City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Regular Agenda

Resolution No. PC 2025-026

Tuesday, August 19, 2025
6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

Idilio Sanchez, Chair
Ricardo Quintana, Vice Chair
Joe Armendarez, Secretary
Dylan Keetle, Commissioner
Torrie Lozano, Commissioner

Welcome to a meeting of the Fontana Planning Commission.

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

Para traducción en Español, comuniquese con la oficina,"City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

PUBLIC COMMUNICATIONS:

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

A. Public Communications:

CONSENT CALENDAR:

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time Planning

Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion.

A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of July 15, 2025.

CC-A Approval of Minutes of July 15, 2025. **25-0446**

Attachments: Draft Planning Commission Minutes of July 15, 2025

Approve Consent Calendar Item as recommended by staff.

PUBLIC HEARINGS:

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

All Public Hearings will be conducted following this format:

(a) hearing opened (e) oral - favor

(b) written communication (f) oral - opposition

(c) council/staff comments (g) hearing closed

(d) applicant comments

PH-A Master Case No. 25-0047 and Municipal Code Amendment No. 25-0008: Fontana Municipal Code amendments to Chapter 30 to modify multiple sections of the Zoning and Development Code, including modifications to the definition of and operating standards for restaurants, development standards for the Multi-Family Medium/High Density Residential (R-4) zone, administrative procedures pertaining to administrative site plan and design review entitlements; and the establishment of a Paseo Overlay District; modification to Chapter 26 pertaining to time extensions for tentative maps; and modification to Chapter 33 to provide additional delivery standards for cannabis retail storefront businesses. **25-0464**

RECOMMENDATION:
Staff recommends that the Planning Commission continue the

item to the September 16, 2025 meeting.

APPLICANT:
City of Fontana
8353 Sierra Ave.
Fontana, CA 92335

LOCATION:
Citywide

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

PH-B **Master Case No. (MCN) 23-0085: Conditional Use Permit No. 23-0018 and Administrative Site Plan No. 23-0027 - A request to establish a trailer repair facility and a request for site and architectural review of a new approximately 11,933 square foot trailer repair facility and associated site improvements on a 1.7 acre site located at 15763 Boyle Avenue (Assessor Parcel Number 0237-052-23) pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.** **25-0456**

RECOMMENDATION:
Based on the information in the staff report and resolution and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-____, and

1. Find that the project is categorically exempt pursuant to CEQA Guidelines Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Conditional Use Permit No. 23-0018; and,

3. Approve Administrative Site Plan No. 23-0027.

APPLICANT:
Suresh Doddiah
S.D. Engineering & Associates
242 E. Airport Drive
San Bernardino, CA 92408

LOCATION:
The project site is located at 15763 Boyle Avenue, (APN:0237-052-23).

PROJECT PLANNER:
Alexia Barberena, Associate Planner

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Project Plans
Attachment No. 3 - Planning Commission Resolution and Conditions of Approval
Attachment No. 4 - Notice of Exemption
Attachment No. 5 - Public Hearing Notice

PH-C Master Case No. 23-0101: Conditional Use Permit No. 24-0022, and Design Review No. 23-0024; A request for the development of a mixed use project (163 multi-family units and 5,000 square feet of commercial retail) within the R-5 zoning district and for site and architectural review of a five-story 83,125 square foot mixed-use building and associate improvements, on a 3.5 acre site located on the northeast corner of Foothill Boulevard and Sultana Avenue (APNs: 1110-331-13 and 1110-331-25), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332. **25-0448**

RECOMMENDATION:
Based on the information in the staff report and resolution, and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-____; and,

1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32. Infill Development) of the California Environmental Quality Act (CEQA), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Conditional Use Permit (CUP) No. 24-0022; and,

3. Approve Design Review (DRP) No. 23-0024.

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

LOCATION:

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

PROJECT PLANNER:
Salvador Quintanilla, Senior Planner

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Project Plans
Attachment No. 3 - PC Resolution
Attachment No. 4 - Notice of Exemption
Attachment No. 5 - Public Hearing

PH-D **Master Case No. 24-0055; Design Review No. 24-0028; A request for site and architectural approval of a new residential development consisting of eight (8) multi-family units with associated improvements on a .3 acre site located on Miller Avenue between Sierra Avenue and Acacia Street (Assessor Parcel Number 0190-171-11), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.** **25-0444**

RECOMMENDATION:
Based on the information contained in the staff report and resolution and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-____; and,

1. Find that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development) of the California Environmental Quality Act, and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Design Review (DRP) No. 24-0028.

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

LOCATION:
The project site is located on the south side of Miller Avenue between Sierra Avenue and Acacia Street (APN: 0190-171-11).

PROJECT PLANNER:
Rina Leung, Senior Planner

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Project Plans
Attachment No. 3 - Planning Commission Resolution
Attachment No. 4 - Notice of Exemption
Attachment No. 5 - Public Hearing Notice

UNFINISHED BUSINESS:

A. None

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. **25-0459**

An update of future City Council agenda items for September 9, 2025 for the Planning Commission's information.

An update of future Planning Commission agenda items for September 2, 2025 and September 16, 2025 for the Planning Commission's information.

Attachments: Upcoming City Council Items Memo
Upcoming Planning Commission Items Memo

COMMISSION COMMENTS:

A. Planning Commission Remarks:

WORKSHOP:

A. None

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, September 2,

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

File #: 25-0446
Agenda #: CC-A

Agenda Date: 8/19/2025
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Regular Planning Commission Meeting of July 15, 2025.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of July 15, 2025. 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

Idilio Sanchez, Chair
Ricardo Quintana, Vice Chair
Joe Armendarez, Secretary
Torrie Lozano, Commissioner
Dylan Keetle, Commissioner

Tuesday, July 15, 2025 6:00 P.M. Grover W. Taylor Council Chambers

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, July 15, 2025. Chair Sanchez called the meeting to order at 6:03 p.m.

Present: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, Commissioners Keetle and Lozano.

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Daniel Vasquez, the Pledge of Allegiance was led by Commissioner Lozano.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Planning Commission Determination of General Plan conformance under Government Code section 65402 for the Vacation, Abandonment and Disposition of a portion of Live Oak Avenue, located on the east side of Live Oak Avenue and south of Village Drive, pursuant to the adopted Addendum to the Southridge Village Specific Plan.

Staff recommends that the Planning Commission consider the location, purpose, and extent of the proposed real property vacation, abandonment, and disposition described herein as required under Government Code Section 65402(a) and adopt **Resolution No. PC 2025-024** finding that the proposed vacation, abandonment, and disposition is in conformance with the City's General Plan, determining that the project is exempt under CEQA Guidelines Section 15060(b)(3) and directing staff to file a Notice of Exemption**.**

B. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of July 1, 2025.

ACTION: A Motion was made by Secretary Armendarez and seconded by Commis sioner Lozano and passed by a vote of 5-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, Commissioners Keetle and Lozano

Absent: None

Abstain: None

PH-A Master Case No. 24-0063; Conditional Use Permit No. 24-0031, and Design Review No. 24-0034; A request to establish a self-storage and recreational vehicle storage use; and a request for site and architectural review of a new 136,863 square foot recreational vehicle storage and self-storage facility with office space, a 15-20-foot wide public trail, and associated site improvements on 13.16 acres located on property identified as Assessor Parcel Numbers 0237-411-28 and -29, pursuant to an Addendum to the Southridge Village Specific Plan EIR).

Chair Sanchez opened the Public Hearing.

Mai Thao, Assistant Planner, presented the staff report.

Commissioner Keetle requested clarification on the location of the project's entrances and who would be utilizing the parking near Southridge Park.

The applicant, Bryan Avila, on behalf of Conifer Court LLC, stated that he read and agreed to the Conditions of Approval and provided the commission details regarding the project.

Secretary Armendarez inquired about who would be responsible for maintaining the trail near the project and expressed his admiration for the renderings.

Commissioner Keetle inquired whether the RV storage was indoors and expressed appreciation for the renderings.

No written correspondence was received.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025 -025; and,

1. **Find that the project has been reviewed under a previously certified Final Environmental Impact Report No. 81-3 (State Clearinghouse [SCH] No. 1981052210) and adopted an Addendum, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines findings that no further analysis is required, and direct staff to file the Notice of Determination; and,**

2. **Approve Conditional Use Permit (CUP) No. 24-0031; and,**

3. **Approve Design Review (DR) No. 24-0034.**

ACTION: Motion was made by Commissioner Keetle and seconded by Secretary Armendarez and passed by a vote of 5-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2025-025; approve Conditional Use Permit (CUP) No. 24-0031 and approve Design Review (DR) No. 24-0034.

The motion carried by the following vote:

AYES: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, Commissioners Keetle and Lozano NOES: None; ABSTAIN: None; ABSENT: None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Director of Planning, Patty Nevins, announced that the August 5th Planning Commission meeting is cancelled. The next regular meeting will be held on August 19th.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Lozano expressed thanks to the presenter, Planning staff, and City Council. Commissioner Lozano also extended condolences to the family, friends, and colleagues of Officer Baustista.

Vice Chair Quintana thanked the Planning staff for their staff reports and concluded by stating it is an honor to serve on the Planning Commission.

Commissioner Keetle thanked staff for their reports and the developer for supporting local business growth. He offered condolences to Officer Bautista's family and the Fontana Police Department and expressed appreciation for their service and sacrifices.

Secretary Armendarez echoed fellow Commissioners' comments, offered condolences to Officer Bautista's family, and thanked the Planning team for advancing the project and helping to beautify an area in the city in need.

Chair Sanchez requested that tonight's meeting be adjourned in memory of Officer Bautista and extended condolences to his family. Chair Sanchez also mentioned the recent passing of his friend Mike Rusich, owner of Valley Kia and asked for prayers for his family. Chair Sanchez thanked the public for the opportunity to serve and closed his comments by stating that the approved project is a great-looking development and is much needed on the south side of town.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 6:25 p.m. to the next Regular Planning Commission Meeting on Tuesday, August 19, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

_____
Susana Gallardo
Deputy City Clerk

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 19th DAY OF AUGUST 2025.

_____
Idilio Sanchez
Chair

8353 Sierra Avenue
Fontana, CA 92335

File #: 25-0464
Agenda #: PH-A

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

FROM:
Planning Department

TITLE:
Master Case No. 25-0047 and Municipal Code Amendment No. 25-0008: Fontana Municipal Code amendments to Chapter 30 to modify multiple sections of the Zoning and Development Code, including modifications to the definition of and operating standards for restaurants, development standards for the Multi-Family Medium/High Density Residential (R-4) zone, administrative procedures pertaining to administrative site plan and design review entitlements; and the establishment of a Paseo Overlay District; modification to Chapter 26 pertaining to time extensions for tentative maps; and modification to Chapter 33 to provide additional delivery standards for cannabis retail storefront businesses.

RECOMMENDATION:
Staff recommends that the Planning Commission continue the item to the September 16, 2025 meeting.

APPLICANT:
City of Fontana
8353 Sierra Ave.
Fontana, CA 92335

LOCATION:
Citywide

REQUEST:
Municipal Code Amendment (MCA) No. 25-0047 is a request to amend Chapter 30 to modify multiple sections of the Zoning and Development Code, including modifications to the definition and operating standards for restaurants, development standards for the Multi-Family Medium/High Density Residential (R-4) zone, administrative procedures pertaining to administrative site plan and design review entitlements; and modifications to Chapter 30 to include the establishment of a Paseo Overlay District; amendments to Chapter 26 pertaining to time extension for tentative maps; and amendments to Chapter 33 to provide additional delivery standards for curbside delivery for cannabis retail storefront businesses.

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

File #: 25-0456
Agenda #: PH-B

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

FROM:
Planning Department

TITLE:
Master Case No. (MCN) 23-0085: Conditional Use Permit No. 23-0018 and Administrative Site Plan No. 23-0027 - A request to establish a trailer repair facility and a request for site and architectural review of a new approximately 11,933 square foot trailer repair facility and associated site improvements on a 1.7 acre site located at 15763 Boyle Avenue (Assessor Parcel Number 0237-052-23) pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

RECOMMENDATION:
Based on the information in the staff report and resolution and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-____, and,

1. Find that the project is categorically exempt pursuant to CEQA Guidelines Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Conditional Use Permit No. 23-0018; and,

3. Approve Administrative Site Plan No. 23-0027.

APPLICANT:
Suresh Doddiah
S.D. Engineering & Associates
242 E. Airport Drive
San Bernardino, CA 92408

LOCATION:
The project site is located at 15763 Boyle Avenue, (APN:0237-052-23).

REQUEST:
Conditional Use Permit (CUP) No. 23-0018 - A request to establish a trailer repair use that will include five (5) bays within the proposed building.

Administrative Site Plan (ASP) No. 23-0027 - A request to review the architecture, site design, and associated improvements for a trailer repair facility building, totaling 11,933 square feet, with five (5) bays, and associated site improvements on a site of approximately 1.7-acres.

PROJECT PLANNER:
Alexia Barberena, Associate Planner

BACKGROUND INFORMATION:
Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan/Freeway Industrial/Commercial District (FID)	Truck parking
North:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan/Freeway Industrial/Commercial District (FID)	Truck parking
South:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan/Freeway Industrial/Commercial District (FID)	Auto and Truck Repair
East:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan/Freeway Industrial/Commercial District (FID)	Mobile Home Park
West:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan/Freeway Industrial/Commercial District (FID)	Paved truck parking

PROJECT DESCRIPTION:

A. Site Area: Approximately 1.7 acres
B. FAR:
   Required: 55 percent Max
   Proposed: 16 percent
C. Building Analysis:
   Office 1,251 square feet
   Trailer Repair 10,682 square feet

Building Height**:**
Maximum: Freeway Industrial: 60 feet
Proposed: 32 feet

D. Parking Analysis:
Vehicle Required: 27 spaces
Vehicle Provided: 27 spaces

Trailer Parking Provided: 20 spaces

E. Landscaping:
Required: 11,399 square feet (15 percent)
Provided: 12,952 square feet (17 percent)

ANALYSIS:

The applicant, Suresh Doddiah, is requesting that the Planning Commission review and approve Conditional Use Permit No. 23-0018 and Administrative Site Plan No. 23-0027 for the development of a trailer repair facility building totaling 11,933 square feet including associated site improvements on approximately 1.7-acre lot, located at 15763 Boyle Avenue.

Conditional Use Permit No. 23-0018

The project is comprised of a new trailer repair facility within the Southwest Industrial Park Specific Plan/Freeway Industrial/Commercial District (FID). The trailer repair use is permitted with a conditional use permit. Consequently, conditions of approval have been added to the Project that will limit the business operator from repairing trailers outside, and from storing trailers not receiving service. This type of use will be a benefit for the city because it will offer trailer repair facility for the trucking businesses that are in the southern end Fontana. Additionally, the proposed project is consistent with the City's General Plan goal to create high-quality job-producing industrial uses (Goal 5, Page 15.38) and to support a high-quality of life and economic prosperity by locating industrial uses where there is easy access to regional transportation routes (Goal 2, Page 15.33). The proposed use meets the minimum development standards of the specific plan and the development code.

Administrative Site Plan (ASP) No. 23-0027

The project is comprised of a new two-story trailer repair facility building with five (5) service bays, totaling 11,933 square feet. The Project includes associated on and off-site improvements, including parking spaces, new landscaping, lighting, curb, gutter, sidewalks, utilities related to the Project and underground utilities. The architectural features for the proposed building will feature an exterior color palette in a white-grey color scheme, a stucco coated exterior, awnings and decorative lighting. The variations to the building face, varying roof lines and building height at 32 feet high, will make the project architecturally pleasing and be consistent with the surrounding area.

Grading/Walls:

The topography of the Project Site is relatively flat. The existing drainage pattern flows south, the proposed drainage pattern will direct the water to the south into underground stormtech chambers which will be installed as part of the project. The project will include an eight (8) foot-high decorative block wall with cap along the west, south, and east sides of the property, and a new 8-foot-high tubular steel fence with pilasters facing Boyle Avenue.

Site Access/Circulation/Parking:
Vehicle and truck access to the project site will be provided by a driveway along Boyle Avenue. The project site meets the minimum parking requirements for the facility. The internal circulation has been reviewed by Planning, Fire, Traffic, and Engineering. The internal circulation is sufficient to support this type of use.

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

Environmental:
The applicant provided a noise study to analyze any potential impact to the existing legal nonconforming mobile home park to the east of the project site. The noise study found that this project will not exceed the City's established noise standards and no mitigation is required.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines and Section No. 3.22 (Categorical Exemption) of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, the proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 as a Class No. 32, Infill Development Project. This project site is considered In-Fill Development and meets the CEQA requirements of In-fill: (1) The project is consistent with the Light Industrial (I-l) General Plan land use designation and the SWIP Specific Plan/Freeway Industrial/Commercial District regulations; (2) The project site is less than five (5) acres at approximately 1.7 adjusted gross acres; (3) The project site is not within any known sensitive or threatened habitat area; (4) The project site will not have any significant effect related to traffic, noise, air quality, or water quality; and (5) There are adequate public utilities services for the development of the proposed trailer repair facility. Further, none of the exceptions in CEQA Guidelines Section 15300.2 apply.

MOTION:
Approve staff's recommendation.

ATTACHMENTS:
1 - Vicinity Map
2 - Project Plans
3 - Planning Commission Resolution, and Conditions of Approval
4 - Notice of Exemption
5 - Public Hearing Notice

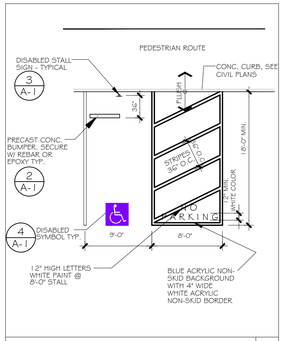
CITY OF FONTANA PLANNING DEPARTMENT



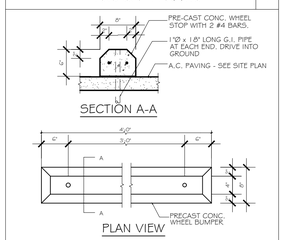
VICINITY MAP

DATE: August 19, 2025

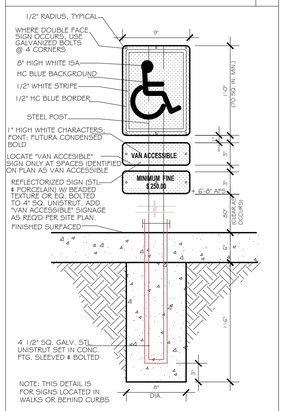
CASE: Master Case No. 23-0085
Conditional Use Permit No. 23-0018
Administrative Site Plan No. 23-0027



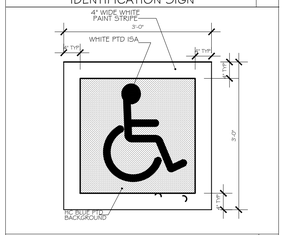
HANDICAP PARKING | 1



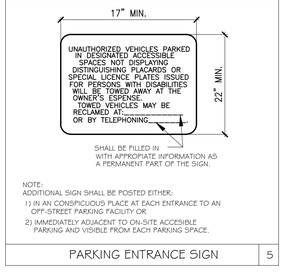
WHEEL STOP DETAIL | 2



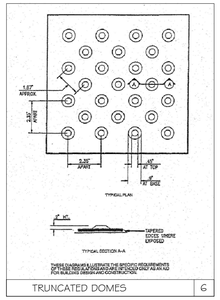
ACCESSIBLE PARKING SPACE IDENTIFICATION SIGN | 3



ACCESSIBLE PARKING SURFACE | 4



PARKING ENTRANCE SIGN | 5



TRUNCATED DOMES | 6

DESIGNER	PROJECT ADDRESS:
DIXI DESIGN 1231 CACTUS AVE SUIT "E" RIALTO CA, 92376 CONTACT: LUIS SERMENO CELL: (909)549-5563 EMAIL: lash41@hotmail.com	15763 BOYLE AVENUE FONTANA, CA 92337 APN # 0237-052-23
OWNER MR. LEONEL RIVAS P.O. BOX 310185 FONTANA, CA 92331 PH: (951) 377-4803	LEGAL DESCRIPTION THE EAST 251.42 FEET OF THE NORTH 330.00 FEET OF THAT PORTION OF LOT 839 ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

ADDRESS	15763 BOYLE AVENUE
CITY	FONTANA
COUNTY	SAN BERNARDINO
STATE	CALIFORNIA
A.P.N.	0237-052-23
CONSTRUCTION TYPE	V-B
OCCUPANCY	GROUP S / B
BUILDING CODE	2022 CBC, 2022 CEC, 2022 CPC, 2022 CMC, 2022 CEC, AND CITY OF FONTANA LOCAL CODES.
NUMBER OF STORIES	2

SCOPE OF WORK

NEW BUILDING
TRAILER REPAIR SHOP

1st. FLOOR PLAN = 10,687.0 sq.ft.
2ND. FLOOR PLAN = 1,246.0 sq.ft.
GROSS FLOOR AREA = 11,933.0 sq.ft.

GROSS FLOOR AREA (OFFICE) = 1,251.0 sq.ft.
GROSS FLOOR AREA (INDUSTRIAL REPAIR) = 10,682.0 sq.ft.

TOTAL LOT AREA = 76,012.00 SQ. FT.

PARKING ANALYSIS

2 SPACE PER EACH 1,000 SQ.FT. GROSS FLOOR AREA
BUILDING AREA= 10,682.0 SQ.FT. /,1000 (2 SPACE) = 21.4

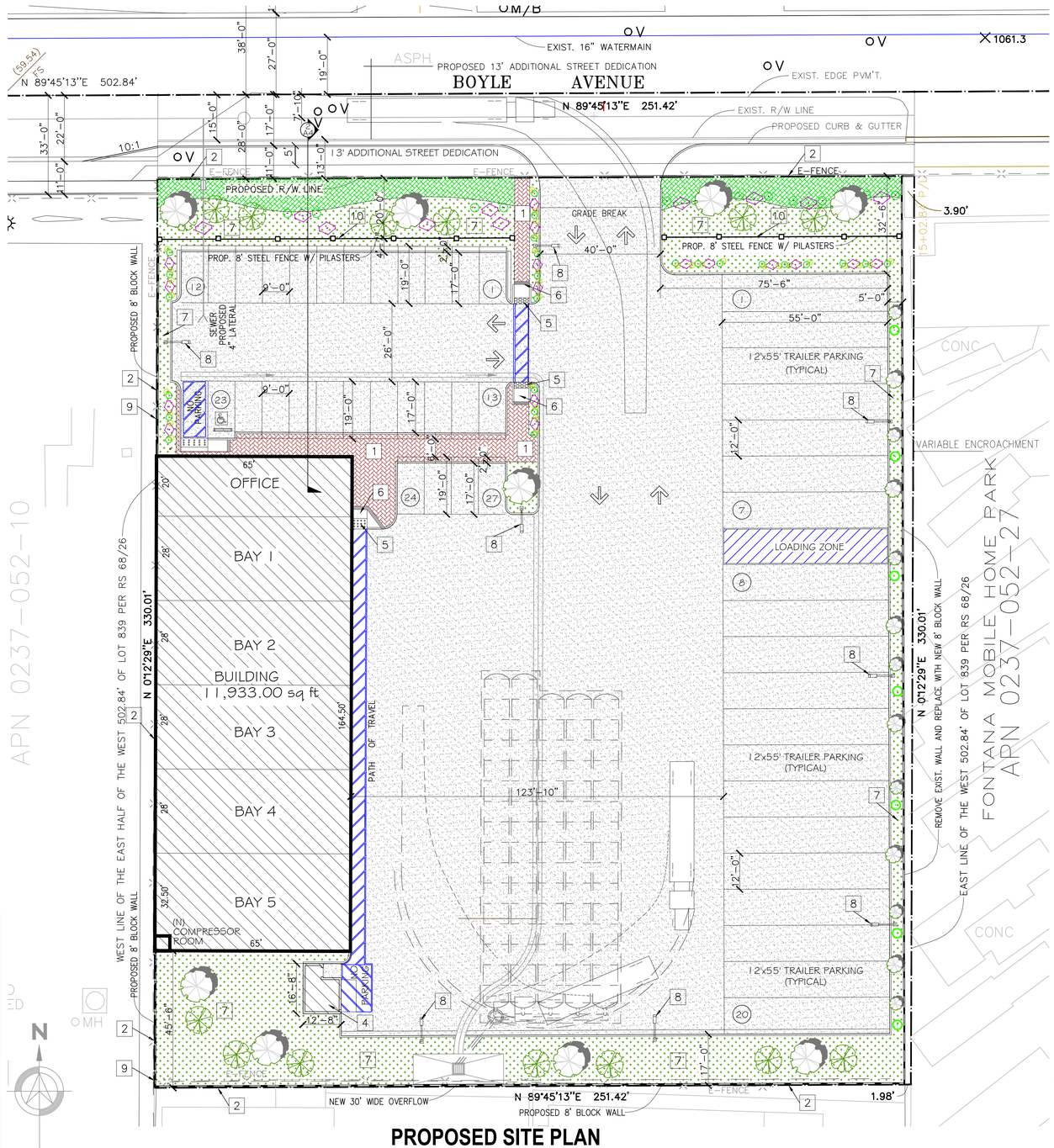
4 SPACE PER EACH 1,000 SQ.FT. GROSS FLOOR AREA OF OFFICE SPACE, WHERE THOSE USES EXCEED 10% OF GROSS FLOOR AREA =1,251.0 SQ.FT. = 5.0

TOTAL PARKING SPACE REQUIRED = 27.0 SPACES

TOTAL PARKING SPACE PROVIDED = 27 SPACES

1 HANDICAPPED PARKING PROVIDED
1 EV PARKING STALL PROVIDED

TRAILER PARKING
BAY PROPOSED = 5 SPACES
PARKING SPACES PROPOSED OF 12' x 55'. = 20 SPACES
PROVIDED = 25 SPACES



PROPOSED SITE PLAN

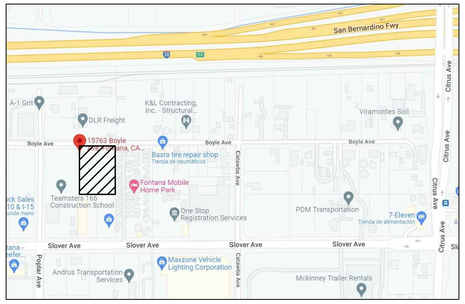
SCALE 1" = 20'-0"

SHEET INDEX

SHEET #	A-1	SITE PLAN
SHEET #	A-2	PROPOSED FLOOR PLAN
SHEET #	A-3	PROPOSED ELEVATIONS
SHEET #	A-4	PROPOSED ROOF PLAN & SECTIONS
SHEET #	3-D	

KEYNOTES

1. MIN. 4'-0" WIDE PATH OF TRAVEL FROM PUBLIC WAY TO FRONT DOOR. PROVIDE 4" WIDE PAINTED BLUE STRIPES AT 3'-0" O.C. WHERE PATH OF TRAVEL CROSSES PARKING LOT AREAS.
2. PROPERTY LINE
3. NEW CONCRETE DRIVEWAY PER CITY STANDARDS.
4. NEW REFUSE ENCLOSURE PER CITY STANDARDS, UNDER SEPARATE PERMIT.
5. CONSTRUCT HANDICAP TRUNCATED DOME.
6. CONSTRUCT ADA COMPLIANT ACCESS RAMP CONSISTENT WITH CITY OF FONTANA STD. 1003 SPECIFICATIONS
7. LANDSCAPE AREA (SEE LANDSCAPE PLAN)
8. SITE LIGHT
9. DECORATIVE BLOCK WALL WITH CAP SLUMP BLOCK COLOR BUFF WITH CAP COLOR OLD PUEBLO DECORATIVE BLOCK WALLS SHALL BE MINIMUM 8' IN HEIGHT AT THE PROPERTY LINE
10. 8' STEEL FENCE W/PILASTERS COLOR BLACK



15763 BOYLE AVENUE
FONTANA, CA 92337

DESIGNER:
DIXI DESIGN
BUILDING DESIGN
1231 CACTUS AVE SUIT "E", RIALTO, CA 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563
LUIS A. SERMENO:

These drawings and ideas are the property of dixi desing and shall not be reproduced, changed or copied in any form or any means, nor are they to be assigned to any third party without first obtaining the express written permission and consent of dixi desing.

REVISIONS

SUBMITTAL

SCOPE OF WORK
NEW BUILDING
TRAILER REPAIR SHOP
BUILDING= 11,933.00 SQ.FT

APPLICANT / OWNER
15763 BOYLE AVENUE
FONTANA, CA 92337
APN. # APN: 0237-052-23

PLAN NAME
PROPOSED SITE PLAN

SHEET No.
A-1

SCALE
AS SHOWN
DATE PLOT
02/25

PRECISE GRADING PLAN
15763 BOYLE AVENUE
FONTANA, CA 92337

GENERAL NOTES

1. ALL WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS AND SPECIFICATIONS, THE CONTRACT PROVISIONS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREEN BOOK"), APPENDIX CHAPTER 33 OF THE BUILDING CODE, 2019 EDITION, AND THE CONTRACT DOCUMENTS AND CITY OF FONTANA ORDINANCE 1384.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS AND CONTRACT SPECIFICATIONS. THE SOILS REPORT PREPARED BY SAMPSON AND ASSOCIATES, P.O. BOX 834, SAN DIMAS, CA 91773 (909) 522-7067, AND ANY AMENDMENTS THERETO, ARE HEREBY MADE A PART HEREOF.
3. PRIOR TO THE START OF GRADING, ALL EXISTING VEGETATION AND DEBRIS, INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS, RUBBLE, TREES, AND ROOT SYSTEMS, SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE SOILS ENGINEER.
4. AFTER STRIPPING EXISTING DEBRIS, ANY EXISTING LOOSE FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
5. THE EXPOSED SOILS SHALL THEN BE INSPECTED BY THE SOILS ENGINEER, AND ANY ADDITIONAL OVER-EXCAVATION SHALL THEN BE MADE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATION AND AS CONTAINED IN THE SOILS REPORT.
6. THE EXPOSED SOILS SHOULD THEN BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES, BROUGHT TO PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY OBTAINABLE BY THE A.S.T.M. D-1557-70 METHOD OF COMPACTION TO ATTAIN A DENSE AND UNYIELDING CONDITION.
7. COMPACTION SHALL BE OBTAINED BY METHODS APPROVED BY THE SOILS ENGINEER.
8. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER PRIOR TO PROCEEDING.
9. DUST SHALL BE CONTROLLED BY WATERING THROUGHOUT THE GRADING AND CONSTRUCTION OPERATIONS.
10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
11. ALL GRADING AND FILLING OPERATIONS SHALL BE OBSERVED, INSPECTED AND TESTED BY A LICENSED SOILS ENGINEER, APPROVED BY THE OWNER, AND COMPACTION REPORTS PROVIDED FOR CITY APPROVAL.
12. PRIOR TO THE START OF ANY BUILDING CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE ARCHITECT, OWNER AND THE CITY WITH THE CIVIL ENGINEER'S WRITTEN OPINION THAT APPROVED PLANS AND COMPACTION REPORTS FROM THE SOILS ENGINEER THAT THE PROPER COMPACTION AND PREPARATION HAS BEEN OBTAINED.
13. NO GRADING SHALL COMMENCE WITHOUT OBTAINING GRADING PERMIT FROM THE BUILDING AND SAFETY DIVISION AND NOTIFYING GRADING INSPECTOR 24 HOURS PRIOR TO THE START OF WORK.
14. PRIOR TO THE COMPLETION OF THIS CONTRACT, THE CONTRACTOR SHALL OBTAIN COMPACTION REPORTS FROM THE SOILS ENGINEER THAT THE PROPER SUBGRADE COMPACTION HAS BEEN OBTAINED, AND SHALL FURNISH SAID REPORTS TO THE CITY FOR APPROVAL.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTIONS PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.
16. ALL MANUFACTURED SLOPES ARE 2(H): 1(V) UNLESS OTHERWISE NOTED ON THE PLANS. NO SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2 (H): 1 (V).
17. SEE THE DIMENSION CONTROL PLAN FOR PRECISE HORIZONTAL CONTROL DATA, CURVE DATA, BEARINGS, DISTANCES, ETC.
18. PRIOR TO THE COMPLETION OF THIS CONTRACT, THE CONTRACTOR SHALL OBTAIN THE CIVIL ENGINEER'S WRITTEN OPINION THAT THE PROPER SUBGRADE ELEVATIONS HAVE BEEN OBTAINED AND SHALL FURNISH SAID WRITTEN OPINION TO THE CITY APPROVAL.
19. MINIMUM GRADES SHALL BE:
    (A) CONCRETE STRUCTURES, " V" GUTTERS, CURB AND GUTTER, ETC. = 0.50%
    (B) ASPHALT, TURF, GRADED SOILS, ETC. =1.0%
    (C) ON DIRT SWALE = 1.0% MIN.
20. CONTRACTOR SHALL IMPLEMENT SAND BAG EROSION CONTROL MEASURES AS NECESSARY TO PROTECT THE GRADING OPERATIONS AND ADJACENT PROPERTY. EROSION CONTROL MEASURES TO BE IMPLEMENTED IN ACCORDANCE WITH CHAPTER 33 OF THE U.B.C., 1997 EDITION.
21. ALL TRENCH BACKFILL TO BE CERTIFIED BY SOILS ENGINEER.
22. HOURS OF OPERATION ARE 7:00 AM TO 4:00 PM, MONDAY THROUGH FRIDAY.
23. A SEPARATE ENGINEERING DIVISION PERMIT SHALL BE REQUIRED FOR ANY IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY.
24. SEPARATE PERMITS AND PLAN CHECK FROM THE CITY OF FONTANA BUILDING AND SAFETY DIVISION SHALL BE REQUIRED FOR ANY WALLS.
25. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. HE WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES THAT RESULT FROM HIS OPERATIONS.
26. STRICT ADHERENCE TO DUST CONTROL REQUIREMENTS SHALL BE ENFORCED AND ADJACENT STREETS ARE TO BE CLEANED DAILY OF ALL DIRT AND DEBRIS THAT IS A RESULT OF THIS OPERATION.
27. REVISIONS TO THESE PLANS SHALL BE SUBMITTED TO THE BUILDING AND SAFETY DIVISION OF THE CITY OF FONTANA FOR HIS REVIEW AND APPROVAL.
28. CONSTRUCTION MATERIAL AND EQUIPMENT SHALL NOT OCCUPY ANY PORTION OF THE PUBLIC RIGHT OF WAY, SUCH AS STREET, ALLEY OR PUBLIC SIDEWALK AT ANY TIME. TEMPORARY USE OF PUBLIC RIGHT OF WAY, WHENEVER REQUESTED, SHOULD BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
29. CITY APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
30. ALL GRADING SHALL CEASE WHEN WINDS EXCEED 25 MPH.
31. "ROCK SIZES GREATER THAN 12 INCHES (305 mm) AND UP TO 24 INCHES (610 mm) IN MAXIMUM DIMENSION SHALL BE THREE FEET (914 mm) OR MORE BELOW GRADE, MEASURED VERTICALLY. ROCK SIZES GREATER THAN 24 INCHES (610 mm) IN MAXIMUM DIMENSION SHALL BE 10 FEET (3048mm) OR MORE BELOW GRADE, MEASURED VERTICALLY.
32. THE SOILS/GEOTECHNICAL REPORT SHALL BE CONSIDERED PART OF THESE PLANS.
33. NPDES BEST MANAGEMENT PRACTICES MUST BE MAINTAINED AND IMPLEMENTED.

NOTE:

1. WALL PLANS, TRASH ENCLOSURE AND INFILTRATION SYSTEM TO BE SUBMITTED UNDER SEPARATE PLAN CHECK NUMBER TO THE CITY OF FONTANA FOR REVIEW AND APPROVAL.

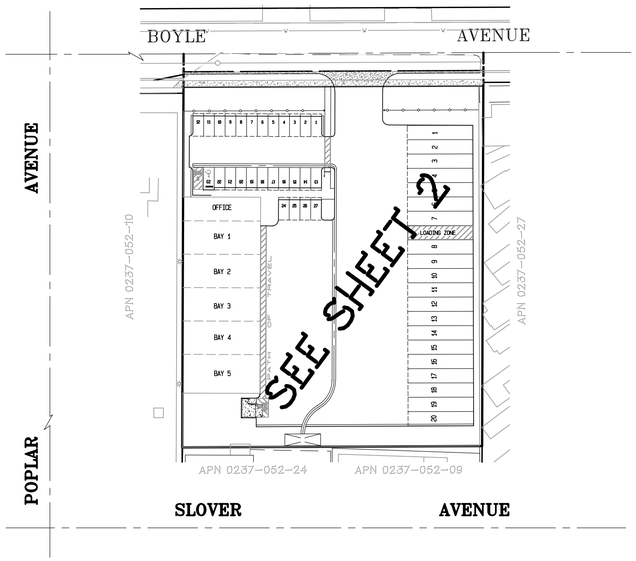
PRIVATE ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE COUNTY OF SAN BERNARDINO, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



INDEX MAP
SCALE: 1" = 60'

CONSTRUCTION NOTES — QUANTITIES

1	CONST. MIN. 4" A.C. OVER 6" A.B. WITH A MIN. SUBGRADE OF 24" @ 95% COMPACTION. ACTUAL STRUCTURAL SECTION TO BE DETERMINED BY RECOMENDATION OF SOILS ENGINEER AT COMPLETION OF ROUGH GRADING	48,779 S.F.
2	CONST. 6" CURB AND GUTTER PER CITY OF FONTANA STD. 1000	236 L.F.
3	CONST. 6" CURB ONLY PER CITY OF FONTANA STD. 1000	919 L.F.
4	CONST. CROSS GUTTER AND FILLET PER CITY OF FONTANA STD. 403. MODIFIED WIDTH (3')	298 S.F.
5	CONST. 4" THICK CONC. WALKWAY TO CITY OF FONTANA STD. 1006 SPECIFICATIONS. WIDTH PER PLAN	1,658 S.F.
6	CONST. ADA COMPLIANT ACCESS RAMP CONSISTENT WITH CITY OF FONTANA STD. 1003 SPECIFICATIONS	4 EA.
7	CONST. ADA COMPLIANT TRASH ENCLOSURE PER CITY OF FONTANA PLANNING DEPT. CONCEPTUAL PLAN	1 EA.
8	CONST. 8' HIGH CONCRETE BLOCK WALL	668 L.F.
9	INSTALL 6' HIGH TUBULAR STEEL FENCE	200 L.F.

APPLICANT/OWNER

MR. LEONEL RIVAS
P.O. BOX 310195
FONTANA, CA 92331
PH: (951) 377-4803

ENGINEER

S.D. ENGINEERING AND ASSOCIATES
242 E. AIRPORT DRIVE, SUITE 212
SAN BERNARDINO, CA 92408
ATTN: MR. SURESH DODDIAH, P.E.
PH: (909) 215-3451

SITE ADDRESS

15763 BOYLE AVENUE
FONTANA, CA 92337

ASSESSOR'S PARCEL No.

0237-052-23

TOPOGRAPHIC SOURCE

AERIAL SURVEY PERFORMED BY
ARROWHEAD MAPPING CORP.
1887 BUSINESS CENTER DRIVE, STE. 5A
SAN BERNARDINO, CA 92408
PH: (909) 889-2420
DATED JUNE 29, 2022

EARTHWORK QUANTITIES

CUT YARDAGE: 2,000 C.Y.
FILL YARDAGE: 5,614 C.Y.

DISTURBED AREA

1.72 ACRES

24 HOUR EMERGENCY CONTACT

MR. LEONEL RIVAS
P.O. BOX 310195
FONTANA, CA 92331
PH: (951) 377-4803

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SLOVER AVENUE, BEING NORTH 89d45'31" EAST, PER RECORD OF SURVEY, RECORDED IN BOOK 68, PAGE 26, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

LEGAL DESCRIPTION

THE EAST 251.42 FEET OF THE NORTH 330.00 FEET OF THAT PORTION OF LOT 839 ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF SLOVER AVENUE AND POPLAR AVENUE; THENCE EAST, ALONG THE CENTERLINE OF SLOVER AVENUE 502.84 FEET; THENCE NORTH 660.00 FEET, MORE OR LESS, TO THE CENTERLINE OF BOYLE AVENUE, A 40.00 FOOT STREET, AS CONVEYED TO THE COUNTY OF SAN BERNARDINO; THENCE WEST, ALONG THE CENTERLINE OF BOYLE AVENUE 502.84 FEET, MORE OR LESS, TO THE CENTERLINE OF POPLAR AVENUE; THENCE SOUTH, ALONG THE CENTERLINE OF POPLAR AVENUE, TO THE POINT OF BEGINNING.

SOILS ENGINEER

SAMPSON AND ASSOCIATES
P.O. BOX 834
SAN DIMAS, CA 91773
ATTN: MR. MOHAMMAD E. SAMIEE MS, RCE 46172
PH: (909) 522-7067

UTILITY PURVEYORS

SEWER
CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA 92335
(909) 350-6632

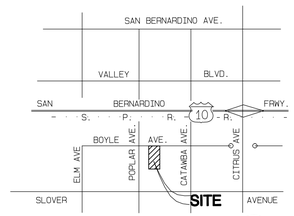
WATER
FONTANA WATER COMPANY
ATTN: ALAN W. FROST
15966 ARROW ROUTE
FONTANA, CA 92335
(909) 201-7375

ELECTRICITY
SOUTHERN CALIFORNIA EDISON COMPANY
300 N. PEPPER STREET
RIALTO, CA 92376
(909) 357-6233 -- UNDERGROUND
(909) 875-5100 -- TRANSMISSION
(213) 637-1233 -- PIPELINES

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVENUE
REDLANDS, CA 92374
(909) 335-7547
EMERGENCIES: (800) 427-2200

TELEPHONE
AT&T
3939 E. CORONADO STREET
ANAHEIM, CA 92807
(714) 666-5454

CABLE TV
SPECTRUM
ATTN: DOUGLAS BASSETT
15255 SALT LAKE AVENUE
CITY OF INDUSTRY, CA 91745
(310) 863-6524



VICINITY MAP
NTS

SCOPE OF WORK

PROPOSED IS A PARKING LOT FOR TRUCK TRAILERS, CUSTOMER PARKING, TRAILER REPAIR BAYS AND OFFICE ALONG WITH ASSOCIATED IMPROVEMENTS SUCH AS PERIMETER BLOCK WALL AND LANDSCAPING.

LAND USE

1.	TOTAL NET ACREAGE	75,931 S.F.	(1.74 AC.)
2.	PARKING LOT	49,673 S.F.	(1.14 AC.)
3.	OFFICE AND REPAIR BAYS	10,693 S.F.	(0.24 AC.)
4.	CONCRETE WALKWAY	1,658 S.F.	(0.04 AC.)
5.	LANDSCAPED AREA	13,329 S.F.	(0.30 AC.)
6.	TOTAL AREA OF DISTURBANCE	75,036 S.F.	(1.72 AC.)

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	PRECISE GRADING PLAN

S.D. ENGINEERING AND ASSOCIATES
LAND PLANNING AND CIVIL ENGINEERING
242 E. AIPORT DRIVE, SUITE 212 – SAN BERNARDINO, CA 92408
PHONE (909) 215-3451 EMAIL: SURESH@SDENGINEERING.NET

SURESH DODDIAH R.C.E. 36361 DATE

REGISTERED PROFESSIONAL ENGINEER — SURESH DODDIAH — No. 36361 EXP. 6-30-26 — CIVIL — STATE OF CALIFORNIA

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL, SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.

BENCHMARK:
1" CSM AT CENTERLINE INTERSECTION OF POPLAR AVENUE AND SLOVER AVENUE.

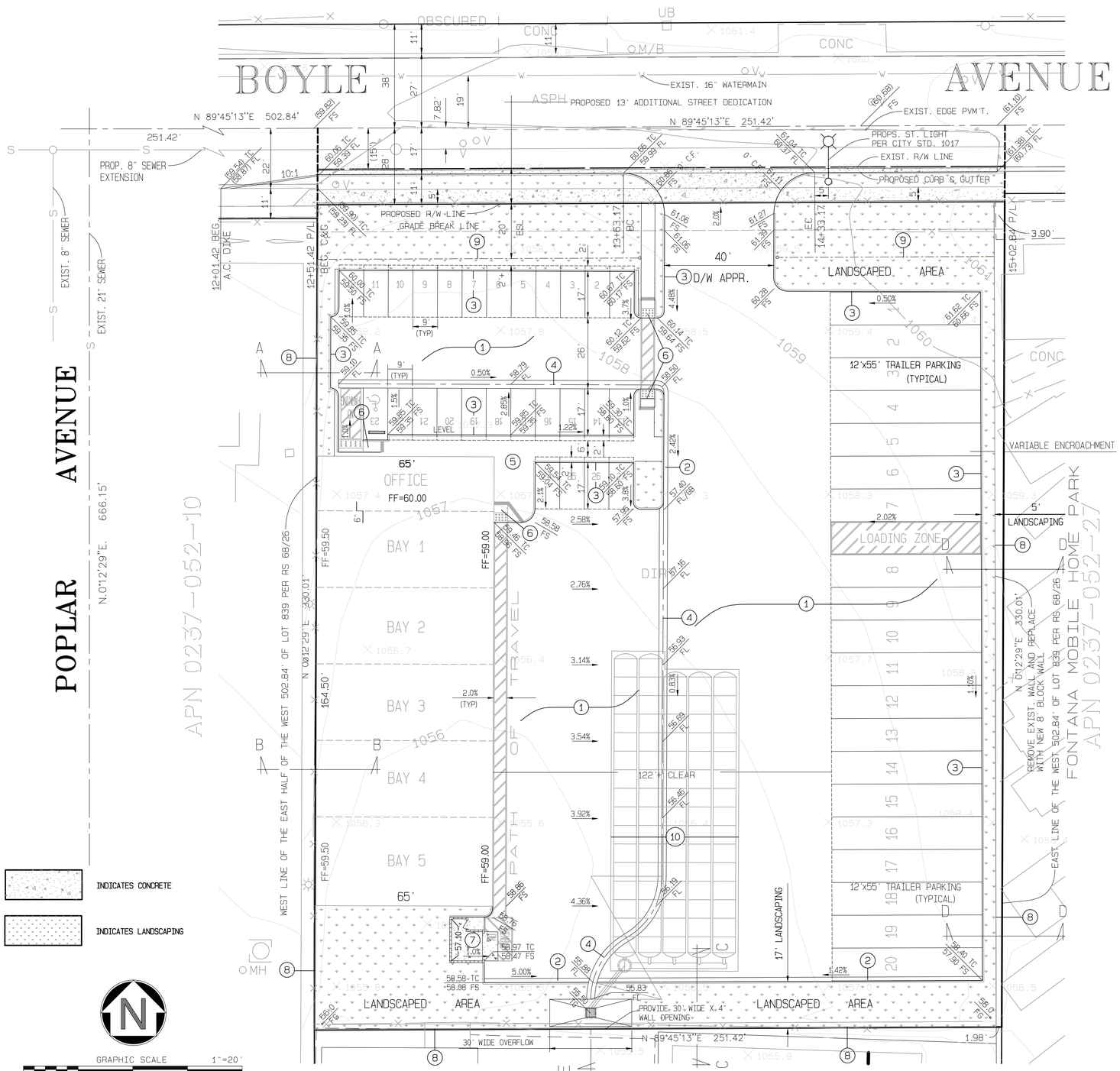
ELEVATION: 1049.30

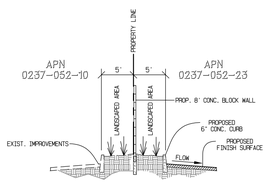
CITY OF FONTANA, CALIFORNIA
PRECISE GRADING PLAN

DRAWN BY: EB/RI	15763 BOYLE AVENUE FONTANA, CA 92337 APN: 0237-052-23	SCALE: AS SHOWN
DESIGNED BY: EB		DATE: 6/10/2025
CHECKED BY: SD	APPROVED BY: CITY ENGINEER R.C.E. 52236 DATE:	DRAWING NO.: 1/2

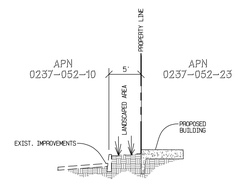
6/10/2025 10:09:23 AM

PRECISE GRADING PLAN
15763 BOYLE AVENUE
FONTANA, CA 92337

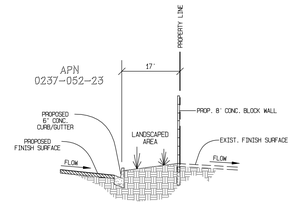




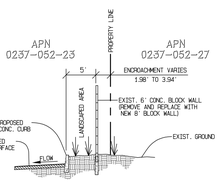
SECTION "A"-"A"
NTS



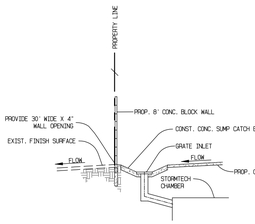
SECTION "B"-"B"
NTS



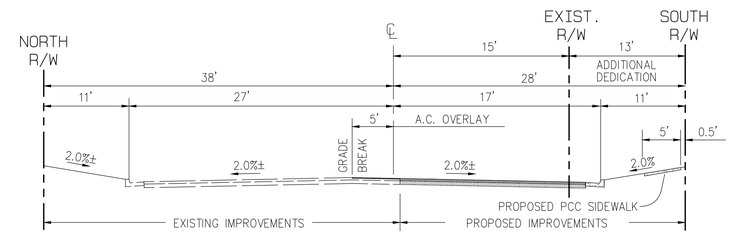
SECTION "C"-"C"
NTS



SECTION "D"-"D"
NTS



SECTION "E"-"E"
NTS



TYPICAL SECTION
BOYLE AVENUE
N.T.S.

CONSTRUCTION NOTES

1. CONST. MIN. 4" A.C. OVER 6" A.B. WITH A MIN. SUBGRADE OF 24" @ 95% COMPACTION. ACTUAL STRUCTURAL SECTION TO BE DETERMINED BY RECOMENDATION OF SOILS ENGINEER AT COMPLETION OF ROUGH GRADING
2. CONST. 6" CURB AND GUTTER PER CITY OF FONTANA STD. 1000
3. CONST. 6" CURB ONLY PER CITY OF FONTANA STD. 1000
4. CONST. CROSS GUTTER AND FILLET PER CITY OF FONTANA STD. 403. MODIFIED WIDTH (3')
5. CONST. 4" THICK CONC. WALKWAY TO CITY OF FONTANA STD. 1006 SPECIFICATIONS. WIDTH PER PLAN
6. CONST. ADA COMPLIANT ACCESS RAMP CONSISTENT WITH CITY OF FONTANA STD. 1003 SPECIFICATIONS
7. CONST. ADA COMPLIANT TRASH ENCLOSURE PER CITY OF FONTANA PLANNING DEPT. CONCEPTUAL PLAN
8. CONST. 8' HIGH CONCRETE BLOCK WALL
9. INSTALL 6' HIGH TUBULAR STEEL FENCE
10. UNDERGROUND STORMTECH CHAMBERS PER WQMP PLAN

S.D. ENGINEERING AND ASSOCIATES
LAND PLANNING AND CIVIL ENGINEERING
242 E. AIPORT DRIVE, SUITE 212 – SAN BERNARDINO, CA 92408
PHONE (909) 215-3451 EMAIL: SURESH@SDENGINEERING.NET

SURESH DODDIAH R.C.E. 36361 DATE

REGISTERED PROFESSIONAL ENGINEER SURESH DODDIAH No. 36361 EXP. 6-30-26 CIVIL STATE OF CALIFORNIA

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.

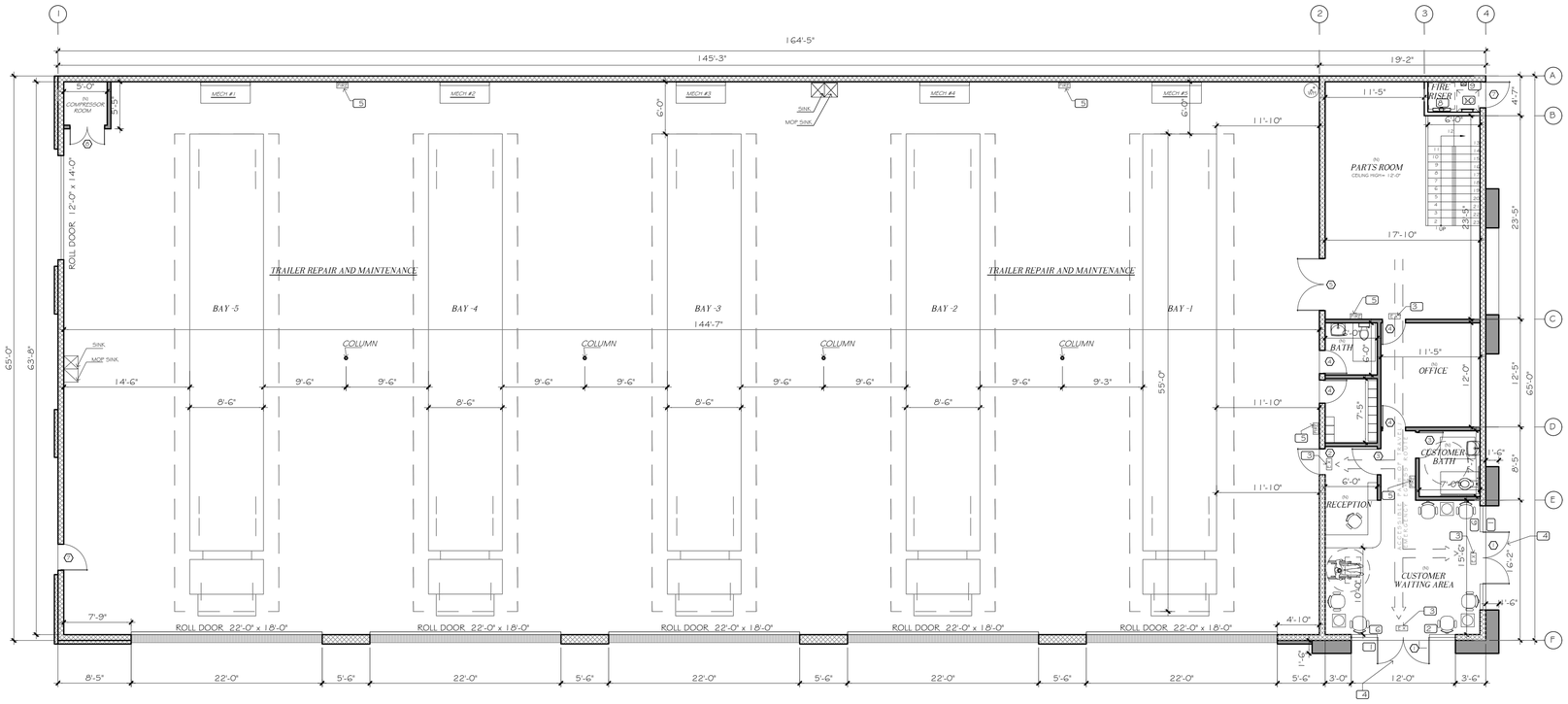
BENCHMARK:
1" CSM AT CENTERLINE INTERSECTION OF POPLAR AVENUE AND SLOVER AVENUE.

ELEVATION: 1049.30

CITY OF FONTANA, CALIFORNIA
PRECISE GRADING PLAN

DRAWN BY: EB/RI	15763 BOYLE AVENUE FONTANA, CA 92337 APN: 0237-052-23	SCALE: AS SHOWN
DESIGNED BY: EB		DATE: 6/10/2025
CHECKED BY: SD	APPROVED BY: CITY ENGINEER R.C.E. 52296 DATE:	DRAWING NO.: 2 / 2

6/10/2025 12:24:34 PM



1ST. FLOOR PLAN

SCALE 1/8" = 1'-0"

2ND. FLOOR PLAN

SCALE 1/8" = 1'-0"

WINDOW SCHEDULE

No	WIDE	HIGH	GLASS	Dbl Glss	FRAME TYPE	MANUFACT.	Q.
1	12'-0"	9'-0"	TEMP		FIX WINDOWS; VINYL FRAMES	MILGUARD OR EQUAL	2
2	4'-0"	4'-0"			SLIDING WINDOW; VINYL FRAMES	MILGUARD OR EQUAL	1
3	5'-0"	4'-0"			SLIDING WINDOW; VINYL FRAMES	MILGUARD OR EQUAL	2

DOOR SCHEDULE

	DOOR	SIZE		DOOR				FRAME		Q.
NUMBER	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	THICKNESS	GLASS	MATERIAL	FINISH	
1	A	12'-0"	10'-0"	AL	AN	1 3/4"	TEMP	AL	AN	2
2	C	3'-0"	7'-0"	HM	PT	1 3/4"		HM	PT	1
3	B	3'-0"	7'-0"	SC	PF	1 3/4"		W	PF	2
4	B	2'-8"	7'-0"	SC	PF	1 3/4"		W	PF	6
5	C	6'-0"	7'-0"	HM	PT	1 3/4"		HM	PT	1
6	C	5'-0"	7'-0"	HM	PT	1 3/4"		HM	PT	1
7	C	3'-0"	7'-0"	HM	PT	1 3/4"		HM	PT	2
8	C	4'-0"	7'-0"	HM	PT	1 3/4"		HM	PT	1

FIRE RATED WALLS LEGEND

INTERIOR 2x4 WALL

EXTERIOR (BLOCK WALL 8")

PROPOSED SQUARE FOOTAGE

1st. FLOOR PLAN = 10,687.0 sq.ft.

2ND. FLOOR PLAN = 1,246.0 sq.ft.

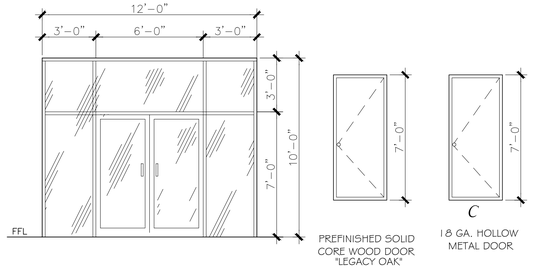
GROSS FLOOR AREA = 11,933.0 sq.ft.

GROSS FLOOR AREA (OFFICE) = 1,251.0 sq.ft.

GROSS FLOOR AREA (INDUSTRIAL REPAIR) = 10,682.0 sq.ft.

ABREVIATIONS:

PF=	PREFINISHED
SC=	SOLID CORE
PS=	PRESSED STEEL (TIMELY)
AL=	ALUMINUM
INT=	INTEGRAL
HM=	HOLLOW METAL
AN=	BRONZE ANODIZED
W=	WOOD
RFP=	READY FOR PAINT
PT=	PRIME AND PAINT
TEMP=	1" INSULATED TEMPERED GLASS LITE 6/6" TINTED AT EXTERIOR, 1/4" CLEAR AT INTERIOR)



KEY NOTES

1. INTERNATIONAL SYMBOL OF ACCESSIBILITY ON OR ADJACENT ALL ACCESSIBLE BUILDING ENTRANCES
2. POST SIGN INDICATING MAXIMUM OCCUPANT CAPACITY HAVING CONTRASTING COLOR TO THE BACKGOUND TO WHICH IT IS ATTACHED (CBC 1007.2.6)
3. ILLUMINATED "EXIT" SIGN -- POWER SUPPLY SHALL BE PROVIDED BY SOTRAGE BATTERIES OR GENERATOR IN EVENT OF FAILURE OF PREMISES' WIRING SYSTEM
4. PROVIDE PANIC HARDWARE ON EGRESS DOORS, OR PROVIDE POSTED SIGN STATING

   "THIS DOOR TO REMAIN UNCLOSED WHEN OCCUPIED" 2013 CFC CHAPTER 10 SECTION 1008.1.9.3.
5. FIRE EXTINGUISHER
6. TACTILE EXIT SIGN

DESIGNER: **DIXI DESIGN**

BUILDING DESIGN
1231 CACTUS AVE SUIT "E", RIALTO, CA 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563

LUIS A. SERMENO

These drawings and ideas are the property of dixi desing and shall not be reproduced, changed or copied in any form or any means, nor are they to be assigned to any third party without first obtaining the express written permission and consent of dixi desing.

REVISIONS

SUBMITTAL

SCOPE OF WORK:
NEW BUILDING
TRAILER REPAIR SHOP

BUILDING= 11,933.00 SQ.FT

APPLICANT / OWNER
15763 BOYLE AVENUE
FONTANA, CA 92337

APN. #
APN: 0237-052-23

PLAN NAME
PROPOSED FLOOR PLAN

SHEET No.
A-2

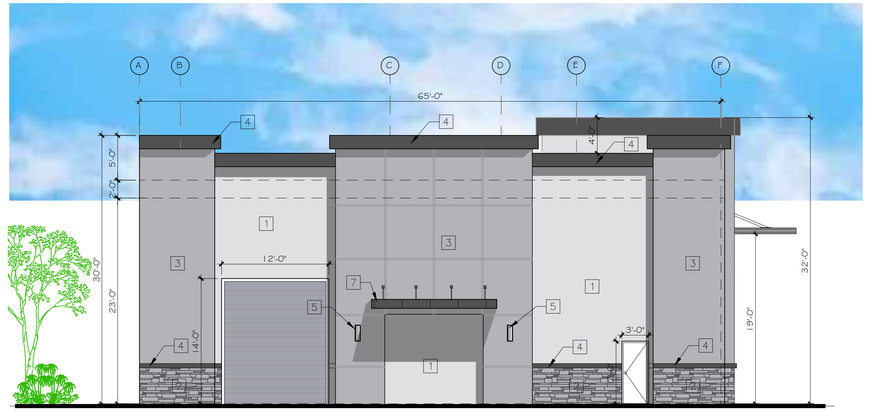
SCALE
AS SHOWN

DATE PLOT
02/25



PROPOSED FRONT ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED REAR ELEVATION

SCALE 1/8" = 1'-0"

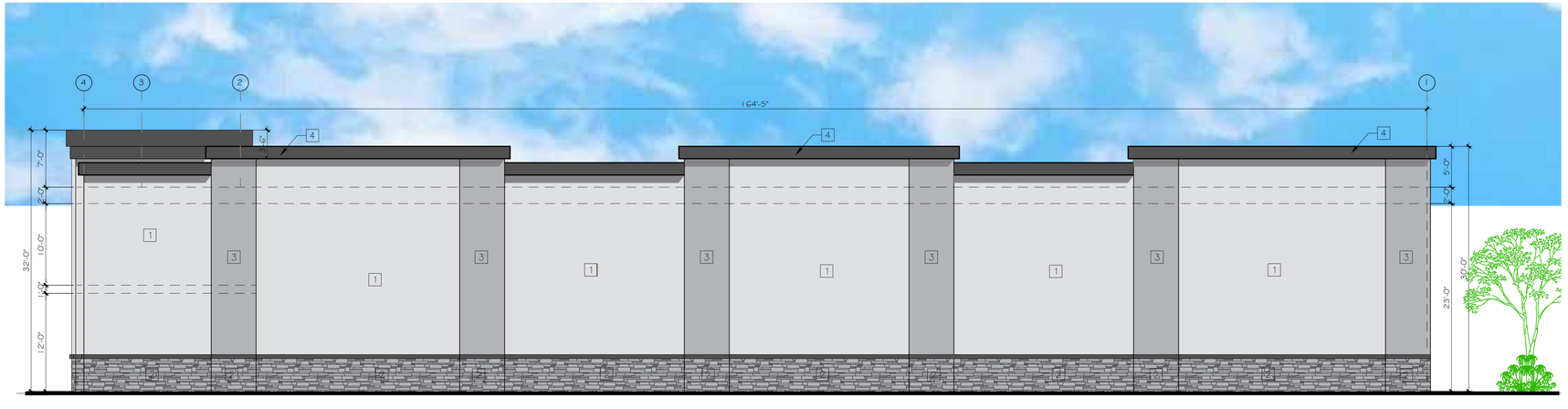


PROPOSED SIDE ELEVATION

SCALE 1/8" = 1'-0"

KEYNOTES

1. STUCCO PLASTER "SAND FLOAT"
   COLOR :50 CRYSTAL WHITE (79) BASE 100
   BY LAHABRA STUCCO PREMIUM
   COLLECTION OR OTHER COLOR APPROVED
   BY THE OWNER AND BY THE CITY.
2. STONE VENEER QUICK STACK COLOR:
   GREY BY CORONADO STONE, OR OTHER
   COLOR APPROVED BY THE OWNER AND BY CITY.
3. STUCCO PLASTER "SAND FLOAT"
   COLOR :16 SILVER GREY (57) BASE 200
   BY LAHABRA STUCCO, PREMIUM LIFESTYLES
   COLLECTION OR OTHER COLOR APPROVED
   BY THE OWNER AND BY THE CITY.
4. MOLDINGS
   COLOR : LUNAR SURFACE N460-3
   BY BEHR MARQUEE
   COLLECTION OR OTHER COLOR APPROVED
   BY THE OWNER AND BY THE CITY.
5. DECORATIVE LIGHTS
6. PROPOSED SING LOCATION
   (TO BE APPROVED UNDER A SEPARATE PERMIT APPLICATION)
7. AWNINGS



PROPOSED SIDE ELEVATION

SCALE 1/8" = 1'-0"

DESIGNER:
DIXI DESIGN
BUILDING DESIGN
1231 CACTUS AVE SUIT "E" RIALTO, CA 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563
LUIS A. SERMENO

These drawings and ideas are the property of dixi desing and shall not be reproduced, changed or copied in any form or any means, nor are they to be assigned to any third party without first obtaining the express written permission and consent of dixi desing.

REVISIONS

SUBMITTAL

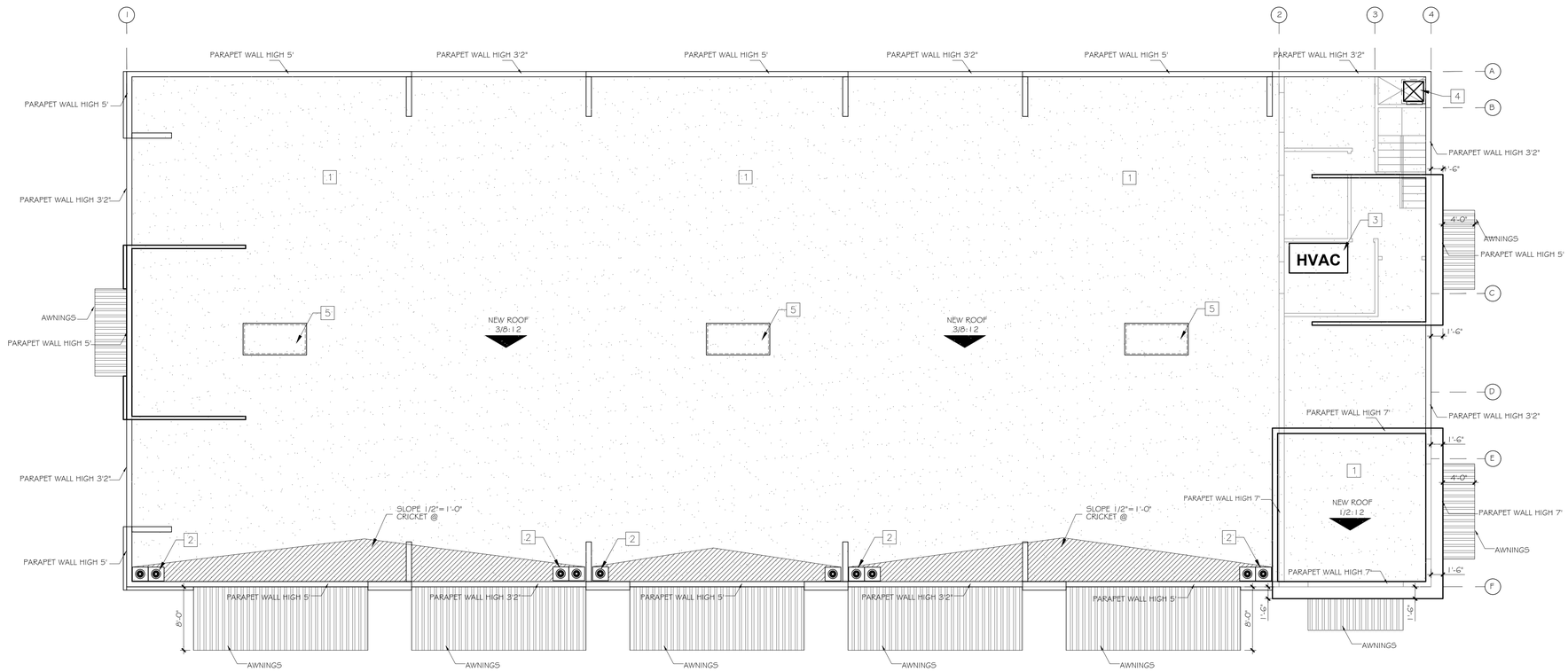
SCOPE OF WORK:
NEW BUILDING
TRAILER REPAIR SHOP
BUILDING= 11,933.00 SQ.FT

APPLICANT / OWNER:
15763 BOYLE AVENUE
FONTANA, CA 92337
APN: 0237-052-23

PLAN NAME
PROPOSED ELEVATIONS

SHEET No.
A-3

SCALE
AS SHOWN
DATE PLOT
02/25

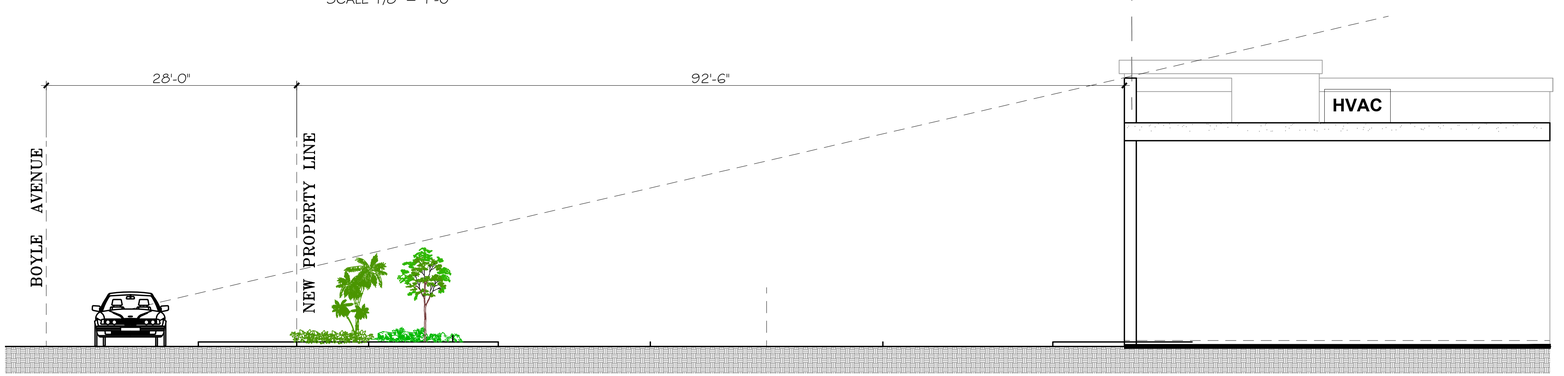


ROOF PLAN

SCALE 1/8" = 1'-0"

KEY NOTES - PROPOSED ROOF PLAN

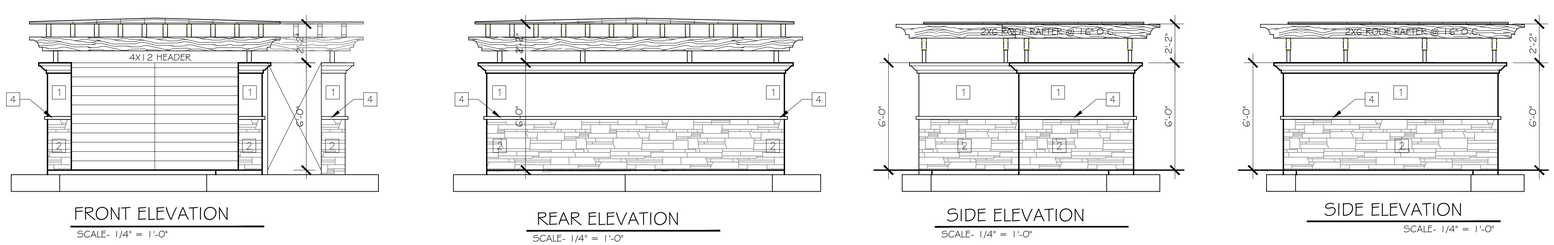
1. BUILT-UP ROOF. 3-PLY HOT-MOPPED ROOFING WITH MINERAL CAP SHEET AND 10 YEARS BONDED WARRANTY (SLOPE ¼" PER FOOT MINIMUM). (JOHNS MANVILLE SPEC. No. 3GIS WITH U.L. CLASS "A" LABEL). 1-HOUR FIRE RATING.
2. 3" dia. ROOF DRAIN WITH OVERFLOW, TYP. (PRIMARY AND SECONDARY DRAINS)
3. MECHANICAL A.C. UNIT
4. ROOF ACCESS
5. 48"x96" SKYLIGHT ESR-4108



2 / A-1 **SECTION 2**

KEYNOTES

1. STUCCO PLASTER "SAND FLOAT" COLOR :50 CRYSTAL WHITE (79) BASE 100 BY LAHABRA STUCCO PREMIUM COLLECTION OR OTHER COLOR APPROVED BY THE OWNER AND BY THE CITY.
2. STONE VENEER QUICK STACK COLOR: GREY BY CORONADO STONE, OR OTHER COLOR APPROVED BY THE OWNER AND BY CITY.
3. STUCCO PLASTER "SAND FLOAT" COLOR :16 SILVER GREY (57) BASE 200 BY LAHABRA STUCCO, PREMIUM LIFESTYLES COLLECTION OR OTHER COLOR APPROVED BY THE OWNER AND BY THE CITY.
4. MOLDINGS COLOR : LUNAR SURFACE N460-3 BY BEHR MARQUEE COLLECTION OR OTHER COLOR APPROVED BY THE OWNER AND BY THE CITY.
5. DECORATIVE LIGHTS
6. PROPOSED SING LOCATION (TO BE APPROVED UNDER A SEPARATE PERMIT APPLICATION)



FRONT ELEVATION
SCALE- 1/4" = 1'-0"

REAR ELEVATION
SCALE- 1/4" = 1'-0"

SIDE ELEVATION
SCALE- 1/4" = 1'-0"

SIDE ELEVATION
SCALE- 1/4" = 1'-0"

TRASH ENCLOSURE ELEVATIONS

DESIGNER:
DIXI DESIGN
BUILDING DESIGN
1231 CACTUS AVE SUIT "E", RIALTO, CA 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563
LUIS A. SERMENO

These drawings and ideas are the property of dixi desing and shall not be reproduced, changed or copied in any form or any means, nor are they to be assigned to any third party without first obtaining the express written permission and consent of dixi desing.

REVISIONS

SUBMITTAL

SCOPE OF WORK:
NEW BUILDING
TRAILER REPAIR SHOP
BUILDING= 11,933.00 SQ.FT

APPLICANT / OWNER:
15763 BOYLE AVENUE
FONTANA, CA 92337
APN. #
APN: 0237-052-23

PLAN NAME
PROPOSED ROOF PLAN & SECTIONS

SHEET No.
A-4

SCALE
AS SHOWN
DATE PLOT
02/25

















DESIGNER:

DIXI DESIGN

BUILDING DESIGN
1231 CACTUS AVE SUIT "E", RIALTO, CA 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563

LUIS A. SERMENO

These drawings and ideas are the property of dixi desing and shall not be reproduced, changed or copied in any form or any means, nor are they to be assigned to any third party without first obtaining the express written permission and consent of dixi desing.

REVISIONS

SUBMITTAL	

SCOPE OF WORK:

NEW BUILDING
TRAILER REPAIR SHOP

BUILDING= 11,933.00 SQ.FT

APPLICANT / OWNER

15763 BOYLE AVENUE
FONTANA, CA 92337

APN: #

APN: 0237-052-23

PLAN NAME

3-D

SHEET No.

3-D

SCALE
AS SHOWN
DATE PLOT
02/25

TRUCK REPAIR FACILITY

CONCEPTUAL LANDSCAPE PLAN

15763 BOYLE AVE.
FONTANA, CA 92337
APN: 0237-052-23

Total Lot Area	76,012 Sq.Ft.
Landscape Area: (17%)	12,952 Sq. Ft. (15% required.)

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

SIGN _____ DATE 8/2/2024

ALL SHRUBS AND TREES PER SOUTHWEST INDUSTRIAL PARK: FREEWAY INDUSTRIAL/COMMERCIAL DISTRICT PLANT LIST

Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS IV WATER USAGE	INTENDED MATURE SIZE (H x W)
	8	36" Box	Rhus lancea	African Sumac	Low	25' H, Ø 20'
	10	24" Box	Chilopsis linearis	Desert Willow	Low	20' H, Ø 12'
	12	15 Gal.	Chitalpa tashkentensis	Chitalpa Tree	Low	25' H, Ø 20'
	47	1 Gal.	Anigozanthos flavidus 'Bushranger'	Dwarf Red Kangaroo Paw	Low	4' H, Ø 2'
	52	1 Gal.	Lantana 'Lucky Yellow'	Yellow Lucky Lantana	Low	12" H, Ø 2"
	20	5 Gal.	Agave americana	Century Plant	V. LOW	5'H, Ø 5'
	2	5 Gal.	Euphorbia ingens	Candelabra Tree	Low	12' H, Ø 4'
	57	5 Gal.	Hesperaloe parviflora	Red Yucca	Low	4' H, Ø 4'
	13	5 Gal.	Kniphofia uvaria hybrids	Torch Lily	Low	3' H, Ø 3'
	42	5 Gal.	Pachycereus marginatus	Mexican Fence Post Cactus	Low	10' H, Ø 3'
	52	5 Gal.	Euryops pectinatus	Daisy Bush	Mod	3' H, Ø 4'
	56	1 Gal.	Lavandula angustifolia 'Compacta'	Dwarf English Lavender	Low	18" H, 18" Ø
	16	15 Gal.	Yucca gloriosa - Multi-Trunk	Spanish Dagger	Low	4'H, Ø 4'
	4	5 Gal.	Bougainvillea 'San Diego Red' - Train on Fence	Bougainvillea (Red)	Low	CLIMBING 12' H
	4,074 Sq. Ft.	Flats 12" o.c.	Dymondia margaretae	Silver Carpet	Low	6" H, Ø 2'
	3,078 Sq. Ft.		3" Layer of Decomposed Granite	Color: Gold		

PLANTING NOTES:

NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.

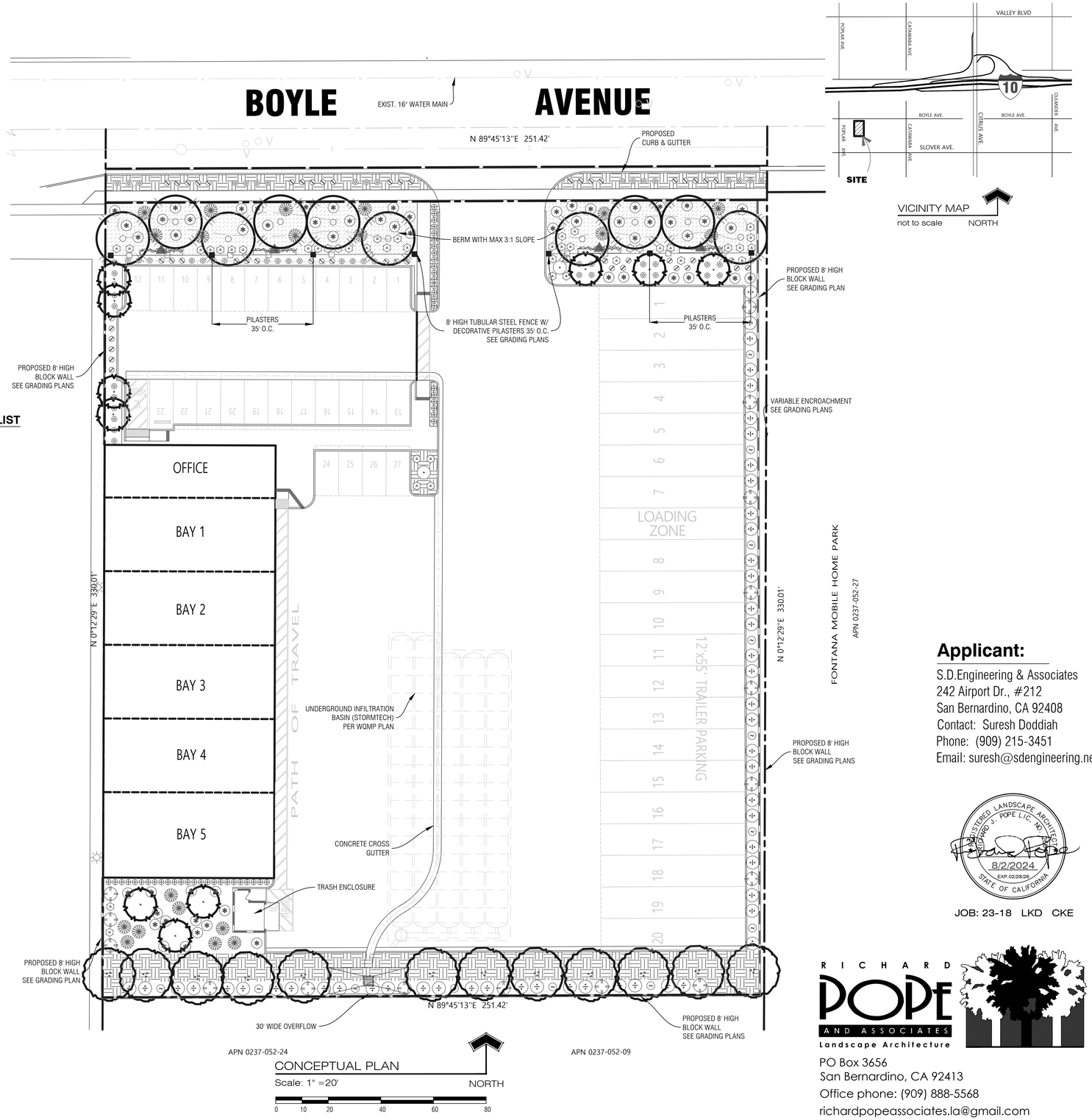
IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.

A 3" DEEP LAYER OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS.

PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.

THIS PLAN IS FOR AESTHETIC PURPOSES ONLY. RICHARD POPE AND ASSOCIATES IS NOT RESPONSIBLE FOR STRUCTURAL BLOCK WALL DESIGN.

ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.



Applicant:

S.D.Engineering & Associates
242 Airport Dr., #212
San Bernardino, CA 92408
Contact: Suresh Doddiah
Phone: (909) 215-3451
Email: suresh@sdengineering.net

REGISTERED LANDSCAPE ARCHITECT RICHARD J. POPE LIC. NO. 2664 8/2/2024 EXP. 02/28/26 STATE OF CALIFORNIA

JOB: 23-18 LKD CKE

RICHARD POPE AND ASSOCIATES
Landscape Architecture

PO Box 3656
San Bernardino, CA 92413
Office phone: (909) 888-5568
richardpopeassociates.la@gmail.com
www.richardpopeandassociates.com
Richard Pope, Landscape Architect CA# 2664

RESOLUTION NO. PC 2025-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING CONDITIONAL USE PERMIT NO. 23-0018 TO ESTABLISH A TRAILER REPAIR FACILITY, AND ADMINISTRATIVE SITE PLAN NO. 23-0027 FOR THE CONSTRUCTION OF A NEW TWO STORY 11,933 SQUARE FOOT TRAILER REPAIR FACILITY WITH ASSOCIATED SITE IMPROVEMENTS ON APPROXIMATELY 1.7-GROSS ACRES LOCATED AT 15763 BOYLE AVENUE, ASSESSOR PARCEL NUMBER 0237-052-23, PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15332.

WHEREAS, 15763 Boyle Avenue, also identified as Assessor Parcel Number ("APN") 0237-052-23 ("Project Site"), was annexed from San Bernardino County and incorporated into the City of Fontana on September 19, 2006; and

WHEREAS, on August 17, 2023, the City of Fontana (City") received an application from Suresh Doddiah of S.D. Engineering & Associates ("Applicant"), for Conditional Use Permit (CUP) No. 23-0018) to establish a trailer repair facility, and Administrative Site Plan (ASP) No. 23-0027, for the site and architectural review of the construction of a new trailer repair facility building at the Project Site (the "Project"); and

WHEREAS, on June 12, 2012, the Southwest Industrial Park Specific Plan ("SWIP") update was approved and adopted by the City of Fontana ("City") pursuant to the certified FEIR; and

WHEREAS, the Project Site has a General Plan Land Use designation of Light Industrial (I-L) and is located within the Freeway Industrial/Commercial District of the Southwest Industrial Park ("SWIP") Specific Plan, which allows for such projects with a conditional use permit and administrative site plan; and

WHEREAS, the Project is Categorically Exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section No. 15332 (Class No. 32, Infill Development) and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the CEQA as the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the project development occurs within city limits on a project site of less than five acres substantially surrounded by urban uses; the approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; the site can be adequately served by all required utilities and public services, and none of the exceptions in CEQA Guidelines Section 15300.2 apply; and

WHEREAS, the City wishes to protect and preserve the quality of 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 CUP No. 23-0018 and **Exhibit "B"** for ASP No. 23-0027; and

WHEREAS, all of the notices required by statute and the Fontana Municipal Code (FMC) have been given as required; and

WHEREAS, the owners of property within 660 feet were notified via a public hearing notice mailer prior to the public hearing, and a notice of the public hearing was published in Fontana Herald newspaper on August 8, 2025 and simultaneously displayed at City Hall and at the Project site; and

WHEREAS, on August 19, 2025, a duly noticed public hearing on CUP No. 23-0018 and ASP No. 23-0027, was held by the City of Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, on August 19, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on CUP No. 23-0018 and ASP No. 23-0027; and

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

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by reference.

Section 2. Compliance with California Act. The Planning Commission hereby determines that the project is categorically exempt pursuant to Section No. 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). The Project Site is considered Infill Development and meets the CEQA requirements of Infill: (1) The Project is consistent with the Light Industrial (I-L) designation of the General Plan and the Southwest Industrial Park Specific Plan/Freeway Industrial/Commercial District (FID); (2) The Project Site is less than five (5) acres; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the industrial Project. None of the exceptions in CEQA Guidelines section 15300.2 apply to the Project. The Planning Commission further directs Staff to file a Notice of Exemption pursuant to this Finding.

Section 3. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP No. 23-0018 in accordance with Section 30-150

"Findings for Approval" for a conditional use permit in the Fontana Zoning and Development Code.

Finding No.1. **That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and applicable Specific Plan or Area Plan, and City Regulations/standards**.

Finding of Fact: The Project Site is located at 15763 Boyle Avenue (APN: 0237-052-23). The General Plan Land Use designation for the site is Light Industrial (I-L) and is located within the Freeway Industrial/Commercial District of the Southwest Industrial Park Specific Plan, which allows for trailer repair with a conditional use permit. The proposed project is consistent with Goals 5 and 2 of the City's General Plan to create high-quality job-producing industrial uses and to support a high-quality of life and economic prosperity by locating industrial uses where there is easy access to regional transportation routes. The Project Site is located directly south of the I-10 Freeway near Citrus Avenue and Slover Avenue which provides easy access to transportation routes. This Project will also bring more mechanic support jobs to the City.

Finding No. 2. **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards**.

Finding of Fact: The on-site circulation has been reviewed by the Fire, Planning, Traffic and Engineering Departments and it was determined that the driveway access point to the Project Site along Boyle Avenue is adequate. The site is near existing utilities and physically suited for the type of use. The Project Site is also surrounded by existing similar truck land uses which will be consistent with the SWIP specific plan and the General Plan.

Finding No. 3. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the Project is located**.

Finding of Fact: There will be no adverse effect to the neighboring sites or their permitted uses from this new trailer repair facility. There are other similar existing truck uses in the vicinity. There is one legal nonconforming mobile home park to the east of the project. The applicant performed a noise study to analyze the noise for the

residents within the mobile home park. The study found that there will be no significant effects. Additionally, the applicant will also be installing a brand new 8' high block wall and 5' landscape planter along the wall to create a buffer between the site and the existing mobile home park. The Project has been reviewed by the Planning Department, Engineering Department, Building and Safety Department, and County Fire Prevention for site circulation, access and safety and found to meet or exceed the requirements for all applicable building code, zoning, and fire code standards.

Section 4. Administrative Site Plan Findings. The Planning Commission hereby makes the following findings for ASP No. 23-0027 in accordance with Section No. 30-81 "Findings for Approval" for an administrative site plan-major in the Fontana Zoning and Development Code:

Finding No. 1: **The proposal is consistent with the general plan, zoning and development code, and any specific plan or area plan**.

Finding of Fact: The Project consists of a request for site and architectural review for construction of a new trailer repair facility building, totaling 11,933 square feet, on approximately 1.7 gross acres. The Project Site is located within the Light Industrial (I-L) general plan land use designation and located within the Southwest Industrial Park (SWIP) Specific Plan/Freeway Industrial/Commercial District and allows for a trailer repair use with approval of a conditional use permit. The Project Site design meets the minimum development requirements of the Zoning and Development Code, Municipal Code, SWIP specific plan and General Plan.

More specifically, the Project meets goals 5 and 2 of the General Plan by creating high-quality job-producing industrial uses and supporting a high-quality of life and economic prosperity by locating industrial uses where there is easy access to regional transportation routes.

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**.

Finding of Fact: The Project consists of the development of an 11,933 square foot trailer repair facility on approximately 1.7 acres. The new building will be built pursuant to all applicable building, zoning and fire codes, in addition to the Conditions of Approval attached hereto as Exhibit B and referenced herein. Architectural features such as glazing, light color stucco coated exterior, awnings and decorative lighting add

structural and visual interest to the building. Additionally, variations to the building face and roof lines are architecturally pleasing and consistent with the existing development in the surrounding area. The project will also include new landscape, pavement, on and off-site improvements, and a new 8’ high block walls along the west, south, and east boundary to make for a desirable development. Therefore, the Project promotes the public health, safety, and welfare of the occupants and surrounding community.

Finding No. 3: **The proposal, in its design and appearance, is aesthetically and architecturally pleasing resulting in a safe, well- designed facility while enhancing the character of the surrounding neighborhood**.

Finding of Fact: The Project is aesthetically and architecturally pleasing and compatible with the surrounding area. The Project Site is comprised of one parcel, approximately 1.7 adjusted gross acres, and is physically suitable in size and shape to support a trailer repair building. The new building will be built in accordance with the zoning and fire codes that will make for a safe, attractive, and well-designed Project. The Project will create visual interest with architectural features such as glazing, light color stucco coated exterior, awnings and decorative lighting with variations to the building face and roof lines. The project will also include new landscape, pavement, on and off-site improvements, and a new 8’ high block walls along the west, south, and east boundary. The character of the surrounding neighborhood reflects a mixture of commercial and industrial uses. The Project is compatible with the surrounding uses and provides a development that is designed with features to enhance the character of the surrounding area. The site improvements have been reviewed by the City of Fontana Fire, Building and Safety, and Engineering Departments and found to meet or exceed the requirements for all applicable building code, zoning, and fire code standards.

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

Finding of Fact: The development has appropriate improvements, not only for the Project Site, but also for the surrounding area. Project features include sidewalks, drainage, grading, perimeter and screening walls and fencing, to provide a safe and well-designed neighborhood. The project will install new landscape, pavement, on and off-site improvements, and a new 8’ high block walls along the west, south, and east boundary to create a safe and well-designed facility. The Project has been reviewed by the Planning, Engineering, Building and Safety Departments, as well as Fontana Fire Prevention for site

circulation, access, and safety and found to meet or exceed the requirements for all applicable building code, zoning, and fire code standards.

Section 5. Approvals. Based on the foregoing, the Planning Commission hereby approves CUP No. 23-0018 and ASP No. 23-0027 subject to the Conditions of Approval attached hereto as "**Exhibit A"** for CUP No 23-0018, and the Conditions of Approval attached hereto as **"Exhibit B"** for ASP No. 23-0027, both of which are incorporated herein by this reference.

Section 6. Resolution Regarding Custodian of Record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

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

Section 8. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 9. Severability. If any provision of this Resolution or the application of any provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 19th day of August 2025.

City of Fontana

_____
Idilio Sanchez, Chair

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 19th day of August 2025, by the following vote, to-wit:

AYES:

NOES:
ABSENT:
ABSTAIN:

_____
Joseph Armendarez, Secretary

EXHIBIT "A"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Conditional Use Permit No. 23-0018 **DATE:** August 19, 2025
Master Case No. 23-0085

LOCATION: 15763 Boyle Avenue (APN: 0237-052-23)

PLANNING DEPARTMENT:

1. This approval shall become null and void two 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.
2. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.
3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
    a. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
    b. All other Conditions of Approval imposed by this project have been fulfilled.
4. This project will comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

5. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents,

officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging California Environmental Quality Act (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.

6. 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 the 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 Manger's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

7. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays.

8. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by

all appropriate staff.

9. There shall be no storage of trucks, trailers, or shipping containers on the premises, other than those trucks receiving service. There shall be no outdoor storage, including storage of equipment, tires or parts.

10. There shall be no queuing of trucks or vehicles in the public right-of-way.

11. The permitted hours of operation for the facility shall be between the hours of 7:00 a.m. and 7:00 p.m., seven days a week.

12. The trailer repair shall only take place within the approved enclosed trailer repair building. There shall be no outdoor repair or maintenance to the trailers.

CODE COMPLIANCE ENVIRONMENTAL SERVICES

PRIOR TO CERTIFICATE OF OCCUPANCY OR PERMIT APPROVAL

13. All commercial facilities shall submit an Industrial Wastewater Discharge Permit Application to Environmental Services. (FMC 23-218)

14. All commercial facilities shall submit an Industrial Wastewater Discharge Permit Application to Environmental Services. (FMC 23-218)

15. All facilities maintained for the processing, filtering, softening or conditioning of water. (FMC 23-218)

PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS

16. Any facility proposing the discharge of non-domestic wastewater to the sanitary sewer shall demonstrate in the plan check process, through the submittal of detailed plans showing pretreatment facilities and operating procedures, that the user will pretreat wastewater to a level required to comply with FMC 23-136 - Concentration Limitations and/or FMC 23-138 – Applicability of Federal Categorical Pretreatment Standards, and/or any other applicable standard as established. (FMC 23-186)

17. All commercial or industrial facilities within the following categories must install a gravity separation interceptor to comply with the requirements of the Fontana Municipal Code (FMC Section 23-190) unless the requirement is modified by a variance issued by Environmental Services Manager.

18. Any facility maintained for the servicing, washing, cleaning or repair of vehicles licensed by the state department of motor vehicles, construction equipment, industrial transportation or power equipment shall install and maintain a gravity separation interceptor. (FMC Section 23-190).

19. The facility is required to have a designated covered area with all service bay doors protected by floor/trench drains connected to sand/oil separator to prevent the washout and/or discharge of liquids. (FMC 23-161)

20. Any facility maintained for the servicing of vehicles, construction equipment, industrial transportation or power equipment *and has installed* trench or floor drains in service bays is required to connect to a sand/oil separator. (FMC 23-161)

UPON CERTIFICATE OF OCCUPANYC OR PERMIT APPROVAL AND DURING OCCUPANCY

21. All Commercial, Industrial, Institutional, and/or other facilities deemed to have the potential to discharge pollutants to the storm drain system shall implement source control and pollution prevention practices to prevent unauthorized, non-storm water discharges, at all times.

22. Vehicle, equipment and/or exterior washing activities are prohibited unless a wastewater recovery system is in place. All wastewater shall be recovered, stored and disposed of by proper and legal means through a waste disposal facility. Contractors hired for washing activities shall maintain a current City of Fontana Business License Tax Certificate to operate as a mobile washing business.

23. Facilities that conduct regular and routine washing and/or cleaning of vehicles, construction equipment, industrial transportation or power equipment are required to have a designated wash rack area. (See Pretreatment Conditions above).

EXHIBIT "B"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Administrative Site Plan No. 23-0027 **DATE:** August 19, 2025
Master Case No. 23-0085

LOCATION: 15763 Boyle Avenue (APN: 0237-052-23)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
    a. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
    b. All other Conditions of Approval imposed by this project have been fulfilled.

2. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.

3. All signs shall be reviewed under a separate Design Review Sign application.

4. This approval shall become null and void two 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.

5. Exterior lighting compatible with the design of the building shall be provided for the

parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

6. This project will comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

7. Color combinations and color schemes for buildings approved under a design review application shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning may refer minor hue color changes to the original approving body for consideration under a revision to the original application.

8. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging California Environmental Quality Act (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.

9. 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 Manger's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

10. The Applicant shall obtain approval of a fence/wall plan and all applicable permits from the Planning Department and Building and Safety Department addressing all existing and proposed fencing and block walls.

11. Sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.

12. Any foam treatment used for architecture treatments and/or projections located on the first floor shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.

13. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets to the satisfaction of the Director of Planning.

14. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.

15. The transformer shall be screened by either a screen wall or mature, dense landscaping, and not visible from the public right-of-way to the satisfaction of the Director of Planning and his/her designee.

16. After the fifteen (15) day appeal period, the applicant shall remove the Notice of Filing sign(s) from the project site. The applicant may request a refund of the sign deposit; the request shall be in writing accompanied with a refund application. The request shall be submitted to the Planning Department.

17. All parking spaces shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping. No parking spaces shall be designated in a commercial/retail parking facility, except for disabled persons parking, van pool, carpool, or any other designated parking as required by law.

18. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays.

19. Upon discovery of any cultural tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All cultural tribal 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 other parts of the project while evaluation takes place.

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.

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.

20. The construction contractor will use the following source controls at all times: The construction contractor will use the following source controls at all times:
    a. Use of noise-producing equipment will be limited to the interval from 8:00 a.m. to 5:00 p.m., Monday through Friday.
    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:
        i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
        ii. Temporarily enclose localized and stationary noise sources.

21. All Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.
22. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.
23. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

BUILDING AND SAFETY:

24. The applicant shall design the project to show compliance with the latest adopted edition of the follow 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

25. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District

26. The applicant shall comply with the requirements of the South Coast Air Quality Management District (909-396-2000). SCAQMD requirements shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

27. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.
28. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

29. The applicant shall comply with the following 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:
        i. The relationship between the proposed finished on-site grading elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
        ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.) and
        iii. All proposed drainage structure; and
        iv. Any proposed and/or required walls or fencing.
    j. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

30. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
    a. Precise grading plans shall be approved
    b. Rough grading completed
    c. Compaction certification
    d. Pad elevation certification
    e. Rough grade inspection signed off by a City Building Inspector

31. The project will need to connect to the sewer at Poplar Avenue and Boyle Avenue.

ENGINEERING LAND DEVELOPMENT

32. The Project shall be served by the City's sanitary sewer system, offsite 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.

33. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

34. The Applicant 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 THE ISSUANCE OF GRADING PERMIT

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

36. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS

37. The Applicant shall record All right-of-way dedications, easements, as required for the development.

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

39. 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.

PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

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

41. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

42. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

43. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

44. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

45. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

46. 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.

FIRE HAZARDOUS MATERIALS

47. Prior to occupancy, a business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. Prior to occupancy, the business operator shall apply for permits (Hazardous Material Handler Permit, Hazardous Waste Generator Permit, Aboveground Petroleum Storage Tank Permit, Underground Storage Tank Permit, or other applicable permits) or apply for exemption from permitting requirements.

48. Prior to occupancy, an application for one or more of these permits shall be obtained by submitting a complete hazardous materials business plan using the California Environmental Reporting System (CERS) at http://cers.calepa.ca.gov/

CODE COMPLIANCE ENVIRONMENTAL SERVICES

PRIOR TO CERTIFICATE OF OCCUPANCY OR PERMIT APPROVAL

49. All commercial facilities shall submit an Industrial Wastewater Discharge Permit Application to Environmental Services. (FMC 23-218)

50. All commercial facilities shall submit an Industrial Wastewater Discharge Permit Application to Environmental Services. (FMC 23-218)

51. All facilities maintained for the processing, filtering, softening or conditioning of water. (FMC 23-218)

PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS

52. Any facility proposing the discharge of non-domestic wastewater to the sanitary sewer shall demonstrate in the plan check process, through the submittal of detailed plans showing pretreatment facilities and operating procedures, that the user will pretreat wastewater to a level required to comply with FMC 23-136 - Concentration Limitations and/or FMC 23-138 – Applicability of Federal Categorical Pretreatment Standards, and/or any other applicable standard as established. (FMC 23-186)

53. All commercial or industrial facilities within the following categories must install a gravity separation interceptor to comply with the requirements of the Fontana

Municipal Code (FMC Section 23-190) unless the requirement is modified by a variance issued by Environmental Services Manager.

54. Any facility maintained for the servicing, washing, cleaning or repair of vehicles licensed by the state department of motor vehicles, construction equipment, industrial transportation or power equipment shall install and maintain a gravity separation interceptor. (FMC Section 23-190).

55. The facility is required to have a designated covered area with all service bay doors protected by floor/trench drains connected to sand/oil separator to prevent the washout and/or discharge of liquids. (FMC 23-161)

56. Any facility maintained for the servicing of vehicles, construction equipment, industrial transportation or power equipment *and has installed* trench or floor drains in service bays is required to connect to a sand/oil separator. (FMC 23-161)

UPON CERTIFICATE OF OCCUPANYC OR PERMIT APPROVAL AND DURING OCCUPANCY

57. All Commercial, Industrial, Institutional, and/or other facilities deemed to have the potential to discharge pollutants to the storm drain system shall implement source control and pollution prevention practices to prevent unauthorized, non-storm water discharges, at all times.

58. Vehicle, equipment and/or exterior washing activities are prohibited unless a wastewater recovery system is in place. All wastewater shall be recovered, stored and disposed of by proper and legal means through a waste disposal facility. Contractors hired for washing activities shall maintain a current City of Fontana Business License Tax Certificate to operate as a mobile washing business.

59. Facilities that conduct regular and routine washing and/or cleaning of vehicles, construction equipment, industrial transportation or power equipment are required to have a designated wash rack area. (See Pretreatment Conditions above).

FONTANA
CALIFORNIA

NOTICE OF EXEMPTION

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

1. Project Title: **Master Case No. (MCN) 23-0085: Conditional Use Permit (CUP) No. 23-0018 and Administrative Site Plan (ASP) No. 23-0027**	**A request for approval to establish a trailer repair facility, and a request for the site and architectural review to construct an approximately 11,933 square foot trailer repair facility and associated site improvements on an approximately 1.74 acre site.**
2. Project Applicant (include address, telephone number and email address):	**Suresh Doddiah** **Project Engineer** **S.D. Engineering & Associates** **242 E. Airport Drive, Ste. 212** **San Bernardino, CA 92408** **(909)215-3451** **suresh@sdengineering.net**
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	**15763 Boyle Avenue (APN: 0237-052-23)** **The property is located south of Boyle Avenue between Poplar Avenue and Catawba Avenue.**

4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	
6. Name of Public Agency approving project:	City of Fontana
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	**Suresh Doddiah** **Project Engineer** **S.D. Engineering & Associates** **242 E. Airport Drive, Ste. 212** **San Bernardino, CA 92408**
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	**Section 15332 (Class No. 32, In-Fill Development)**
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	
9. Reason why project was exempt:	**This project site is considered In-Fill Development and meets the CEQA requirements of In-fill: (1) The project is consistent with the Light Industrial (I-l) General Plan land use designation and the SWIP Specific Plan/Freeway Commercial/Industrial District regulations; (2) The project site is less than five (5) acres at approximately 1.74 adjusted gross acres; (3) The project site**

	is not within any known sensitive or threatened habitat area; (4) The project site will not have any significant effect related to traffic, noise, air quality, or water quality; and (5) There are adequate public utilities services for the development of the proposed trailer repair facility.

10. Lead Agency Contact Person: Telephone:	
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☒ No ☐ If yes, the date of the public hearing was: **August 19, 2025**	

Date: **August 19, 2025**

_____
Signature

Name: Salvador Quintanilla

Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

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

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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

Master Case (MCN) No. 23-0085, Conditional Use Permit (CUP) No. 23-0018, and Administrative Site Plan (ASP) No. 23-0027: A request for approval to establish a trailer repair facility, and a request for site and architectural review to construct an approximately 11,933 square foot trailer repair facility and associated site improvements on an approximately 1.74 acre site.

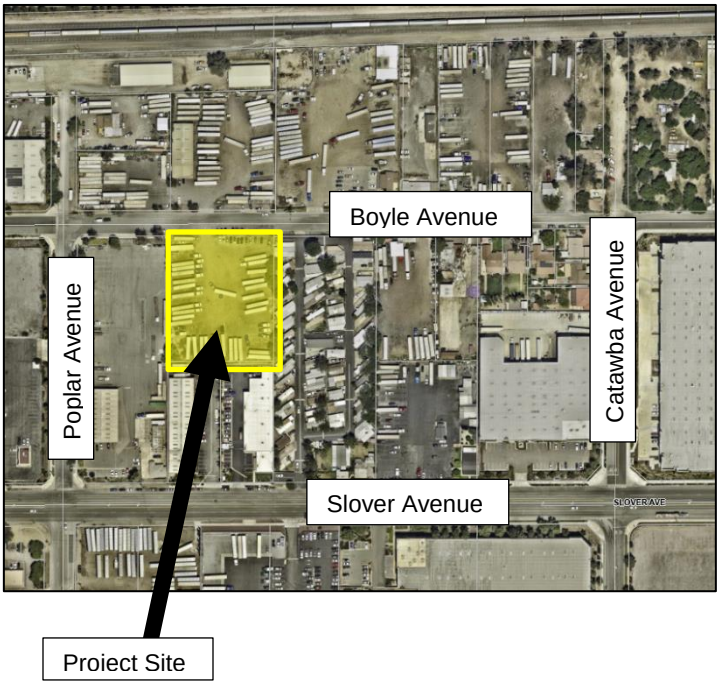
Environmental Determination: This project qualifies for a categorical exemption pursuant to Section No. 15332 (In-Fill Development Projects) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing CEQA.

Location of Property: 15763 Boyle Avenue
(APN: 0237-052-23)

Date of Hearing: August 19, 2025

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

Time of Hearing: 6:00 P.M.



Should you have any questions concerning this project, please contact Alexia Barberena, Associate Planner, at (909) 350-6568 or by email at abarberena@fontanaca.gov

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. 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 Date: August 8, 2024

ATTACHMENT NO. 5

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

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

FROM:
Planning Department

TITLE:
Master Case No. 23-0101: Conditional Use Permit No. 24-0022, and Design Review No. 23-0024; A request for the development of a mixed use project (163 multi-family units and 5,000 square feet of commercial retail) within the R-5 zoning district and for site and architectural review of a five-story 83,125 square foot mixed-use building and associate improvements, on a 3.5 acre site located on the northeast corner of Foothill Boulevard and Sultana Avenue (APNs: 1110-331-13 and 1110-331-25), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

RECOMMENDATION:
Based on the information in the staff report and resolution, and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2025-____, and

1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32. Infill Development) of the California Environmental Quality Act (CEQA), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and

2. Approve Conditional Use Permit (CUP) No. 24-0022; and

3. Approve Design Review (DRP) No. 23-0024.

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

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

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

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

PROJECT PLANNER:
Salvador Quintanilla, Senior Planner

BACKGROUND INFORMATION:
Land Use Table:

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

PROJECT DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Environmental:
Pursuant to the California Environmental Quality Act (CEQA) Guidelines and Section No. 3.22 (Categorical Exemption) of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, the proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 as a Class 32, In-Fill Development Project. The project site is considered Infill Development and meets the CEQA requirements of Infill: (1) The Project is consistent with the Multi-family High Residential (R-MFH) designation of the General Plan and the Multi-family High Density Residential (R-5) zoning district; (2) The Project Site is less than five (5) acres at 3.5 acres; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project. Further, none of the exceptions in CEQA Guidelines section 15300.2 apply to the project.

MOTION:
Approve staff's recommendation.

ATTACHMENTS:

Attachment No. 1 - Vicinity Map
Attachment No. 2 - Project Plans
Attachment No. 3 - Planning Commission Resolution, and Conditions of Approval
Attachment No. 4 - Notice of Exemption
Attachment No. 5 - Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT



VICINITY MAP

DATE: August 19, 2025

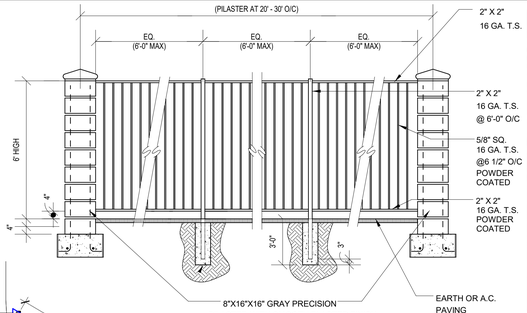
CASE: Master Case No. 23-0101
Conditional Use Permit No. 24-0022
Design Review No. 23-0024

ATTACHMENT NO. 1

Proposed Apartment Complex For:

Mike Mahmoudi

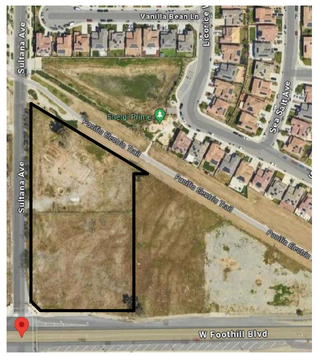
NEC Foothill Blvd & Sultana St, Fontana, CA 92336



NOTE: POWDER COATED W.I. FENCING

1 Wrought Iron Fencing

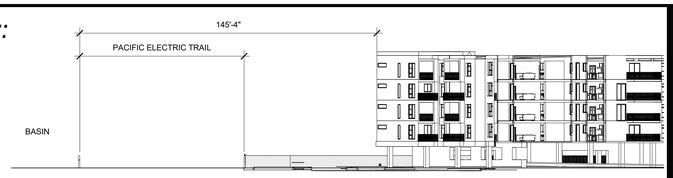
3/8" = 1'-0"



Overhead View

General Notes

1. ALL EXTERIOR LIGHTING SHALL BE DIRECTED AND SHIELDED TO ILLUMINATE ONLY THE PARKING, BUILDING, AND LOADING AREA AND AVOID GLARE IMPACTS ON ADJACENT PROPERTIES.
2. THE APPLICANT SHALL DESIGN THE PROJECT TO SHOW COMPLIANCE WITH THE LATEST ADOPTED EDITION OF THE FOLLOWING CODES AS APPLICABLE:
   - A. CALIFORNIA BUILDING CODE
   - B. CALIFORNIA RESIDENTIAL CODE
   - C. CALIFORNIA ELECTRICAL CODE
   - D. CALIFORNIA MECHANICAL CODE
   - E. CALIFORNIA PLUMBING CODE
   - F. CALIFORNIA ENERGY CODE
   - G. CALIFORNIA FIRE CODE
   - H. CALIFORNIA GREEN BUILDING STANDARDS CODE



Distance to North Side of Pacific Electric Trail

1" = 30'-0"

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

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

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

OWNER: MIKE MAHMOUDI

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

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

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

Building Data

APN: **111033113 / 111033125**

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

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

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

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

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

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

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

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

LOT COVERAGE: 54.8%

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

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

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

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

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

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

TOTAL UNIT PARKING SPACES PROVIDED:
TOTAL SPACES 247 SPACES

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

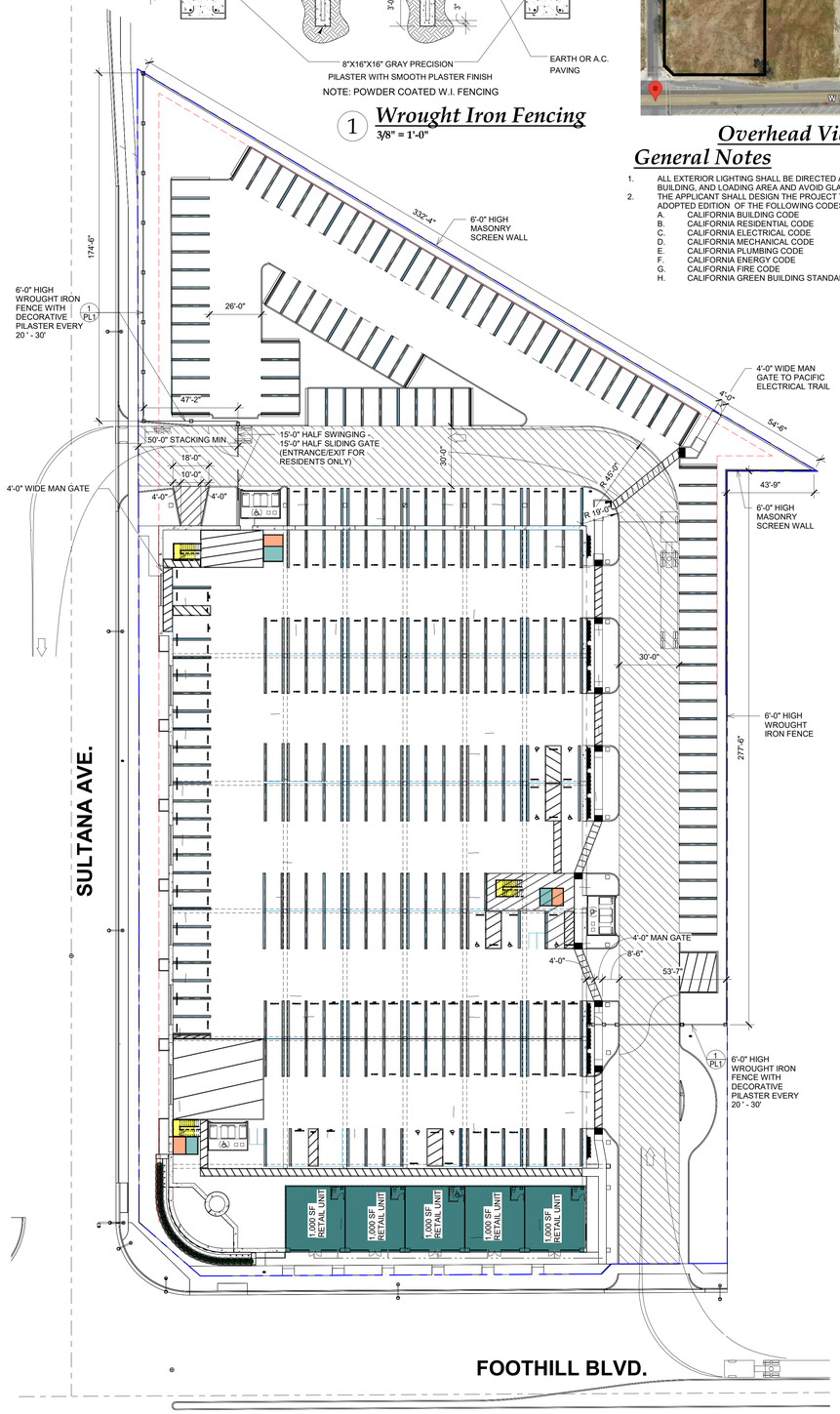
RETAIL UNITS 175 SF / 1 (5,000): 29 SPACES
TOTAL REQUIRED SPACES: 29 SPACES
(175 SF/ PER 1 SPACE FOR THE FIRST 5,000 SF THEN 200 SF / PER 1 SPACE AFTER THAT)

TOTAL RETAIL PARKING SPACES PROVIDED:
TOTAL SPACES 30 SPACES

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

TOTAL OVERALL PARKING SPACES PROVIDED:
TOTAL SPACES 277 SPACES

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



Fence/Fire Plan

1" = 30'-0"



Site Plan / Parking Garage

1" = 30'-0"

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

20-3872	
16 Apr. 2025	

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

Site Plan

PL1

C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatan.ballesteros.rvt
5/21/2025 1:44:05 PM
© 2020 DOUG ANDRESEN, ARCHITECT EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DOUGLAS ANDRESEN, ARCHITECT.

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



Site Plan / Overall First Floor Plan

1/16" = 1'-0"

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

Field Region Legend

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

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

20-3872
16 Apr. 2025

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

Site Plan/Overall First Floor Plan

PL2

C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatan.ballesteros.rvt
5/21/2025 1:44:09 PM

© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.



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



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



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

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

Field Region Legend

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

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

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

20-3872	
16 Apr. 2025	

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

Overall Floor Plans

PL2.1

© 2020 DOUG ANDRESEN, ARCHITECT EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DOUGLAS ANDRESEN, ARCHITECT.

C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatan.ballesteros.rvt
5/21/2025 1:44:25 PM

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

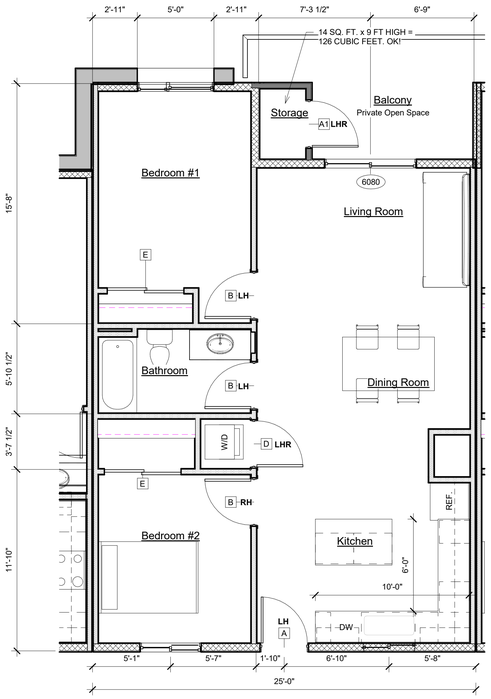
Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872
16 Apr. 2025

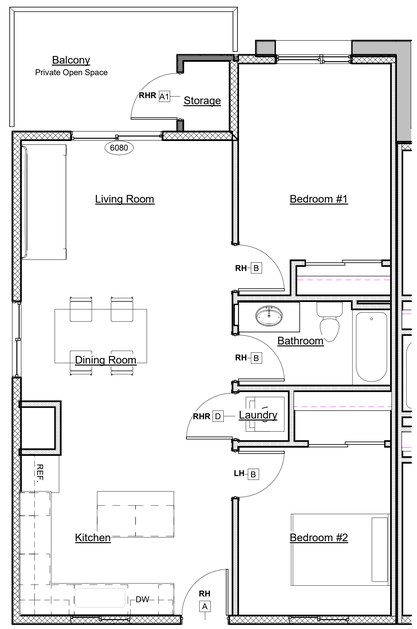
LICENSED ARCHITECT Douglas Andresen C-14504 12-31-25 RENEWAL DATE STATE OF CALIFORNIA

Typical Floor Plans

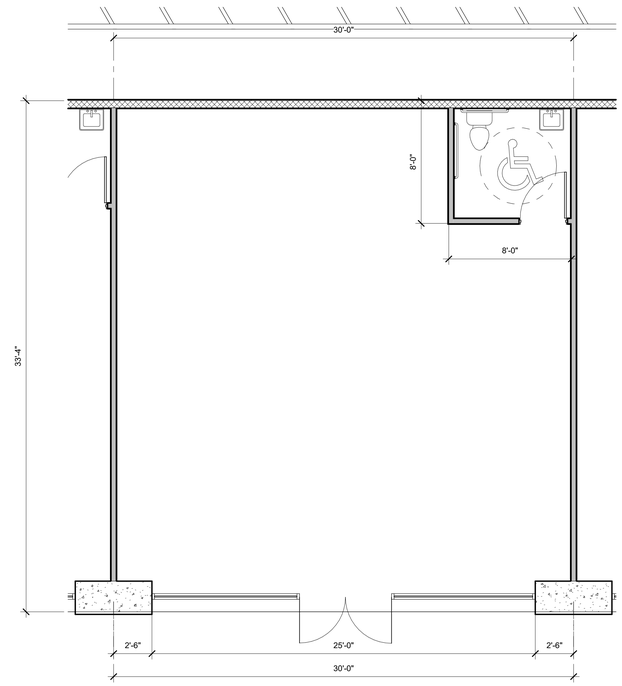
PL3



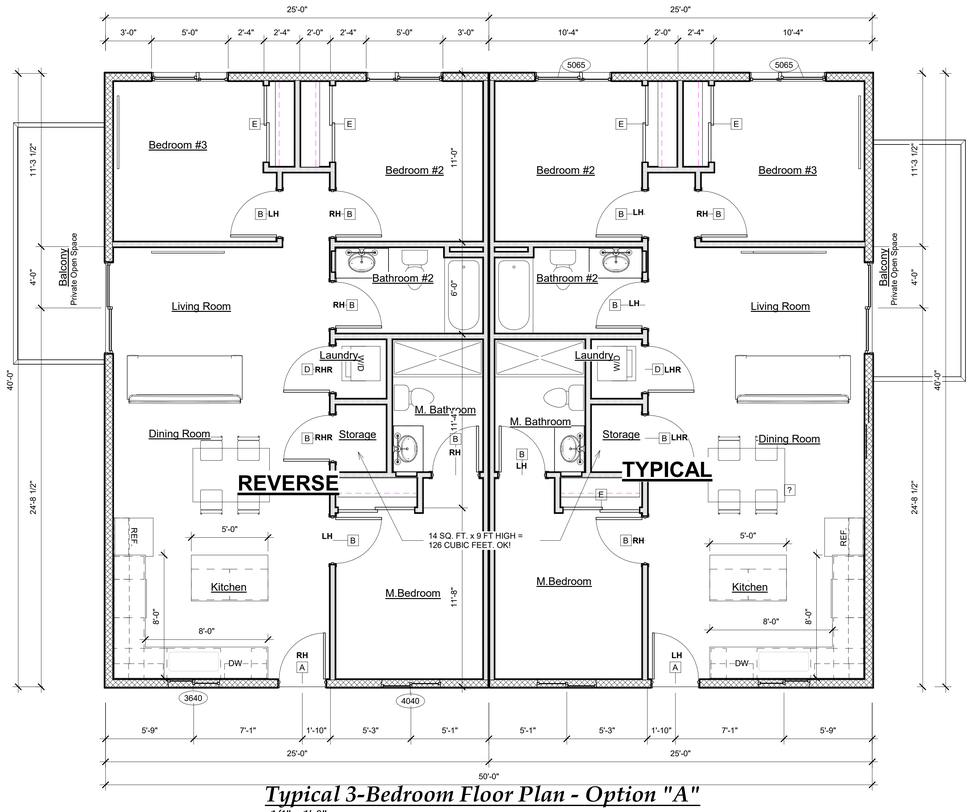
Typical 2-Bedroom Floor Plan
1/4" = 1'-0"



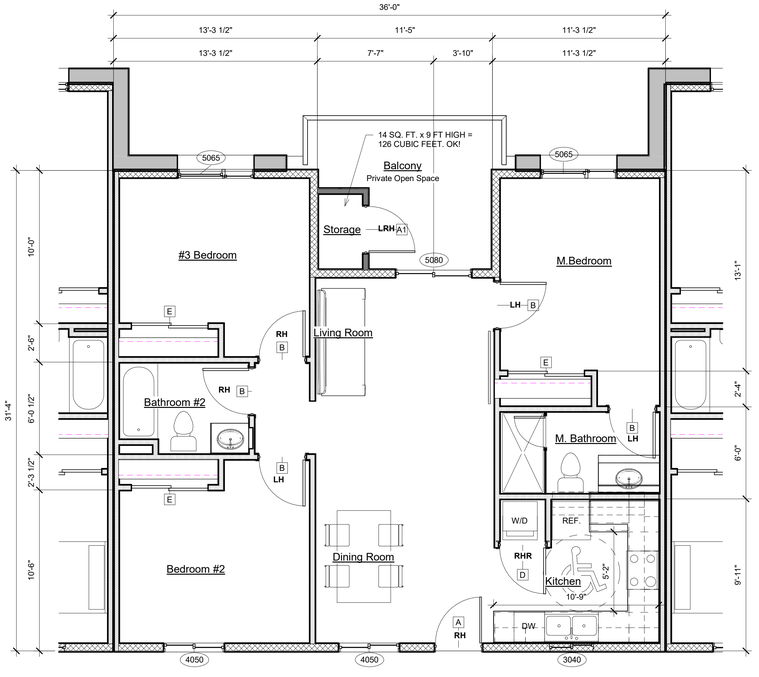
Typical 2-Bedroom (Reverse) Floor Plan
1/4" = 1'-0"



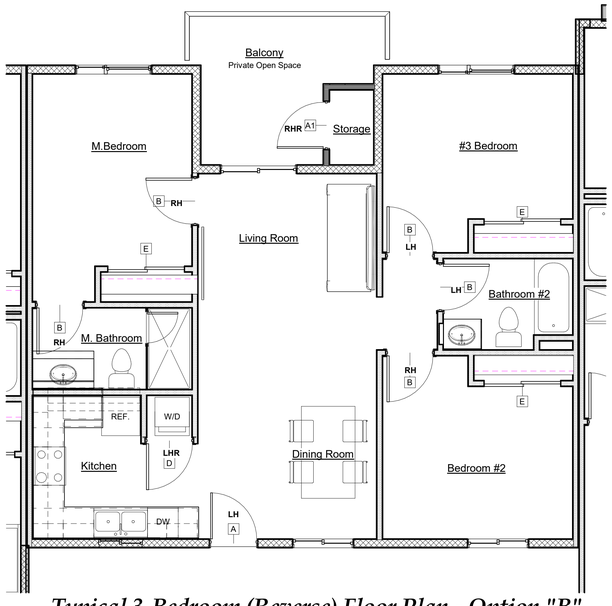
Typical Retail Unit
1/4" = 1'-0"



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



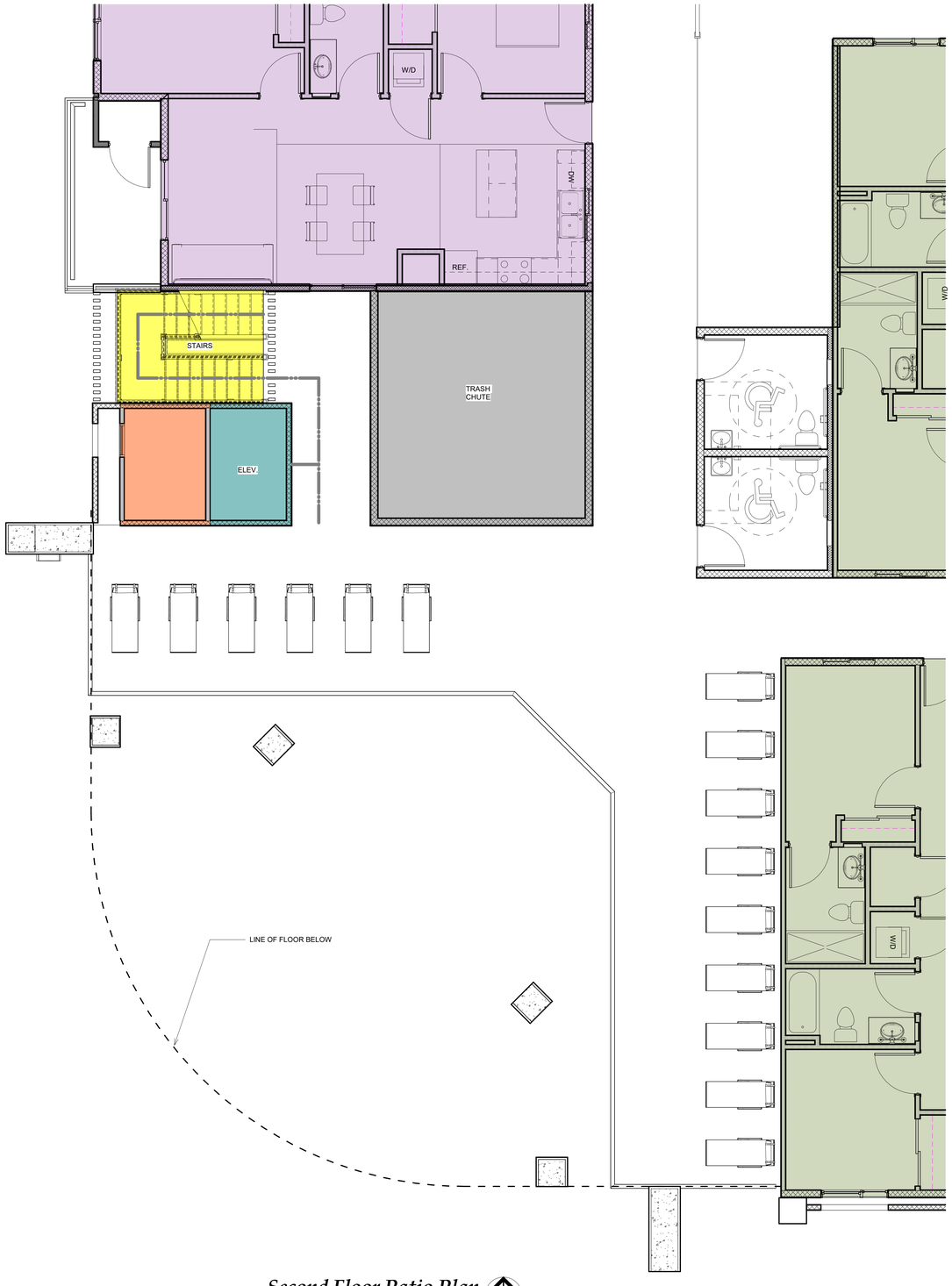
Typical 3-Bedroom Floor Plan - Option "B"
1/4" = 1'-0"



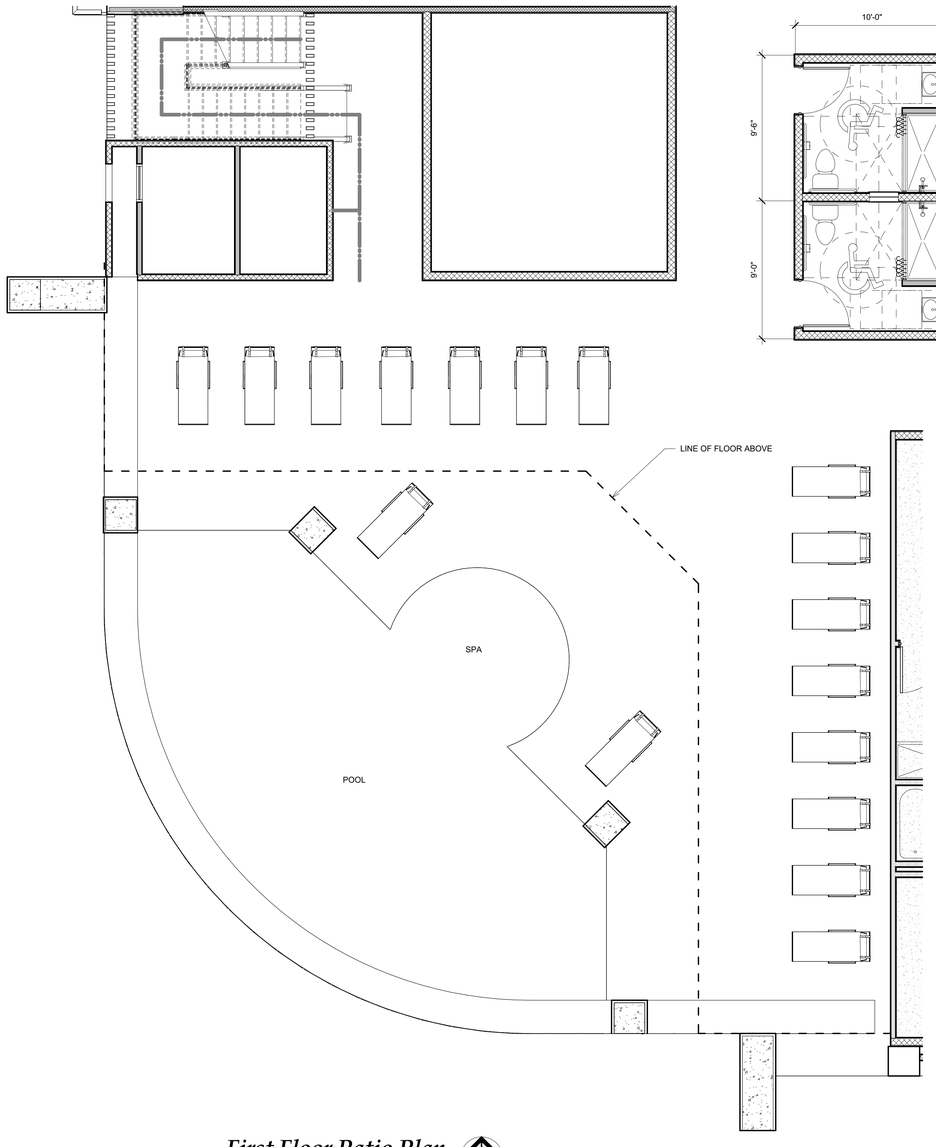
Typical 3-Bedroom (Reverse) Floor Plan - Option "B"
1/4" = 1'-0"

C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatan.ballesteros.rvt
5/21/2025 1:44:28 PM

© 2021 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.



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



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

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

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

20-3872	
16 Apr. 2025	

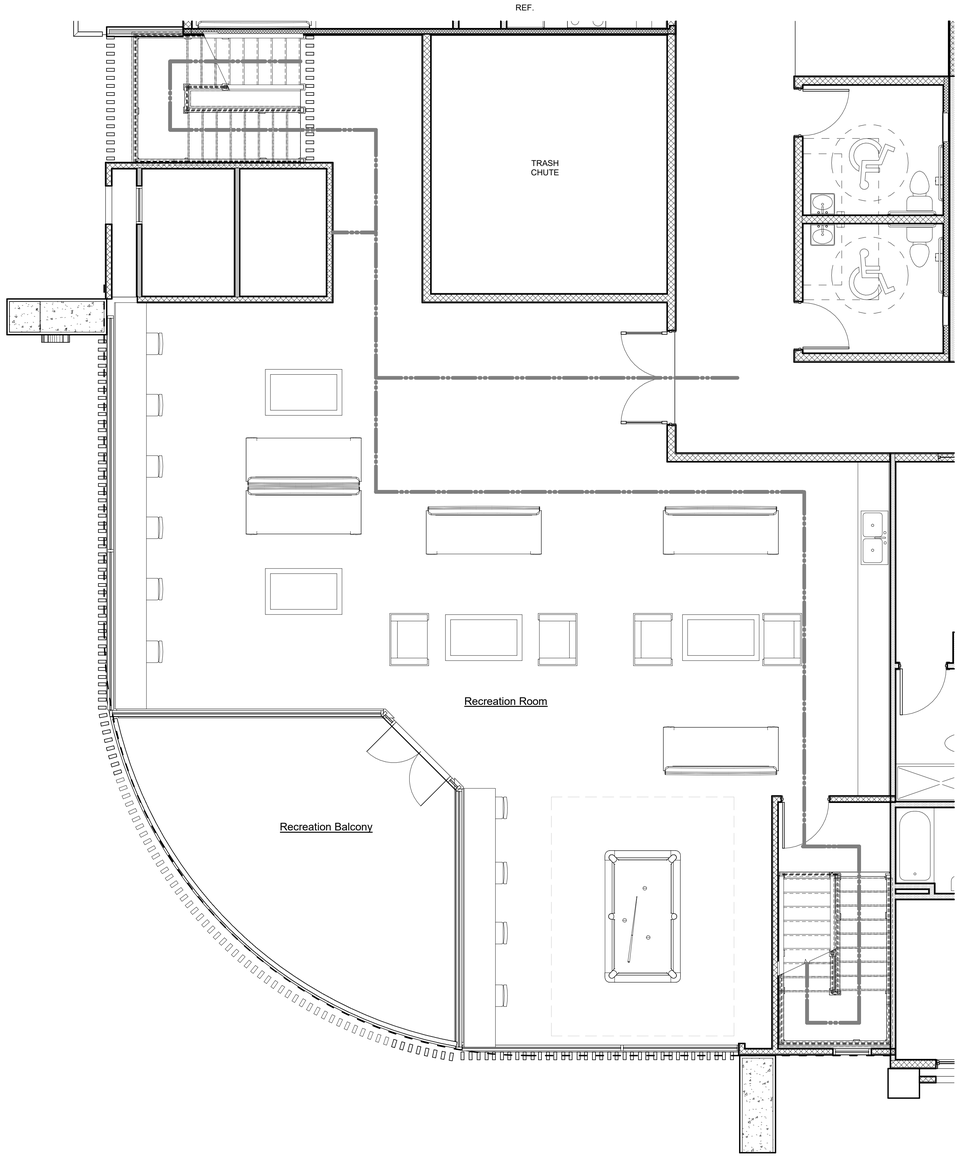
LICENSED ARCHITECT Douglas Andresen C-14504 12-31-25 RENEWAL DATE STATE OF CALIFORNIA

Main Corner Plans

PL4

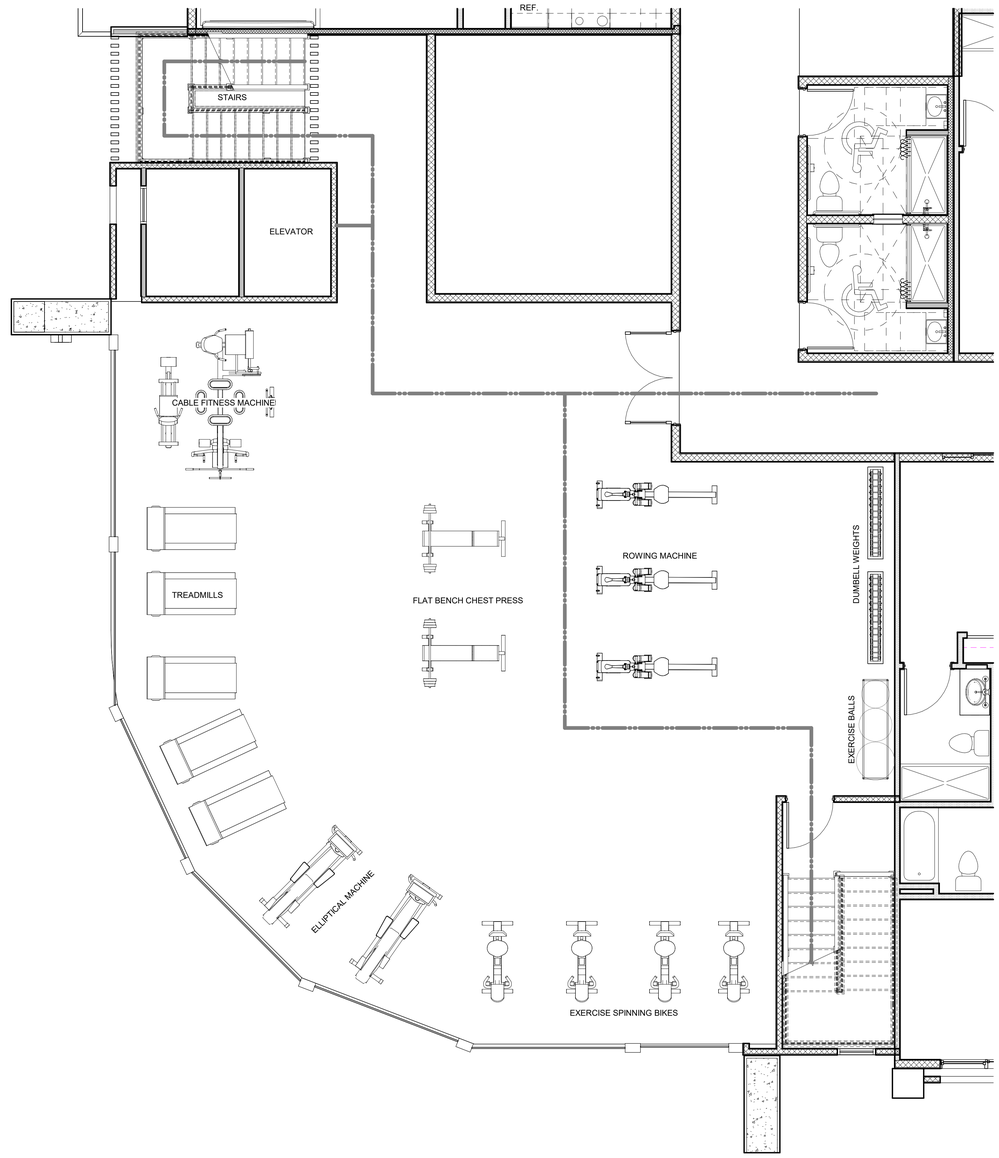
© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatan.ballesteros.rvt
5/21/2025 1:44:36 PM



Fourth Floor Recreation Center Plan

1/4" = 1'-0"



Third Floor Fitness Center Plan

1/4" = 1'-0"

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

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

20-3872	
16 Apr. 2025	

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

Main Corner Plans

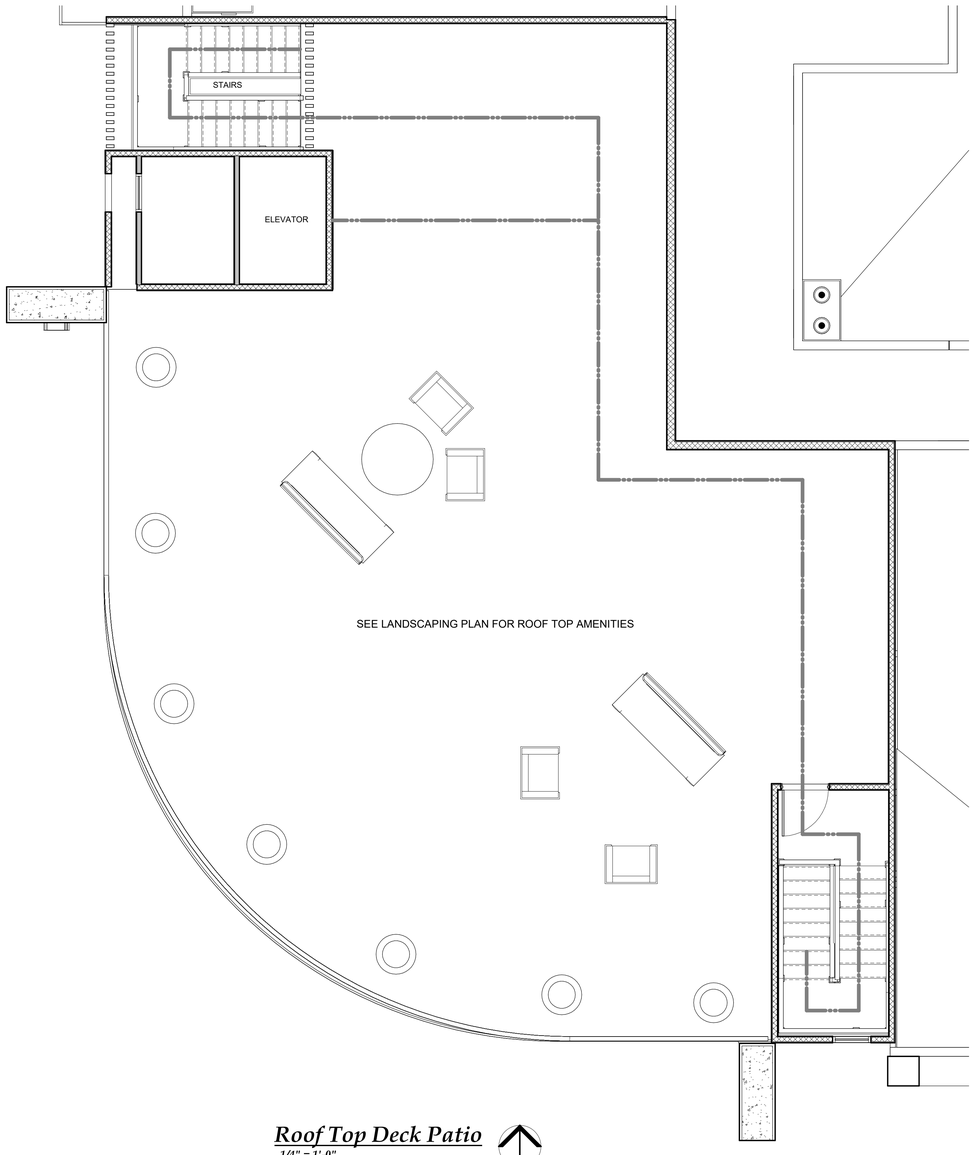
PL4.1

C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatan.ballesteros.rvt

5/21/2025 1:44:37 PM

© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

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



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

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

20-3872	
16 Apr. 2025	

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

Main Corner Plan

PL4.2

C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatan.ballesteros.rvt
5/21/2025 1:44:37 PM

© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.



South Elevation (Foothill Blvd)

1" = 10'-0"



East Elevation (Driveway)

1" = 10'-0"



West Elevation (Sultana Ave)

1" = 10'-0"



North Elevation

1" = 10'-0"

Material List

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

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

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

20-3872

16 Apr. 2025

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

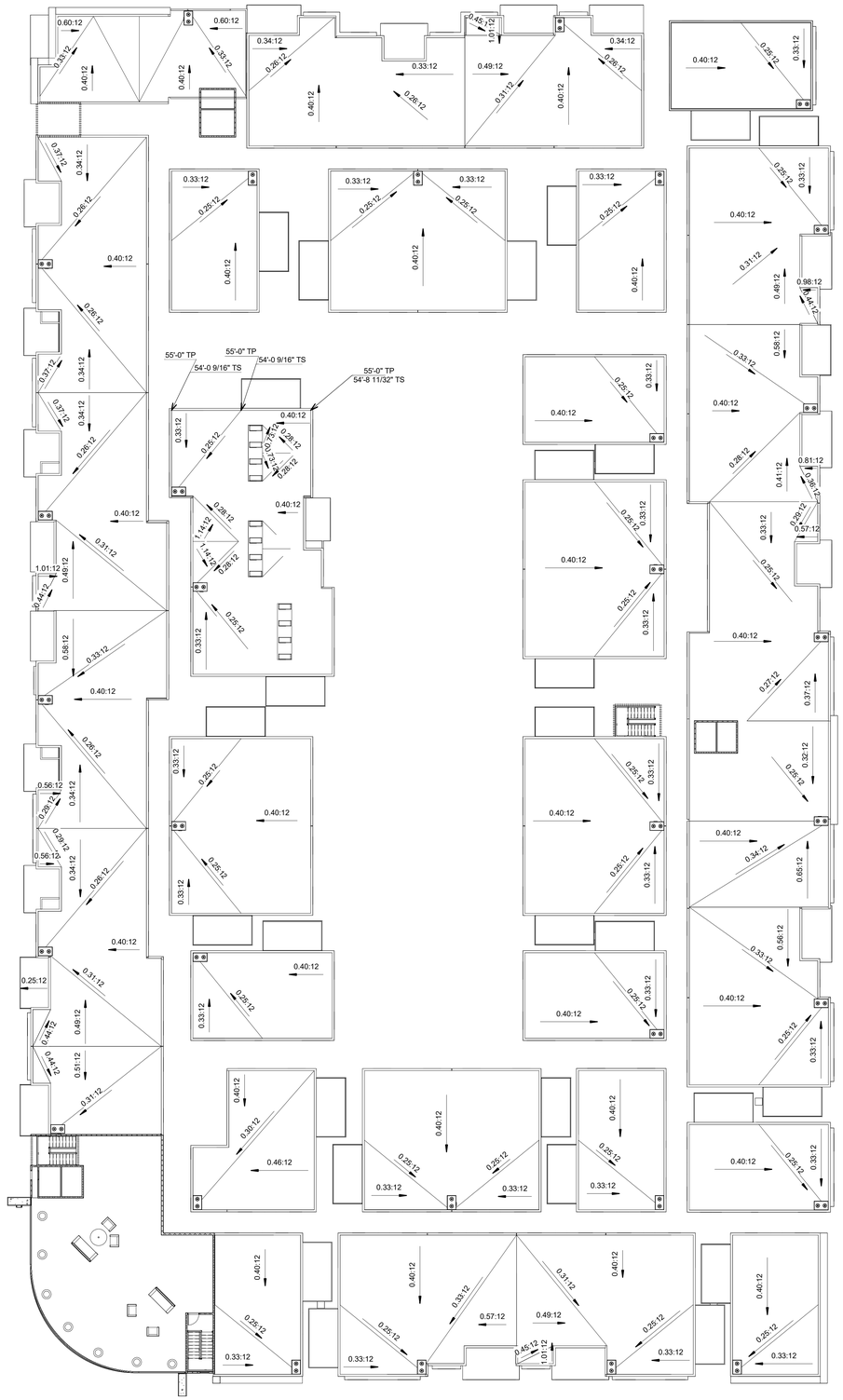
Exterior Elevations

PL5

© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatin.ballesteros.rvt
5/21/2025 1:46:39 PM

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



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

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

20-3872
16 Apr. 2025

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

Roof Plan

PL6

© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

5/21/2025 1:46:47 PM C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatan.ballesteros.rvt

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

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

20-3872	
16 Apr. 2025	

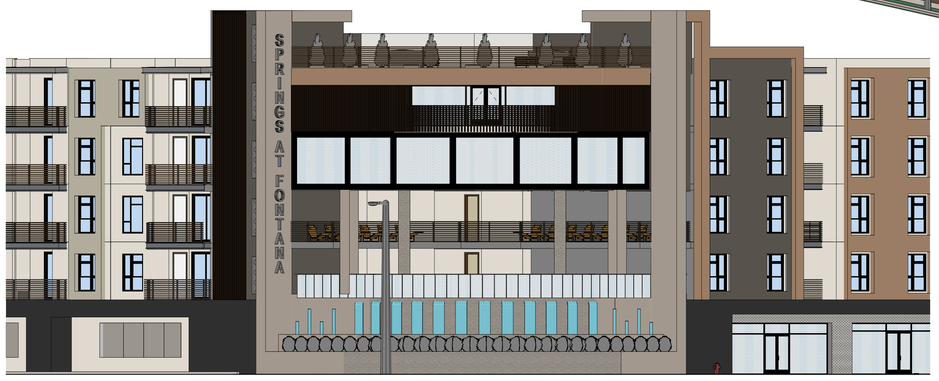
LICENSED ARCHITECT — Douglas Andresen — C-14504 — 12-31-25 RENEWAL DATE — STATE OF CALIFORNIA

3D Views

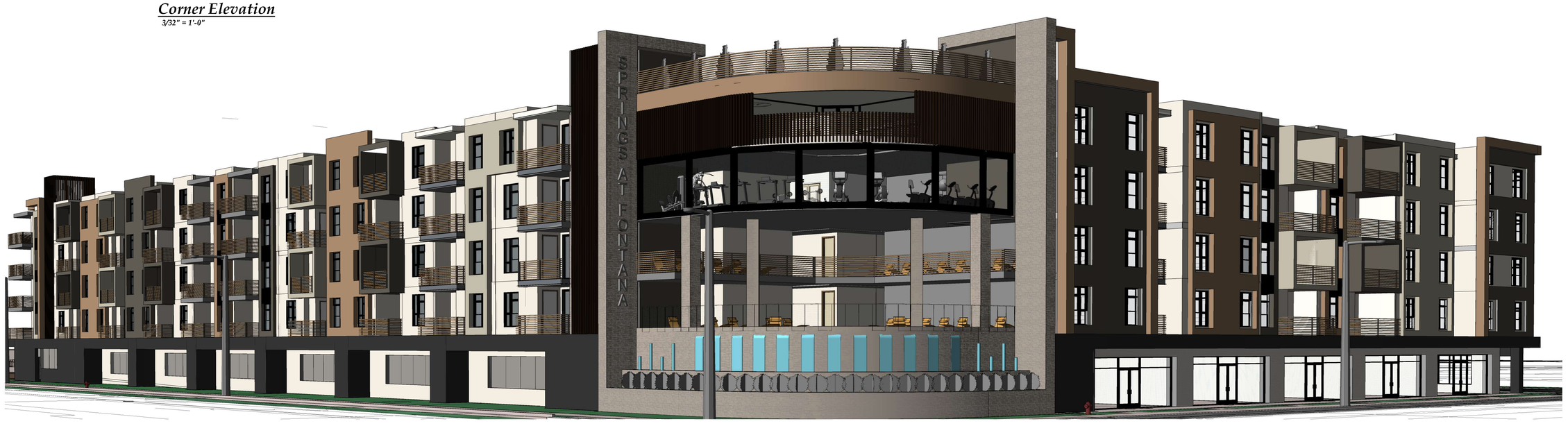
PL7



3D Aerial View



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



3D Street View

© 2021 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatan.ballesteros.rvt
5/21/2025 1:49:49 PM





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

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

20-3872	
16 Apr. 2025	

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

3D Renderings

PL8

C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatan.ballesteros.rvt
5/21/2025 1:49:49 PM

© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.



5/21/2025 1:49:49 PM C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatan.ballesteros.rvt

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

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

20-3872	
16 Apr. 2025	

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

3D Renderings

PL9

© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

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

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

SCALE: 1"=30'

STREET CROSS-SECTION FOOTHILL BOULEVARD
NOT TO SCALE

TYPICAL LAYOUT
N.T.S.

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

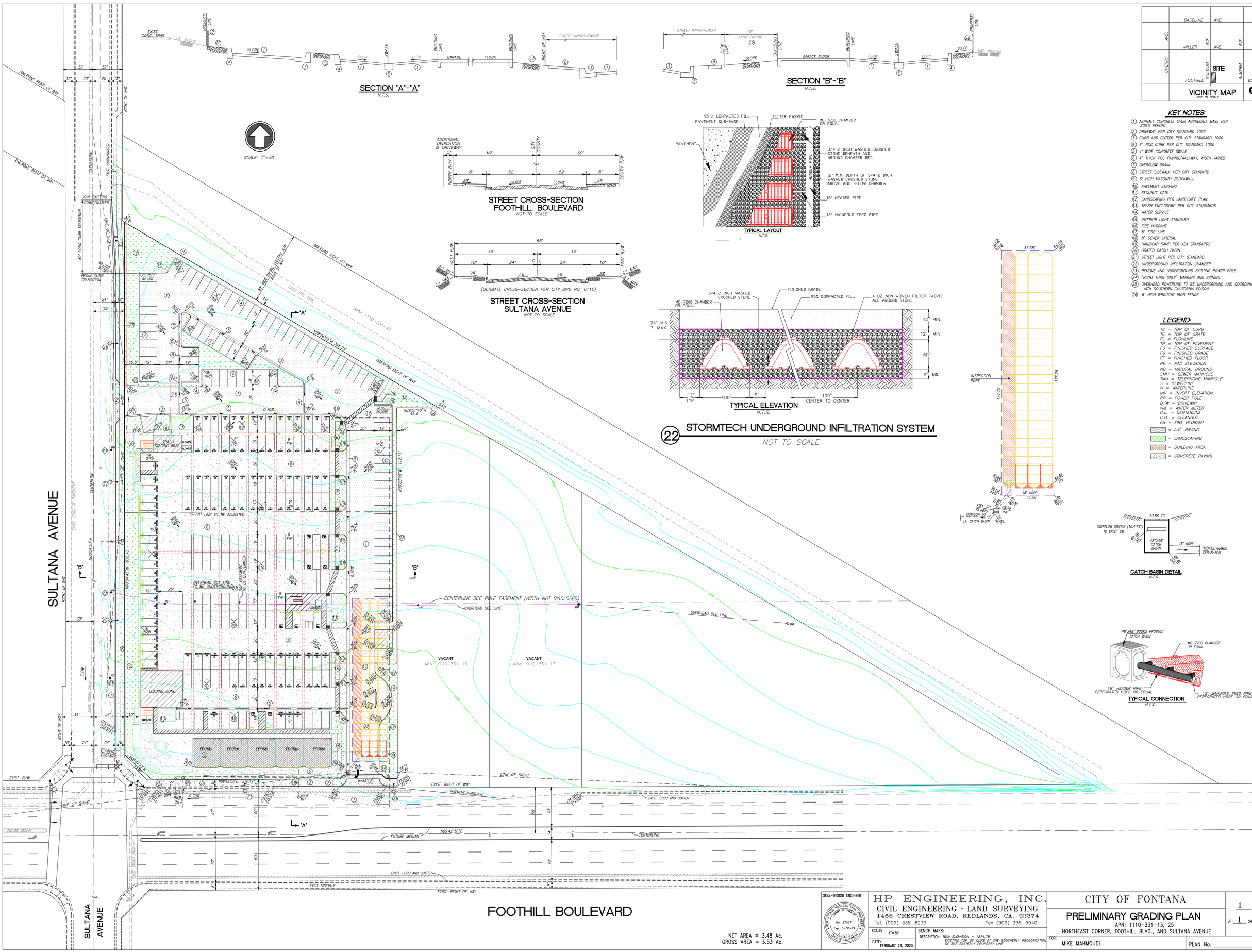
STREET CROSS-SECTION SULTANA AVENUE
NOT TO SCALE

TYPICAL ELEVATION
N.T.S.

22 STORMTECH UNDERGROUND INFILTRATION SYSTEM
NOT TO SCALE

CATCH BASIN DETAIL
N.T.S.

TYPICAL CONNECTION
N.T.S.



KEY NOTES:

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

LEGEND:

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

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

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

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

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

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

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

CITY OF FONTANA

PRELIMINARY GRADING PLAN

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

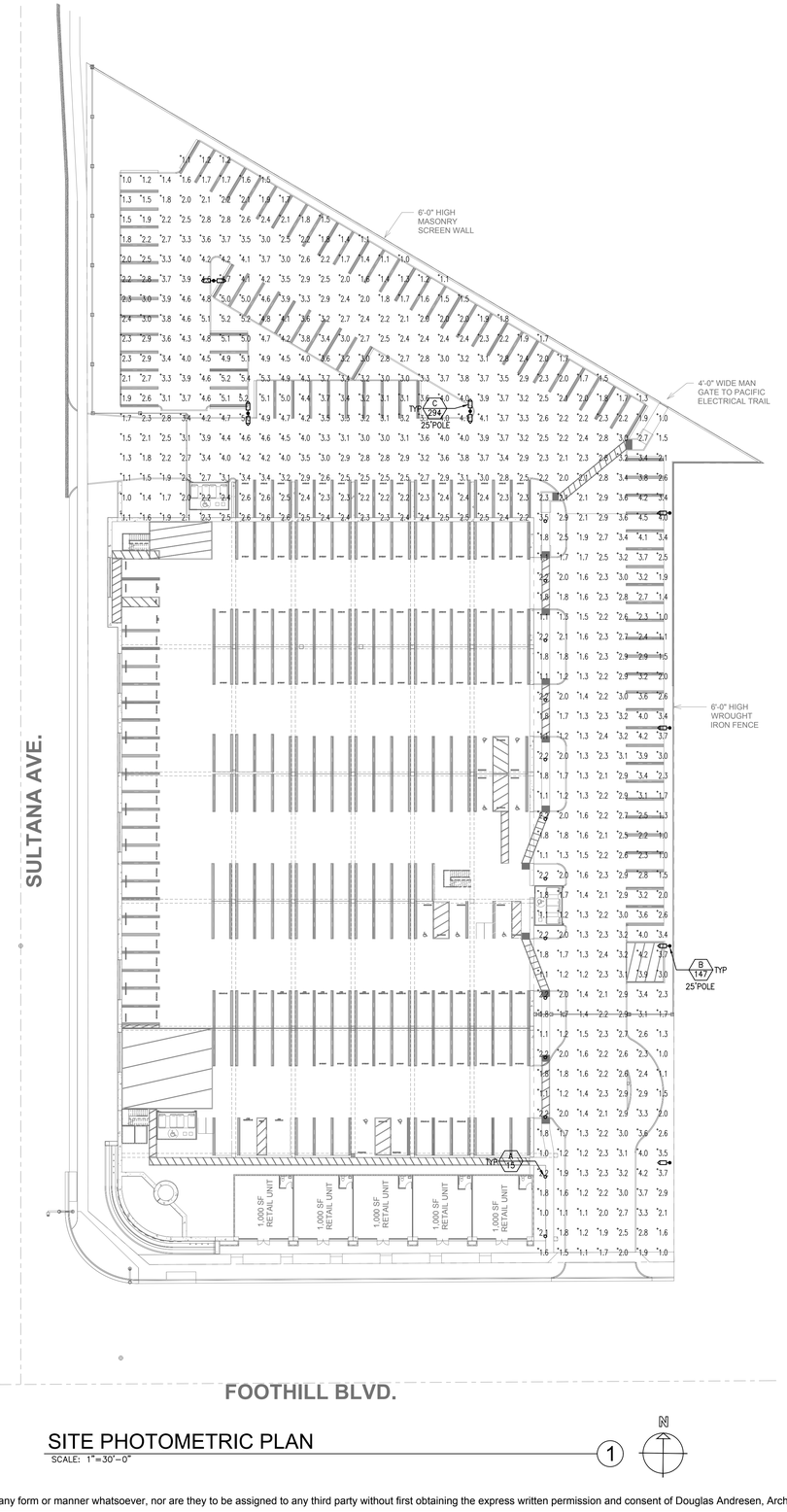
FOR: MIKE MAHMOUDI

PLAN No. _____

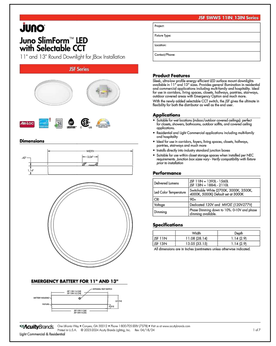
1 OF 1 SHEETS

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

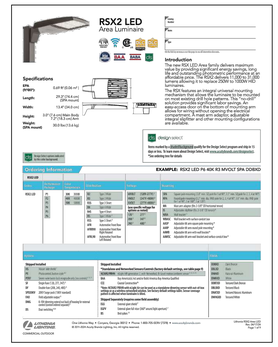
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	2.6 fc	5.4 fc	1.0 fc	5.4:1	2.6:1



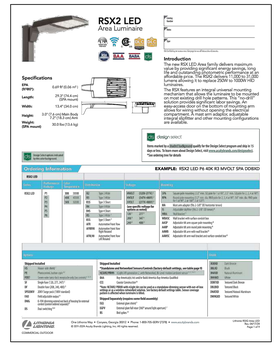
SITE PHOTOMETRIC PLAN
SCALE: 1"=30'-0" (1)



TYPE A - 11" SURFACE LIGHT FIXTURE



TYPE B - SINGLE HEAD POLE FIXTURE



TYPE C - SINGLE HEAD POLE FIXTURE

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

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

20-3872	
1 Nov. 2023	

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

SITE PHOTOMETRIC PLAN

E-1

RPM #24-001 06/21/2024

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

C:\Users\JonatanBallesteros\Documents\20-3872 Mahmoudi Foothill R25_jonatan.ballesteros.rvt
6/19/2024 2:34:59 PM

© 2020 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.



GROUND FLOOR

0 10 20 40





PLANT PALETTE

	WUCOLS	SIZE
TREES		
CERCIS canadensis 'Forest Pansy' PURPLE LEAF EASTERN REDBUD	Low	30' TALL, 20-25' WIDE
LAGERSTROEMIA indica 'Natchez' NATCHEZ CRAPE MYRTLE	Mod.	20' TALL & WIDE
LAGERSTROEMIA indica 'Catawba' CATAWBA CRAPE MYRTLE	Mod.	15' TALL & WIDE
MAGNOLIA grandiflora 'St. Mary' SWAN HILL FRUITLESS OLIVE	Low	25' TALL, 20' WIDE
PODOCARPUS falcatus AFRICAN FERN PINE	Mod.	40-60' TALL, 25' WIDE
RHAPHIOLEPIS 'Majestic Beauty' MAJESTIC BEAUTY INDIAN HAWTHORN	Mod.	25' TALL, 10' WIDE
FOUNDATION SHRUBS		
BUXUS microphylla japonica 'Winter Gem' WINTER GEM BOXWOOD	Mod.	3-4' TALL & WIDE
CALLISTEMON 'Little John' LITTLE JOHN DWARF BOTTLEBRUSH	Low	3' TALL, 3-5' WIDE
GARDENIA jasminoides 'Frostproof' FROSTPROOF GARDENIA	Mod.	5' TALL, 4' WIDE
LEUCOPHYLLUM frutescens 'Green Cloud' GREEN CLOUD TEXAS SAGE	Low	6-8' TALL & WIDE
PITTOSPORUM tobira 'Shima' CREAM DE MINT™ DWARF PITTOSPORUM	Mod.	24"-30" TALL & WIDE
PITTOSPORUM tenuifolium 'Oliver Twist' OLIVER TWIST PITTOSPORUM	Mod.	8-10' TALL, 5-7' WIDE
ROSA 'Pink' REMINISCENT PINK ROSE	Mod.	3-4' TALL, 2' WIDE
ROSMARINUS officinalis 'Tuscan Blue' TUSCAN BLUE ROSEMARY	Low	5' TALL, 2-4' WIDE
ACCENTS AND GROUNDCOVERS		
ANIGOZANTHOS Yellow YELLOW KANGAROO PAW	Low	1-3' TALL & WIDE
CAREX tumulicola BERKELEY SEDGE	Low	1-2' TALL, 2-3' WIDE
DIANELLA tasmanica 'Variegata' VARIEGATED FLAX LILY	Mod.	2' TALL & WIDE
EUPHORBIA characias 'Wilcott' SILVER SWAN EUPHORBIA	Low	2' TALL & WIDE
HEMEROCALLIS x 'Ruby Spider' RUBY SPIDER DAYLILY	Mod.	2-3' TALL,2' WIDE
LANTANA montevidensis TRAILING LANTANA	Low	1'-2' TALL, 3'-5' WIDE
LANTANA montevidensis 'Monma' WHITE LIGHTNIN' TRAILING LANTANA	Low	1' TALL, 3'-5' WIDE
LANTANA 'New Gold' NEW GOLD LANTANA	Low	1-2' TALL, 2-4' WIDE
LIRIOPE muscari 'Majestic' MAJESTIC LILYTURF	Mod.	18" TALL, 2' WIDE
SENECIO serpens BLUE CHALKSTICKS	Low	1' TALL, 2-3' WIDE

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

PRELIMINARY WATER USE CALCULATIONS

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

Maximum Allowable Water Allocation Equation:

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

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

Estimated Total Water Use Equation:

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

HYDROZONE MATRIX

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

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

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

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

Preliminary Landscape Plan

Proposed Apartment Complex

NEC Foothill Blvd and Sultana Street, Fontana, CA 92336

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

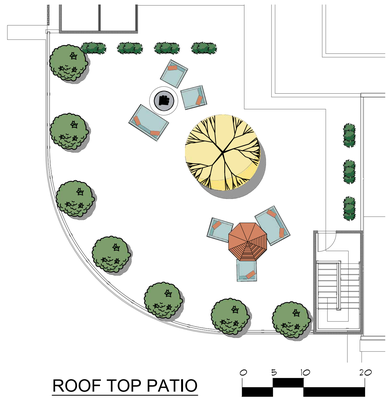
LICENSED LANDSCAPE ARCHITECT 5204 CHRISTY PASLEY April 30, 2026 Renewal Date May 16, 2025 Date STATE OF CALIFORNIA

May 16, 2025

DESCRIPTION JOB NO. 632

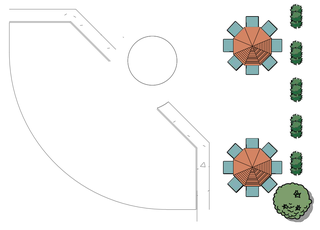
SHEET 1 of 2

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

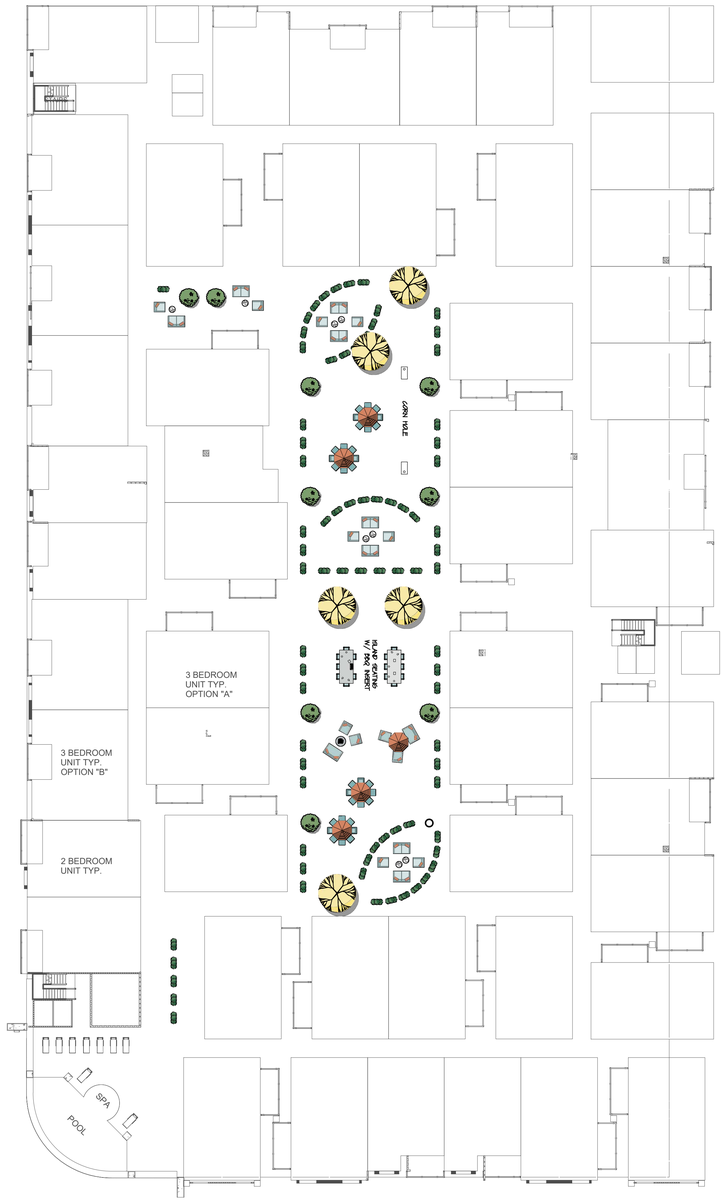


ROOF TOP PATIO



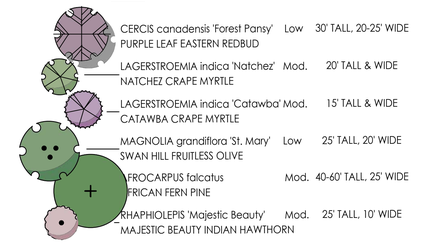


POOL DECK



FIRST FLOOR





PLANT PALETTE — WUCOLS — SIZE

TREES

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





FOUNDATION SHRUBS

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





ACCENTS AND GROUNDCOVERS

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

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

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

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

Preliminary Landscape Plan

Proposed Apartment Complex

NEC Foothill Blvd and Sultana Street, Fontana, CA 92336

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



May 16, 2025
DESCRIPTION

JOB NO.
632

SHEET
2 of 2

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

RESOLUTION NO. PC 2025-____

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

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

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

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

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

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the Project is Categorically Exempt pursuant to CEQA Guidelines Section No. 15332 (Class No. 32, Infill Development) and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the CEQA as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the project development occurs within city limits on a project site of less than five acres substantially surrounded by urban uses; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; the site can be adequately served by all required utilities and public services, and none of the exceptions in CEQA Guidelines Section 15300.2 apply; and

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

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for CUP No. 24-0022 and DRP No. 23-0024; and

WHEREAS, all notices required by statute and the Fontana Municipal Code (FMC) have been given as required; and

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing; and a notice of the public hearing was published in the Fontana Herald newspaper on August 8, 2025, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on August 19, 2025, a duly noticed public hearing on CUP No. 24-0022 and DRP No. 23-0024, was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and,

WHEREAS, on August 19, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on CUP No. 24-0022 and DRP No. 23-0024; and

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

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

Section 1. Recitals. The above recitals are true, correct and incorporated herein by this reference.

Section 2. CEQA. The Planning Commission hereby determines that the Project is categorically exempt pursuant to Section No. 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). The Project site is considered Infill as: (1) The Project is consistent with the Multi-Family High Residential (R-MFH) General Plan Land Use Designation and the Multi-Family High Density Residential (R-5) zoning designation; (2) The Project Site is less than five (5) acres and is substantially surrounded by urban uses; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the residential project. The Planning Commission further determines that none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project and directs Staff to file a Notice of Exemption.

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

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

use and is demonstrably oriented toward transit users.

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

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

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

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

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

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

Finding No. 1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, general plan, any applicable specific plan or area plan, and City regulations/standards.

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

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

Finding No. 2. **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

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

Finding No. 3. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: There will be no adverse effect to the neighboring sites or their permitted uses from this mixed-use development. There are other similar existing uses in the vicinity. The development will improve the public health, safety and welfare of the community. Additionally, the granting of the permit will not be detrimental to the public interest instead it will provide the necessary housing units and commercial units for the City.

Section 5. Design Review Findings. The Planning Commission hereby makes the following findings for DR No. 23-0024 in accordance with Section 30-120, "Findings for approval," of the Fontana Zoning and Development Code:

Finding No. 1: **The proposal is consistent with the General Plan, Zoning and Development Code, and any applicable Specific Plan.**

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

that will make for an appropriate and desirable development.

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

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

Finding No. 2. **The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable development promoting the public health, safety, and welfare of the community.**

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

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

Finding No. 3. **The proposal, in its design and appearance, is aesthetically and architecturally pleasing, resulting in a safe, well-designed facility while enhancing the character of the surrounding**

neighborhood.

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

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

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

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

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

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

Section 7. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

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

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

Section 9. Severability. If any provision of this Resolution or the application of any

such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 19th day of August 2025.

City of Fontana

_____
Idilio Sanchez, Chair

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 19th day of August. 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Joseph Armendarez, Secretary

Exhibit "A"

FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

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

DATE: August 19, 2025

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

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:

   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and

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

2. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred

in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections No. 30-23 of the Municipal Code.
4. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.
5. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including, but not limited to the City's adopted Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.
6. The applicant shall develop the mixed-used project as shown in the Planning Commission approved plans.
7. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.
8. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
9. All built in gas barbeques shall be installed with safety locks to the satisfaction of the Director of Planning.
10. The applicant shall install an underground electrical line for the built-in barbeques.
11. This Design Review Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.
12. The current Development fees must be paid prior to issuance of building/construction permit.

ATTACHMENT NO. 3

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

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

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

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

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

26. Historic Archaeological Resources

    A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

    B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

    C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

ATTACHMENT NO. 3

27. The construction contractor will use the following source controls at all times:
    A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(7) of the Municipal Code.
    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
    C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
    D. Have only necessary equipment onsite.
    E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
        1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
        2. Temporarily enclose localized and stationary noise sources.
        3. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
        4. Applicant shall demonstrate that the project meets the driveway aisle setback standards.
        5. Applicant shall submit a parking plan for approval of the Director of Community Development that each unit shall have at least one assigned parking space within 150’ of the unit.

Prior to Issuance of Grading Permit

28. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

Prior to Issuance of Certificate of Occupancy

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

ATTACHMENT NO. 3

POLICE DEPARTMENT

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

31. If a digital video surveillance system is available at the premise, it is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

ENGINEERING DEPARTMENT LAND DEVELOPMENT:

32. The project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer. Onsite sewer shall be owner maintained.

33. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

34. The Applicant's responsibility to maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

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

Prior to Issuance of Grading Permit

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

37. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

Prior to Issuance of Construction Permits

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

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

40. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

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

42. The Applicant shall perform a pavement quality analysis by a qualified geotechnical engineer for Sultana Avenue and Foothill Boulevard for the City to review and approve. Depending on the results, Sultana Avenue and Foothill Boulevard along the project frontage may need to be fully replaced to bring the pavement structural section into conformance with City standards. Any remedial action less than full replacement shall be justified by the pavement analysis and shall bring the pavement condition to a 20 year pavement life.

Prior to Issuance of Final Certificate of Occupancy

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

44. The Applicant/Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

45. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

46. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

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

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

49. All sewer shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

50. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If

removal and replacement of any utility is required, a subsequent video of the repair will be required.

51. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water BMP Transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

ENGINEERING TRAFFIC:

52. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:
    a. The project may have a single ingress/egress point along Foothill Ave that shall be designed, constructed, and signed to restrict egress to right-in and right-out movements only.
    b. The project may have a single ingress/egress point along Sultana Ave that shall be designed, constructed, and signed to allow for all movements.
53. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.
54. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation.
55. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.
56. The loading and unloading zone for the retail component of the project shall not interfere with on-site circulation or cause vehicles entering the site from Foothill Ave or Sultana Ave to queue within the public Right-of-Way, subject to approval of the City Engineer.
57. All gated ingress locations shall provide a visual indication to drivers prior to entering the gated driveway whether the gate is closed or open. This may be excluded if sufficient turn-around space is provided for the design vehicle or if the gate is manned with personnel who would permit an errant driver to enter the gate to turn around and depart. At no time shall the project cause vehicles entering the site to need to reverse into a travel lane in the public right-of-way in order to depart or turn-around.

BUILDING & SAFETY DEPARTMENT:

General Conditions

58. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    A. California Building Code
    B. California Residential Code
    C. California Electrical Code
    D. California Mechanical Code

E. California Plumbing Code
F. California Energy Code
G. California Fire Code
H. California Green Building Standards Code

59. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

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

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

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

63. The applicant shall comply with the following grading requirements:

    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.

    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.

    D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

    E. No water course or natural drainage shall be obstructed.

    F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

    G. Drainage water shall not pass from an ‘improved’ type of drainage structure to an ‘unimproved’ type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

    H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

    The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year

storm.

I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
2. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
3. All proposed drainage structures; and
4. Any proposed and/or required walls or fencing.

64. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

65. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:

A. Precise grading plans shall be approved
B. Rough grading completed
C. Compaction certification
D. Ped Elevation certification
E. Rough grade inspection signed off by a City Building Inspector

FONTANA FIRE PREVENTION DISTRICT:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENT NO. 3

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

END OF CONDITIONS OF APPROVAL

ATTACHMENT NO. 3

NOTICE OF EXEMPTION

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

1. Project Title:	**Master Case No. 23-0101, Conditional Use Permit No. 24-0022, and Design Review No. 23-0024.**
2. Project Applicant (include address, telephone number and email address):	**Bobbie Rey,** **Project Administrative Coordinator** **Bobbie.rey@aaifirm.com** **(909) 355-6688** **Andresen Architecture** **17087 Orange Way** **Fontana, CA 92335**
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	**The project site is located at the northeast corner of Foothill Boulevard and Sultana Avenue at (APNs: 1110-331-13 and -25)**
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	**The project is for the development (Mahmoudi Mixed Use Project) of a mixed-use development of multi-family residential units that include 163 multi-family units, 5,000 square feet of commercial space, and first floor parking garage on approximately 3.5 acres, located at the northeast corner of Foothill Boulevard and Sultana Avenue at (APNs: 1110-331-13 and -25)**
6. Name of Public Agency approving project:	City of Fontana

7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	**Bobbie Rey,** **Project Administrative Coordinator** **Bobbie.rey@aaifirm.com** **(909) 355-6688** **Andresen Architecture** **17087 Orange Way** **Fontana, CA 92335**
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	**Exempt under Section 15332, Class 32 (Accessory Structures) of the California Environmental Quality Act**
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	
9. Reason why project was exempt:	**The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32 In-Fill Development Project), Class 32 The project site is currently two lots surrounded by development within the City's designated infill boundary. The project is consistent with the General Plan and zoning, site is on five (5) gross acres or less (3.5 acres), has no value as habitat for endangered, rare, or threatened species, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and streets, schools, water, and fire protection have already been developed and are provided in the general area. Therefore, it has been determined that the project qualifies for a categorical exemption.**

10. Lead Agency Contact Person: Telephone:	Salvador Quintanilla, Senior Planner 909-350-6656
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☐ If yes, the date of the public hearing was: August 19, 2025	

Date: August 20, 2025

_____
Signature

Name: DiTanyon Johnson

Title: Planning Manageer

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

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

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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

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

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

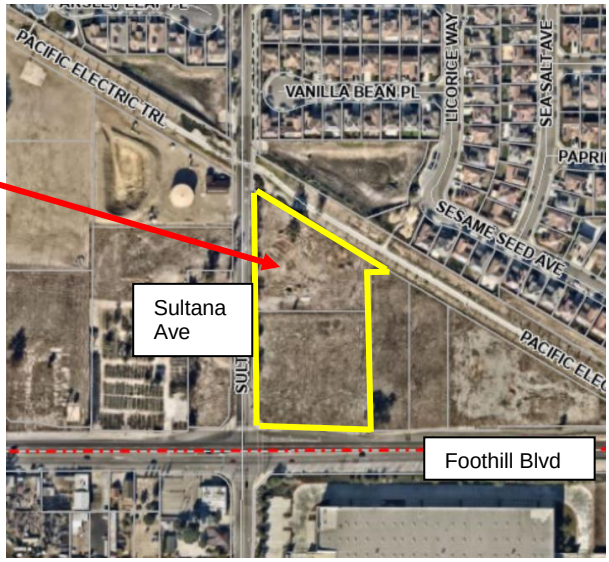
Environmental Determination: This project is Categorically Exempt with studies pursuant to Section No. 15332 (In-Fill Development Project) of the California Environmental Quality Act and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA.

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

Date of Hearing: August 19, 2025

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

Time of Hearing: 6:00 P.M.



Should you have any questions concerning this project, please contact **Salvador Quintanilla, Senior Planner**, at (909) 350-6656 or squintanilla@fontanaca.gov.

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

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

PUBLISH: August 8, 2025

File #: 25-0444
Agenda #:

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

FROM:
Planning Department

TITLE:
Master Case No. 24-0055; Design Review No. 24-0028; A request for site and architectural approval of a new residential development consisting of eight (8) multi-family units with associated improvements on a .3 acre site located on Miller Avenue between Sierra Avenue and Acacia Street (Assessor Parcel Number 0190-171-11), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332

RECOMMENDATION:
Based on the information contained in the staff report and resolution and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2025____, and

1. Find that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development) of the California Environmental Quality Act, and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and

2. Approve Design Review (DRP) No. 24-0028

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

LOCATION:
The project site is located on the south side of Miller Avenue between Sierra Avenue and Acacia Street (APN: 0190-171-11).

REQUEST:
Design Review (DR) No. 24-0028- A request for site and architectural approval of a new residential development consisting of eight (8) units within a 3-story building and associated improvements

PROJECT PLANNER:
Rina Leung, Senior Planner

BACKGROUND INFORMATION:
Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Walkable Mixed-Use Corridor & Downtown (WMXU-1)	Form Based Code/Transitional District	Vacant/single family residential
North:	Walkable Mixed-Use Corridor & Downtown (WMXU-1)	Form Based Code (FBC)/Transitional District	Vacant
South:	Walkable Mixed-Use Corridor & Downtown (WMXU-1	Form Based Code/Transitional District	Entrepreneur High School
East:	Single-family residential (R-SF)	Single-Family (R-1)	Single family residential
West:	Walkable Mixed-Use Corridor & Downtown (WMXU-1)	Form Based Code/Transitional District	Vacant

PROJECT DESCRIPTION:

A. Site Area: 13,218 square feet, approximately .3 acres

ANALYSIS:

The applicant, Andresen Architecture, Inc, is requesting that the Planning Commission approve Design Review No. 24-0028 for site development of a new residential development.

Design Review (DRP) No. 24-0028

The project is comprised of one apartment building with eight (8) units plus two (2) accessory dwelling units ("ADUs"). The ADUs are depicted on the plans and in the summary for informational purposes only; they are not a part of the Planning Commission's consideration as they are not subject to discretionary review.

The applicant proposes a Contemporary Modern style of architectures. The architectural features of the proposed building will incorporate a neutral white/tan color scheme with blue accent. The architectural style includes a smooth stucco finish, decorative metal accents and stone veneer accent. The variations to the building face, varying roof lines and a building height of approximately 37 feet, will make the project architecturally pleasing and consistent with the surrounding area.

PLAN NO.	Type A (1 unit)	Type B (1 unit)	Type C (2 units)	Type D (2 units)	Type E (2 units)	ADU's (2 units)
SIZE	934 sq. ft	870 sq. ft.	592 sq. ft.	519 sq. ft	592 sq. ft	520 sq. ft
NO. BEDRMS	3-Bed	2-Bed	1-Bed	1-Bed	1 Bed	1 Bed
NO. BATHS	2-Bath	2-Bath	1-Bath	1-Bath	1 Bath	1 Bath
OPEN SPACE	95 sq. ft.	84 sq. ft.	93 sq. ft.	64 sq. ft	84 sq. ft	25 sq. ft.

The units will be one to three bedrooms, ranging in size from 520 square feet to 934 square feet. A total of 9 parking spaces is to be provided, as well as bike racks and lockers. Project amenities include a trellised seating area with picnic tables for the residents.

The Project includes associated on and off-site improvements to include installing parking spaces, new landscaping, lighting, curb, gutter, sidewalks, removing existing utility poles and underground utilities.

Grading/Walls:
The Project Site is vacant and undeveloped. The existing drainage pattern flows from the north to south, sloping at approximately three (3) percent. The proposed drainage pattern will direct water to the south into an underground storage chamber and detention infiltration basin which will be installed as part of the Project.

The Project will construct a six (6) foot-high tan block wall around the west side, and a combination of a 2-foot-high retaining wall and 6-foot-high block wall around the south property line. An existing block wall located on the east property line, will be refaced on the project side, with stucco to match the main building.

Site Access/Circulation/Parking:
The Project Site will have vehicle access off Miller Avenue for residents. The Project Site is suitable in size and shape to support the development of the proposed residential apartment building.

The Project Site meets the minimum parking requirements for development. The internal circulation has been reviewed by Planning, Fire, Traffic, and Engineering and is sufficient to support this type of use.

The Project Site is physically suitable in size and shape to support the development of the proposed apartment building. Applicable building codes, zoning codes, and fire codes and standards will make for a safe, attractive, and well-designed project.

Environmental:
Pursuant to the California Environmental Quality Act (CEQA) Guidelines and Section No. 3.22 (Categorical Exemption) of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, the proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 as a Class 32, In-Fill Development Project. The project site is considered Infill Development and meets the CEQA requirements of Infill: (1) The Project is consistent with the Walkable Mixed Use Urban (WMXU-1)) designation of the General Plan and the Form Based Code/Transitional District; (2) The Project Site is less than five (5) acres; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project. Further, none of the exceptions in CEQA Guidelines section 15300.2 apply to the project.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

1. Vicinity Map
2. Project Plans
3. Planning Commission Resolution, and Conditions of Approval
4. Notice of Exemption
5. Public Hearing Notice

N



CITY OF FONTANA PLANNING DEPARTMENT

VICINITY MAP

DATE: August 19, 2025

CASE: Master Case No. 24-0055
Design Review No. 24-0028

ATTACHMENT NO. 1

Attachment No. 2

Proposed Apartment Complex For:

LDC Homes Corp.

8256 Miller Avenue, Fontana, CA 92335





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

OWNER: LDC HOMES CORP.
CRISTIAN CAMARGO
473 EAST CARNEGIE DRIVE #200,
SAN BERNARDINO, CA 92408
(909) 903-5702
ldchomescorp@gmail.com

PROJECT ADDRESS: 8256 MILLER AVENUE,
FONTANA, CA 92335

ARCHITECT: ANDRESEN ARCHITECTURE INC.
DOUG ANDRESEN (C.14504)
17087 ORANGE WAY
FONTANA, CA 92335
(909) 355-6688

CONTACT: FLORY SMITH
flory.smith@aaifirm.com

ZONING: FBC - TRANSITIONAL DISTRICT
OCCUPANCY: GROUP R-3
CONSTRUCTION: TYPE V-B
FIRE SPRINKLERS: REQUIRED

PROJECT DESCRIPTION: PROPOSED 8-UNIT + 2 ADUs, 3-STORY APARTMENT BUILDING WITH PRIVATE OPEN SPACES, COVERED AND OPEN PARKING, TRASH ENCLOSURE, SITE LIGHTING, LANDSCAPING, COMMON OPEN SPACE (TRELLIS & SEATING AREA) AND WQMP MEASURES.

BUILDING TYPE: MULTI-PLEX
FRONTAGE TYPE: DOORYARD
ARCHITECTURAL STYLE: CONTEMPORARY MODERN

GROSS LOT SIZE:

APN: 0190-171-11

DENSITY: 12 UNITS MIN. - 39 UNITS MAX / ACRE
(4 UNITS MIN. - 12 UNITS MAX)
PROPOSED UNITS: **8 UNITS + 2 ADU** (25%)

MAXIMUM BUILDING HEIGHT: 3 STORIES/ 40'

LOT AREA: 13,218 SQ. FT. (.30 ACRES)

BUILDING FOOTPRINT: 2,219 SF.
CARPORT, WALKWAY UNDER ROOF: 1,015 SF.
TOTAL FOOTPRINT: 3,234 SF.

LOT COVERAGE: 30.3%

BUILDING AREA:

	LIVING SPACE	BALCONIES / PATIOS	COMMON BUILDING AREAS		TOTAL
1ST FLOOR:	1,804 SF	175 SF	240 SF		2,219 SF
2ND FLOOR:	2,223 SF	241 SF	400 SF		2,864 SF
3RD FLOOR:	2,223 SF	241 SF	400 SF	-	2,864 SF
TOTAL:	6,250 SF	657 SF	1,040 SF		7,947 SF

APARTMENT UNITS **8 UNITS + 2 AUDS**

UNIT 101 - TYPE "A"	
3-BEDROOM / 2-BATH	1 UNIT
FLOOR AREA:	934 SF
OPEN SPACE PROVIDED:	95 SF
UNIT 102 - TYPE "B"	
2-BEDROOM / 2-BATH	1 UNIT
FLOOR AREA:	870 SF
OPEN SPACE PROVIDED:	80 SF
UNIT 201, 301 - TYPE "C"	
1-BEDROOM / 1-BATH	2 UNITS
FLOOR AREA:	592 SF
OPEN SPACE PROVIDED:	93 SF
UNIT 202, 302 - TYPE "D"	
1-BEDROOM / 1-BATH	2 UNITS
FLOOR AREA:	519 SF
OPEN SPACE PROVIDED:	64 SF
UNIT 203, 303 - TYPE "E"	
1-BEDROOM / 1-BATH	2 UNITS
FLOOR AREA:	592 SF
OPEN SPACE PROVIDED:	84 SF
ADU 204, 304 - TYPE "ADU"	
1-BEDROOM / 1-BATH	2 UNITS
FLOOR AREA:	520 SF
OPEN SPACE PROVIDED:	25 SF

PARKING REQUIRED:

1 SPACE REQ./ 1 BED (1 UNITS X 6)	6 SPACES
1.5 SPACES REQ./ 2+ BED (2 UNITS X 1.5)	3 SPACE

PARKING REDUCTION: 15%
(5) LONG TERM-BICYCLE PARKING
BUS STOP (0.1 MILE AWAY - SIERRA AVE. & MILLER AVE.)
TOTAL REDUCTION 2 SPACES

TOTAL REQUIRED = 9 SPACES

PARKING PROVIDED:

OPEN PARKING 9' x 18'	
(INCLUDING ONE ACCESSIBLE SPACE)	6 SPACES
OPEN PARKING 9' x 20'	1 SPACES
CARPORT 10' x 20'	2 SPACES
TOTAL PARKING PROVIDED	9 SPACES

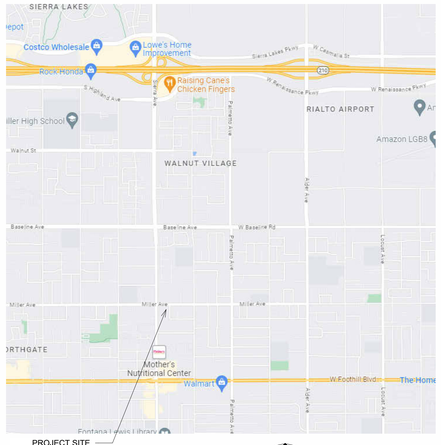
REQUIRED BICYCLE SPACE (CGBCS 4.106.9.1)
1 SPACE / 4 UNITS (8 UNITS / 4) 2 SPACES REQUIRED

20% SHORT-TERM = 1 SPACES (1) 2 - BICYCLE RACK PROVIDED
80% LONG TERM = 1 SPACES 6 LONG TERM BICYCLE SPACES PROVIDED
7 BICYCLE SPACES PROVIDED

REQUIRED PRIVATE OPEN SPACE: 64 SF MIN./ UNIT (8' MIN. DIM.)

REQUIRED PRIVATE STORAGE: 125 CF. MIN./UNIT
PROVIDED PRIVATE STORAGE: 14 SF. X 9' HIGH = 126 CF.

Site Plan
1/8" = 1'-0"



Vicinity Map

Sequence of Drawings - DR	
Number	*Description*
PL1	Site Plan
PL2	Floor Plans
PL3	Exterior Elevs' & 3D Views
PL4	Amenities
E-S	Site Photometric Plan
1 of 1	Conceptual Grading Plan
1 of 2	Preliminary Landscaping Plan

Proposed Apartment Complex For:
LDC Homes Corp.
8256 Miller Avenue, Fontana, CA 92335

24 Apr. 2025
23-5033

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

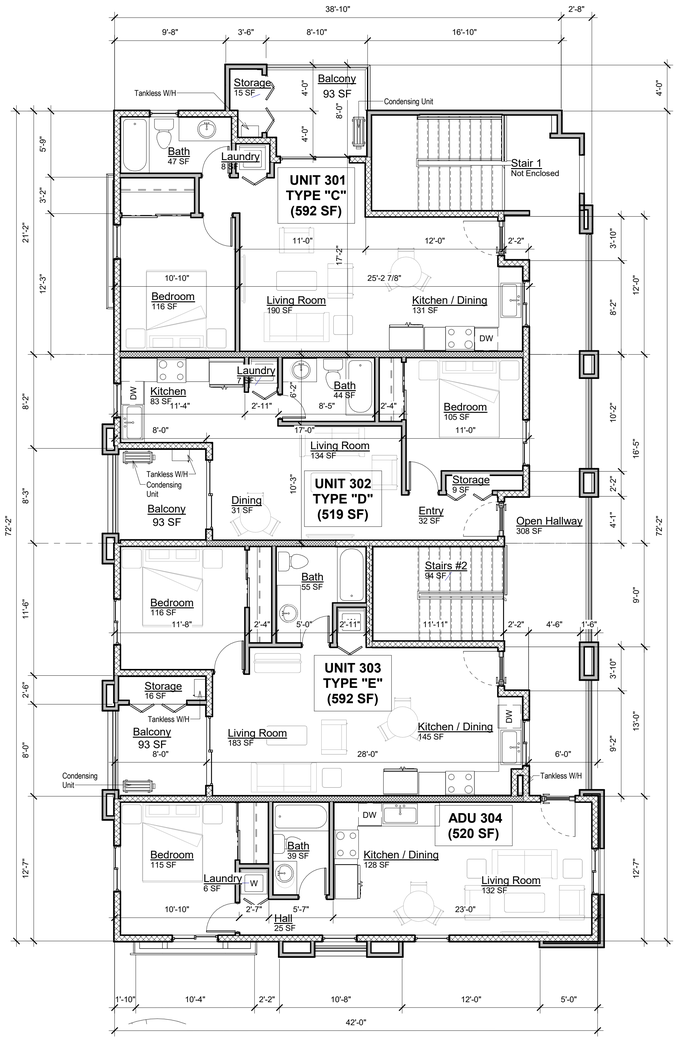
Site Plan

PL1

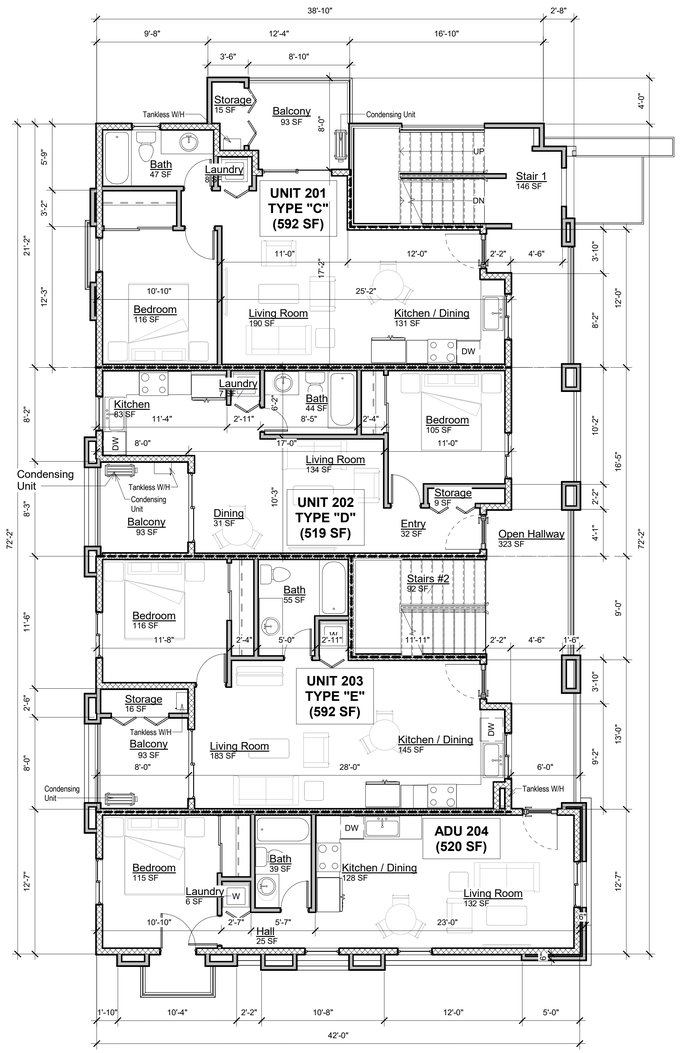
© 2021 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

C:\Users\SonyaHarba\Andresen Architecture Inc\AAI - Access\Projects\4_Projects 2020-2029\2023\23-5033 Camargo Miller Apartments (R25).rvt
7/28/2025 4:03:43 PM

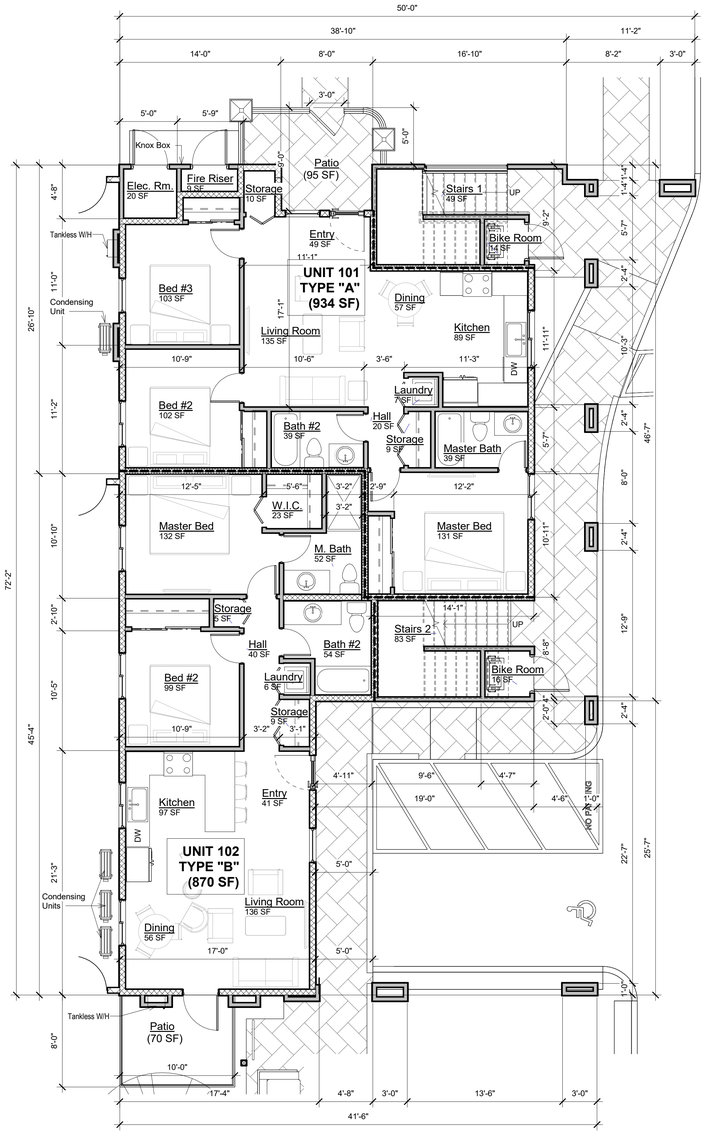
ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



3rd Floor Plan
3/16" = 1'-0"



2nd Floor Plan
3/16" = 1'-0"



1st Floor Plan
3/16" = 1'-0"

Proposed Apartment Complex For:
LDC Homes Corp.
8256 Miller Avenue, Fontana, CA 92335

24 Apr. 2025
23-5033

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

Floor Plans

PL2

© 2021 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

C:\Users\AbrahamEsquivel\Andresen Architecture Inc\AAI - Access\Projects\4_Projects 2020-2029\2023\23-5033 Camargo Miller Apartments (R25).rvt
4/24/2025 10:16:08 AM

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



Street View



East Side View



Parking Lot View



North - Front Elevation
1/8" = 1'-0"



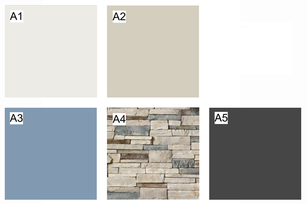
West - Side Elevation
1/8" = 1'-0"



South - Rear Elevation
1/8" = 1'-0"



East - Side Elevation
1/8" = 1'-0"



Material Legend				
Mark	***Material***	***Manufacturer***	***Material Color***	***Product #***
A1	MAIN STUCCO COLOR	DUNN EDWARDS	"CARRARA"	DET649
A2	ACCENT STUCCO COLOR	DUNN EDWARDS	"POROUS STONE"	DE6220
A3	ARTISAN SHILAP SIDING	DUNN EDWARDS	"OVERCAST SKY"	DE5821
A4	STONE VENEER	CULTURED STONE	"COUNTRY LEDGESTONE"	ECHO RIDGE PROFILE
A5	WALL TRIM	DUNN EDWARDS	"BLACK TIE"	DE6357
A6	WROUGHT IRON RAILING / DETAILS	DUNN EDWARDS	"BLACK"	DEA002

Proposed Apartment Complex For:
LDC Homes Corp.
8256 Miller Avenue, Fontana, CA 92335

24 Apr. 2025	1
23-5033	2
	3

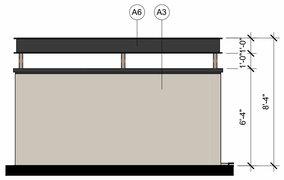
LICENSED ARCHITECT Douglas Andresen C-14504 12-31-25 RENEWAL DATE STATE OF CALIFORNIA

Exterior Elevs' & 3D Views

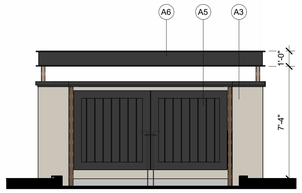
PL3

C:\Users\AbrahamEsquivel\Andresen Architecture Inc\AAI - Access\Projects\4_Projects 2020-2029\2023\23-5033 Camargo Miller Apartments (R25).rvt
4/24/2025 10:18:37 AM
© 2021 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.

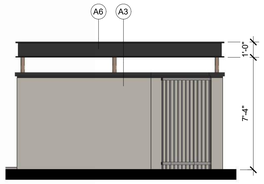
ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



Trash Enclosure (West)
1/4" = 1'-0"



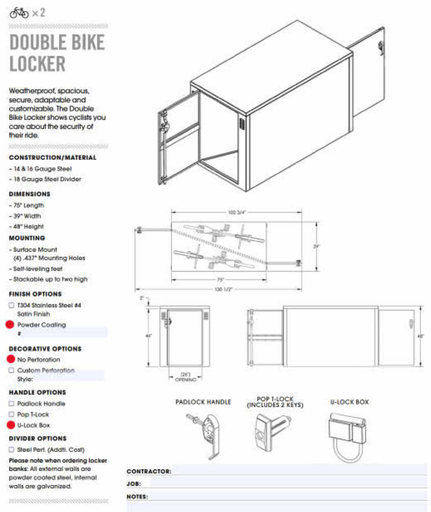
Trash Enclosure (South)
1/4" = 1'-0"



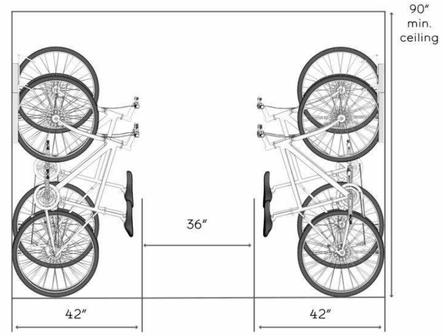
Trash Enclosure (North)
1/4" = 1'-0"



8 ***Trellis Area***



7 ***Bike Lockers***



DESCRIPTION:

- WALL MOUNTED
- PARKS 1 BICCLE
- HOLDS TIRES UP TO 2.75" WIDE
- CEILING CLEARANCE 90" MINIMUM GROUND OFFSET TO BOTTOM OF RACK
- WALL OFFSET: 16" MINIMUM WALL OFFSET TO CENTER OF RACK
- RACK SPACING: 16" MINIMUM SPACING BETWEEN RACKS, ON CENTER
- LOADING AISLE: 42" FOR BIKES AND AN ADDITIONAL 36" FOR LOADING

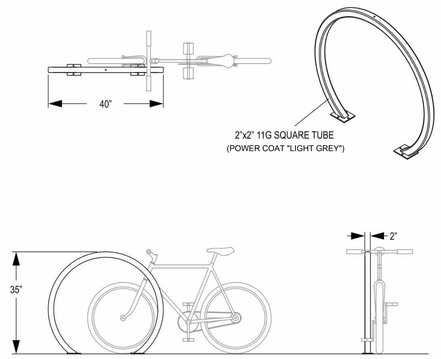
5 ***Wall Mounted Bike Rack***

BELSON OUTDOORS

627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
sales@belson.com

Model # ARC-FT-EPX | **Dimension Sheet**

ARC RACK | 2 BIKE CAPACITY
SURFACE MOUNT

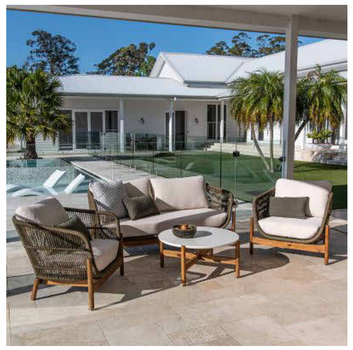


www.belson.com

6 ***Bike Rack***



4 ***Decorative Concrete Pattern***



1 ***Patio Furniture set***

Proposed Apartment Complex For:
LDC Homes Corp.
8256 Miller Avenue, Fontana, CA 92335

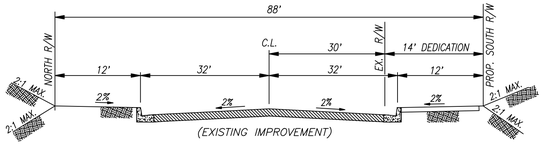
24 Apr. 2025	
23-5033	

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

Amenities

PL4

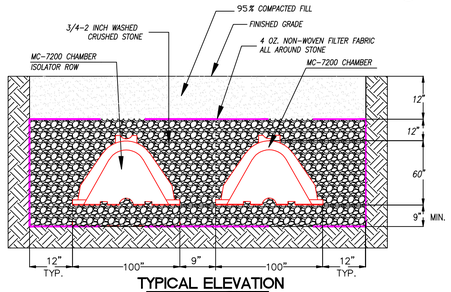
C:\Users\SonyaHarba\Andresen Architecture Inc\AAI - Access\Projects\4_Projects 2020-2029\2023\23-5033 Camargo Miller Apartments\Revit\23-5033 Camargo Miller Apartments (R25).rvt
7/28/2025 3:42:58 PM
© 2021 Doug Andresen, Architect expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Douglas Andresen, Architect.



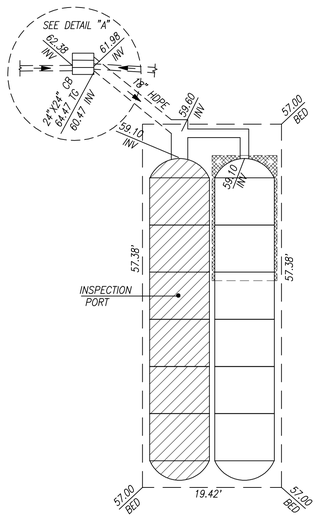
EXISTING CROSS-SECTION
MILLER AVENUE
NOT TO SCALE

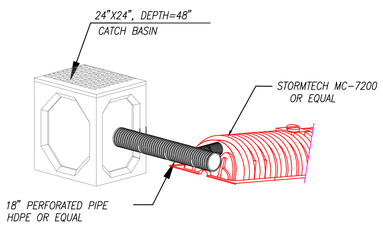
KEY NOTES:

1. PROPOSED PCC OVER AGGREGATE BASE, SECTION PER SOIL'S REPORT
2. PROPOSED DRIVEWAY PER CITY STD. 1001
3. PROPOSED 6" CURB AND GUTTER
4. PROPOSED 6" PCC CURB PER CITY STANDARD NO. 1000
5. REMOVE POWER EXISTING POLE
6. PROPOSED 4" THICK PCC WALKWAY
7. PROPOSED 6' HIGH BLOCK WALL
8. PROPOSED UNDERGROUND INFILTRATION SYSTEM
9. PROPOSED COMBINATION BLOCKWALL, 2' RET. & 6' SCREEN WALL
10. PROPOSED PAVEMENT STRIPING
11. PROPOSED FIRE HYDRANT
12. PROPOSED LANDSCAPING PER LANDSCAPE PLAN
13. PROPOSED STREET LIGHT
14. PROPOSED 6" SEWER LATERAL PER CITY STANDARDS
15. PROPOSED WATER SERVICE
16. PROPOSED HANDICAP RAMP PER ADA STANDARDS
17. PROPOSED 4" DRAIN LINE
18. PROPOSED 24"X24" CATCH BASIN
19. PROPOSED 18" DRAIN LINE
20. PROPOSED OVERFLOW DRAIN LINE/UNDERSIDEWALK DRAIN
21. PROPOSED TRASH ENCLOSURE PER CITY STD.
22. PROPOSED 18X18" YARD DRAIN
23. ABANDON IN-PLACE EXISTING 4" SEWER LATERAL

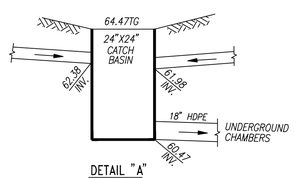


TYPICAL ELEVATION
N.T.S.



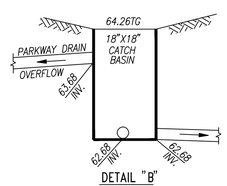


TYPICAL CONNECTION
N.T.S.

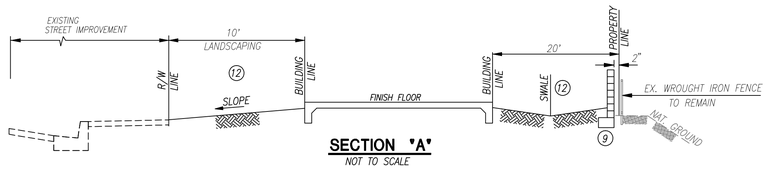


DETAIL "A"
N.T.S.

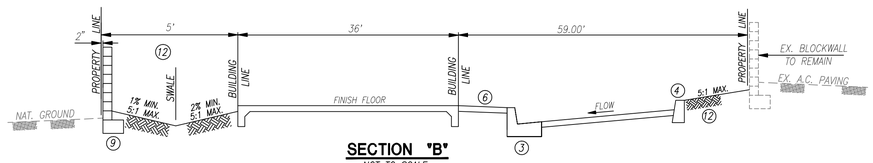
CATCH BASIN/MAINTENANCE ACCESS
N.T.S.



DETAIL "B"
N.T.S.



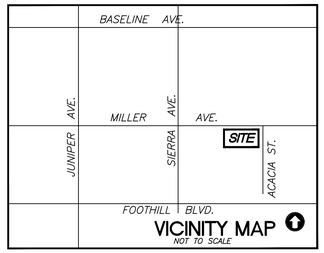
SECTION "A"
NOT TO SCALE



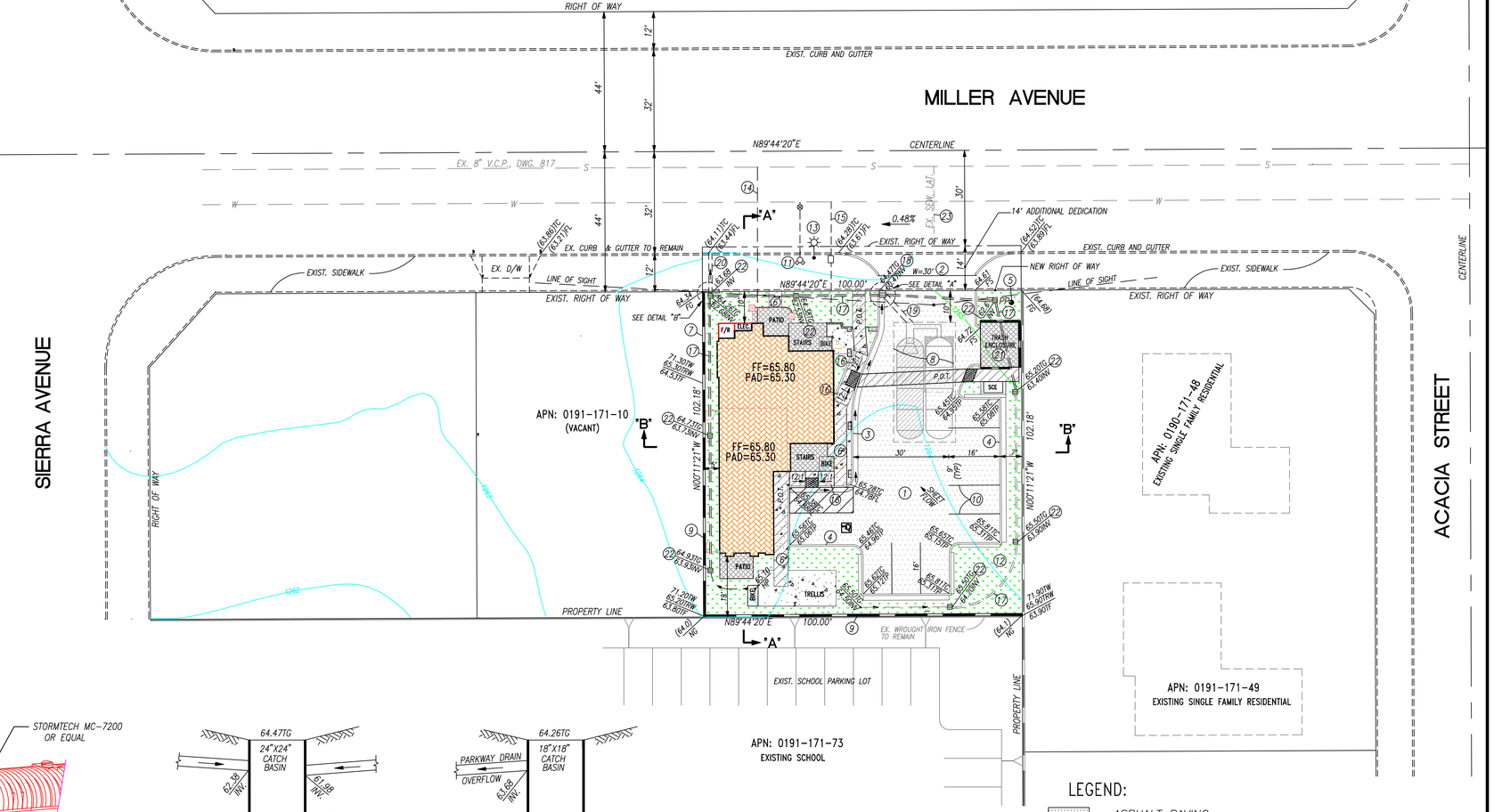
SECTION "B"
NOT TO SCALE



SCALE: 1"=20'



VICINITY MAP
NOT TO SCALE



LEGEND:
- = ASPHALT PAVING
- = LANDSCAPE AREA
- = BUILDING FOOTPRINT
- = PCC PAVING

PROJECT AREA=10,218 SF

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL:TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: HCP DRAWN BY: CADD CHECKED BY: HCP

SEAL-CITY ENGINEER

SEAL-DESIGN ENGINEER

REGISTERED PROFESSIONAL ENGINEER HENRY C. POQUIZ No. 37037 Exp. 6-30-26 CIVIL STATE OF CALIFORNIA
4/14/25

DESIGNED BY: DATE
HENRY C. POQUIZ, RCE 37307 EXP. 6-30-26
APPROVED BY:
CITY ENGINEER RCE 51152 DATE

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

SCALE: 1"=20'
DATE:

BENCH MARK:
DESCRIPTION: BEGINNING OF CURB RETURN AT THE SOUTWEST CORNER OF MILLER AVENUE AND SIERRA AVENUE
ELEVATION = 1363.44

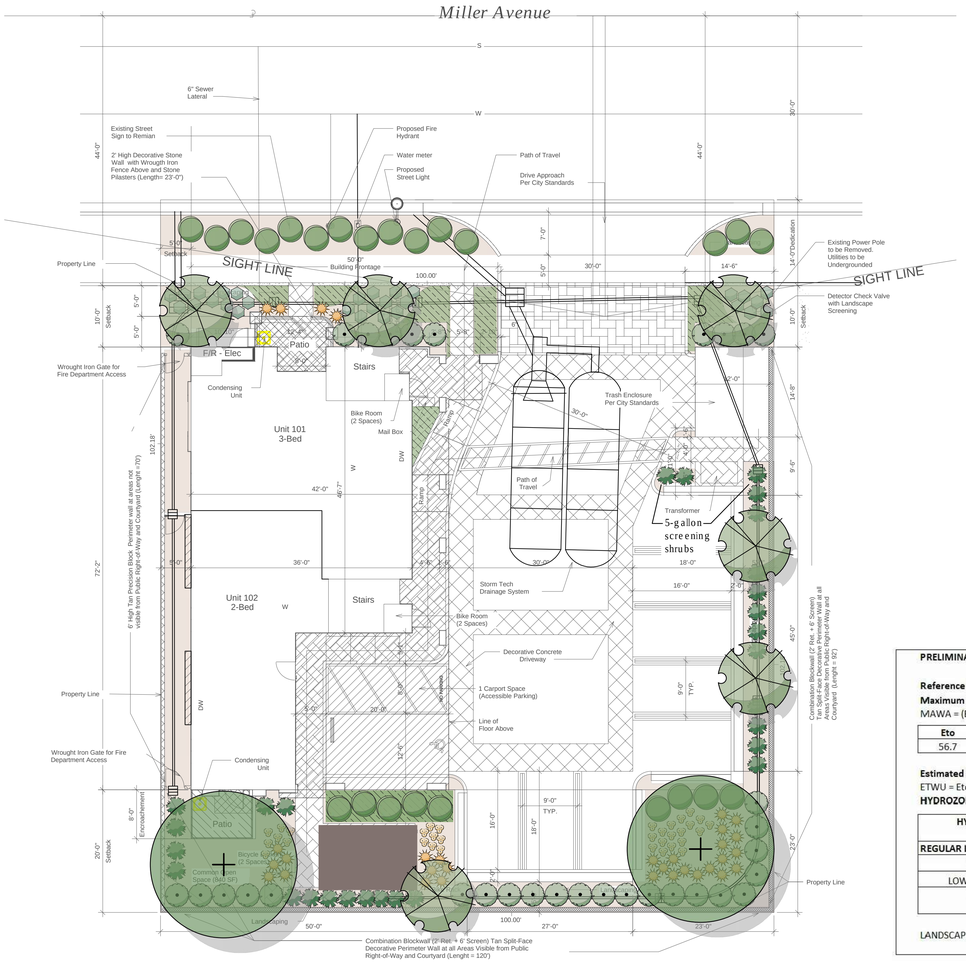
CITY OF FONTANA

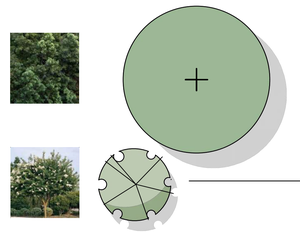
CONCEPTUAL GRADING PLAN
APN: 0190-171-11
MILLER AVENUE

OWNER:

1 OF 1 SHEETS

PLAN No.





PLANT PALETTE	WUCOLS	SIZE
TREES		
AFROCARPUS falcatus AFRICAN FERN PINE	Mod.	40-60' TALL, 25' WIDE
LAGERSTROEMIA indica 'Natchez' NATCHEZ CRAPE MYRTLE	Mod.	20' TALL & WIDE



SHRUBS AND GROUNDCOVERS			
ANIGOZANTHOS Yellow YELLOW KANGAROO PAW	Low	1-3' TALL & WIDE
BACCHARIS pilularis 'Pigeon Point' DWARF COYOTE BUSH	Low	1-2' TALL, 8-10' WIDE
CALLISTEMON 'Little John' LITTLE JOHN DWARF BOTTLEBRUSH	Low	3' TALL, 3-5' WIDE
LANTANA montevidensis TRAILING LANTANA	Low	1'-2' TALL, 3'-5' WIDE
LANTANA 'New Gold' NEW GOLD LANTANA	Low	1-2' TALL, 2-4' WIDE
LEUCOPHYLLUM frutescens 'Green Cloud' GREEN CLOUD TEXAS SAGE	Low	6-8' TALL & WIDE

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

PRELIMINARY WATER USE CALCULATIONS

Reference Eto (sta.44) **56.7** **Conservation Factor** **0.55**
Maximum Allowable Water Allocation Equation: (residential)
MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]

Eto	0.62	ETAF	LA	1-ETAF	SLA
56.7	0.62	0.55	2792	0.45	0

53,982 MAWA

Estimated Total Water Use Equation:
ETWU = Eto x 0.62 x ETAF x LA **25,901 ETWU**
HYDROZONE MATRIX

HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
REGULAR LANDSCAPE AREAS											
LOW / SHRUBS	2664	95%	LOW	0.20	0.81	56.70	0.62	0.25	2664	23,124	Dripline
LOW/MODERATE TREES	128	5%	MODERATE	0.50	0.81	56.70	0.62	0.62	128	2,778	Dripline
TOTAL LANDSCAPE AREA:	**2792**								**ETWU:**	**25,901**	

LANDSCAPE TO BE INSTALLED WITH LOW-VOLUME IRRIGATION AND AUTOMATIC WEATHER-SENSING IRRIGATION CONTROLLER

0' 10' 20'

Ecosystem Urban UES Solutions
LandscapeDynamics.net
Landscape Dynamics
URBAN | ECOSYSTEM | SOLUTIONS
Landscape Architecture - Consulting
Water Management - Certified Arboriculture
(951) 264-4839
DESIGN PROJECT MANAGER
Greg Zoll
gregzoll@landscapedynamics.net
(951) 264-4839

Preliminary Landscape Plan

Proposed Apartment Complex

Miller Avenue and Sierra Avenue, Fontana, CA 92335

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



April 3, 2025

DESCRIPTION JOB NO: 650

SHEET 1 of 1

PLOT DATE: 4/3/2025 8:19 AM





RESOLUTION NO. PC 2025-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING DESIGN REVIEW NO. 24-0028 FOR THE CONSTRUCTION OF A NEW 3-STORY, 8-UNIT MULTI-FAMILY BUILDING AND ASSOCIATED IMPROVEMENTS LOCATED ON THE SOUTH SIDE OF MILLER AVENUE BETWEEN SIERRA AVENUE AND ACACIA STREET, IDENTIFIED AS ASSESSOR PARCEL NUMBER 0190-171-11, PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15332 AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, the project site, located at 8256 Miller Avenue and also identified as Assessor Parcel Number ("APN") 0190-171-11 ("Project Site"), was annexed from San Bernardino County into the City of Fontana March 22, 1979; and

WHEREAS, on August 7, 2024, the City of Fontana ("City") received an application from Andresen Architecture, Inc ("Applicant") for a design review ("DRP No. 24-0028") for the site and architectural review of a new 3 story, eight (8) unit multi-family building and associated improvements, at the Project Site (the "Project"); and

WHEREAS, the Project site has a General Plan Land Use designation of Walkable Mixed-Use Downtown Core (WMXU-1) and is located within the Form Based Code (FBC) Transitional district which allows for such projects; and

WHEREAS, the Project is Categorically Exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section No. 15332 (Class No. 32, Infill Development) and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the CEQA as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the project development occurs within city limits on a project site of less than five acres substantially surrounded by urban uses; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; the site can be adequately served by all required utilities and public services, and none of the exceptions in CEQA Guidelines Section 15300.2 apply; and

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

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for Design Review No. 24-0028; and

WHEREAS, all of the notices required by statute and the Fontana Municipal Code (FMC) have been given as required; and

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing; and a notice of the public hearing was published in the Fontana Herald newspaper on August 8, 2025, and simultaneously displayed

at City Hall and at the Project Site; and

WHEREAS, on August 19, 2025, a duly noticed public hearing on DRP No. 24-0028, was held by the Planning Commission to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, on August 19, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on Design Review No. 24-0028; and

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

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by this reference.

Section 2. CEQA. The Planning Commission hereby determines that the Project is categorically exempt pursuant to Section No. 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). The Project site is considered Infill with the WMXU-1 designation of the General Plan and the Transitional District of the FBC; (2) The Project Site is less than five (5) acres. (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the residential project. The Planning Commission further determines that none of the exceptions in CEQA Guidelines Section 15300 .2 apply to the Project and directs Staff to file a Notice of Exemption.

Section 3. Design Review Findings. The Planning Commission hereby makes the following findings for DRP No. 24-0028 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1. **The proposal is consistent with the General Plan, Zoning and Development Code and any applicable Specific Plan**.

Findings of Fact: The Project is consistent with the General Plan designation for the Project Site, which is WMXU-1. The WMXU-1 land use designation is intended to create areas where residents and visitors can walk, bike, and take transit to other uses such as work, study, shopping, entertainment, recreation, and civic activities. The designation also aims to provide compact residential development within walking distance of public transit stops and neighborhood shopping areas.

The Project is located within the Transitional district of the FBC. The 8-unit apartment development meets all zoning and development standards set forth in the Fontana Municipal Code, including the required density range. The Project site is not within a specific plan.

Finding No. 2. **The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable development promoting the public health, safety, and welfare of the community.**

Findings of Fact: The development complies with the City of Fontana Zoning and Development Code. The Project's improvements including sidewalks, drainage, and grading to ensure a safe and well-designed development. Additionally, the development meets all setbacks, height, landscaping, design, parking, access, and safety requirements.

The site improvements have been reviewed by the City of Fontana Fire, Building and Safety, and Engineering Departments. During the review process, changes were made to the plans to ensure that the Project is well designed. Street lighting and on-site lighting were included to provide ample visibility at night. Landscaping was incorporated to create an attractive atmosphere along adjacent parcels.

Finding No. 3. **The proposal, in its design and appearance, is aesthetically and architecturally pleasing resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood**.

Findings of Fact: The Project is designed to enhance and complement the surrounding neighborhood. The architectural theme for the Project is described as "Contemporary Modern." The result is a high- quality architectural design appropriate and desirable for the surrounding neighborhood. The development will enhance the character of the surrounding neighborhood through appropriate attention to aesthetics and design.

Architectural relief utilized for the buildings consists of decorative lighting, varied roof lines, metal accents, and other features appropriate to the style. The use of a variety of colors and materials such as stucco finish and stone veneer further adds architectural diversity to each building. The Project enhances the surrounding neighborhood by incorporating architectural style of the building and complements the surrounding area. Additionally, the landscaping incorporates plants to complement the architectural style of the building and the development as a whole. The Project has been reviewed by the Engineering, Building and Safety and Fire Departments for safety. During the review process, the plans were evaluated to ensure that the Project was well- designed.

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

Findings of Fact: The development complies with the City of Fontana Zoning and Development Code. Improvements include sidewalks, drainage, and grading, which will provide a safe and well-designed neighborhood. The improvements have been reviewed by the Fire, Building and Safety, and Engineering Departments. During the project review process, changes were made to the plans to ensure that the Project is a well-designed. Street lighting and on-site lighting have been included to provide ample visibility at night.

Landscaping has been incorporated to create an attractive atmosphere along adjacent parcels

Section 4. Approval. Based on the foregoing, the Planning Commission hereby approves DRP No. 24-0028 subject to the Conditions of Approval attached hereto as "**Exhibit A**" and incorporated herein by this reference.

Section 5. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 6. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 8. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 19th day of August 2025.

City of Fontana

_____
Idilio Sanchez, Chair

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 19th day of August 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Joseph Armendarez, Secretary

Exhibit "A"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 24-0055 **DATE:** August 19, 2025
Design Review No. 24-0028

LOCATION: south side of Miller Avenue between Sierra Avenue and Acacia Street (APN:0190-171-11)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
   B. All other Conditions of Approval imposed by this project have been fulfilled.
   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.

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 Division inspection, has commenced within this period.

3. The Applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the Applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the Applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The Applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, the City and/or any parties bringing such forth.

The City of Fontana and the Applicant acknowledge that the City would not have approved this project if the City were to be liable to Applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, Applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.

5. The 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.

6. Any foam treatment used for architecture treatments and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ½ inch thick, or as determined by the Director of Planning.

7. 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.

8. This project shall comply with all applicable provisions, regulations and development standards of the Fontana Municipal Code.

9. The Applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction

on Sundays and Holidays.

10. After the fifteen (15) day appeal period, the Applicant shall remove the notice of Filing sign from the project site. The Applicant may request a refund of the sign deposit. The request shall be submitted to the Planning Department.

11. 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.

12. The contractor will use the following source controls at all times:
    A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Fontana City Code.
    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
    C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
    D. Have only necessary equipment onsite.
    E. Use manually adjustable or ambient-sensitive backup alarms. When working

adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:

1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
2. Temporarily enclose localized and stationary noise sources.

13. All built-in gas or electric barbeques shall be installed with safety locks to the satisfaction of the Director of Planning.

14. The current Development fees must be paid prior to issuance of building/construction permits.

15. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.

16. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee. If the applicant/owner fails to maintain the landscape as originally approved, the owner/applicant shall be required to renovate the landscape to meet current landscape standards and water conservation ordinance.

17. Applicant shall pay all applicable service fees pursuant to the Fontana Municipal Code.

18. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.

19. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.

20. Color combinations and color schemes for commercial buildings approved under a Design Review Permit application shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.

21. The applicant shall provide up-lighting on the perimeter and up-lighting for trees to the satisfaction of the Director of Planning and his/her designee.

22. The following electrical outlets and garage door opener will be provided in all garages:
a. One automatic garage door opener for the double garage door.
b. At least one duplex receptacle within the garage.

23. Wall-mounted decorative lighting fixtures shall be provided at the front porch area as well as on each side of the garage door. Wall-mounted decorative lighting fixtures shall be a minimum of 18 inches in height.

24. All new block walls that can be seen by public view shall be constructed with a decorative block and capped with a prefabricated block cap. New block walls that cannot be seen

by public view could be constructed of CMU block with a masonry cap.

25. No solid masonry wall shall be higher than nine-foot from top of ground (finish grade) when used in combination with a retaining wall unless otherwise stated for this project.

26. All parking stalls shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.

27. All roof-mounted equipment and ground-mounted equipment shall be screened from view from adjacent properties and streets to the satisfaction of the Director of Planning.

28. The recreational amenities shall be constructed of a similar material and equipment located in public parks and/or to the satisfaction of the Director of Planning. Refer to the City of Fontana Park Design Standards, accessible at the City's website under the Planning Department under Landscape Services.

29. The applicant/developer/property owner 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.

30. The transformer shall be screened by either a screen wall or mature, dense landscaping, and not visible from the public right-of-way on areas where Southern California Edison needs access, there should be a minimum clearance of 8 feet or as directed by SCE.

31. Placement, location and screening of utilities of any kind which cannot be installed underground and must be placed above ground for function and safety reasons require approval by the Director of Planning.

32. All utilities including, but not limited to, drainage systems, sewers, gas lines, water lines, and electrical up to 35 KV, telephone, underground cable television, communications wires and equipment shall be installed and maintained underground.

33. Placement, location and screening of utilities of any kind which cannot be installed underground and must be placed above ground for function and safety reasons require written approval by the Director of Planning prior to any administrative or discretionary approval.

34. All utility easements shall be landscaped and shall be maintained as provided in the easement document.

35. All fire back flows (DDC/DACA) shall be painted green or earth tone color.

PRIOR TO ISSUANCE OF BUILDING/GRADING PERMIT

36. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

37. 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.
38. The mailboxes shall be made of durable material and shall be installed in a manner that is resistant to vandalism and meets the requirements of the Post Office. The Post Office currently approves freestanding mailboxes that are F-series and wall mounted boxes that are 4C series. The developer is responsible for contacting the Post Office for the type and location of the mailboxes within their development. Any replacements of the mailboxes subsequent to the original installation shall be the responsibility of the developer, each individual homeowner and/or the homeowners association, and the Post Office.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

39. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.
40. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.
41. Adhere to the standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide.
42. Adequate visual screening shall be provided adjacent to the interior lots of the project site and shall be provided by the developer. Screening shall be provided by a combination of trees, block wall or screening methods to the satisfaction of the Director of Planning.
43. If attached or clustered units are on an alley or a short dead-end street, the applicant shall ensure all address or unit numbers are clearly visible from an arterial street on a wall, monument, plaque, or similar structure.
44. All street signs must meet the standards for public streets as regulated by the Engineering Department.
45. A locator map or directory must be posted at site entrances. The directory should be located on the site so as to be easily and quickly identified and free from visual obstruction. The directory should be illuminated from dusk until dawn. The directory should have vandal resistant glazing to minimize criminal damage, and the structure should be weather resistant.

ENGINEERING DEPARTMENT:

46. 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.
47. 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.

48. 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.

49. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all vehicular ingress/egress location including consideration for walls, landscaping, grading, and vegetation.

50. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.

51. Left-turn ingress and/or egress at all access locations shall be subject to approval of the City Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered.

52. The project shall prepare signing and striping plans along Miller Ave to include maintaining the existing parking restrictions along the project frontage on Miller Ave.

PRIOR TO ISSUANCE OF GRADING PERMIT

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

54. The Applicant shall submit, and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

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

56. The Applicant shall record right-of-way dedications, easements, and reciprocal access agreement as required for the development.

57. 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, 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.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

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

59. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for

all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

60. Slurry seal roads affected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflict with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

61. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

62. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connections, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

63. All storm drains shall be video inspected by applicant/contractor. Storm drain videos shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

64. 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:

65. The Applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
   A. California Building Code
   B. California Residential Code
   C. California Electrical Code
   D. California Mechanical Code
   E. California Plumbing Code
   F. California Energy Code
   G. California Fire Code
   H. California Green Building Standards Code
   I. City of Fontana Ordinance.
   J. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

66. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based

upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

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

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

69. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

70. The applicant shall comply with the following grading requirements:

A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.

C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.

D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

E. No water course or natural drainage shall be obstructed.

F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

G. Drainage water shall not pass from an ‘improved’ type of drainage structure to an ‘unimproved’ type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety. The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
2. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.) and,

3. All proposed drainage structures; and
4. Any proposed and/or required walls or fencing.

71. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

72. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
   A. Precise grading plans shall be approved.
   B. Rough grading completed.
   C. Compaction certification.
   D. Pad elevation certification.
   E. Rough grade inspection signed off by a City Building Inspector.

73. If hazardous substances are used and/or stored, the applicant shall provide a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials, may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

74. The applicant shall combine the existing parcels into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued.

FIRE DEPARTMENT:

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

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

77. **Turnaround.** An approved turnaround shall be provided at the end of each roadway

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

78. **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 Chapter 5 & SBCoFD Standard A-2

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

80. **Water System Residential**. Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix 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 (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than six hundred (600) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

The Fire Flow for this project shall be: 1500 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 7947 Square Foot structure.

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

82. **Water Improvement Plan:** The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type and largest building square footage. Once approved by the Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE. California Fire Code Chapter 5.

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

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

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

86. **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 Chapter 9, NFPA 72 & SBCoFD Standard F-5.

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

88. **Commercial Addressing.** Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

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

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

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

92. **Spark Arrestor.** An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

END OF CONDITIONS

FONTANA
CALIFORNIA

NOTICE OF EXEMPTION

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

1. Project Title:	**Master Case No. 24-0055; Design Review No. 24-0028**
2. Project Applicant (include address, telephone number and email address):	**Bobbie Lee Andresen Architecture, Inc., 17087 Orange Way Fontana, Ca 92335 (909) 355-6688 fontana@aaifirm.com**
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	**The project site is located at south side of Miller Avenue between Sierra Avenue and Acacia Street (APN: 0190-171-11**
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino

Attachment No. 4

5. Description of nature, purpose, and beneficiaries of Project:	**Site and architectural review and approval of a new residential development consisting of 8 units on .03 acres and associated on-site and off-site improvements**
6. Name of Public Agency approving project:	City of Fontana
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Andresen Architecture, Inc., 17087 Orange Way Fontana, Ca 92335
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	**Exempt under Section 15332, Class 32 (Infill Development) of the California Environmental Quality Act**
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	

Attachment No. 4

9. Reason why project was exempt:	**The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32 – Infill Development). The project meets the CEQA requirements of Infill: (1) The Project is consistent with the Walkable Mixed Use Corridor & Downtown (WXMU-1) designation of the General Plan and the Transitional District of the FBC; (2) The Project Site is less than five (5) acres; (3) The Project Site has is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project.**
10. Lead Agency Contact Person: Telephone:	Rina Leung, Senior Planner 909-350-6566
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☒ No ☐ If yes, the date of the public hearing was: XXXX, 2025	

Date:

_____

Signature

Name: DiTanyon Johnson

Title: Planning Manager

☒ Signed by Lead Agency ☐ Signed by Applicant

Attachment No. 4

Date Received for Filing:

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code

Attachment No. 4

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

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

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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

Master Case (MCN) No. 24-0055/Design Review Project (DRP) No. 24-0028

A request for the development of a new residential development consisting of eight (8) multiple-family dwellings along with associated improvements on a site comprised of approximately 13,218 square feet.

Environmental Determination: This project is Categorically Exempt pursuant to Section No. 15332 (Class 32 – Infill Development) of the California Environmental Quality Act and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA.



Location of Property: South side of Miller Avenue between Sierra Avenue and Acacia Street
(APN: 0190-171-11)

Date of Hearing: August 19, 2025

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

Time of Hearing: 6:00 P.M.

Should you have any questions concerning this project, please contact Rina Leung, Senior Planner**,** at (909) 350-6566 or by email: rleung@fontanaca.gov.

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. PLEASE CONTACT THE PLANNER LISTED ABOVE.

FONTANA
CALIFORNIA

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 date: August 8, 2025

File #: 25-0459
Agenda #: DC-A

Agenda Date: 8/19/2025
Category: Director Comments

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

FONTANA
CALIFORNIA

MEMORANDUM

TO: **Planning Commission**

FROM: **Patty Nevins, Director of Planning** PN

RE: **Agenda for Upcoming City Council Items**

DATE: **August 19, 2025**

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

CITY COUNCIL SEPTEMBER 9, 2025	**PLANNER**	**PLACEMENT**
1. 2ND Reading – Adoption of Ordinance No. 1974 MCN#25-0019; MCA#25-007 Sign Code Amendment to Ch. 30, Article XII Downtown Core	Alejandro Rico	Consent Calendar
2. Appeal No. 25-0001 (MCN#22-000104; TPM#22-000025 (20611); DRP#22-000051) 398,514 sq. ft. Industrial Commerce Center Building East of Sierra Ave., west of Mango Ave., south of Summit Ave.	Salvador Quintanilla	Public Hearing

FONTANA
CALIFORNIA

MEMORANDUM

TO: **Planning Commission**

FROM: **Patty Nevins, Director of Planning** PN

RE: **Agenda for Upcoming Planning Commission Items**

DATE: **August 19, 2025**

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

PLANNING COMMISSION SEPTEMBER 2, 2025	**PLANNER**	**PLACEMENT**
No items listed for this meeting, as of the date of this memo.		

PLANNING COMMISSION SEPTEMBER 16, 2025	**PLANNER**	**PLACEMENT**
1. MCN#25-0009; CUP#05-00005R1 ABC License Type 20/Amendment to CUP 15264 Summit Avenue	Mai Thao	Public Hearing
2. MCN#23-0103; DRP#23-0025 New Medical Complex of two buildings of approx. 102,800 sf Northwest corner of So. Highland Ave. and San Sevaine Rd.	Cecily Session-Goins	Public Hearing
3. MCN#23-0080; CUP#24-0018; DRP#23-0016 New 108,000 square foot warehouse and storage area addition to an existing Conco 28,000 square foot facility 13052 Dahlia Street	Alejandro Rico	Public Hearing