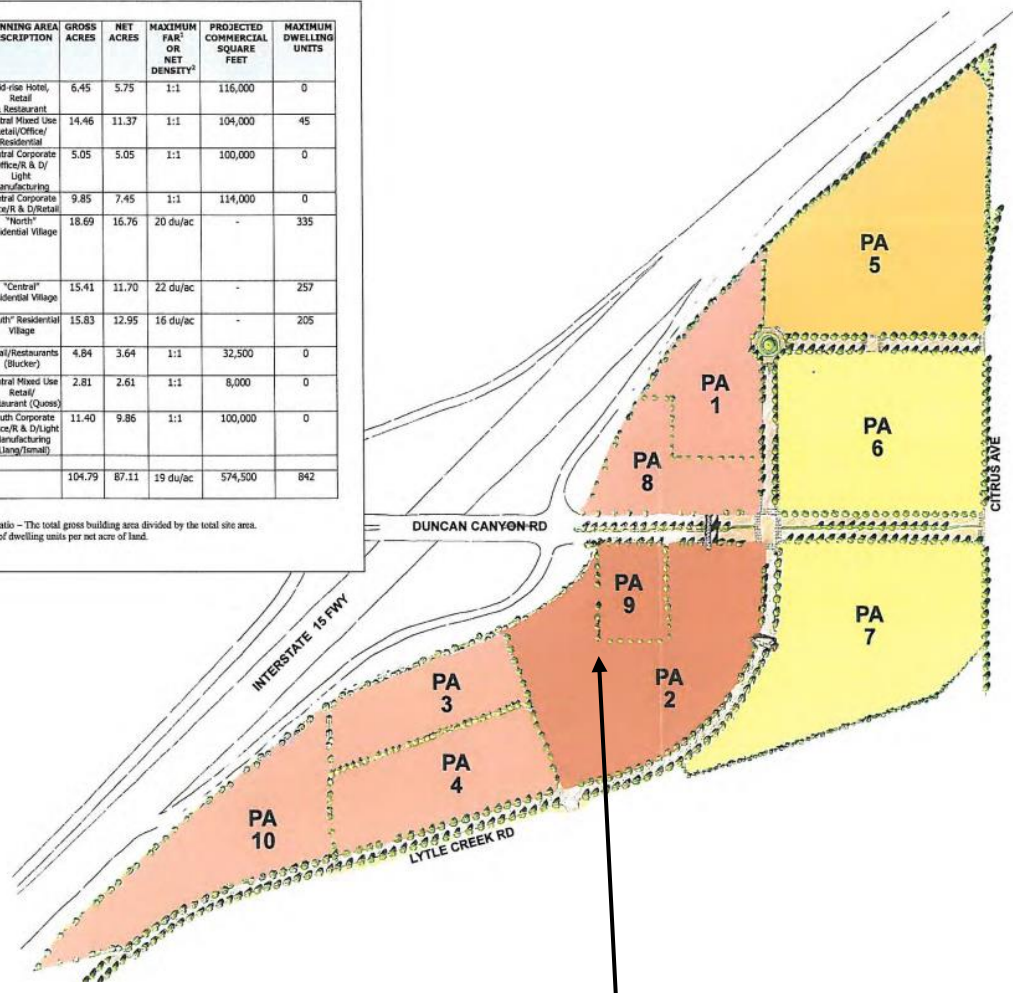
DATE: May 3, 2022

CASE: Master Case No. 21-099R1  
 Specific Plan Amendment No. 21-001  
 General Plan Amendment No. 21-006



PLANNING AREA	PLANNING AREA LAND USE	PLANNING AREA DESCRIPTION	GROSS ACRES	NET ACRES	MAXIMUM FAR <sup>1</sup> OR NET DENSITY <sup>2</sup>	PROJECTED COMMERCIAL SQUARE FEET	MAXIMUM DWELLING UNITS
1	"C" Commercial	Mid-rise Hotel, Retail & Restaurant	6.45	5.75	1:1	116,000	0
2	"MU" Mixed Use	Central Mixed Use Retail/Office/Residential	14.46	11.37	1:1	104,000	45
3	"C" Commercial	Central Corporate Office/R & D/ Light Manufacturing	5.05	5.05	1:1	100,000	0
4	"C" Commercial	Central Corporate Office/R & D/Retail	9.85	7.45	1:1	114,000	0
5	"HCR" Medium or "MHR" High Density Residential	"West" Residential Village	18.69	16.76	20 du/ac	-	335
6	"HCR" Medium Density Residential	"Central" Residential Village	15.41	11.70	22 du/ac	-	257
7	"HCR" Medium Density Residential	"South" Residential Village	15.83	12.95	16 du/ac	-	205
8	"C" Commercial	Retail/Restaurants (Buckler)	4.84	3.64	1:1	32,500	0
9	"MU" Mixed Use	Central Mixed Use Retail/Restaurant (Quoss)	2.81	2.61	1:1	6,000	0
10	"C" Commercial	South Corporate Office/R & D/Light Manufacturing (Llang/Smal)	11.40	9.86	1:1	100,000	0
<b>TOTALS</b>			104.79	87.11	19 du/ac	574,500	842

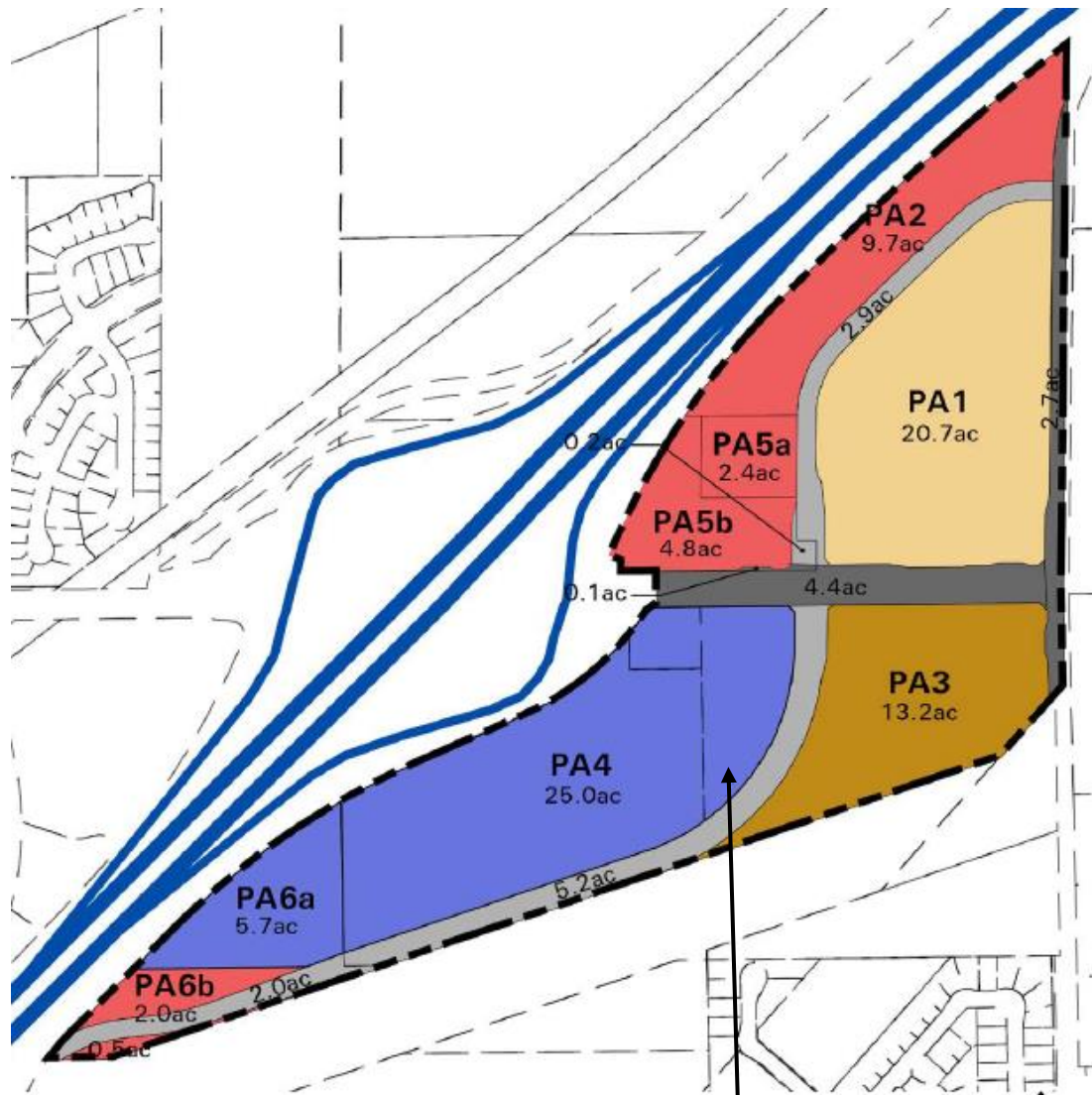
<sup>1</sup> FAR: Floor Area Ratio - The total gross building area divided by the total site area.  
<sup>2</sup> Density: The number of dwelling units per net acre of land.



Subject Site

**EXISTING SPECIFIC PLAN**

**DATE:** May 3, 2022  
**CASE:** Master Case No. 21-099R1  
 Specific Plan Amendment No. 21-001  
 General Plan Amendment No. 21-006



**LEGEND**

- Project Boundary
- Parcel

**Land Use**

- AR
- BR
- COM
- MU
- MDR
- HDR

Scale: 0 250 500 feet NORTH

Subject Site

# PROPOSE SPECIFIC PLAN

**DATE:** May 3, 2022

**CASE:** Master Case No. 21-099R1  
Specific Plan Amendment No. 21-001  
General Plan Amendment No. 21-006



FONTANA  
CALIFORNIA

REVISED

**NOTICE OF PUBLIC HEARING AND  
NOTICE OF AVAILABILITY OF A  
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT  
(DRAFT SEIR)**

**MCN No. 20-099R1, SPA No. 21-001, & GPA No. 21-006**

**THIS IS A REPOSTING OF THE PREVIOUS NOTICE CIRCULATED ON APRIL 14, 2022 TO ANNOUNCE A ONE-DAY EXTENSION OF THE 45-DAY PUBLIC REVIEW PERIOD TO MAY 31, 2022 IN ACCOMMODATION OF THE MEMORIAL DAY HOLIDAY ON MAY 30, 2022. NO OTHER PROJECT INFORMATION HAS CHANGED.**

**SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.**

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA TO RECEIVE COMMENTS (NO FORMAL ACTION WILL BE TAKEN) ON THE FOLLOWING PROJECT:

The project site consists of the Ventana at Duncan Canyon Specific Plan area located in the northern area of the City of Fontana (City) within San Bernardino County. The Specific Plan area is approximately 102 acres in size, is currently undeveloped, and is bounded by Interstate 15 to the north and east, Citrus Avenue to the west, and a Southern California Edison Transmission Line Corridor to the south. The center of the site is also traversed by Duncan Canyon Road from north and south. The existing Specific Plan was analyzed in an Environmental Impact Report (EIR) originally approved by the City in March 2007 (SCH No. 2005111048) and included the development of up to 574,500 square feet of commercial uses and 842 dwelling units with associated amenities (e.g., corridors, bridges, focal point “piazza”).

The proposed project includes a comprehensive Specific Plan Amendment to modify and update the overall development plan to reflect current planning and market demands. The project re-envision the project site with six (6) Planning Areas (instead of the existing ten [10]) comprised of Medium Density Residential, High Density Residential, Mixed Use, and Commercial uses. The proposed project would include the development of up to 476,500 square feet of commercial uses and 1,671 dwelling units with similar amenities as the existing Specific Plan. The proposed project would require approval of a Specific Plan Amendment (SPA No. 21-001) to modify elements of the existing Specific Plan, and a General Plan Amendment (GPA No. 21-006) to amend a portion of the project site from commercial use to multi-family residential use.

**Public Comment Period:** April 14, 2022, through May 31, 2022

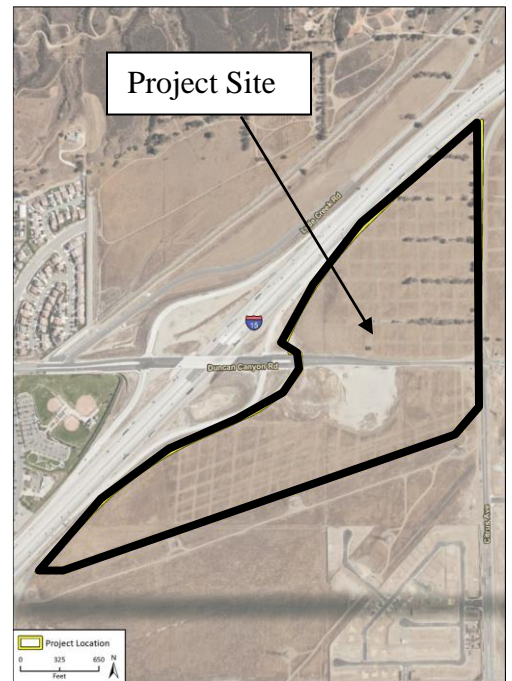
**Environmental Determination:** This project has been determined to have a significant effect on the environment and a Draft Supplemental Environmental Impact Report (SEIR) (SCH No. 2021100400) has been prepared pursuant to Sections 15080 to 15097 and Section 15163 of the California Environmental Quality Act (CEQA).

**Location of Property:** The 102-acre project site is located east of Interstate 15 (I-15), west of Citrus Avenue, both north and south of Duncan Canyon Road, and a Southern California Edison (SCE) Transmission Line Corridor to the south.

**Date of Hearing:** May 3, 2022

**Place of Hearing:** City Hall Council Chambers  
8353 Sierra Avenue  
Fontana, CA 92335

**Time of Hearing:** 6:00 P.M.



**Project Impacts:** The Draft SEIR evaluates the proposed project's potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services and recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire hazards.

The Draft SEIR indicates that implementation of the proposed project would result in significant and unavoidable impacts related to:

- Air Quality
  - The project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard.
  - The project would result in significant cumulative air quality impacts.

Mitigation measures are identified in the Draft SEIR that would minimize these significant impacts but not to less than significant levels.

**Public Comments:** A public hearing with the Fontana Planning Commission has been scheduled for May 3, 2022, at 6:00 p.m. The hearing will take place in-person at the City's Council Chambers located at 8353 Sierra Avenue, Fontana, CA 92335. The hearing can be viewed: On Local Cable: KFON Channel 3 and Streaming Online: <https://fontana.legistar.com/Calendar.aspx> No formal action will be taken at that Fontana Planning Commission hearing. This hearing is simply to solicit comments from the Planning Commission on the Draft SEIR. The proposed project will be addressed and considered at subsequent and currently unscheduled meeting(s)/hearing(s) to be held by the Fontana Planning Commission.

Written comments on the Draft SEIR must be received no later than 6:00 p.m. on May 31, 2022. Address all written comments to Salvador Quintanilla, Associate Planner, at the City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. Comments may also be sent by email to Salvador Quintanilla at: [squintanilla@fontana.org](mailto:squintanilla@fontana.org).

**Availability of the Draft Supplemental Environmental Impact Report:** The Draft SEIR can be viewed at the following URL: <https://www.fontana.org/2137/Environmental-Documents>.

NO FORMAL ACTION WILL BE TAKEN AT THE FONTANA PLANNING COMMISSION HEARING. THIS HEARING IS SIMPLY TO SOLICIT COMMENTS FROM THE PLANNING COMMISSION ON THE DRAFT SEIR. THE PROPOSED PROJECT WILL BE ADDRESSED AND CONSIDERED AT A SUBSEQUENT AND CURRENTLY UNSCHEDULED MEETING(S)/HEARING(S) TO BE HELD BY THE FONTANA PLANNING COMMISSION.

Should you have any questions concerning this project, please contact **Salvador Quintanilla, Associate Planner** at (909) 350-6656 or [squintanilla@fontana.org](mailto:squintanilla@fontana.org).

Publish date: April 25, 2022

S.B. Sun Newspaper



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 21-1349  
**Agenda #:** DC-A

**Agenda Date:** 5/3/2022  
**Category:** Director Comments

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Director's Communications: Upcoming City Council and Planning Commission memos.





**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Patty Nevins, Director of Planning *PN*  
**RE:** Agenda for Upcoming City Council Items  
**DATE:** May 3, 2022

The items listed below are for agenda forecast purposes and are subject to change.

**CITY COUNCIL MAY 10, 2022** **PLANNER** **PLACEMENT**

- |   |           |                |
|---|-----------|----------------|
| <p>1. Appeal No. 22-001<br/> (MCN#21-084; TPM#20447 (21-017); DRP#20-030)<br/> 137,000 sq. ft. Commerce Center<br/> 10821, 10841, 10861, &amp; 10881 Calabash Ave. and<br/> 13946, &amp; 13950 Santa Ana Ave.</p> | Jon Dille | Public Hearing |
|---|-----------|----------------|

**CITY COUNCIL MAY 24, 2022** **PLANNER** **PLACEMENT**

*No items listed for this meeting, as of the date of this memo.*

**CITY COUNCIL JUNE 14, 2022** **PLANNER** **PLACEMENT**

*No items listed for this meeting, as of the date of this memo.*



**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Patty Nevins, Director of Planning *PN*  
**RE:** Agenda for Upcoming Planning Commission Items  
**DATE:** May 3, 2022

The items listed below are for agenda forecast purposes and are subject to change.

<u>PLANNING COMMISSION MAY 17, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#22-034; CUP#22-011 Puff It Smoke Shop 10650 Sierra Ave.	George Velarde	Public Hearing
2. MCN#21-104; ASP#21-051; CUP#22-004 Dutch Brothers Coffee 17010 So. Highland Ave.	Alexia De La Torre	Public Hearing
3. MCN# 22-049; ZCA#22-002 Development Code Update Citywide	George Velarde	Public Hearing

<u>PLANNING COMMISSION JUNE 7, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
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*No items listed for this meeting, as of the date of this memo.*

<u>PLANNING COMMISSION JUNE 21, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
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*No items listed for this meeting, as of the date of this memo.*