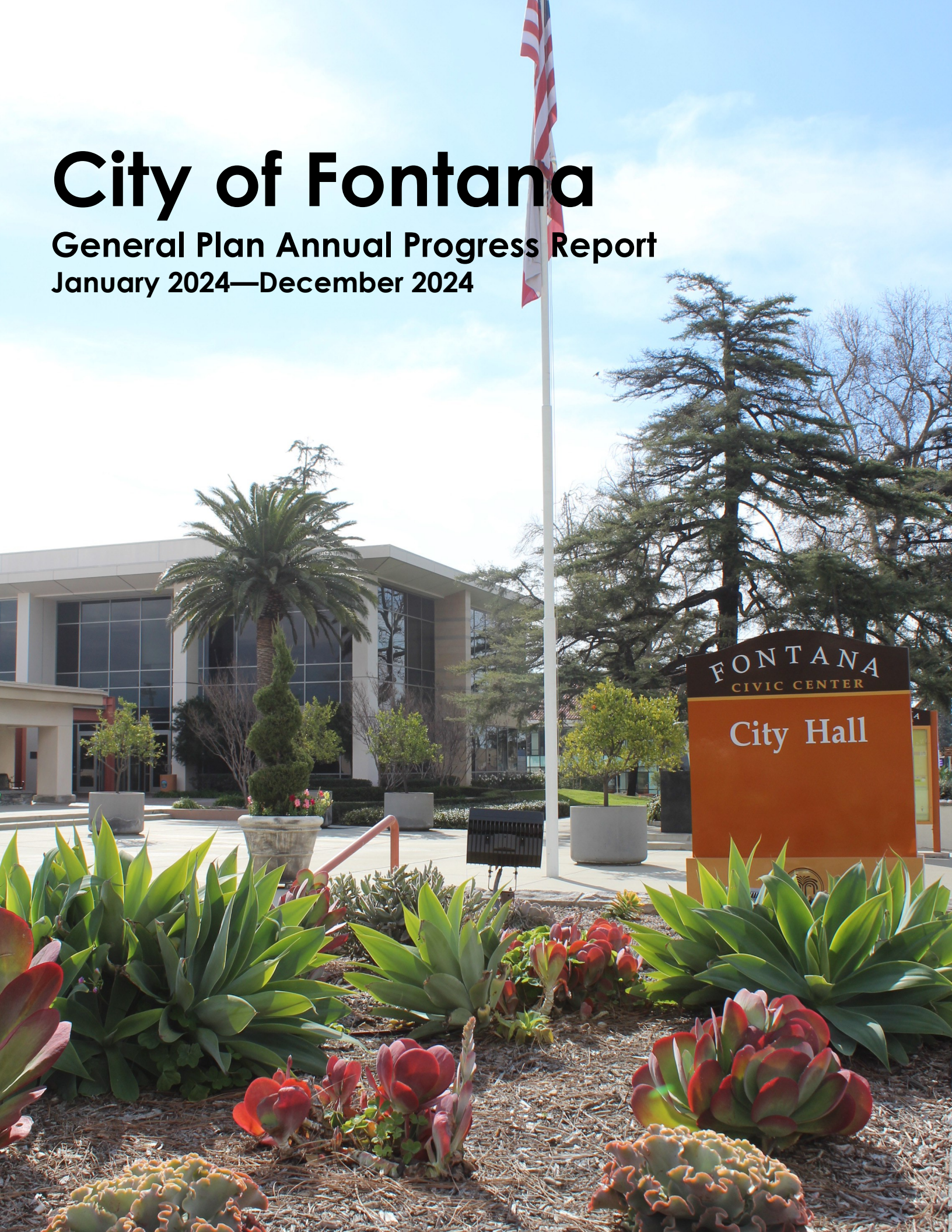


City of Fontana

General Plan Annual Progress Report
January 2024—December 2024



CITY OF FONTANA

2024 GENERAL PLAN ANNUAL PROGRESS REPORT



Prepared by the
Planning Department



Vision Statement

Fontana is a dynamic, thriving community that supports education, growth, safety and a positive community fabric. Our community is creating the opportunities that courage social and economic investment.

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INTRODUCTION

Purpose of this Document

Section 65400 (b) of the State of California government Code requires planning agencies provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) of the status of the General Plan and progress in its implementation. The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies and implementation measures in the General Plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

The General Plan Annual Progress Report summarizes the City of Fontana's progress towards implementing the goals, policies and programs of the 2015-2035 City's General Plan. It covers the period of January 1, 2024, through December 31, 2024. The report provides for the annual review of the General plan to assess the level of implementation and effectiveness of the General Plan as a guide for orderly growth and development. The General Plan Progress Report also provides information regarding the City's progress in meeting its share of regional housing needs.



BACKGROUND

The City of Fontana was incorporated on June 25, 1952. Fontana is a general-law city governed by codes adopted by the legislators of the State of California. The City of Fontana is governed by an elected Mayor and four District Council Members. Located in the Inland Empire, Fontana is situated 110 miles north of San Diego, 50 miles east of Los Angeles, 50 miles northeast of the heart of Orange County and 15 miles west of the City of San Bernardino.

The Fontana planning area encompasses approximately 52.4 square miles (43.1 square miles-city limits/9.3 square miles-sphere of influence area). Since the last comprehensive update to the General Plan in 2018, the population of the City has increased from 209,895 (source: General Plan Chapter 2 and 2020 US Census—Quick facts) to 215,465.

The City of Fontana has extensively used the specific plan process for large tracts of undeveloped land in its planning area. Currently, the City of Fontana has adopted twenty-seven (27) specific plans and community plans. The specific plans and community plans within the city limits encompass almost 12,000 acres, representing over 26,000 dwelling units, 700 acres of commercial development, and 2,700 acres of industrial property.



GENERAL PLAN BACKGROUND

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a comprehensive plan for the physical development of the jurisdiction. It addresses land use, transportation routes, population growth, open space, air and water quality, noise, safety issues and other related physical, social and economic development factors. Through the identification of goals, objectives, and policies, a General Plan creates a strategy framework for implementation. In addition to serving as a basis for local decision making, the General Plan establishes a clear set of development rules for citizens, developers, decision-makers, neighboring cities and counties, and provides the community with an opportunity to participate in the planning and decision-making process.

In November of 2018, the City adopted a comprehensive update to the General Plan that contains a shared vision for the future community of Fontana, a plan outlining strategies on how to pursue and achieve that vision, and an action plan that assists in advancing the goals, policies, and implementation measures outlined in the general plan.

AMENDMENTS TO THE GENERAL PLAN

State law allows the city to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require a public hearing by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act (CEQA).

In 2024, the City amended the General Plan two times to facilitate three development entitlement applications and a new specific plan.





PLANNING DEPARTMENT

The Planning Department of the Development Services Organization is the initial contact for development through the land entitlement process. From inception to completion, Planning works to ensure the highest standards for the use and design of any project submitted, while meeting the applicant's needs as well. This section outlines the activities of the Planning Department from January 2024 through December 2024.

The day-to-day planning activities include:

- Administering the City's Zoning Ordinance (Development Code)
- Answering public inquiries
- Processing planning applications for the Planning Commission and City Council
- Reviewing and approving business license applications for zoning compliance
- Preparing reports for the Planning Commission and City Council

Telephone/Entitlement Activity

Telephone activity represents the number of people calling for assistance to the Planning Department. Phone call records are kept and tracked on a monthly basis. In 2024, the Planning Department received 6,375 phone calls in total.

The Planning Department now offers government services through an online permitting resource known as Build Fontana, which is utilized to streamline the entitlement process for the applicant by allowing the submittal of new applications, the ability to check status of application processing and the ability to access documents associated with the application.

Planning Applications

The City of Fontana utilizes a Master Case Number (MCN) tracking system which is assigned to every unique formal entitlement request. The Master Case Number serves as a tracking mechanism for the number of projects that have been taken in the city. For example, a proposal for a new shopping development will be assigned an MCN ("Master Case Number") file number. Within the MCN file number, all required individual entitlement applications for the project such as Design Review, Conditional Use Permit requests, Variances, and Zone Changes, are assigned individual case numbers that are tied to the MCN number. Based on the Master Case Number (MCN) tracking system, a total of 113 planning entitlement projects were received during this review period. Also, during this review period a total of 79 planning projects were approved.

In addition to the applications, planning staff reviewed business licenses and conducted plan check review to ensure the proposed business, improvement and new construction are in compliance with the zoning code.





BUILDING & SAFETY DEPARTMENT

The Building and Safety Department is responsible for a variety of tasks that include issuing building permits, processing plan check submittals, and conducting building inspections. The Building and Safety Department provides professional plan checking, permitting, and inspections that assure adherence and compliance with the 2022 California Building Code. New building construction and tenant improvements require plan check review for zoning and Building Code compliance.

Building and Safety

SINGLE-FAMILY RESIDENCES

The City issued building permits for 516 new single-family homes within calendar year 2024 and 179 for Accessory Dwelling Units (ADU's).

MULTI-FAMILY RESIDENCES

The City issued building permits for 284 multi-family units within calendar year 2024.

COMMERCIAL

Commercial development for calendar year 2024 resulted in nine new building permits issued for 45,703 SF square feet of new commercial area with an approximate valuation of \$35,755,320.74.



The background image shows the Fontana Civic Center City Hall building, a modern structure with large windows and a flat roof. In the foreground, there is a landscaped area with various plants, including large green succulents and red flowers. A tall flagpole with an American flag stands to the right of the building. A sign in the foreground reads "FONTANA CIVIC CENTER City Hall".

HOUSING ELEMENT

Housing Element Reporting Requirements

Housing Element law requires quantification of each jurisdiction's existing and projected housing needs for all income levels. The City's Department of Housing and Business Development continues to administer the Community Development Block Grant Funds in accordance with U.S. Department of Housing and Urban Development requirements. In addition, existing programs in the Zoning and Development Code (i.e. Accessory Dwelling Units) provides the City with the flexibility and standards to encourage future development of low income housing.

The Housing Element is one of the seven State mandated elements included in the City of Fontana's General Plan. The purpose of the Housing Element is to identify and plan for the City's existing and projected housing needs; it contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. On February 8, 2022 the City Council approved Resolution No. 2022-011 for the adoption of a comprehensive update to the Housing Element (6th Cycle Housing Element Update) that will plan for the 2021-2029 planning period.

Each eight-year planning cycle, the City is allocated a specific number of housing units called the Regional Housing Needs Allocation (RHNA) determined by the Southern California Association of Governments. The RHNA quantifies current and future housing growth within a City. The Table shows the median income limits established by HUD for the Fontana area with the associated affordable rent and affordable home sales prices for each income category along with number of building permits issued for years 2021 to 2029.

City of Fontana Housing Need by Income Category											
Income Category	Units Needed 2021-2029	Units 2021	Units 2022	Units 2023	Units 2024	Units 2025	Units 2026	Units Built 2027	Units Built 2028	Units Built 2029	Re-remaining Needed 2021-2029
Very Low (0-50%) <\$31,950	5,109	0	0	0	0	0	0	0	0	0	5,109
Low (51-80%) <\$51,100	2,950	60	0	0	0	0	0	0	0	0	2,890
Moderate (81-120%) <\$73,680	3,035	0	0	0	0	0	0	0	0	0	3,035
Above Moderate (>120%) >\$73,680	6,425	1,122	658	803	980	0	0	0	0	0	3,842
Totals	17,519	1,182	658	803	980	0	0	0	0	0	14,876

The background image shows the Fontana Civic Center building, a modern structure with large windows and a flat roof. In the foreground, there is a landscaped area with various plants, including large green succulents and red flowers. A sign in the foreground reads "FONTANA CIVIC CENTER" and "City Hall". An American flag is visible on a tall pole to the left of the building. The sky is bright and clear.

CAPITAL IMPROVEMENT PROGRAM

CAPITAL IMPROVEMENT PROGRAM (CIP)

The State of California Government Code Section 66002 requires local agencies that have developed a fee program to adopt a CIP indicating the approximate location, size, timing and an estimate of the cost of all facilities or improvements to be financed by fees. The City of Fontana has such a fee program and the City's adopted seven-year Capital Improvement Program outlines the infrastructure needs for the future.

Projects and expenditures identified for future fiscal years are approved on a planning basis and do not receive expenditure authority until they are part of the capital budget for that fiscal year. The public, City Council, Planning Commission, Engineering, and Parks and Recreation Commission review of the overall seven-year program is performed annually for effective implementation of the City's Vision Statement as well as the City Council's more immediate goals and objectives.

The Seven-year Capital Improvement Program for FYs 2023/2024 through 2029/2030 sets forth infrastructure needs and a capital plan involving 178 projects totaling approximately \$995,192 million. Of this, all projects and expenditures identified for future fiscal years beyond 2023/2024 are approved on a planning basis and do not receive expenditure authority until they are part of the capital budget for that fiscal year. A review of the seven-year program is performed annually by the Parks and Community Services Commission, the Planning Commission and the City Council in order to ensure effective

The City's seven-year CIP continues to advance the "City Council's Vision" and strive to accomplish the "City Council's Goals and Objectives". This vision statement and the goals and objectives adopted by the City Council will guide the development of policies, goals and objectives adopted in the City's General Plan.

FY 23/24 – FY 29/30, 7-Year CIP Project Budget		
CIP Category	Amount (Thousands)	No. Of Projects
Flood Control & Storm Drain	\$19,824	3
Major Corridor/ Interchanges	\$164,047	11
Open Space & Recreation	\$62,210	10
Other Capital Improvements	\$67,921	11
Public Building Improvements	\$62,522	10
Resource Mgt/ Conservation	\$823	1
Sewer Improvements	\$13,333	8
Street Improvements	\$532,768	77
Technology	\$36,506	4
Traffic	\$35,238	43
Totals	\$995,192	178

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GENERAL PLAN IMPLEMENTATION STATUS

Housing Element

The State of California mandates that each county and city maintain a Housing Element in their General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element, including the City's share of the Regional Housing Needs Assessment (RHNA).

In addition to providing assistance and guidance for the City's Housing Element, the Housing Department administers a variety of community development activities including affordable housing activities and neighborhood improvement programs. Following are programs and activities supporting the goals of the Housing Element:

Updates in 2024:

Density Bonus Regulations

The regulations for density bonuses were expanded in 2024 beyond the requirements stipulated by the State of California. Per state law, the city is required to provide concessions and incentives when a density bonus is requested for a development containing affordable residential units. However, the Zoning and Development Code was amended to allow concessions and incentives when affordable housing is being provided, even if a density bonus is not requested. This furthers the goals of the Housing Element by removing barriers to providing affordable housing in the city.

Walnut Village Specific Plan

The Walnut Village Specific Plan was rescinded and readopted in 2024. With the assistance of LEAP grant funds from the California Department of Housing and Community Development, the city initiated a comprehensive overhaul of the specific plan, which was originally adopted in 1980. The new Walnut Village Specific Plan provides additional residential density and opportunities for mixed-use development in the three undeveloped/underdeveloped areas of the specific plan, which furthers the goals of the Housing Element.

Fair Housing Services

The Housing Department contracted with the Inland Fair Housing & Mediation Board to provide fair housing services. Discrimination investigation and assistance services were provided to 457 residents. Landlord-tenant mediation assistance (which includes the discussion of options, such as conciliation with a landlord, referral to a government enforcement agency, or private attorney) was provided to 4,335 residents.



Conservation, Open Space and Trails Element

Open space and parks are key aspects to well being for Fontana residents.

Updates in 2024:

Goal: Fontana has multiuse trails that provide north-south links and connections with the Pacific Electric Trail and other city pedestrian and bicycle routes

Action: Seek funding sources to implement the San Sevaine Trail, and design and implement an "Eastside Trail" linking the City from north to south in the eastern part of the city.

Construction of Phase 1 of the San Sevaine Trail began in 2024. The trail will be a 1.25 multi-purpose trail along the Etiwanda Creek/San Sevaine Channel between the Pacific Electric Trail in the City of Fontana and Banyan Avenue in the City of Rancho Cucamonga.

Goal: All Fontana residents live within walking or biking distance of a public park and there are sufficient public parks to serve all areas of the city.

Action: Pursue park development where parkland is insufficient.

In May 2024, two new dog parks received approved entitlements. The Southridge East dog park is to be located on the east side of Citrus Avenue, south of Windcrest Drive. The Southridge West dog park is to be located between Live Oak Avenue and Village Drive, south of Camellia Drive. Each park is one acre in size and will feature large and small breed dog sections with parking, fencing, drinking fountains and park benches. The sites are located in the existing Southern California Edison easement. Single-family residential neighborhoods are located to the north and south of each site so residents will be provided a nearby recreational amenity to use.

Additionally, ten parks received new playgrounds, shade structures and/or backstops in 2024. The playgrounds provided improved accessibility for persons with disabilities, thereby increasing the usefulness of the parks by the community at large.



Community Mobility and Circulation Element

This element of the General Plan focuses on transportation policies.

Updates in 2024:

Goal: The city has attractive and convenient parking facilities, including electric charging stations, for both motorized and non-motorized vehicles that meet need that fit the context.

Action: Provide sufficient motor vehicle and secure bicycle parking in commercial and employment centers to support vibrant economic activity.

The Downtown Parking Structure project began construction in 2024. The 4.5 tier parking structure is located at 16948 Arrow Boulevard and is part of the civic center campus. The project complements the downtown revitalization underway and will provide parking for the civic center, Stage Red Theater and other businesses downtown. Additionally, a second parking structure is in the inception and design phase. It will be located near the northeast corner of Arrow Boulevard and Nuevo Avenue.

Goal: The City of Fontana has a comprehensive and balanced transportation system, with safety and multimodal accessibility the top priority of citywide transportation planning, as well as accommodating freight movement.

Action: Provide roadways that serve the needs of Fontana residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities and walkways.

Construction of the widening of Sierra Avenue from Foothill Boulevard to Baseline Avenue was completed in 2024. The project included the widening of the street to six total lanes for vehicles, curb, gutter, raised landscape median, a new traffic signal and approximately 2.2 miles of bike lanes. The provision of bike lanes and sidewalks improves safety for bikers and pedestrians and provides easier access to the many transit routes utilizing Sierra Avenue.



Land Use, Zoning, and Urban Design Element

This element of the General Plan sets forth the policy framework for the physical development of Fontana. It is a guide for the decision-makers that sets the pattern, distribution, density and intensity of land uses that over time will assist the City in achieving the vision of Fontana for the future.

Updates in 2024:

Goal: Fontana development patterns support a high quality of life and economic prosperity.

Action: Locate multi-family development in mixed-use centers, preferably where there is nearby access to retail, services and public transportation.

During this review period, construction began on several new multi-family projects along major corridors, such as Sierra Avenue and Foothill Boulevard. For example, a new 88 unit multiple family project (Sierra Townhomes) is being constructed at the northwest corner of Sierra Avenue and Ramona Avenue. Also, construction began on a new 344-unit mixed-use development on the southwest corner of Foothill Boulevard and Live Oak Avenue. These developments (and several others) are in mixed use areas with nearby access to public transportation.

Goal: Downtown is a dynamic center of activity with new housing options, walkable environments, and a mixture of uses attracting residents and visitors.

Action: Transform downtown into a vibrant local and regional destination.

The revitalization of Downtown Fontana made major strides in 2024. Construction of a new 4.5 tier parking structure commenced, which the project inception and design phase began for a second parking structure, which will provide parking for a new mixed-use development that received approved entitlements in 2024. The development will consist of ground floor retail with pedestrian corridor offices and 20 residential units on upper floors.

Additionally, the completion of the renovation of the Stage Red theater will contribute to the revitalization of the downtown. It is expected to draw traffic to the downtown area for concerts and shows in a more intimate and high-end setting.

