

# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335



## Revised Agenda

Resolution No. PC 2025-007

Tuesday, March 18, 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.

**CALL TO ORDER/ROLL CALL:**

- A. Call To Order/Roll Call:

**INVOCATION/PLEDGE OF ALLEGIANCE:**

- A. Invocation/Pledge of Allegiance:

**PUBLIC COMMUNICATIONS:**

- A. Public Communications:

**CONSENT CALENDAR:**

**CC-A Consideration of a resolution pursuant to the adopted Courtplace Mitigated Negative Declaration making General Plan conformance findings under Government Code section 65402 regarding the sale of 1.94 acres of unimproved land located on the west side of Sierra Avenue between Santa Ana Avenue to the north and Jurupa Avenue to the south) for the development of a 50 unit affordable rental housing project.** [25-0108](#)

**RECOMMENDATION:**

Staff recommends that the Planning Commission consider the location, purpose, and extent of the proposed real property disposition described herein as required under Government Code Section 65402(a) and adopt Resolution No. PC 2025-\_\_\_\_\_ entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, MAKING, PURSUANT TO THE ADOPTED COURTPPLACE MITIGATED NEGATIVE DECLARATION, GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION 65402 REGARDING THE SALE OF 1.94 ACRES OF CITY-OWNED UNIMPROVED PROPERTY LOCATED ON SIERRA AVENUE, BETWEEN SANTA ANA AVENUE TO THE NORTH AND JURUPA AVENUE TO THE SOUTH (A PORTION OF ASSESSOR PARCEL NUMBERS 0255-101-22-0-000 AND 0255-101-23-0-000)” finding that the proposed disposition is in conformance with the City’s General Plan and direct staff to file a Notice of Determination.

**APPLICANT:**

City of Fontana  
 8353 Sierra Avenue  
 Fontana, CA 92335

**LOCATION:**

West side of Sierra Avenue between Santa Ana Avenue and Jurupa Avenue (a portion of Assessor Parcel Numbers 0255-101-22-0-000 AND 0255-101-23-0-000”

**PROJECT PLANNER:**

Patty Nevins, Director of Planning

**CC-B Approval of Minutes of March 4, 2025.** [25-0117](#)

Approve Consent Calendar Items as recommended by staff.

**PUBLIC HEARINGS:**

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

**PH-A Master Case No. 22-0084R1: Design Review No. 22-0043R1- A request to revise the color scheme and materials and modify the elevations for a previously approved 255-unit detached condominium residential development (147 detached Cluster Home units and 108 detached Stub Drive units) within a 37.3-acre project site, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA).** [25-0120](#)

**RECOMMENDATION:**

**Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025 -\_\_\_\_; 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 previously adopted Addendum, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and that no further analysis is required, and direct staff to file the Notice of Determination; and**

**2. Approve Design Review (DRP) No. 22-0043R1.**

**APPLICANT:**

**KB Home  
Damon Polk  
36310 Inland Valley Drive, Suite 300  
Wildomar, CA 92595**

**LOCATION:**

**The project site is located south of Village Drive and east of Live Oak Avenue (APN: 0237-411-35).**

**PROJECT PLANNER:**

**Salvador Quintanilla, Senior Planner**

**UNFINISHED BUSINESS:**

**A. None**

**NEW BUSINESS:**

**A. None**

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

**DC-A Upcoming cases scheduled for City Council and Planning Commission. [25-0118](#)**

**An update of future City Council agenda items for March 25, 2025 and April 8, 2025 for the Planning Commission's information.**

**An update of future Planning Commission agenda items for April 1, 2025 for the Planning Commission's information.**

**COMMISSION COMMENTS:**

**A. Planning Commission Remarks:**

**WORKSHOP:**

**A. None**

**ADJOURNMENT:**

**A. Adjournment**



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 25-0108  
**Agenda #:** CC-A

**Agenda Date:** 3/18/2025  
**Category:** Consent Calendar

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**FROM:**

Planning Department

**TITLE:**

Consideration of a resolution pursuant to the adopted Courtplace Mitigated Negative Declaration making General Plan conformance findings under Government Code section 65402 regarding the sale of 1.94 acres of unimproved land located on the west side of Sierra Avenue between Santa Ana Avenue to the north and Jurupa Avenue to the south) for the development of a 50 unit affordable rental housing project.

**RECOMMENDATION:**

Staff recommends that the Planning Commission consider the location, purpose, and extent of the proposed real property disposition described herein as required under Government Code Section 65402(a) and adopt Resolution No. PC 2025-\_\_ entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, MAKING, PURSUANT TO THE ADOPTED COURTPPLACE MITIGATED NEGATIVE DECLARATION, GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION 65402 REGARDING THE SALE OF 1.94 ACRES OF CITY-OWNED UNIMPROVED PROPERTY LOCATED ON SIERRA AVENUE, BETWEEN SANTA ANA AVENUE TO THE NORTH AND JURUPA AVENUE TO THE SOUTH (A PORTION OF ASSESSOR PARCEL NUMBERS 0255-101-22-0-000 AND 0255-101-23-0-000)" finding that the proposed disposition is in conformance with the City's General Plan and direct staff to file a Notice of Determination.

**APPLICANT:**

City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335

**LOCATION:**

West side of Sierra Avenue between Santa Ana Avenue and Jurupa Avenue (a portion of Assessor Parcel Numbers 0255-101-22-0-000 AND 0255-101-23-0-000"

**REQUEST:**

Determination by the Planning Commission that the disposition of the property described herein is in conformance with the goals and policies of the City of Fontana General Plan.

**PROJECT PLANNER:**

Patty Nevins, Director of Planning

**BACKGROUND INFORMATION:**

The City of Fontana (“City”) owns certain real property consisting of 1.94 acres of unimproved land located on Sierra Avenue, between Santa Ana Avenue to the north and Jurupa Avenue to the south (a portion of assessor parcel numbers 0255-101-22-0-000 and 0255-101-23-0-000) (“Property”). Fontana Courtplace I Housing Partners, L.P., a California limited partnership (“Developer”), desires to acquire and develop the Property with a 50 unit affordable family-apartment housing project (“Project”).

**Prior Approvals and Actions**

In 2023, the Developer, the City, and the Fontana Housing Authority (“Authority”) negotiated a disposition and development agreement (“DDA”) under which the City agreed, subject to the terms and conditions provided therein, to convey the Property to Developer for the construction of the Project.

On October 24, 2023, the City Council: (1) determined that the Property qualified as “exempt surplus land” under the Surplus Land Act pursuant to Government Code section 54221(f)(1)(A); (2) declared the City’s intent to sell the Property to Developer in accordance with the DDA; and (3) set a public hearing for November 14, 2023 to consider any protests to the City’s conveyance of the Property. Following the November 14<sup>th</sup> public hearing, the City Council and the Authority’s Board of Directors (“Authority Board”) approved the DDA and authorized the City Manager and the Authority’s Executive Director to execute the same. Collectively, the foregoing satisfied the City’s Surplus Land Act and Government Code section 37420 et seq. obligations in connection with its disposition of the Property for the Project.

The DDA contemplates that the Project’s financing will come from multiple funding sources, including equity raised by the low income tax credits, a senior loan issued from a reputable intuitional lender, and loans from the City and Authority to Partnership. On February 25, 2025, the City Council and the Authority Board approved a first amendment to the DDA, which increased the City’s financial support for the Project in order to augment its competitiveness for a low income tax credit allocation from the California Tax Credit Allocation Committee.

## **PROJECT DESCRIPTION:**

Government Code section 65402 requires the Planning Commission to render a determination as to whether the City's disposition of the Property to Purchaser for the Project is consistent with and conforms to the General Plan.

## **ANALYSIS:**

### **General Plan Conformance Findings**

Before the close of escrow, Government Code section 65402 requires the Planning Commission to render a determination as to whether the City's disposition of the Property to Purchaser for the Project is consistent with and conforms to the General Plan. In accordance with Government Code section 65402, the City's disposition of the Property is consistent with and conforms to the General Plan as follows:

1. Housing Element ("HE") Policy 1.3 provides that the City will promote the development and access to housing affordable to all income levels in the City. The City's disposition of the Property for the Project is consistent with HE Policy 1.3 because the Project will create 49 new affordable units that-pursuant to the Regulatory Agreement-will be reserved for low, very low, and extremely low income households. For these reasons, the City's disposition of the Property is consistent with HE Policy 1.3.

2. HE Policy Action 1E provides that the City shall encourage the development of housing units for low, very low, and extremely low income households. The City's disposition of the Property for the Project is consistent with HE Policy Action 1E because it will result in the creation of 49 new units reserved for low, very low, and extremely low income households.

3. HE Policy 4.1 provides that the City should enhance opportunities for affordable housing for all segments of the City's population. Here, the City is enhancing affordable housing opportunities by disposing of City-owned property to Purchaser for the Project, which upon completion will result in an additional 49 affordable in the City's rental housing stock. For these reasons, the City's disposition of the Property for the Project is consistent with HE Policy 4.1.

Staffs' recommendation action is for the Planning Commission to adopt the attached Resolution. Doing so will satisfy the City's obligations under Government Code section 65402 by making the above General Plan conformance findings.



## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.) (“CEQA”), and the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) the City determined that a Mitigated Negative Declaration (“MND”) be prepared in order to analyze all potential adverse environmental impacts of proposed multi-level residential affordable apartment buildings with associated green space, community gathering areas, vehicle parking, landscaping, and security fencing on the approximately 4.8-acres of land (“Courtplace Project”). The City prepared and adopted the Courtplace Project MND for the Courtplace Project on November 1, 2022 (SCH #: 2022100111) and approved a Mitigation Monitoring and Reporting Program for the Project. Under the MND, the Property and the Project are Phase I of the Courtplace Project.

Pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an MND has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review. Staff evaluated the attached Resolution in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166, State CEQA Guidelines section 15162 and City of Fontana’s 2019 Local Guidelines for Implementing CEQA.

In connection with this Resolution and the Planning Commission’s review of the Courtplace Project MND, staff recommends that the Planning Commission independently review all the prior environmental documentation prepared for the Courtplace Project, exercise its independent judgment, and make the determination that the Courtplace Project MND fully analyzed and with the adoption of the Mitigation and Monitoring Reporting Program, mitigated all potentially significant environmental impacts, if any, that would result from the Resolution making General Plan conformance findings, and therefore, no subsequent EIR or mitigated negative declaration is required.

### **MOTION:**

Approve staff’s recommendation.

### **ATTACHMENTS:**

1. Vicinity Map
2. Resolution Making Gov. Code section 65402 General Plan Conformance

Findings

3. Government Code Section 65402



# VICINITY MAP

**DATE:** March 18, 2025  
**CASE:** General Plan Conformance Determination  
West side of Sierra Avenue between Santa Ana  
Avenue and Jurupa Avenue (a portion of  
Assessor Parcel Numbers 0255-101-22-0-000  
And 0255-101-23-0-000

RESOLUTION NO. PC 2025-\_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, MAKING, PURSUANT TO THE ADOPTED COURTPACE MITIGATED NEGATIVE DECLARATION, GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION 65402 REGARDING THE SALE OF 1.94 ACRES OF CITY-OWNED UNIMPROVED PROPERTY LOCATED ON SIERRA AVENUE, BETWEEN SANTA ANA AVENUE TO THE NORTH AND JURUPA AVENUE TO THE SOUTH (A PORTION OF ASSESSOR PARCEL NUMBERS 0255-101-22-0-000 AND 0255-101-23-0-000) AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.**

**WHEREAS**, the City of Fontana (“City”) owns certain real property consisting of 1.94 acres of unimproved land located on Sierra Avenue, between Santa Ana Avenue to the north and Jurupa Avenue to the south (“Property”). The Property is more particularly described in Exhibit “A,” attached hereto and incorporated herein; and

**WHEREAS**, the City has no use for the Property and desires to sell it to Fontana Courtplace I Housing Partners, L.P., a California limited partnership (“Purchaser”) for the construction of a 50 unit affordable family-apartment housing project (“Project”); and

**WHEREAS**, Purchaser, the City, and the Fontana Housing Authority (“Authority”) negotiated a disposition and development agreement (“DDA”) under which the City agreed, subject to the terms and conditions provided therein, to convey the Property to Purchaser for the construction of the Project; and

**WHEREAS**, on October 24, 2023, the City Council: (1) determined that the Property qualified as “exempt surplus land” under the Surplus Land Act pursuant to Government Code section 54221(f)(1)(A); (2) declared the City’s intent to sell the Property to Purchaser in accordance with the DDA; and (3) set a public hearing for November 14, 2023, to consider any protests to the City’s conveyance of the Property. Following a public hearing, on November 14, 2023, the City Council and the Authority’s Board of Directors (“Authority Board”) approved the DDA and authorized the City Manager and the Authority’s Executive Director to execute the same. On February 25, 2025, the City Council and the Authority Board approved a first amendment to the DDA, which increased the City’s financial support for the Project in order to augment its competitiveness for a low income tax credit allocation from the California Tax Credit Allocation Committee; and

**WHEREAS**, the DDA includes a regulatory agreement (“Regulatory Agreement”), under which all but one of the Project’s units will be reserved for occupancy by low, very low, or extremely low income households for 99 years. Specifically, the Regulatory Agreement provides that: five units will be leased to extremely low-income households (i.e., 30% of the AMI), 25 units will be leased to very low income households (i.e., 40%-50% AMI), 19 units will be leased to lower income households (i.e., 60% AMI), and one unit will be for an onsite manager; and

**WHEREAS**, before escrow closes on the above transaction, Government Code section 65402 requires the Planning Commission to render a determination as to whether the City’s disposition of the Property to Purchaser for the Project is consistent and in conformance with the General Plan; and

**WHEREAS**, for the reasons provided below, the Planning Commission finds that the City's disposition of the Property for the Project is consistent with and in conformance with the General Plan and by adopting this resolution, the City will satisfy its obligations under Government Code section 65402; and

**WHEREAS**, pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.) ("CEQA"), and the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) the City determined that a Mitigated Negative Declaration ("MND") be prepared in order to analyze all potential adverse environmental impacts of proposed multi-level residential affordable apartment buildings with associated green space, community gathering areas, vehicle parking, landscaping, and security fencing on the approximately 4.8 acres of land ("Courtplace Project"); and

**WHEREAS**, the City prepared and adopted the Courtplace Project MND for the Courtplace Project on November 1, 2022 (SCH #: 2022100111) and approved a Mitigation Monitoring and Reporting Program for the Project. Under the MND, the Property and the Project are Phase I of the Courtplace Project; and

**WHEREAS**, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an MND has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

**WHEREAS**, staff evaluated this Resolution in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166, State CEQA Guidelines section 15162 and City of Fontana's 2019 Local Guidelines for Implementing CEQA; and,

**WHEREAS**, in connection with this Resolution and the Planning Commission's review of the Courtplace Project MND, the Planning Commission has independently reviewed all the prior environmental documentation prepared for the Courtplace Project, and has exercised its independent judgment in recommending that the City Council find that the Courtplace Project MND fully analyzed and mitigated, all potentially significant environmental impacts, if any, that would result from the Resolution making General Plan conformance findings, and therefore, no subsequent EIR or mitigated negative declaration is required; and

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

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:**

**SECTION 1. Incorporation of Recitals.** The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

**SECTION 2. CEQA Findings.** The Planning Commission has reviewed and considered the Courtplace Project MND and the Mitigation, Monitoring, and Reporting Program, pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA, and recommends that the City Council find that the Courtplace Project MND fully analyzed and with the adoption of the Mitigation and Monitoring Reporting Program, mitigated all potentially significant environmental impacts, if any, that would result from this Resolution making General Plan conformance findings, and therefore, no

subsequent EIR or mitigated negative declaration is required. Staff is directed to file a Notice of Determination.

**SECTION 3. General Plan Conformance Findings.** Given the foregoing, the Planning Commission hereby finds that the City’s disposition of the Property to Purchaser for the Project is consistent with and conforms to the City’s General Plan as follows:

1. Housing Element (“HE”) Policy 1.3 provides that the City will promote the development and access to housing affordable to all income levels in the City. The City’s disposition of the Property for the Project is consistent with HE Policy 1.3 because the Project will create 49 new affordable units that—pursuant to the Regulatory Agreement—will be reserved for low, very low, and extremely low income households. For these reasons, the City’s disposition of the Property is consistent with HE Policy 1.3.

2. HE Policy Action 1E provides that the City shall encourage the development of housing units for low, very low, and extremely low income households. The City’s disposition of the Property for the Project is consistent with HE Policy Action 1E because it will result in the creation of 49 new units reserved for low, very low, and extremely low income households.

3. HE Policy 4.1 provides that the City should enhance opportunities for affordable housing for all segments of the City’s population. Here, the City is enhancing affordable housing opportunities by disposing of City-owned property to Purchaser for the Project, which upon completion will result in an additional 49 affordable in the City’s rental housing stock. For these reasons, the City’s disposition of the Property for the Project is consistent with HE Policy 4.1.

**SECTION 4. Report.** Pursuant to Government Code section 65402(a), this Resolution constitutes the Planning Commission’s report to the City Council showing that the proposed disposition of the Property to Purchaser for the Project is consistent with and conforms to the General Plan.

**SECTION 5. Severability.** If any provision of this Resolution is held invalid by a court of competent jurisdiction, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable.

**SECTION 6. Effective Date.** This Resolution is effective immediately upon adoption.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting of the Planning Commission held on this 18th day of March, 2025.

City of Fontana

\_\_\_\_\_  
Idilio Sanchez, Chairperson  
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 18<sup>th</sup> day of March, 2026, by the following vote, to-wit:

AYES:

NOES:

ABSENT"

ABSTAIN:

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Joseph Armendarez, Secretary

# EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF FARM LOT 769, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAID COUNTY. DESCRIBED AS FOLLOWS:

Lot A:

COMMENCING AT THE EASTERLY LINE OF FARM LOT LOT 776 OF SAID SEMI-TROPIC LAND AND WATER COMPANY AND THE CENTERLINE OF JURUPA AVENUE;

THENCE NORTH 00°32'15" WEST, 730.06 FEET ALONG THE EASTERLY LINE OF SAID LOT 776 TO THE SOUTHERLY LINE OF SAID LOT 769;

THENCE SOUTH 89°27'22" WEST, 30.00 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SIERRA AVENUE AND **THE TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°27'22" WEST 266.94 FEET, CONTINUING ALONG SAID SOUTHERLY LINE;

THENCE NORTH 00°31 '04" WEST, 330.11 FEET TO THE NORTHERLY LINE OF THE SAID SOUTH ONE-HALF OF SAID LOT 769;

THENCE NORTH 89°27'54" EAST, 266.82 FEET ALONG SAID NORTHERLY LINE TO SAID WESTERLY LINE OF SIERRA AVENUE;

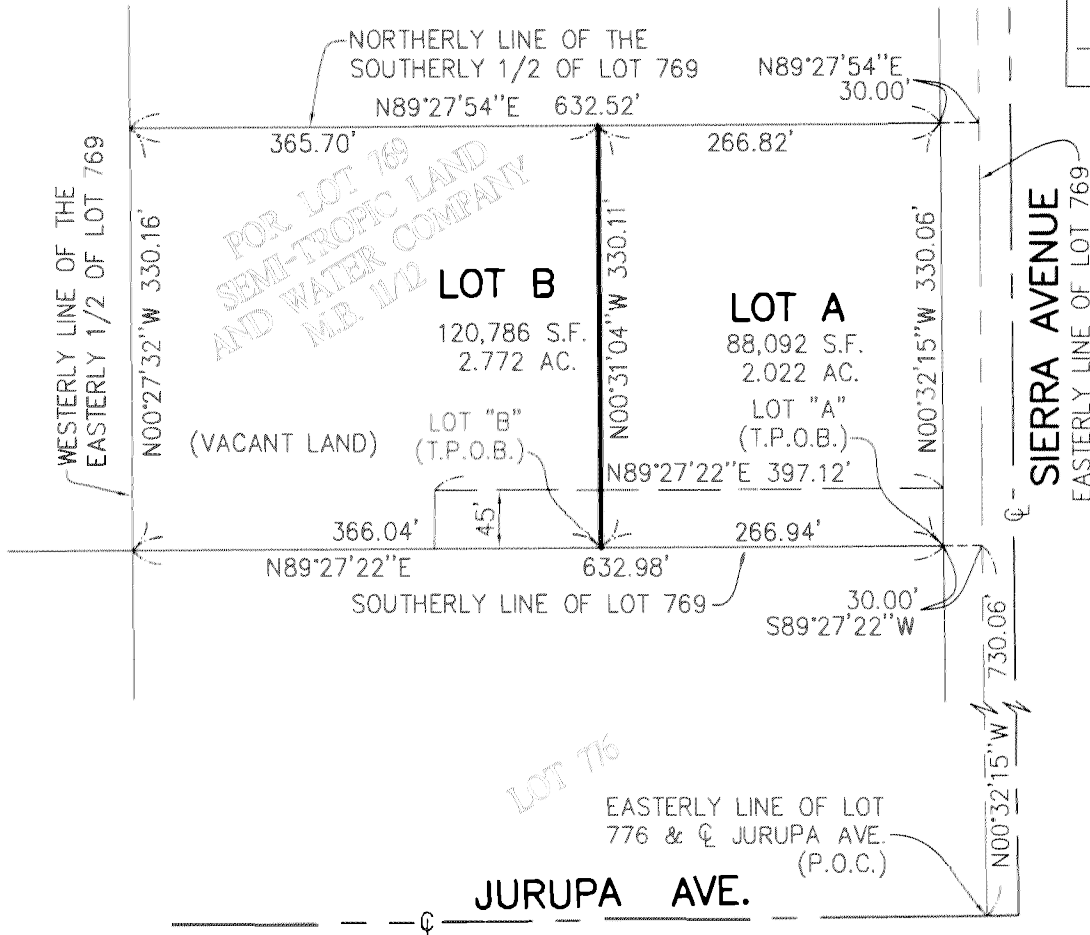
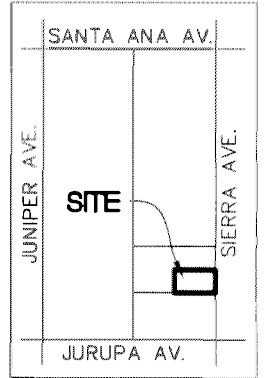
THENCE SOUTH 00°32'15" EAST, 330.06 FEET ALONG SAID WESTERLY LINE **THE TRUE POINT OF BEGINNING**.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

CONTAINING 88,092 SQUARE FEET (2.022 ACRES) OF LAND, MORE OR LESS.



# EXHIBIT 'B' to EXHIBIT A-2 LEGAL DESCRIPTION



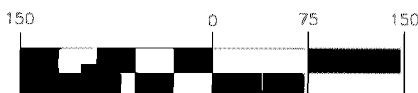
**LEGEND**

- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- EXISTING LOT LINE AFTER ADJUSTMENT
- EXISTING LOT LINE TO REMAIN
- EXISTING LOT LINE TO BE REMOVED



*Ty E. Thomas*  
10-07-2022  
DATE  
TY E. THOMAS  
P.L.S. 9309

NORTH  
GRAPHIC SCALE



PREPARED BY:

**T&M  
SURVEYING**

531 E. TRENTON AVE.  
ORANGE, CA  
O-714-912-4042 C-714-906-8771  
WWW.TNMSURVEYING.COM



JN:  
-743

CHECKED  
TET  
SHEET

8 OF 8



**State of California**

**GOVERNMENT CODE**

**Section 65402**

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65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

(Amended by Stats. 1974, Ch. 700.)



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 25-0117  
**Agenda #:** CC-B

**Agenda Date:** 3/18/2025  
**Category:** Consent Calendar

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**FROM:**  
Planning

**TITLE:**  
Approval of Minutes

**RECOMMENDATION:**  
Approve the minutes of the Planning Commission Meeting of March 4, 2025.

**DISCUSSION:**  
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of March 4, 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  
Joseph Armendarez, Secretary  
Torrie Lozano, Commissioner  
Dylan Keetle, Commissioner

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Tuesday, March 4, 2025      6:00 P.M.      Grover W. Taylor Council Chambers

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**CALL TO ORDER/ROLL CALL:**

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

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, March 4, 2025. Chair Sanchez called the meeting to order at 6:02 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 Commissioner Lozano, the Pledge of Allegiance was led by Secretary Armendarez.

**PUBLIC COMMUNICATIONS:****A. Public Communications:**

None.

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

Approve the Regular Planning Commission Meeting Minutes of February 18, 2025.

**ACTION: A Motion was made by Commissioner Keetle and seconded by Secretary Armendarez 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. 22-0165: Design Review No. 22-073 - A request for site and architecture approval of a three (3) story apartment building with a total of 13 units on an approximately .37 -acre site located at 8240 Mango Avenue, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.**

Chair Sanchez opened the Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report.

The commission and staff discussed the number of required parking spaces for the project. Associate Planner Rico provided the commission a quick explanation regarding the parameters of the General Plan and Zoning Code as it relates to this project.

The commission also requested clarification on nighttime renderings, the total amount of parking spots per unit and inquired whether this project would be gated.

The applicant, Flora Smith, on behalf of Andreson Architecture Inc., stated that she read and agreed to the Conditions of Approval and commented on the style of the project.

The commission expressed their appreciation and commended the applicant on the design of the project.

No written correspondence was received.

The Public Hearing was closed.

**RECOMMENDATION:**

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution No. PC 2025-005; 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 and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, none of the exceptions in CEQA Guidelines Section 15300.2 apply, and direct staff to file a Notice of Exemption; and,
2. Approve Design Review No. 22-073.

**ACTION:** Motion was made by Vice Chair Quintana and seconded by Chair Sanchez and passed by a vote of 5-0 to approve Public Hearing Item “A”; adopt Resolution No. PC 2025-005; and Approve Design Review No. 22-073.

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

**PH-B Master Case No. (MCN) 25-0001 and Conditional Use Permit (CUP) No. 25-0001:** A request to approve an Alcoholic Beverage Control (ABC) License Type 20 (Off Sale, Beer & Wine) for an existing food market (ALDI Food Market), pursuant to a categorical exemption in accordance with CEQA Guidelines Section No. 15301.

Chair Sanchez opened the Public Hearing.

Mai Thao, Assistant Planner, presented the staff report and noted a memorandum which modifies the Conditions of Approval to be consistent with the Development Code.

The applicant, Matthew Baca, stated that he read and agreed to modifications of the proposed Conditions of Approval.

No written correspondence was received.

The Public Hearing was closed.

**RECOMMENDATION:**

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution No. PC 2025-006; and,

1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class 1, Existing Facilities), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Conditional Use Permit (CUP) No. 25-0001.

**ACTION:** Motion was made by Chair Sanchez and seconded by Secretary Armendarez and passed by a vote of 4-0-1 to approve Public Hearing Item “B”; adopt Resolution No. PC 2025-006 and approve Conditional Use Permit (CUP) No. 25-0001 with modifications to the proposed conditions of approval.

The motion carried by the following vote:

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

**DIRECTOR COMMUNICATIONS:****A. Director Communications:**

None.

**COMMENTS:****A. Public Communication Commission Comments:**

Commissioner Lozano thanked Planning staff for their staff reports and expressed her condolences to the Allard family and Mayor Pro Tem Garcia for the recent passing of Ray Allard and Manuel Galaviz Ortega.

Vice Chair Quintana sent his condolences to the Allard and Garcia families; thanked staff for their staff reports and expressed his appreciation to the Fontana Police Department for attending tonight’s meeting.

Commissioner Keetle thanked staff for their staff reports; commented on the growth of the city and conveyed his condolences to the Garcia Family.

Secretary Armendarez echoed previous fellow commissioner comments and thanked the Planning staff for their hard work and dedication.



Chair Sanchez also reiterated previous fellow commissioner comments; expressed his appreciation to staff and closed his comments by thanking the public for the opportunity to serve.

**ADJOURNMENT:**

Chair Sanchez adjourned the meeting at 6:33 p.m. to the next Regular Planning Commission Meeting on Tuesday, March 18, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Susana Gallardo  
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 18<sup>th</sup> DAY OF MARCH 2025.**

---

Idilio Sanchez  
Chair



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 25-0120  
**Agenda #:** PH-A

**Agenda Date:** 3/18/2025  
**Category:** Public Hearing

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**FROM:**

Planning Department

**TITLE:**

Master Case No. 22-0084R1: Design Review No. 22-0043R1- A request to revise the color scheme and materials and modify the elevations for a previously approved 255-unit detached condominium residential development (147 detached Cluster Home units and 108 detached Stub Drive units) within a 37.3-acre project site, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA).

**RECOMMENDATION:**

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025 - \_\_\_\_; 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 previously adopted Addendum, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and that no further analysis is required, and direct staff to file the Notice of Determination; and

2. Approve Design Review (DRP) No. 22-0043R1.

**APPLICANT:**

KB Home  
Damon Polk  
36310 Inland Valley Drive, Suite 300  
Wildomar, CA 92595

**LOCATION:**

The project site is located south of Village Drive and east of Live Oak Avenue (APN: 0237-411-35).

**REQUEST:**

Design Review No. 22-0043R1- A request to revise the color scheme, materials and elevations for a previously approved 255-unit detached condominium project, on approximately 37.3 acres.

**PROJECT PLANNER:**

Salvador Quintanilla, Senior Planner

**BACKGROUND INFORMATION:**

1. On June 20, 2023, the Planning Commission considered Design Review No. 23-0043 and

recommended that the City Council approve the application with the proposed architectural elements and styles for the 255-unit detached condominium residential project.

2. On July 25, 2023, the City Council approved Design Review 23-0043 along with associated entitlements for the 255-unit condominium residential project.

Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Medium Density Residential (R-M)	Southridge Village Specific Plan, Planning Areas 56 and 66A, Entry Estates Duplex	Vacant
North:	Residential Planned Community (R-PC)	Southridge Village Specific Plan, Planning Area 72	Live Oak Road and Village Drive followed by single-family residences
South:	Residential Planned Community (R-PC)	Southridge Village Specific Plan, Townhomes (12 units/acre), Planning Area 65	Single Family Residences
East:	Open Space (OS)	Southridge Village Specific Plan, Open Space (OS), Quarry (Q), Planning Area 66B and 66C	Vacant and undeveloped
West:	Recreational Facilities (P-R) and General Commercial (C-G)	Southridge Village Specific Plan, Community Park (CP), Sub-Regional Center (SRC)	Southridge Park and Commercial Shopping Center

**PROJECT DESCRIPTION:**

- A. Project Area: 37.3 adjusted gross acres
  
- B. Building Analysis:
  - Allowable Density: 8 dwelling units/acre (Max)
  - Proposed Density: 7.9 dwelling units/acre
  
- C. Building Height:
  - Maximum Allowed: 35 feet
  - Proposed: 26' feet maximum

D. Building/Unit Analysis:

**108 Detached Stub Drive Units**

**Previously Approved**

<u>Plan</u>	<u>Beds.</u>	<u>Baths</u>	<u>Square Footage</u>
1	3	2.5	1,710 square feet
2	3 + loft (Optional 4 <sup>th</sup> bedroom)	2.5	1,791 square feet
3	3 + loft (Optional 4 <sup>th</sup> bedroom)	2.5	1,927 square feet

**Proposed**

<u>Plan</u>	<u>Beds</u>	<u>Baths</u>	<u>Square Footage</u>
1	3	2	1,677
2	3+loft	2	1,877
3	4	2	2,000

**147 Detached Cluster Homes units**

**Previously Approved**

<u>Plan</u>	<u>Beds.</u>	<u>Baths</u>	<u>Square Feet</u>
1	3	2.5	1,936 square feet
2/2X	3 + loft (Optional 4 <sup>th</sup> bedroom)	2.5	1,990 square feet
3	3 + loft (Optional 4 <sup>th</sup> bedroom)	2.5	2,307 square feet

**Proposed**

<u>Plan</u>	<u>Beds</u>	<u>Baths</u>	<u>Square Footage</u>
1	3+loft	2	1,791
2	3+loft	2	2,056
3	5+tech/loft	3	2,320

E. Parking Analysis:

Required: 2 spaces x 255 units = 510 covered spaces (garage spaces)  
0.5 spaces x 255 units = 127.5 uncovered spaces (open spaces)  
2 covered spaces (garage space) plus one-half uncovered spaces  
(637 total)

Provided: 684 Spaces  
(Garage: 510 spaces, Open: 184 spaces)

**ANALYSIS:**

The applicant, KB Home, is seeking approval from the Planning Commission to revise the previously

approved color schemes, material, and building sizes for the homes approved as part of Design Review (Design Review No. 22-0043).

The original project applicant, NH Southridge LLC, included neutral warm tones (i.e. brown, tan, beige, etc.) in their approved plans. KB Home, the new developer, has reassessed the building sizes and color palette and proposes a more vivid color scheme for the project; the proposed new palette includes lighter shades such as white, beige, gray, deep blue, yellow, and light brown, which harmonize with the overall Spanish, Craftsman, and Italianate architectural style.

The associated site improvements (site access, circulation, parking, fencing, amenities, and grading) that were previously approved are not being modified with this amendment.

Design Review (DRP) No. 22-0043R1:

The applicant is seeking a request from the Planning Commission to revise the previously approved project. The proposed project includes a 255-unit condominium residential development, which includes 108 detached Stub Drive units and 147 detached Cluster Homes units. The applicant has proposed revisions to the previously approved architectural plans, to include minor changes to the square footage (maximum of 145 square feet) of the units on all plan types and changes to the exterior design, color schemes, and materials of the units.

The applicant is proposing three architectural styles for the Stub Drive and Cluster buildings: Spanish, Craftsman, and Italianate. The architectural styles have not changed from the original architectural styles; however, the look of each elevation has been modified from the 2023 approval. Each type will reflect vibrant colors (i.e. white, gray, blue, light brown, beige, etc.) There are nine (9) color schemes provided for the overall project.

The detached Stub Drive units are configured in a “U” shape area of eight (8) buildings with a common driveway that will be used to access the garages for the units in the building. The “front” entrance for each unit is on the garage side and on the side of the buildings. The proposed stub drive condominiums range in size from 1,677 square feet to 2,000 square feet, with two plans consisting of three (3) bedrooms, one with a loft, and one plan consisting of four (4) bedrooms.

The proposed Detached Cluster Units are arranged along private drives and/or in clusters of eight (8) homes. Two floor plans will consist of three (3) bedrooms, a loft, and an optional 4th bedroom, and one floor plan with five (5) bedrooms, and a tech/loft. The plans range in size from 1,791 square feet to 2,320 square feet.

No unit will exceed the maximum height of 35 feet. The maximum lot coverage, height, unit sized, and all applicable development standards will comply with those specified in the Zoning and Development Code and the Southridge Village Specific Plan.

Architectural relief utilized for the proposed homes consists of stone veneer, decorative window treatments, varied roof lines, architectural “pop-outs”, banding porches, and other features appropriate to each theme. The use of a variety of colors and decorative shutters of a contrasting color will further add architectural diversity to each plan. All units are designed with concrete tile roofing material coordinated to match the color scheme of each elevation. All plans are proposed as two-story homes. Additionally, garage doors will incorporate windows and varied door colors and

patterns appropriate for each plan.

Environmental:

Pursuant to Sections 15162 and 15164 of California Environmental Quality Act (CEQA) Guidelines, the Southridge Village Specific Plan Environmental Impact Report No. 81-3 (State Clearinghouse [SCH] No. 1981052210) was certified by City Council on December 15, 1981 and subsequently an Addendum for the original project that is the subject of this modification was approved on July 25, 2023. The aforementioned certified EIR and adopted Addendum anticipated the development of a residential community and open space, and also adequately identified potential impacts associated with this project. No substantial changes have been made and no new additional impacts beyond what was anticipated in the EIR and Addendum have been identified; therefore, no further environmental review is required for the proposed project. Addendum to the Southridge Village Specific Plan EIR -

<https://fonopengislayers.fontana.org/WebLink/Browse.aspx?id=1764443&dbid=0&repo=FontanaRecords>

**MOTION:**

Approve staff's recommendation.

**ATTACHMENTS:**

Attachment No. 1 - Vicinity Map

Attachment No. 2 - Project Plan Set

Attachment No. 3 - Planning Commission Resolution, Findings, and Conditions of Approval

Attachment No. 4 - Notice of Determination

Attachment No. 5 - Public Hearing Notice



Project Site

# VICINITY MAP

**DATE:** March 18, 2025

**CASE:** Master Case No. 22-0084R1  
Design Review No. 22-0043R1

ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 STUCCO COLUMN
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 DECORATIVE OUTLOOKERS
- 15 GARAGE WINDOWS
- 16 ADDRESS PLAQUE
- 17 DECORATIVE CLAY PIPE
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 WOOD COLUMN
- 21 WOOD POST
- 22 DECORATIVE TILE
- 23 BRICK VENEER
- 24 STONE VENEER
- 25 WROUGHT IRON POTSHELF
- 26 EXPOSED RAFTER TAILS



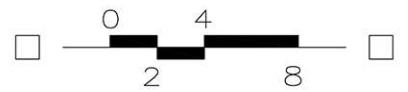
Elevation 'A' (Spanish)



Elevation 'B' (Craftsman)



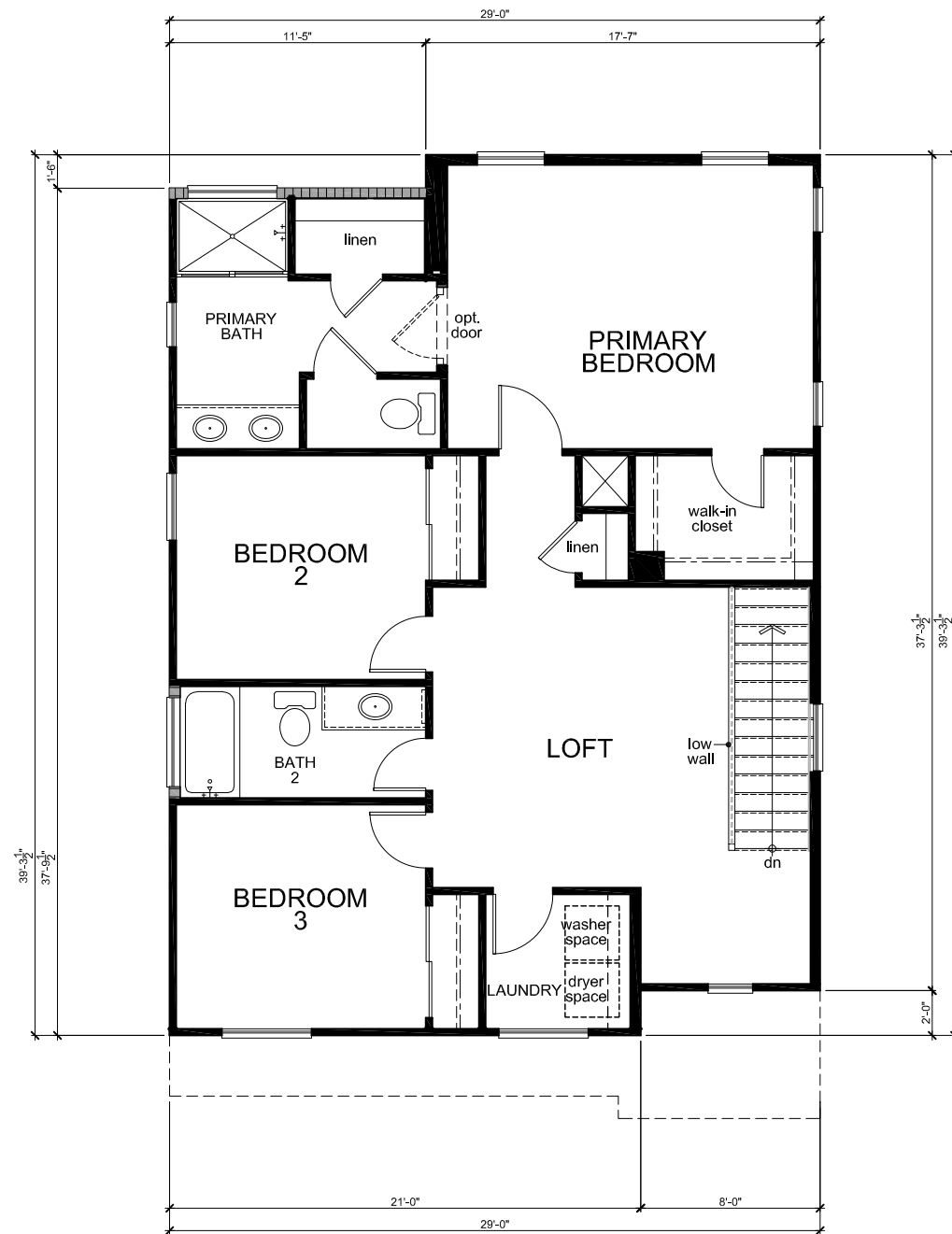
Elevation 'C' (Italianate)



PLAN 1

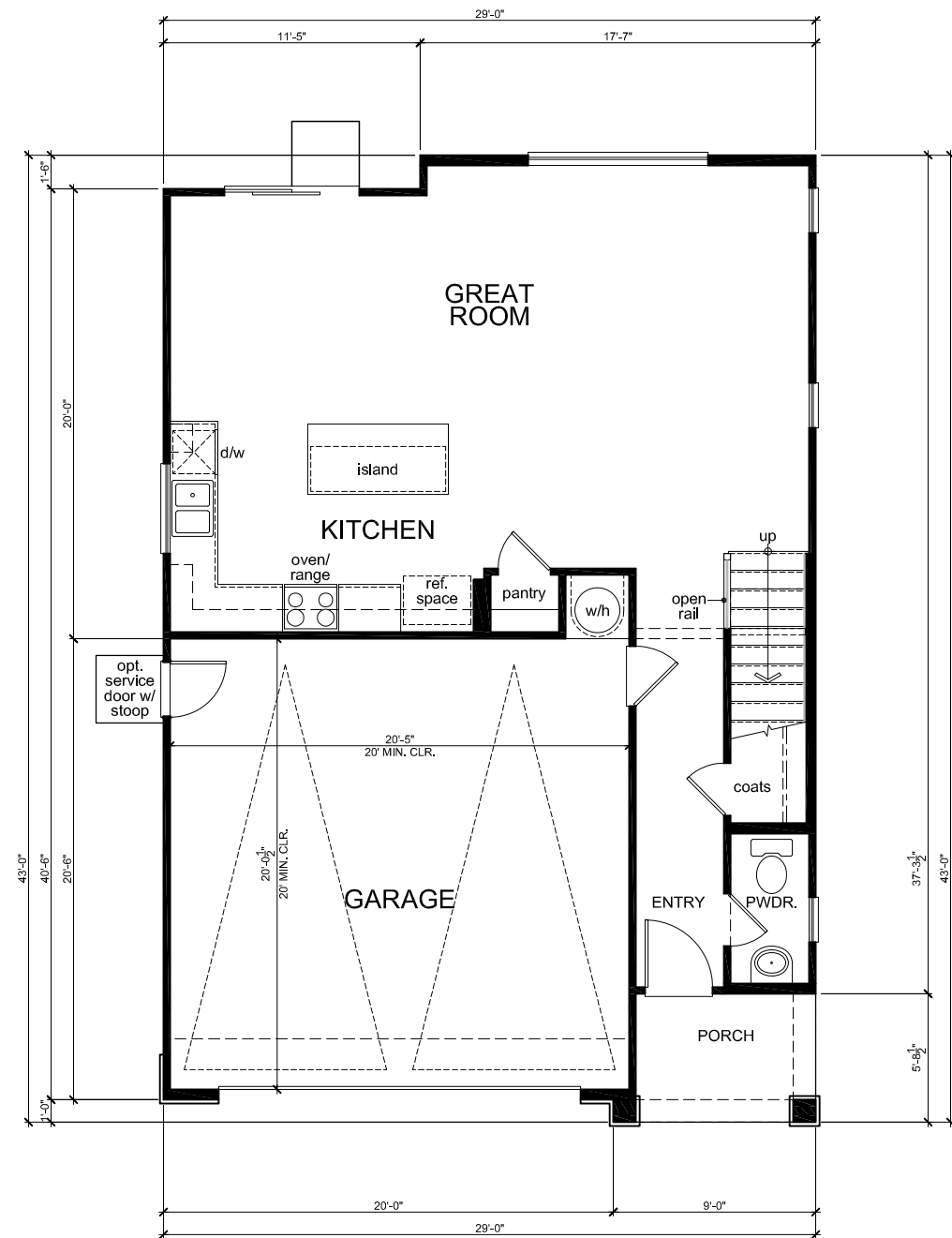




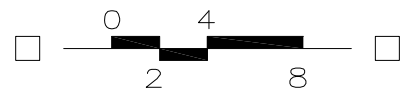


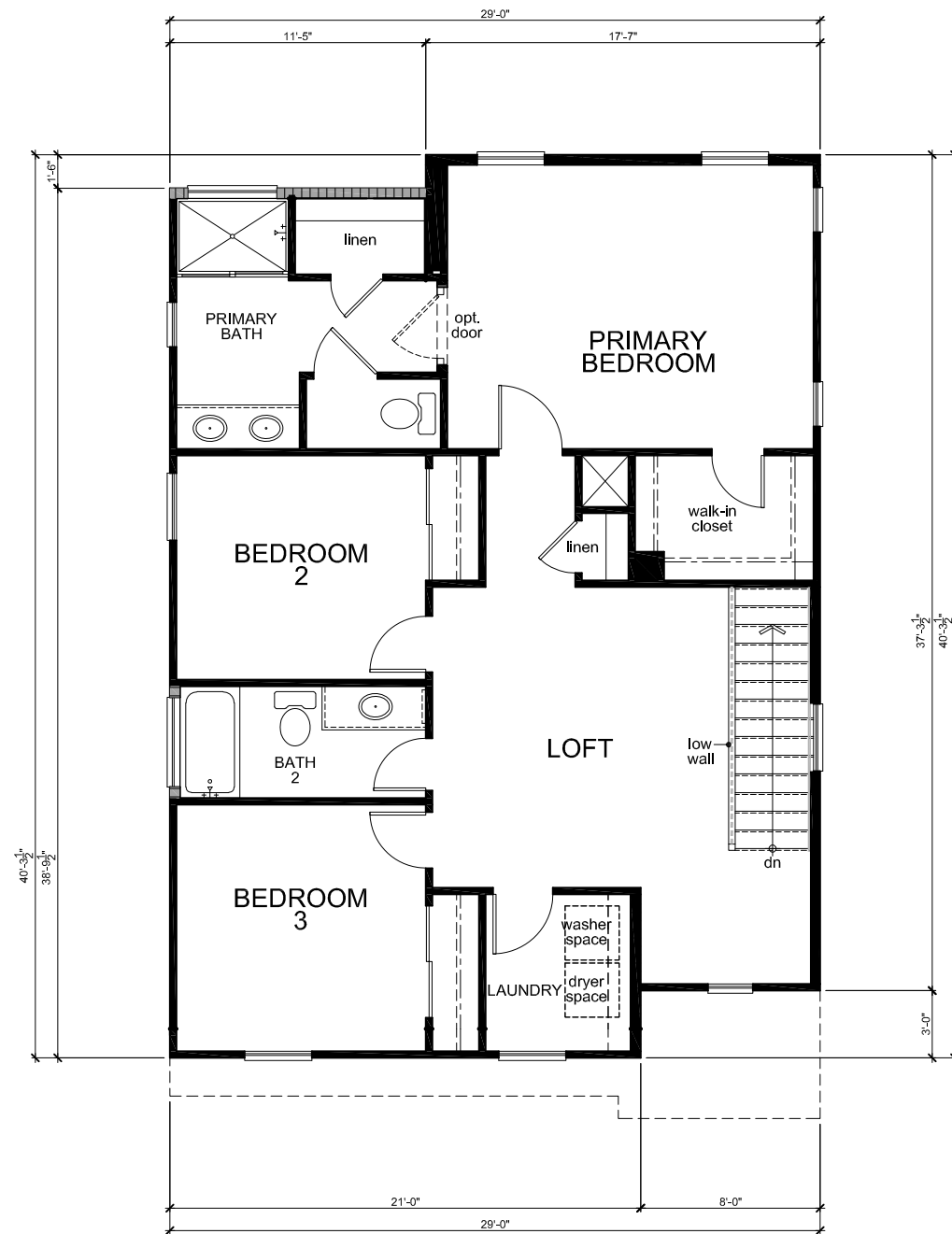
Second Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 229.1791			
FIRST FLOOR AREA	124	SQ. FT.	
SECOND FLOOR AREA	1062	SQ. FT.	
TOTAL AREA	1186	SQ. FT.	
GARAGE AREA	494	SQ. FT.	
PORCH AREA(S)	30	SQ. FT.	
	ELEVATION 'A'	47	SQ. FT.
	ELEVATION 'B'	47	SQ. FT.
	ELEVATION 'C'	47	SQ. FT.



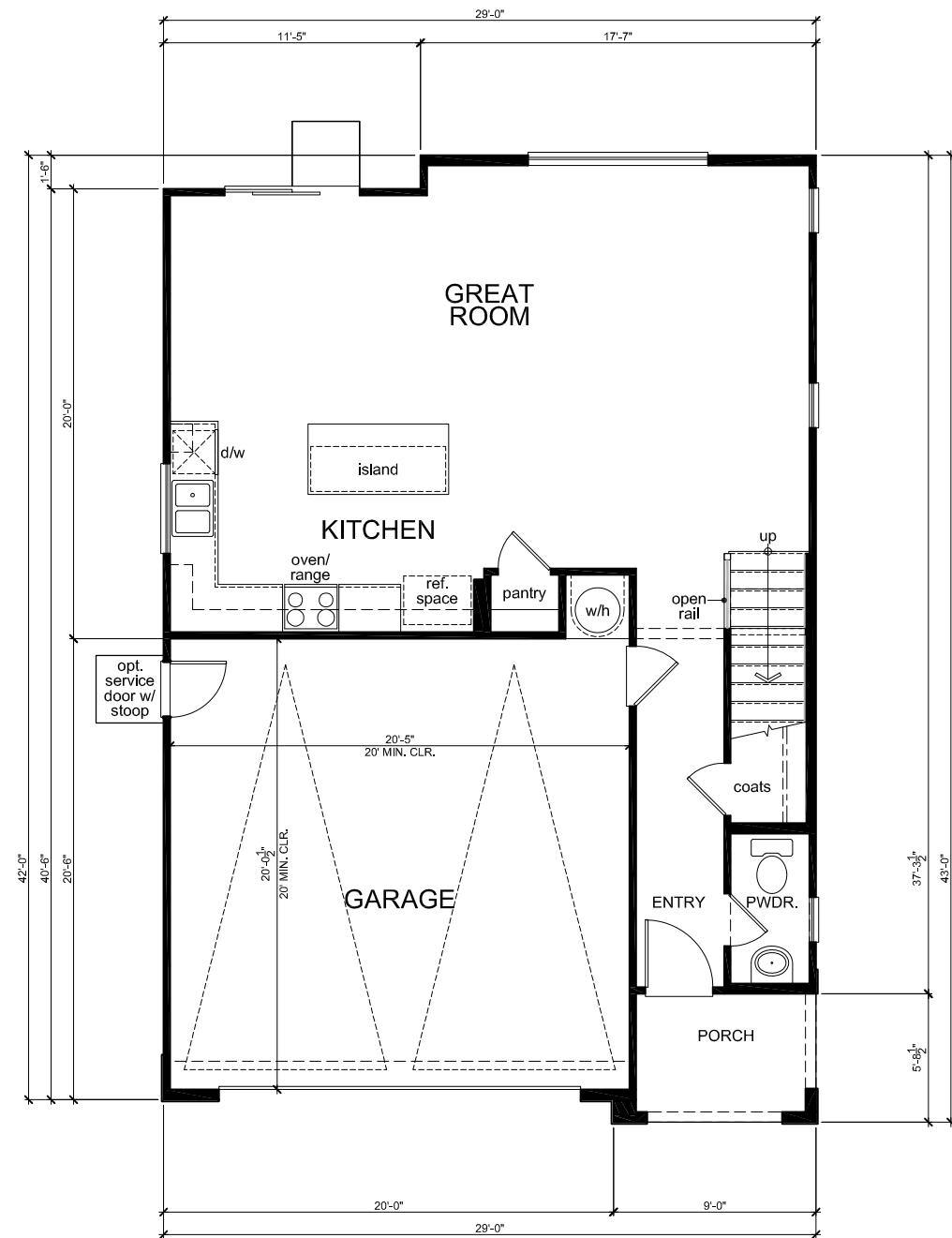
First Floor Plan 'B'



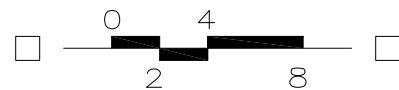


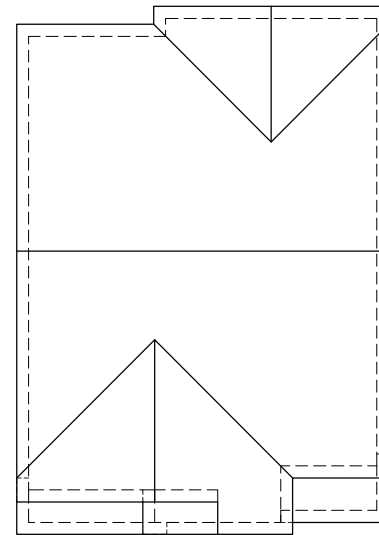
Second Floor Plan 'C'

SQUARE FOOTAGE			
PLAN 229.1791			
FIRST FLOOR AREA	724	SQ. FT.	
SECOND FLOOR AREA	1062	SQ. FT.	
TOTAL AREA	1741	SQ. FT.	
GARAGE AREA	494	SQ. FT.	
PORCH AREA(S)	30	SQ. FT.	
	ELEVATION 'A'	47	SQ. FT.
	ELEVATION 'B'	47	SQ. FT.
	ELEVATION 'C'	47	SQ. FT.

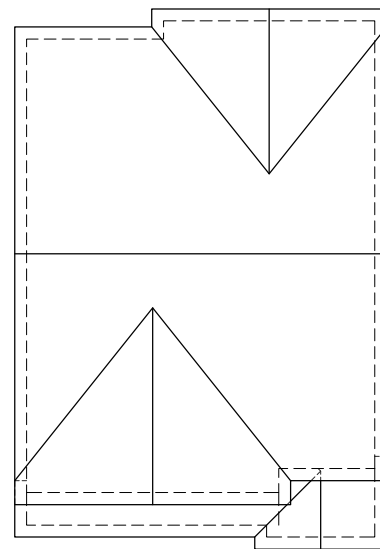


First Floor Plan 'C'

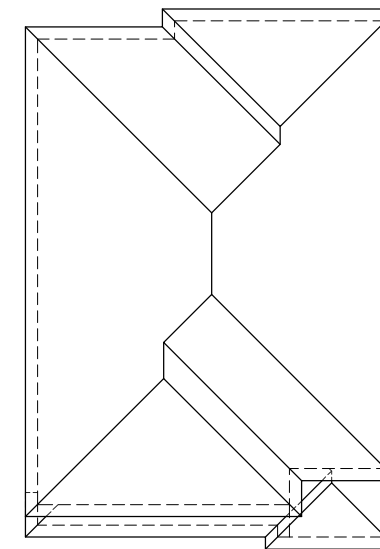




**'A' Spanish**  
4:12



**'B' Craftsman**  
4:12 / 5:12



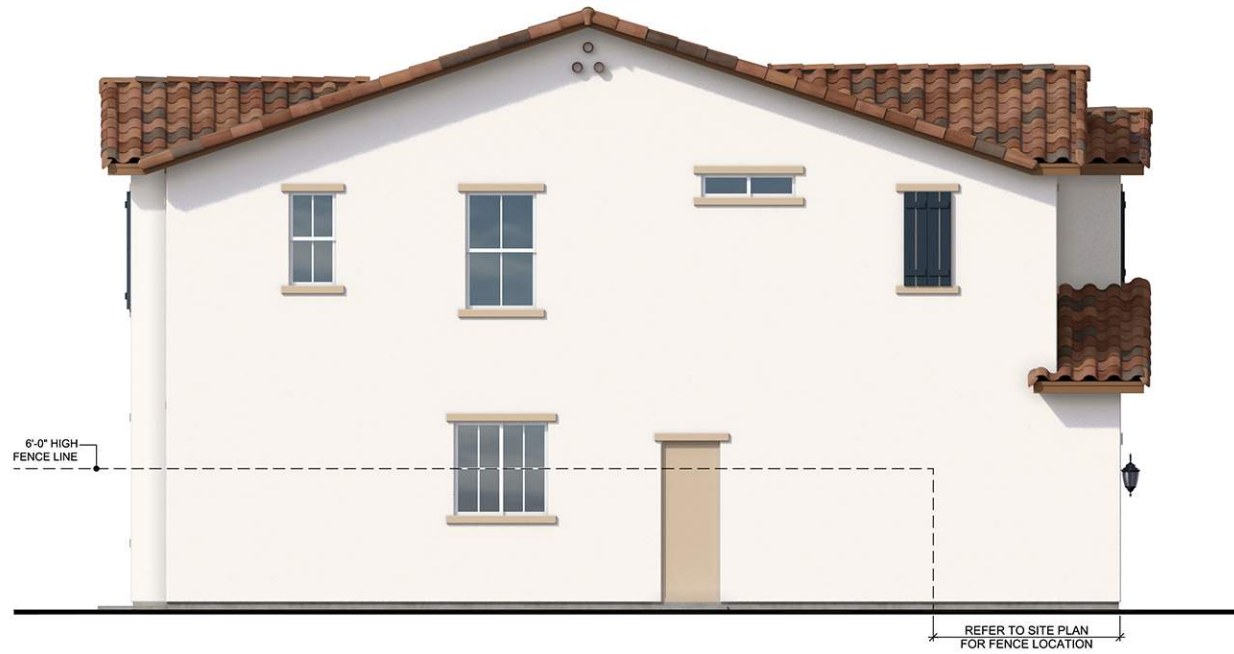
**'C' Italianate**  
4:12

Roof Plans



PLAN 1





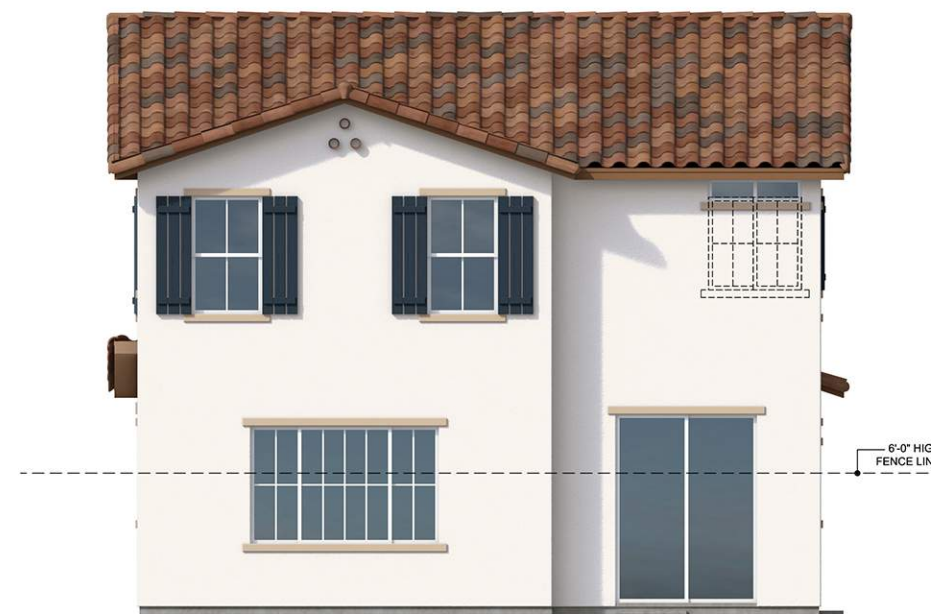
Left Elevation 'A' (Spanish)



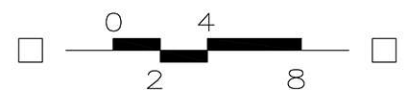
Front Elevation 'A' (Spanish)



Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)



PLAN 1



Left Elevation 'B' (Craftsman)



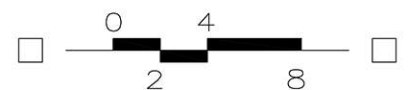
Front Elevation 'B' (Craftsman)



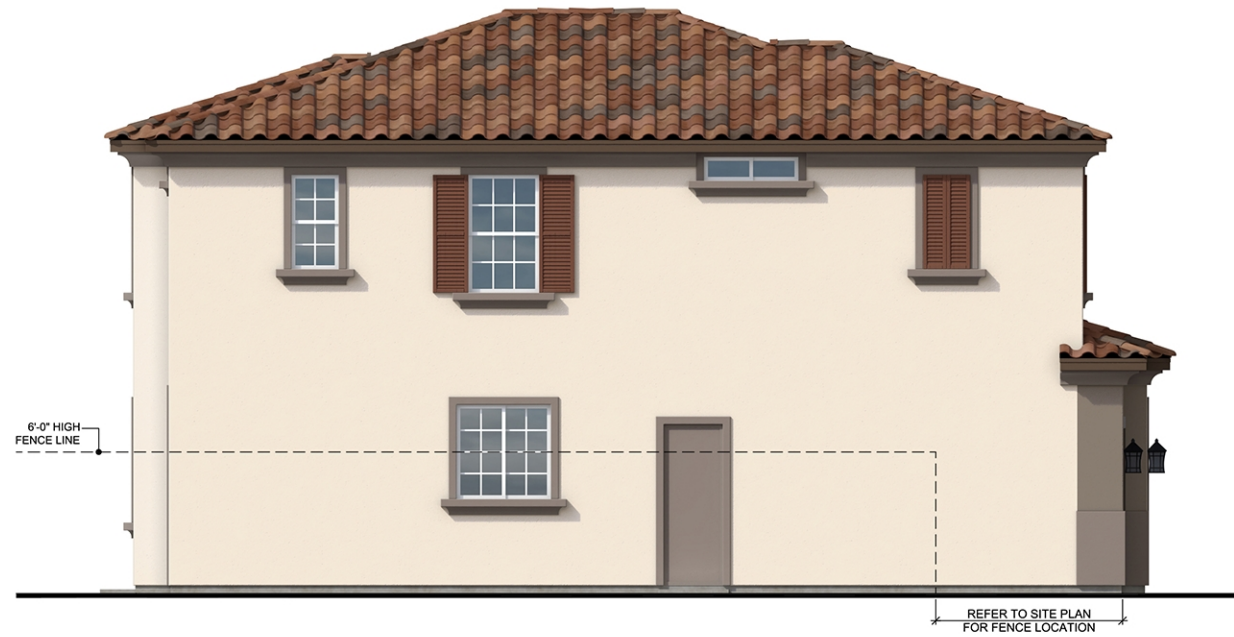
Right Elevation 'B' (Craftsman)



Rear Elevation 'B' (Craftsman)



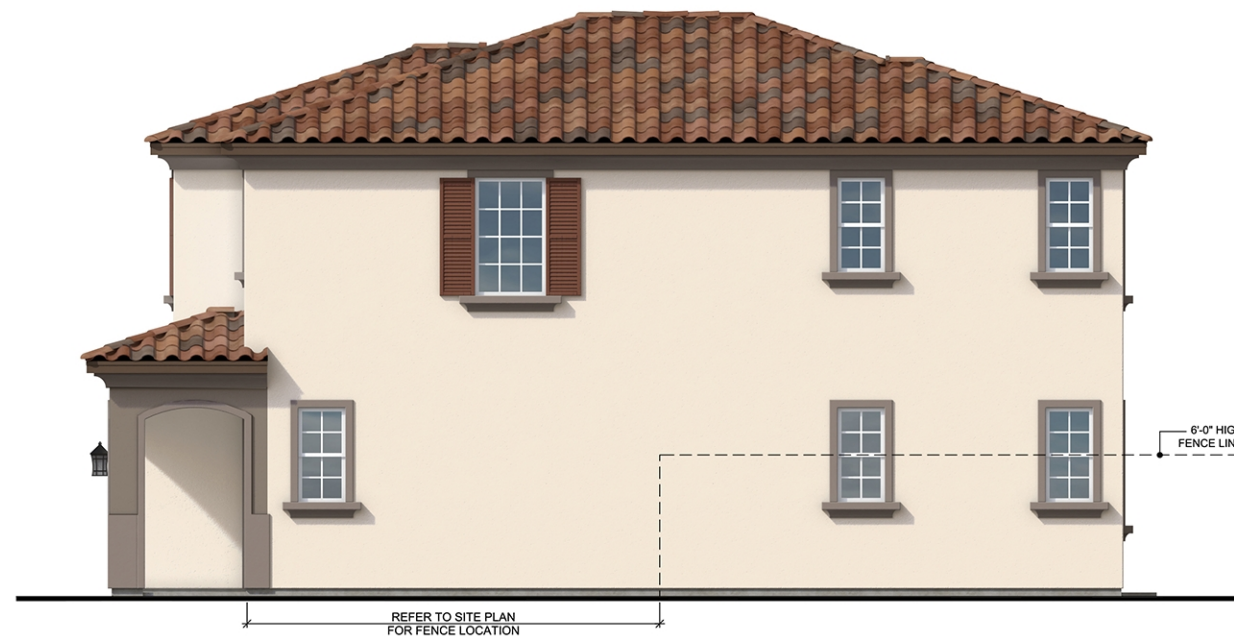
PLAN 1



Left Elevation 'C' (Italianate)



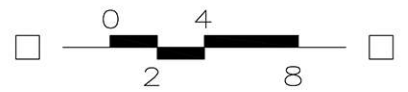
Front Elevation 'C' (Italianate)



Right Elevation 'C' (Italianate)



Rear Elevation 'C' (Italianate)



PLAN 1

**ELEVATION LEGEND**

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
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- 4 STUCCO FINISH (16/20 SAND)
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- 24 STONE VENEER
- 25 WROUGHT IRON POTSHELF
- 26 EXPOSED RAFTER TAILS



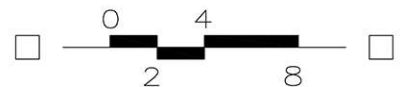
Elevation 'A' (Spanish)



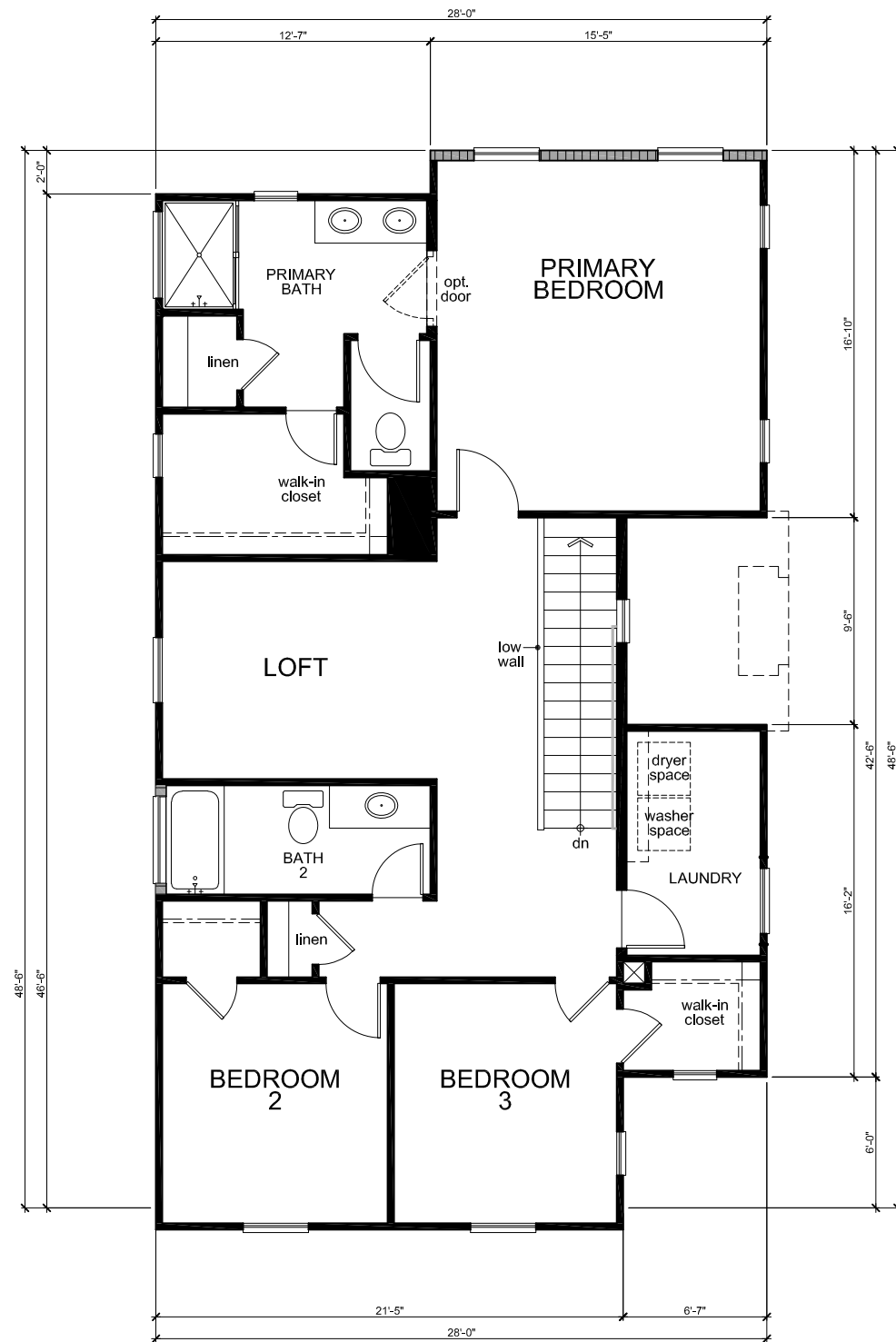
Elevation 'B' (Craftsman)



Elevation 'C' (Italianate)

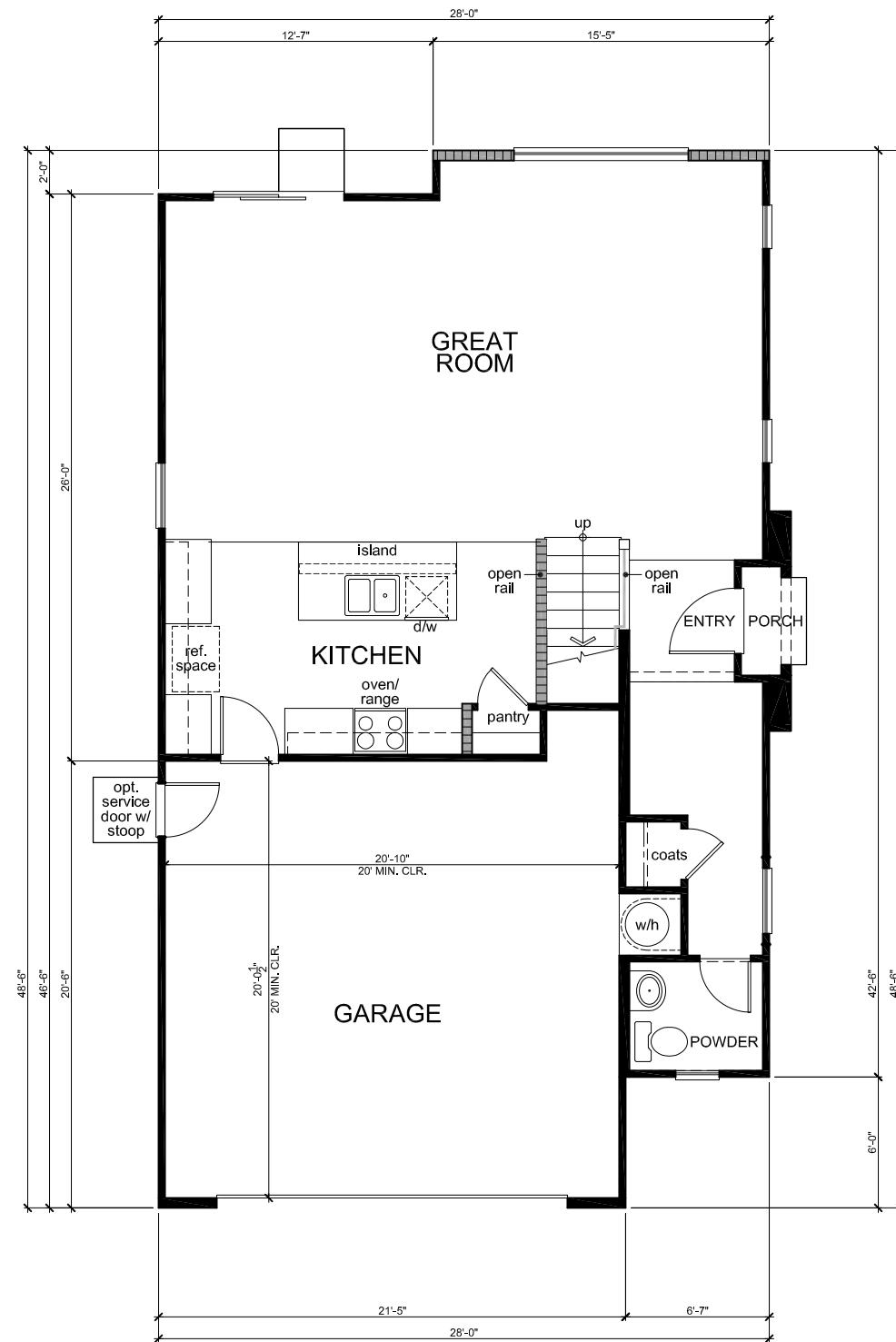




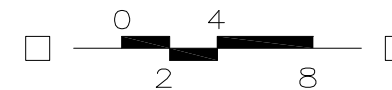


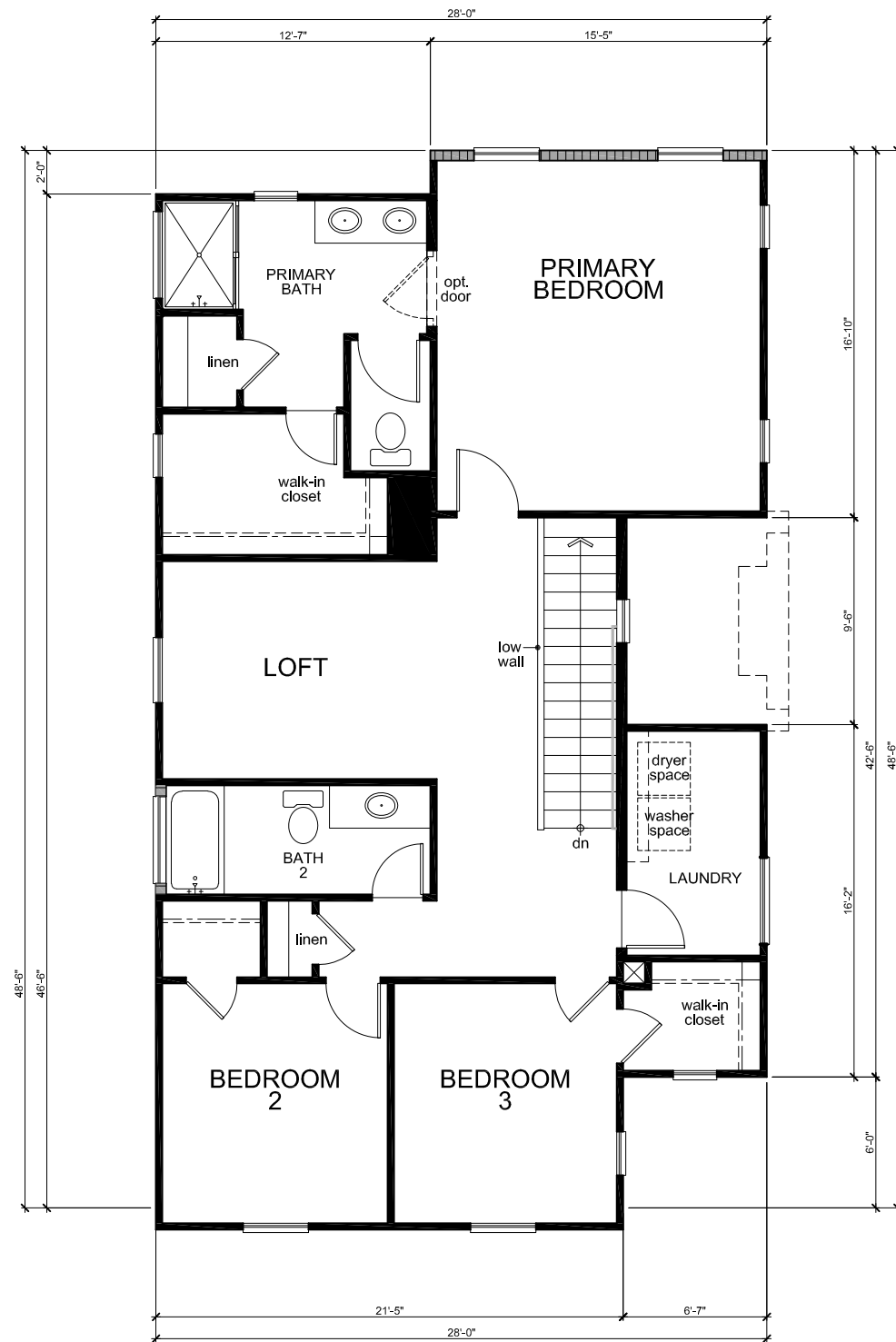
Second Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 228.2056			
FIRST FLOOR AREA	854	SQ. FT.	
SECOND FLOOR AREA	1202	SQ. FT.	
<b>TOTAL AREA</b>	<b>2056</b>	<b>SQ. FT.</b>	
GARAGE AREA	448	SQ. FT.	
PORCH AREA(S)	14	SQ. FT.	
	ELEVATION 'A'	14	SQ. FT.
	ELEVATION 'B'	24	SQ. FT.
	ELEVATION 'C'	14	SQ. FT.



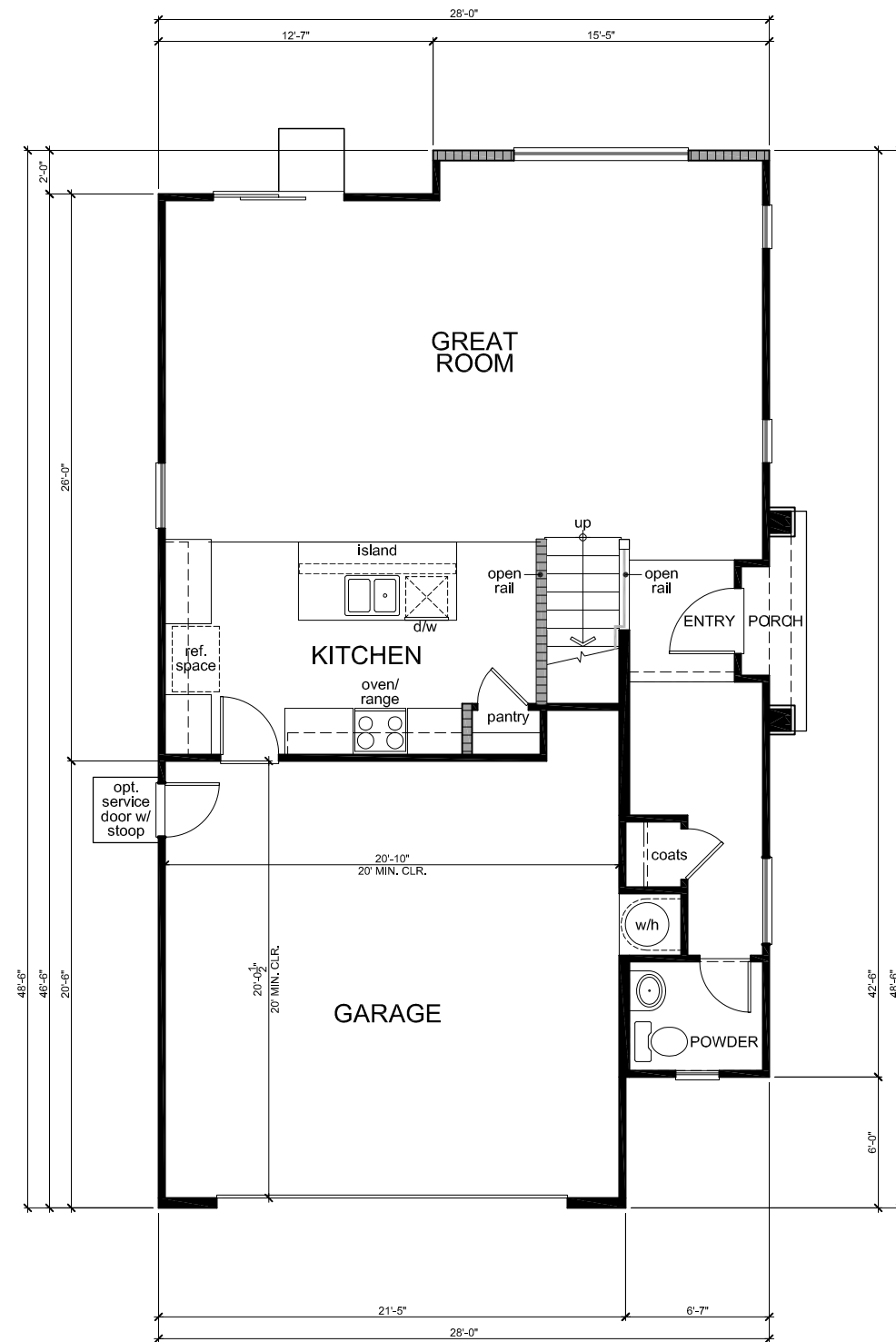
First Floor Plan 'A'



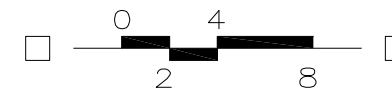


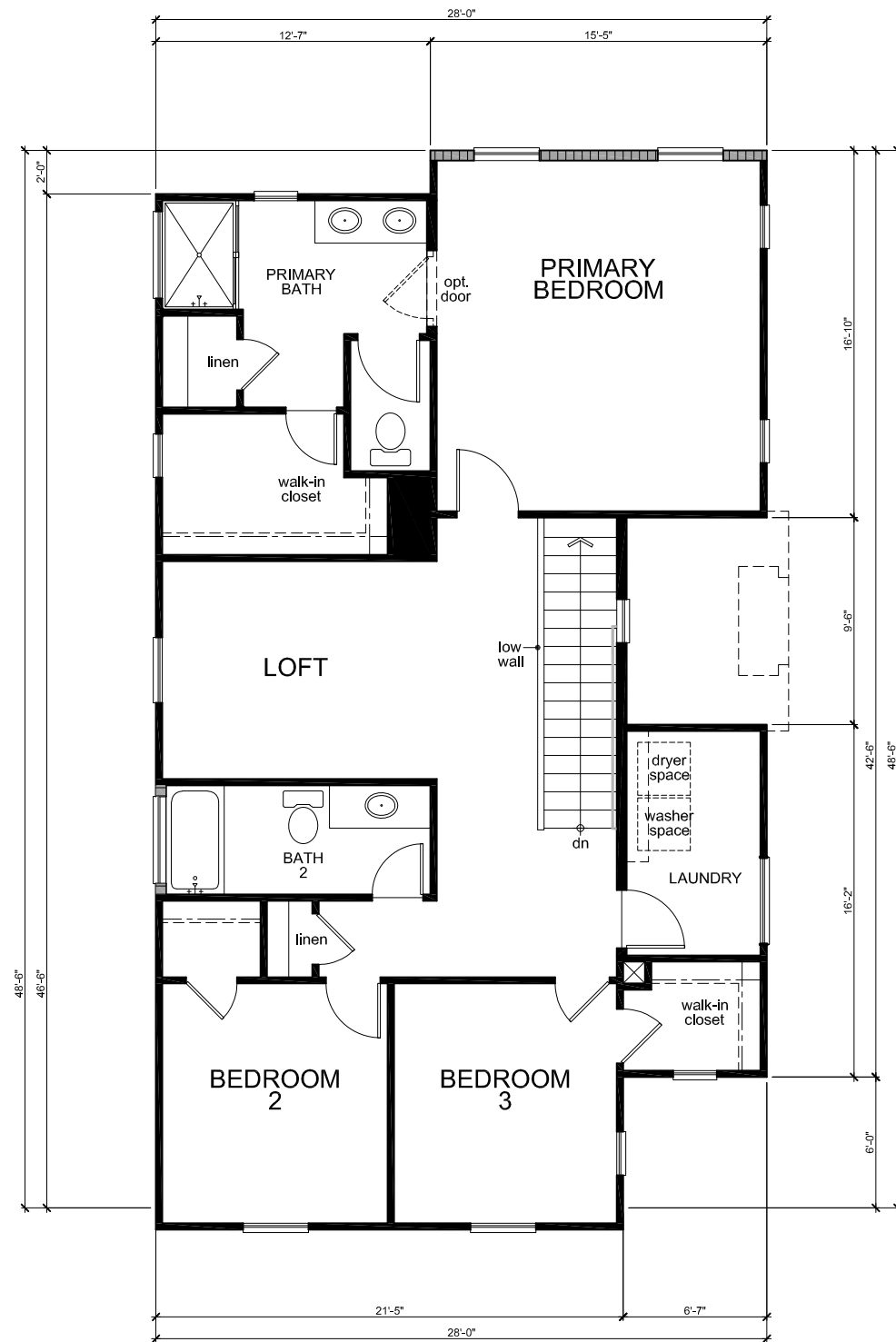
Second Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 228.2056			
FIRST FLOOR AREA	854	SQ. FT.	
SECOND FLOOR AREA	1202	SQ. FT.	
<b>TOTAL AREA</b>	<b>2056</b>	<b>SQ. FT.</b>	
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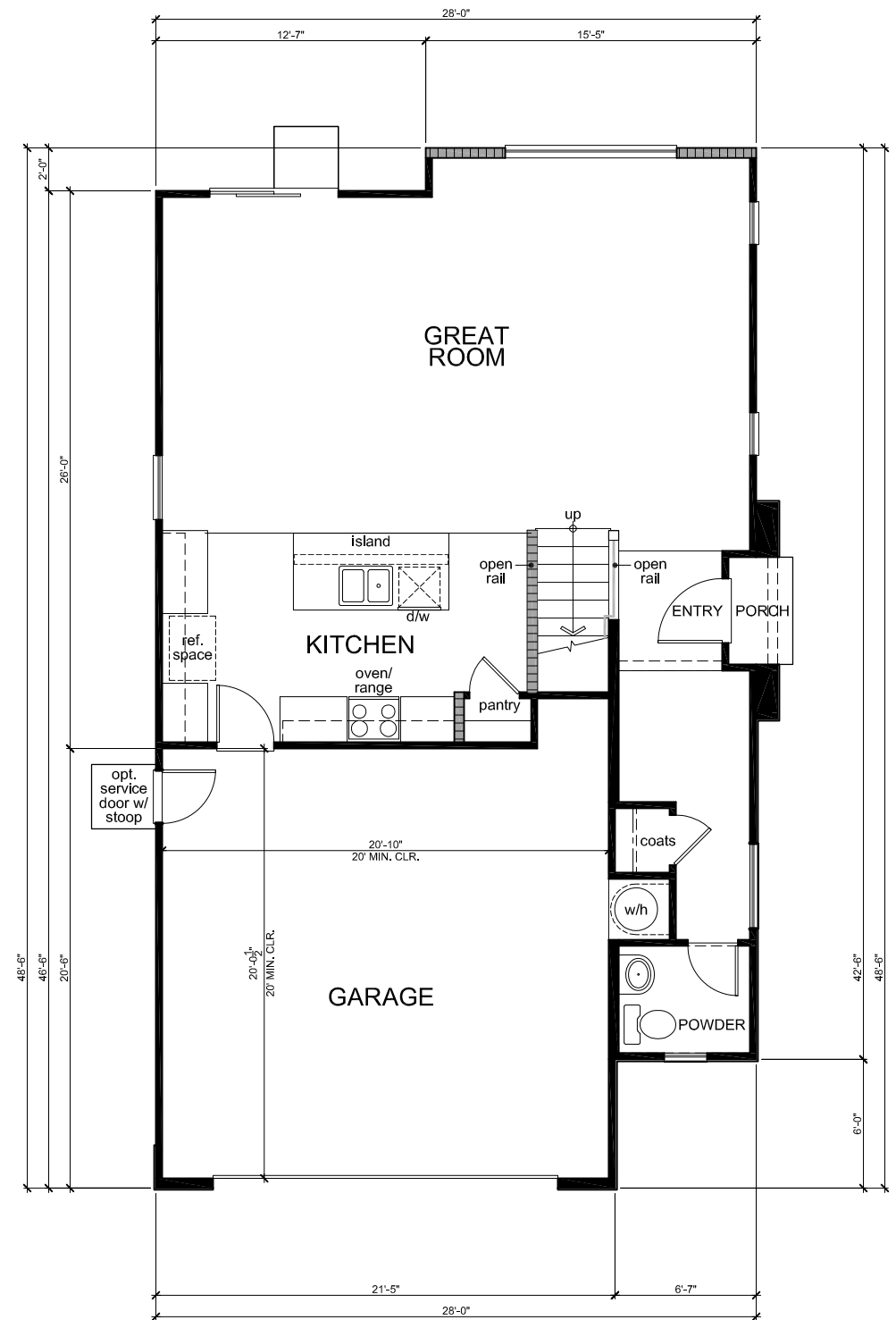


First Floor Plan 'B'





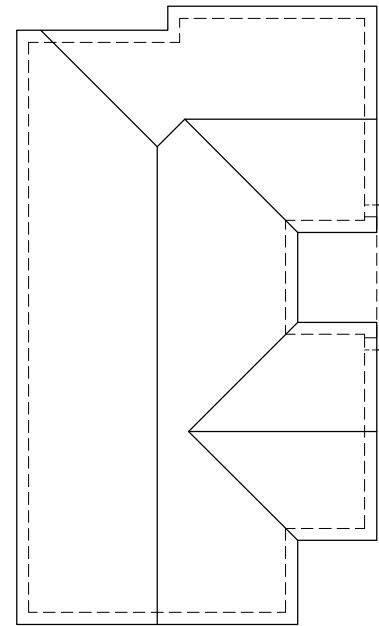
Second Floor Plan 'C'



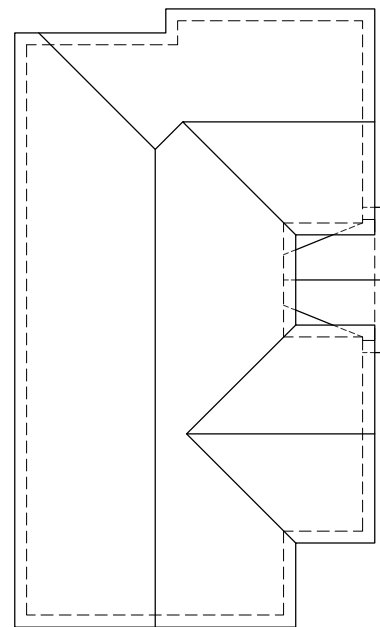
First Floor Plan 'C'

SQUARE FOOTAGE			
PLAN 228.2056			
FIRST FLOOR AREA	854	SQ. FT.	
SECOND FLOOR AREA	1202	SQ. FT.	
<b>TOTAL AREA</b>	<b>2056</b>	<b>SQ. FT.</b>	
GARAGE AREA	448	SQ. FT.	
PORCH AREA(S)	14	SQ. FT.	ELEVATION 'A'
	24	SQ. FT.	ELEVATION 'B'
	14	SQ. FT.	ELEVATION 'C'

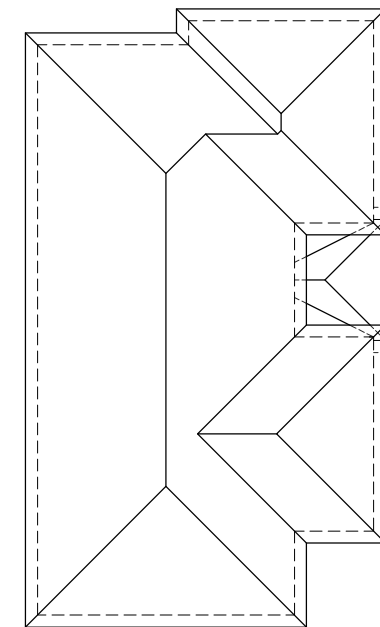




**'A' Spanish**  
4:12

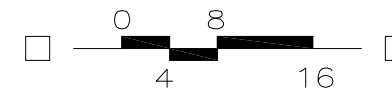


**'B' Craftsman**  
4:12 / 5:12



**'C' Italianate**  
4:12

Roof Plans



PLAN 2





Rear Elevation 'A' (Spanish)



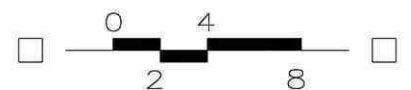
Left Elevation 'A' (Spanish)



Front Elevation 'A' (Spanish)



Right Elevation 'A' (Spanish)



PLAN 2



Rear Elevation 'B' (Craftsman)



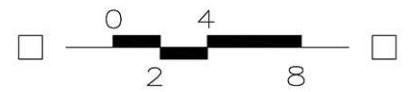
Left Elevation 'B' (Craftsman)



Front Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)



PLAN 2



Rear Elevation 'C' (Italianate)



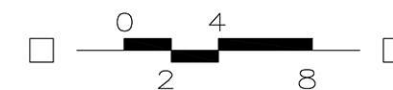
Left Elevation 'C' (Italianate)



Front Elevation 'C' (Italianate)



Right Elevation 'C' (Italianate)



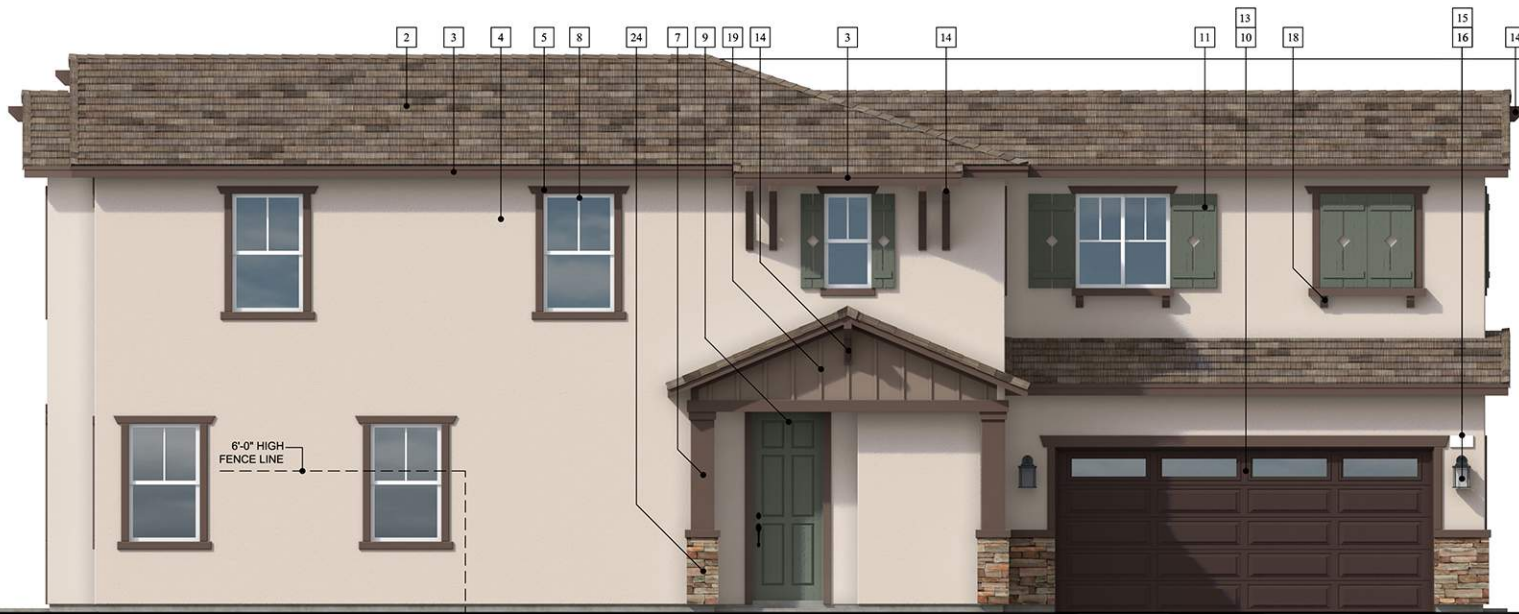
PLAN 2

**ELEVATION LEGEND**

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 STUCCO COLUMN
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 DECORATIVE OUTLOOKERS
- 15 GARAGE WINDOWS
- 16 ADDRESS PLAQUE
- 17 DECORATIVE CLAY PIPE
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 WOOD COLUMN
- 21 WOOD POST
- 22 DECORATIVE TILE
- 23 BRICK VENEER
- 24 STONE VENEER
- 25 WROUGHT IRON POTSHELF
- 26 EXPOSED RAFTER TAILS



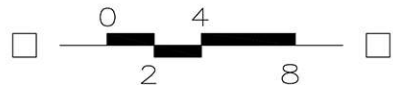
Elevation 'A' (Spanish)



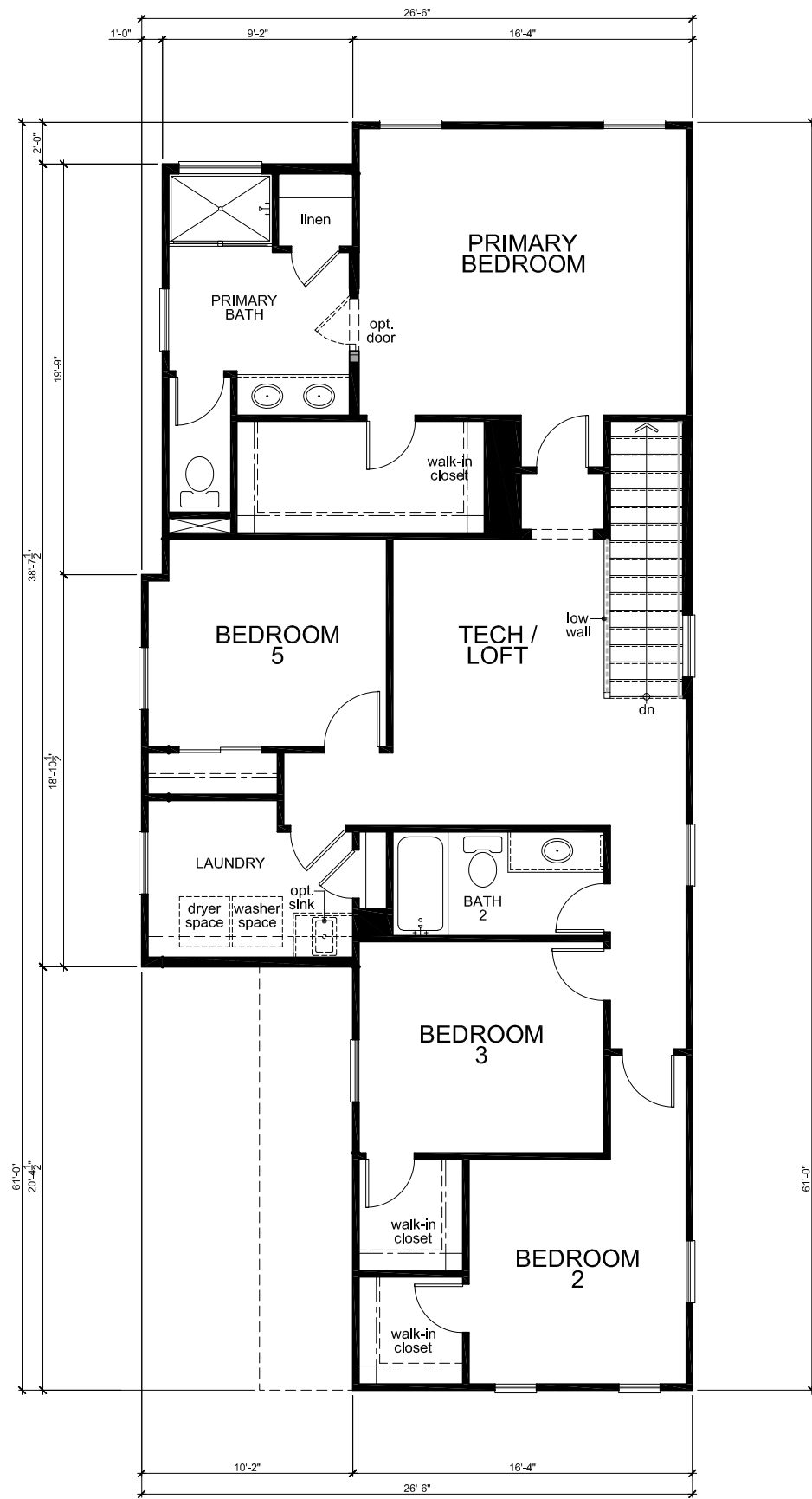
Elevation 'B' (Craftsman)



Elevation 'C' (Italianate)

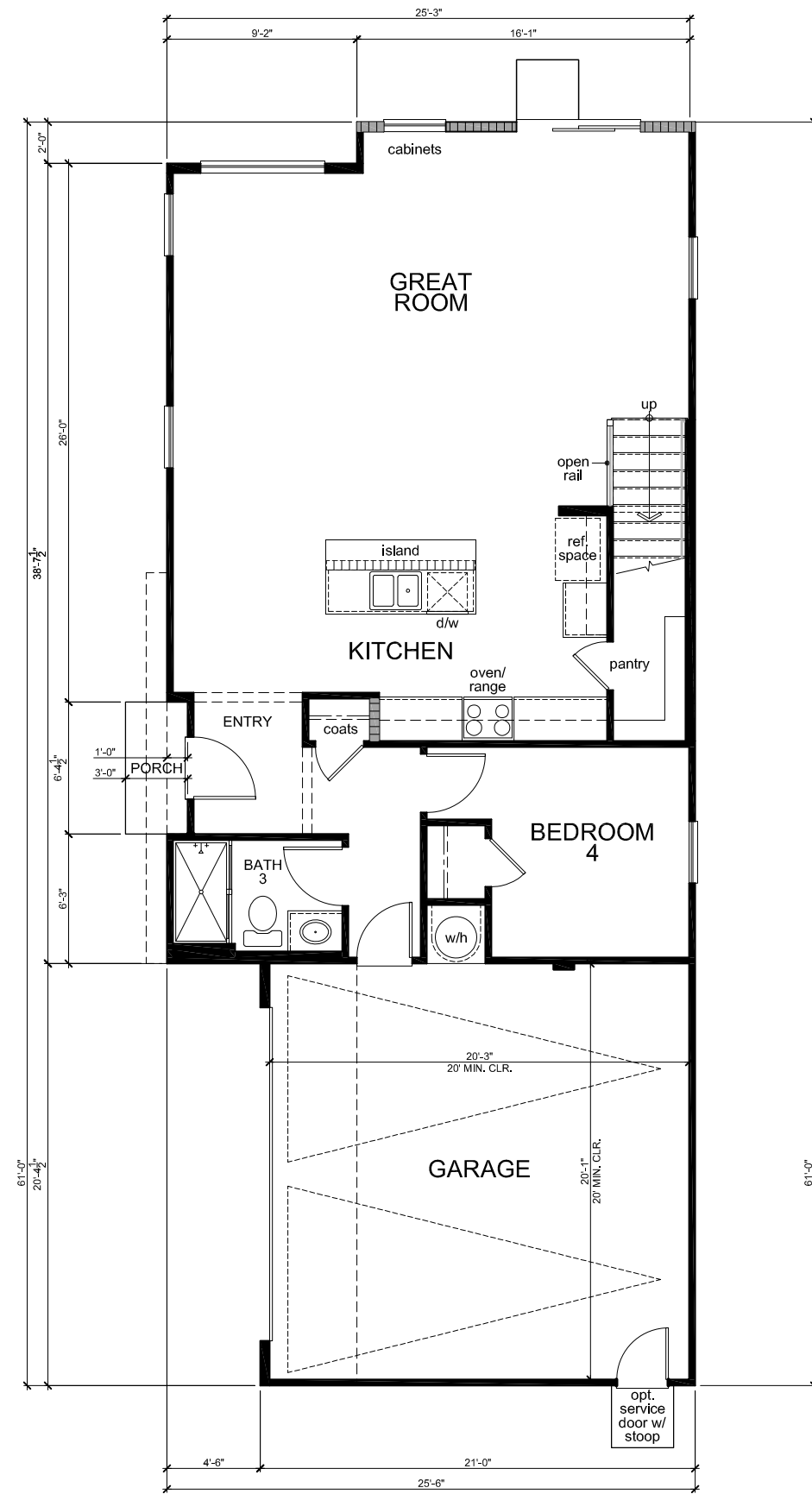




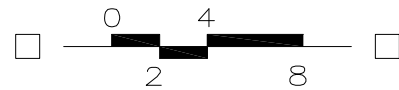


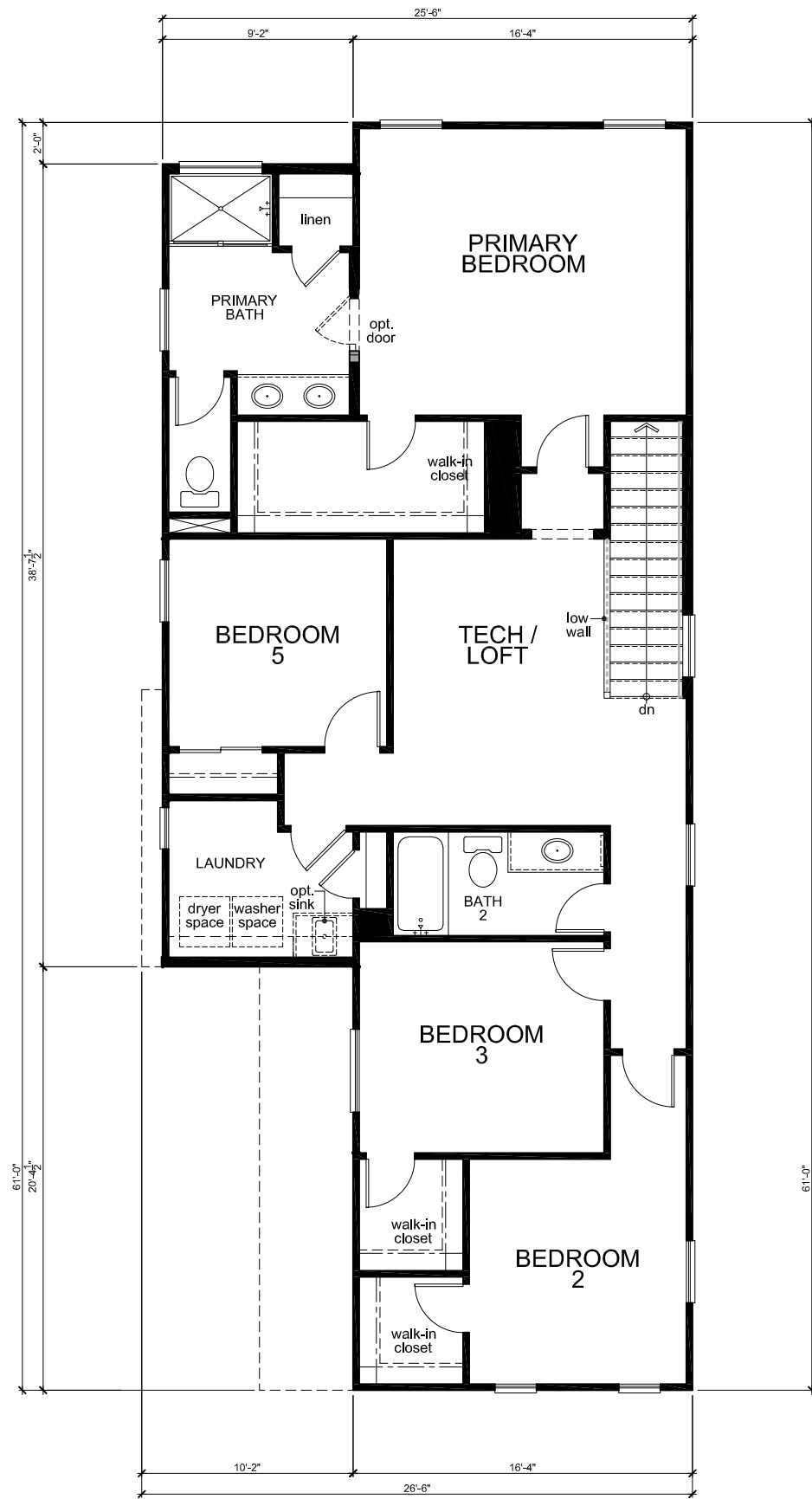
Second Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 226.2320			
FIRST FLOOR AREA	1003	SQ. FT.	
SECOND FLOOR AREA	1317	SQ. FT.	
<b>TOTAL AREA</b>	<b>2320</b>	<b>SQ. FT.</b>	
GARAGE AREA	496	SQ. FT.	
PORCH AREA(S)	14	SQ. FT.	
	ELEVATION 'A'	14	SQ. FT.
	ELEVATION 'B'	33	SQ. FT.
	ELEVATION 'C'	14	SQ. FT.



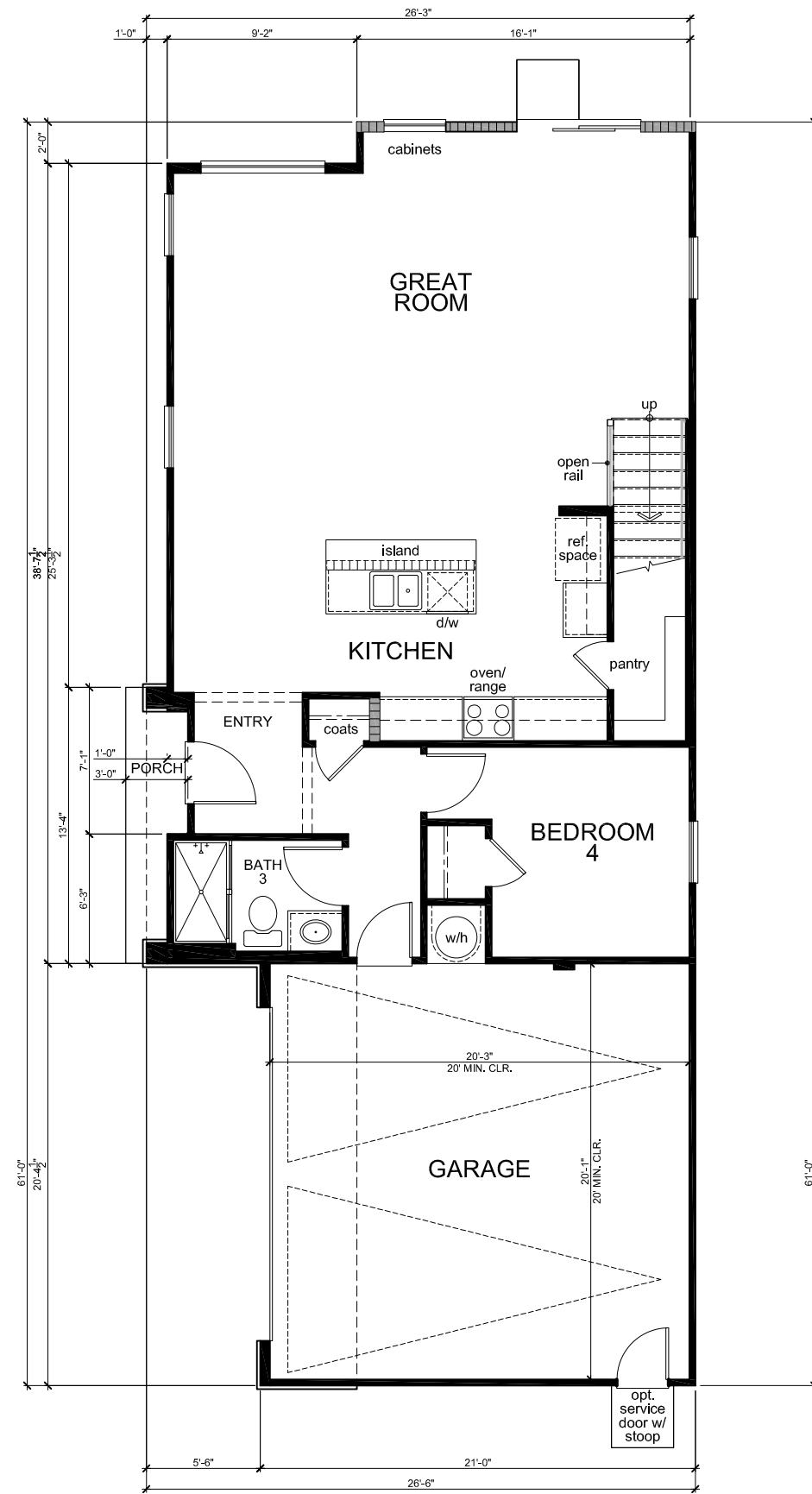
First Floor Plan 'A'



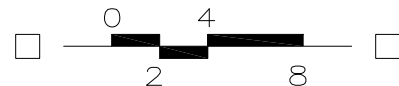


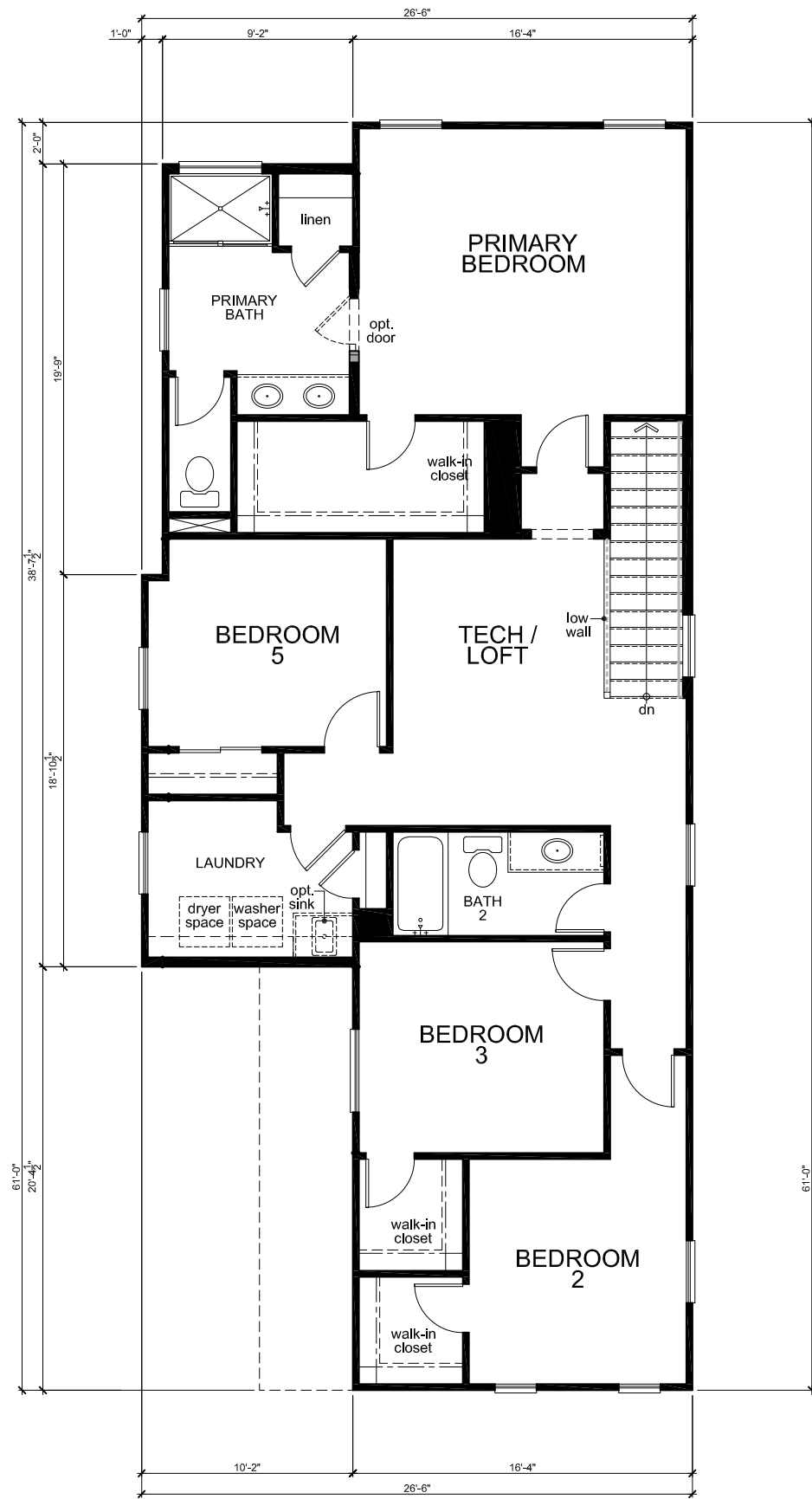
Second Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 226.2320			
FIRST FLOOR AREA	1003	SQ. FT.	
SECOND FLOOR AREA	1317	SQ. FT.	
<b>TOTAL AREA</b>	<b>2320</b>	<b>SQ. FT.</b>	
GARAGE AREA	496	SQ. FT.	
PORCH AREA(S)	14	SQ. FT.	
	ELEVATION 'A'	14	SQ. FT.
	ELEVATION 'B'	33	SQ. FT.
	ELEVATION 'C'	14	SQ. FT.



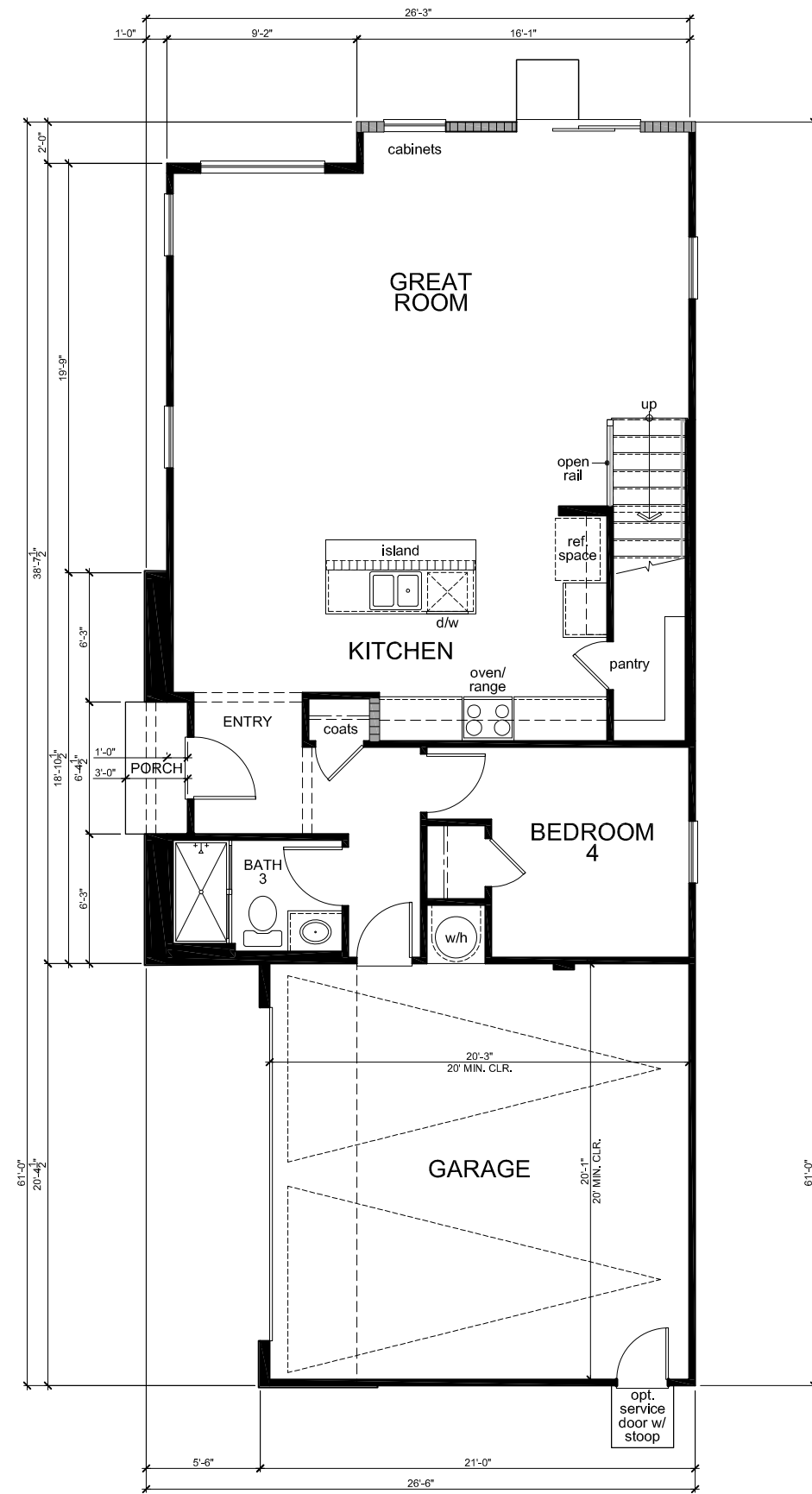
First Floor Plan 'B'



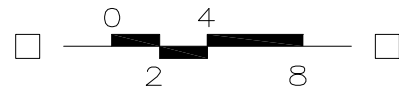


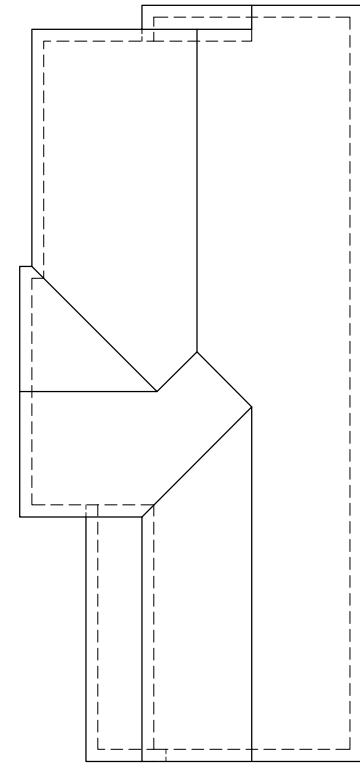
Second Floor Plan 'C'

SQUARE FOOTAGE			
PLAN 226.2320			
FIRST FLOOR AREA	1003	SQ. FT.	
SECOND FLOOR AREA	1917	SQ. FT.	
<b>TOTAL AREA</b>	<b>2920</b>	<b>SQ. FT.</b>	
GARAGE AREA	496	SQ. FT.	
PORCH AREA(S)	14	SQ. FT.	
	ELEVATION 'A'	33	SQ. FT.
	ELEVATION 'B'	14	SQ. FT.
	ELEVATION 'C'		

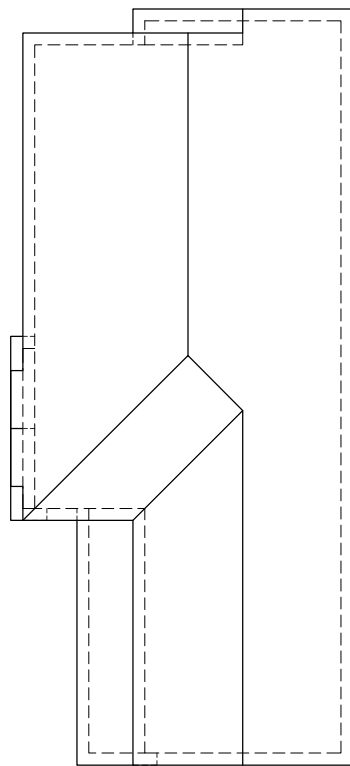


First Floor Plan 'C'

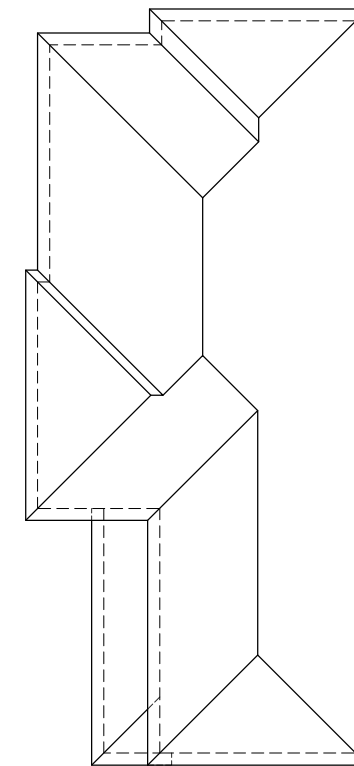




**'A' Spanish**  
4:12

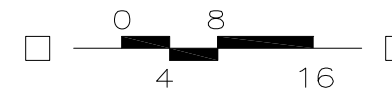


**'B' Craftsman**  
4:12 / 5:12



**'C' Italianate**  
4:12

Roof Plans

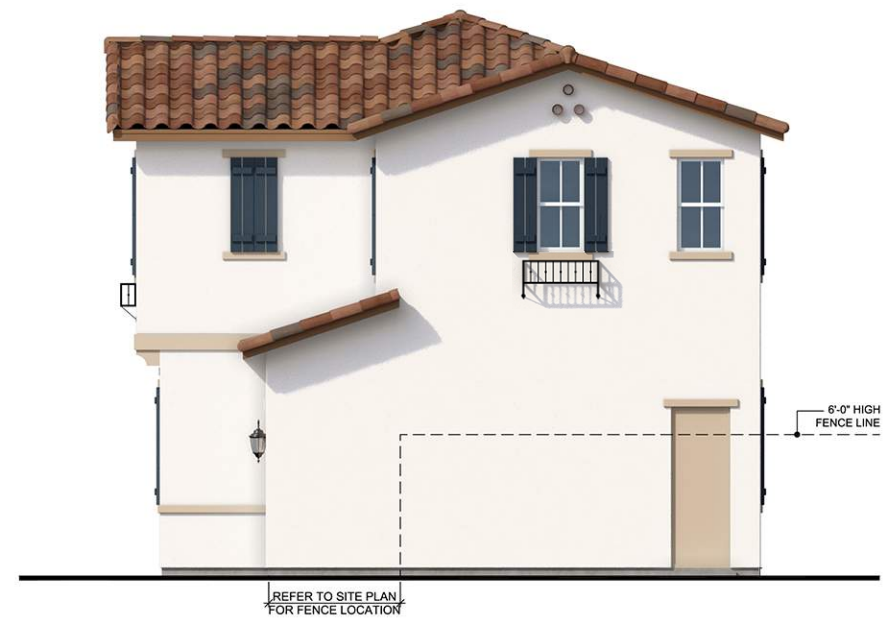


PLAN 3





Front Elevation 'A' (Spanish)



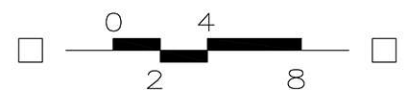
Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)



Left Elevation 'A' (Spanish)



PLAN 3



Front Elevation 'B' (Craftsman)



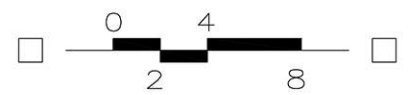
Right Elevation 'B' (Craftsman)



Rear Elevation 'B' (Craftsman)



Left Elevation 'B' (Craftsman)



PLAN 3



Front Elevation 'C' (Italianate)



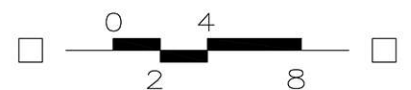
Right Elevation 'C' (Italianate)



Rear Elevation 'C' (Italianate)



Left Elevation 'C' (Italianate)



PLAN 3

**ELEVATION LEGEND**

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 STUCCO COLUMN
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 DECORATIVE OUTLOOKERS
- 15 GARAGE WINDOWS
- 16 ADDRESS PLAQUE
- 17 DECORATIVE CLAY PIPE
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 WOOD COLUMN
- 21 WOOD POST
- 22 DECORATIVE TILE
- 23 BRICK VENEER
- 24 STONE VENEER
- 25 WROUGHT IRON POTSHELF
- 26 EXPOSED RAFTER TAILS



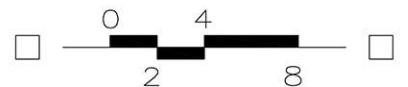
Elevation 'A' (Spanish)



Elevation 'B' (Craftsman)

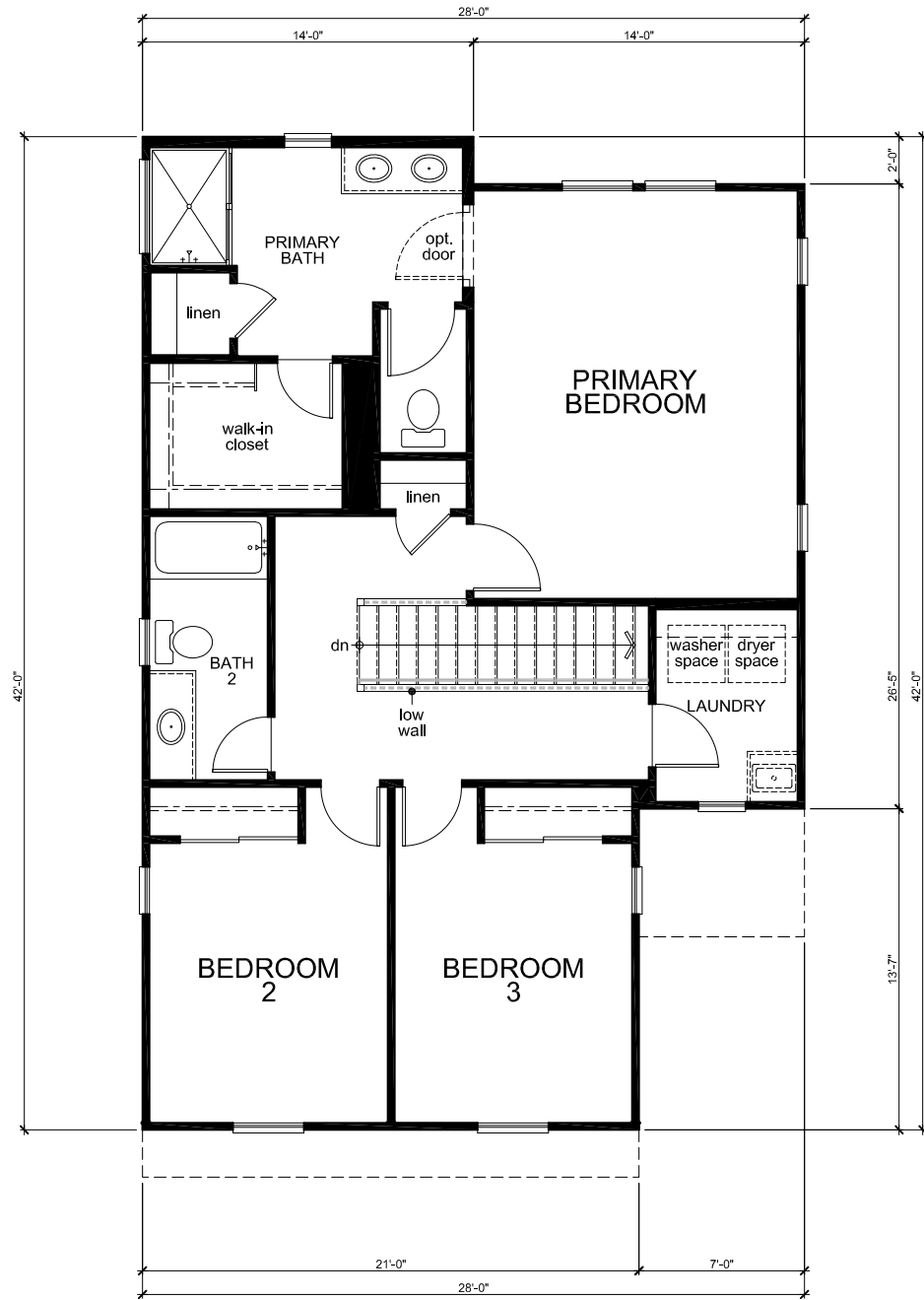


Elevation 'C' (Italianate)



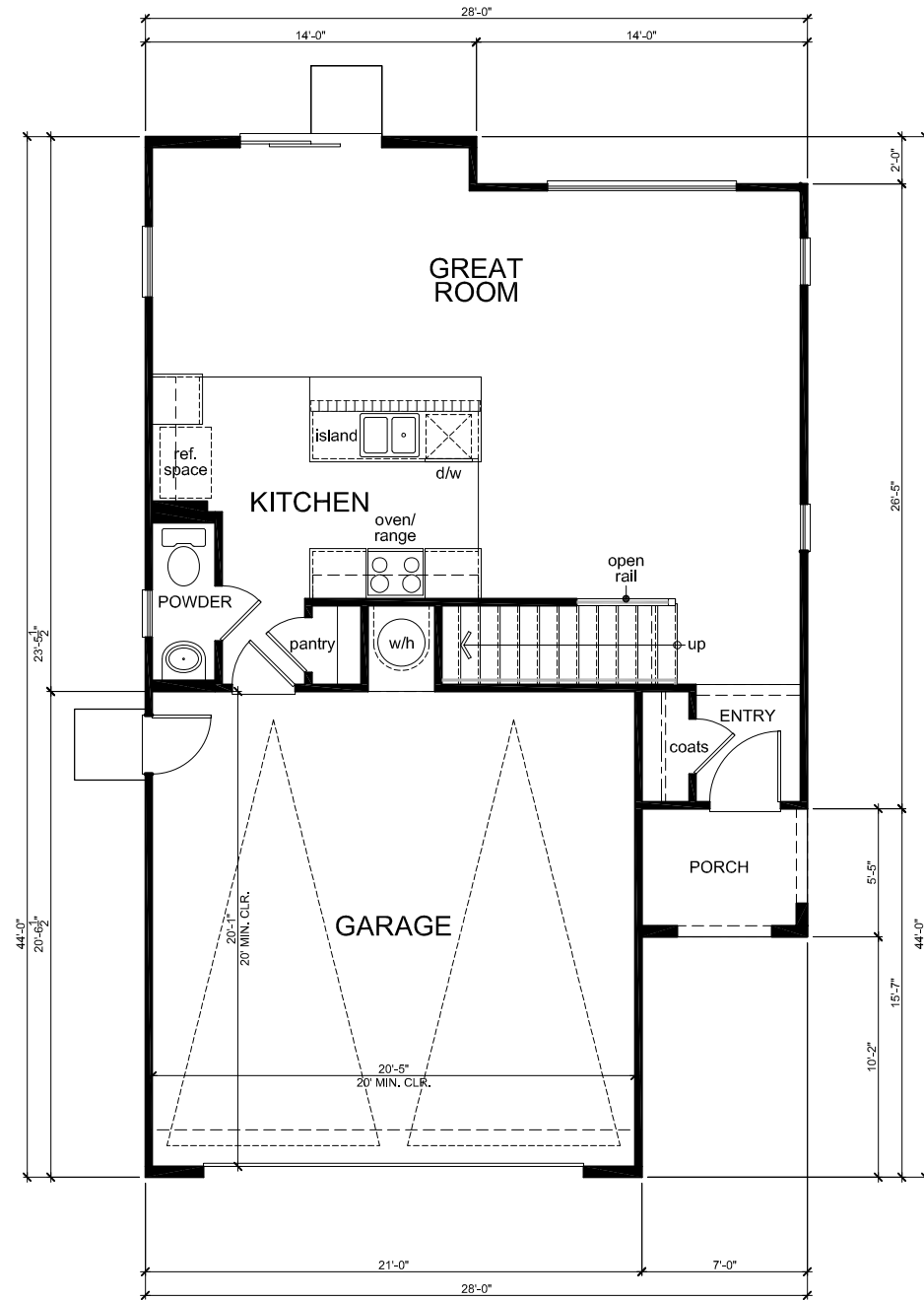
PLAN 1



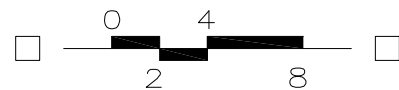


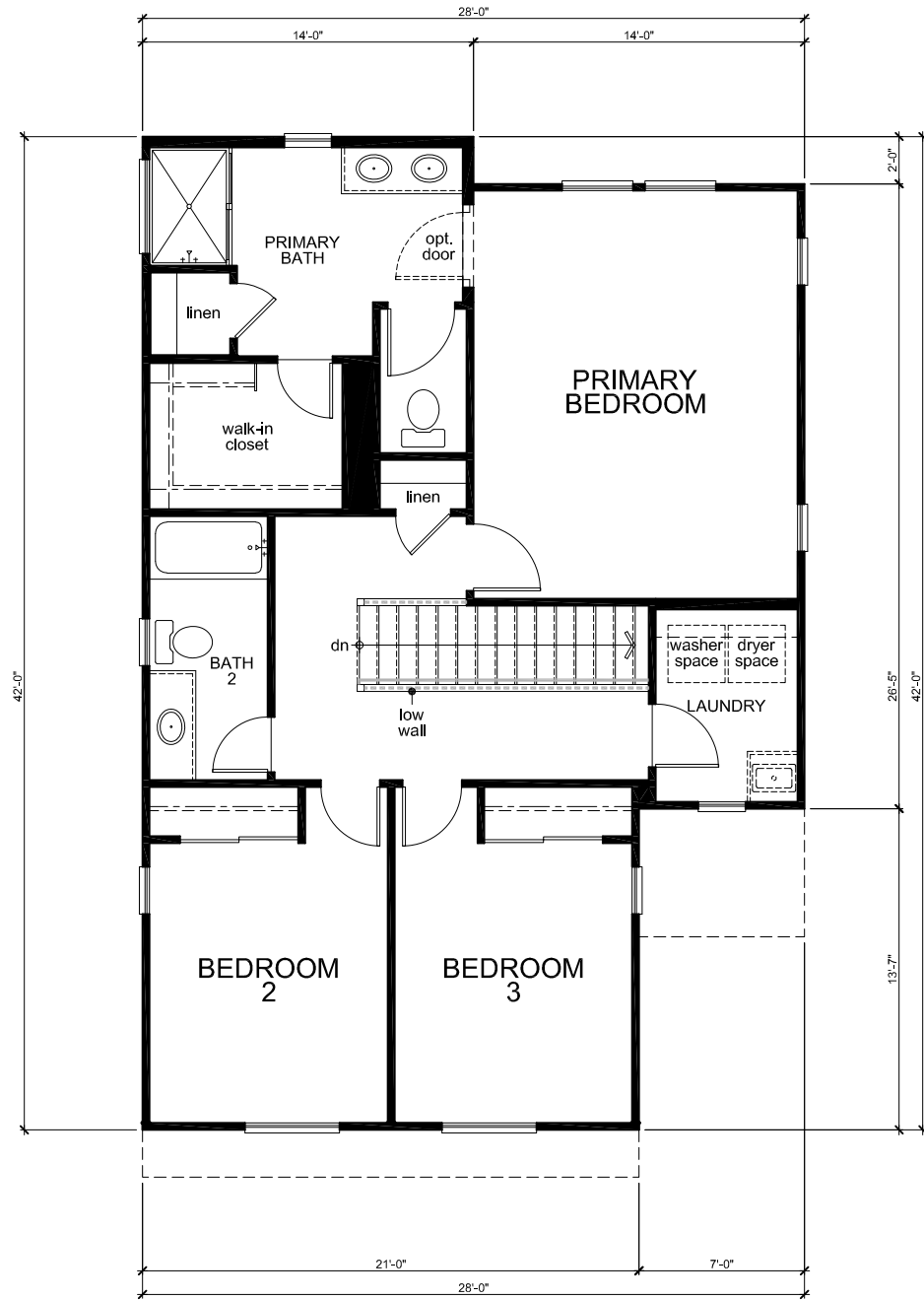
Second Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 228.1677			
FIRST FLOOR AREA	665	SQ. FT.	
SECOND FLOOR AREA	1012	SQ. FT.	
TOTAL AREA	1677	SQ. FT.	
GARAGE AREA	440	SQ. FT.	
PORCH AREA(S)			
	ELEVATION 'A'	38	SQ. FT.
	ELEVATION 'B'	38	SQ. FT.
	ELEVATION 'C'	38	SQ. FT.



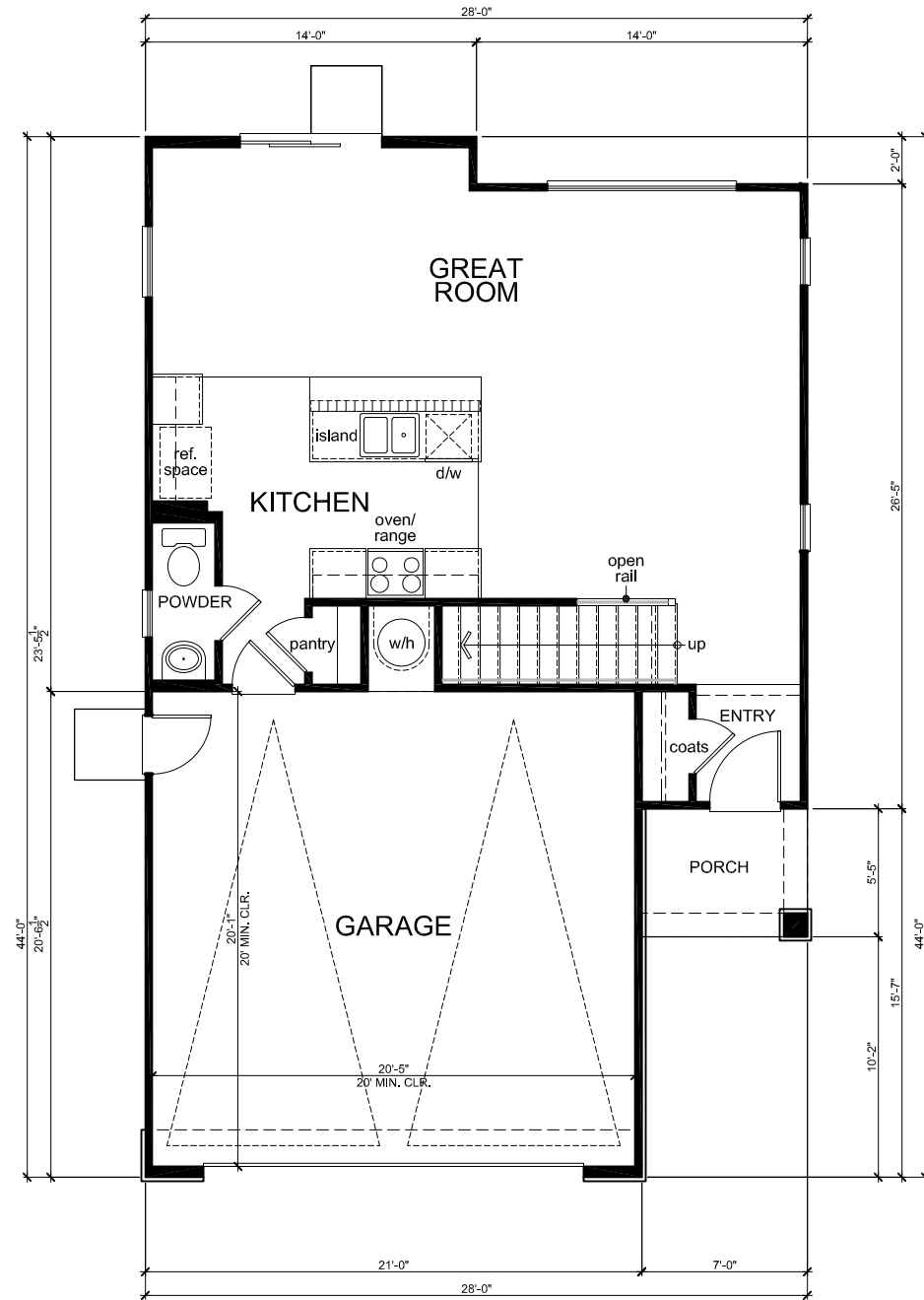
First Floor Plan 'A'



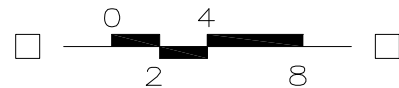


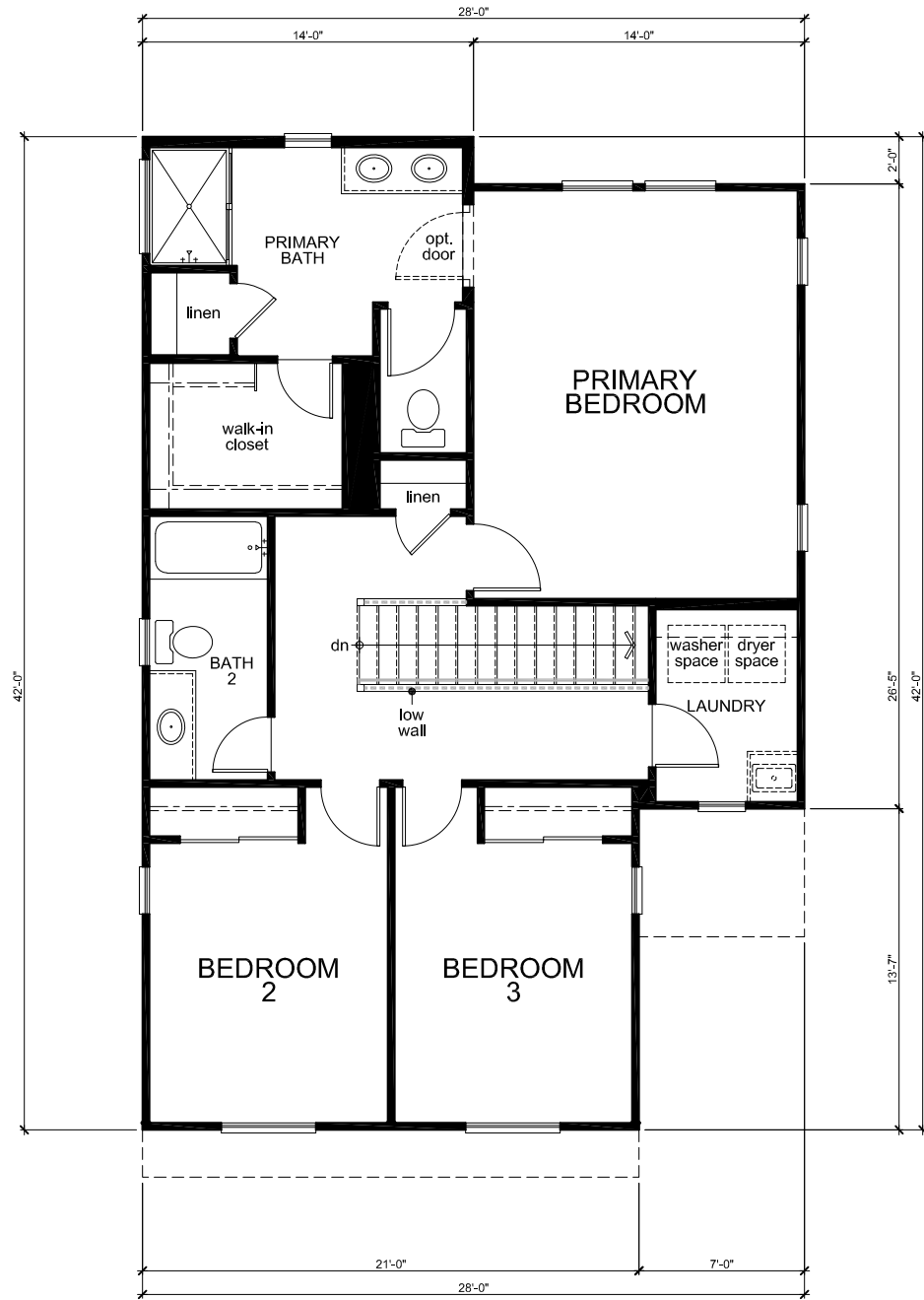
Second Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 228.1677			
FIRST FLOOR AREA	665	SQ. FT.	
SECOND FLOOR AREA	1012	SQ. FT.	
TOTAL AREA	1677	SQ. FT.	
GARAGE AREA	440	SQ. FT.	
PORCH AREA(S)			
	ELEVATION 'A'	38	SQ. FT.
	ELEVATION 'B'	38	SQ. FT.
	ELEVATION 'C'	38	SQ. FT.



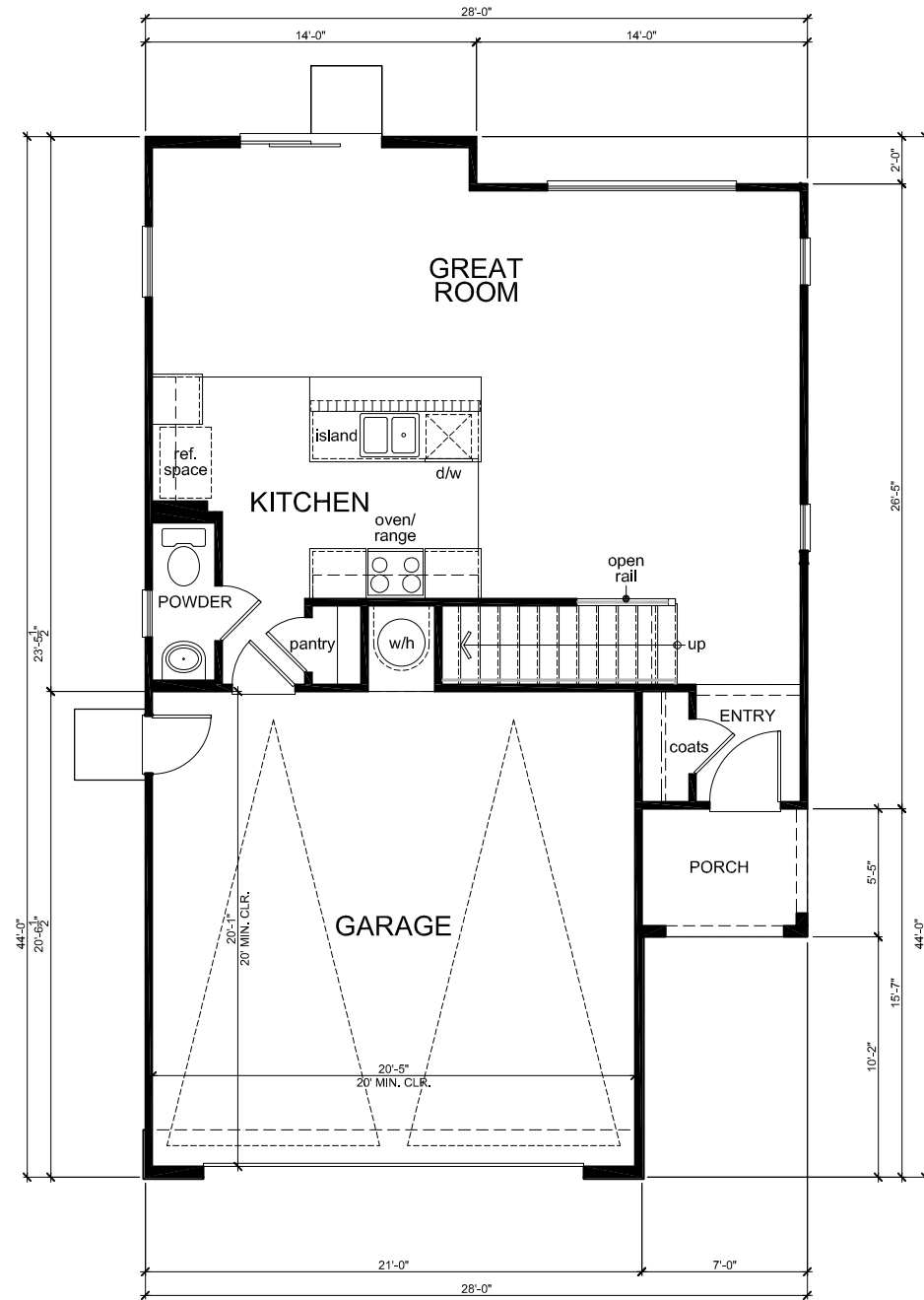
First Floor Plan 'B'



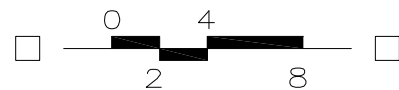


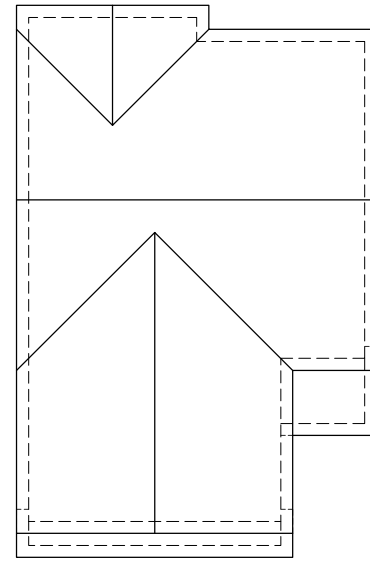
Second Floor Plan 'C'

SQUARE FOOTAGE			
PLAN 228.1677			
FIRST FLOOR AREA	665	SQ. FT.	
SECOND FLOOR AREA	1012	SQ. FT.	
TOTAL AREA	1677	SQ. FT.	
GARAGE AREA	440	SQ. FT.	
PORCH AREA(S)			
	ELEVATION 'A'	38	SQ. FT.
	ELEVATION 'B'	38	SQ. FT.
	ELEVATION 'C'	38	SQ. FT.

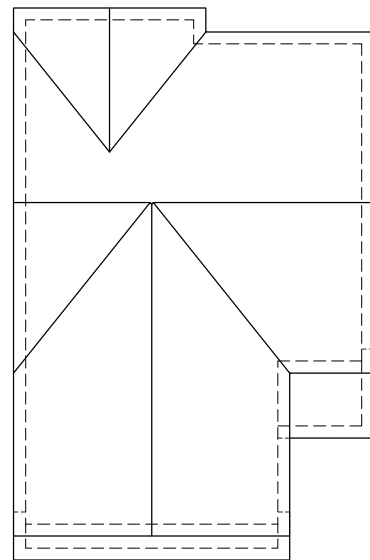


First Floor Plan 'C'

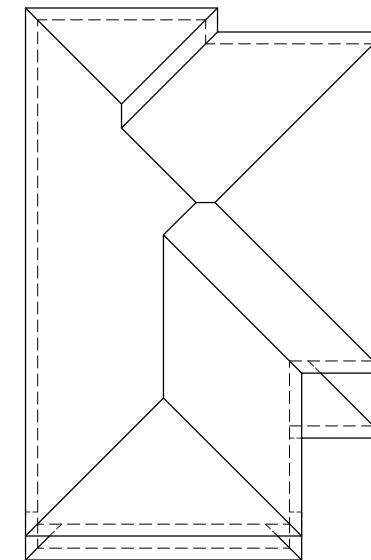




**'A' Spanish**  
4:12

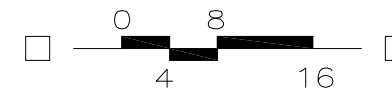


**'B' Craftsman**  
4:12 / 5:12



**'C' Italianate**  
4:12

Roof Plans



PLAN 1





Left Elevation 'A' (Spanish)



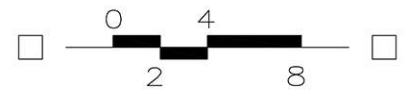
Front Elevation 'A' (Spanish)



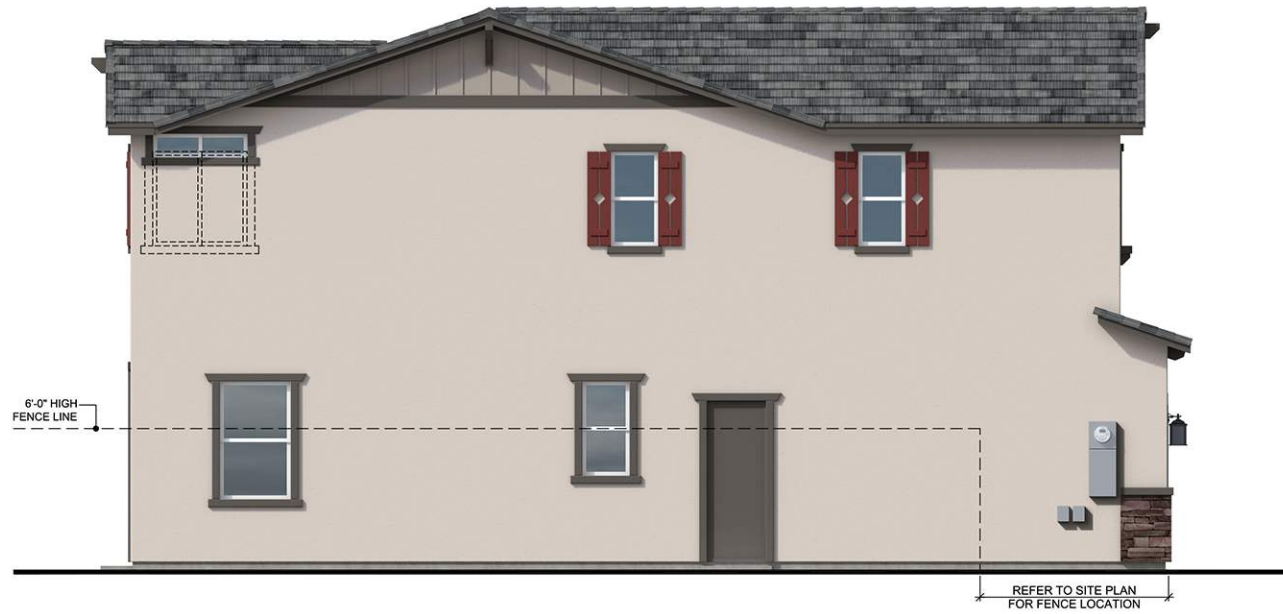
Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)



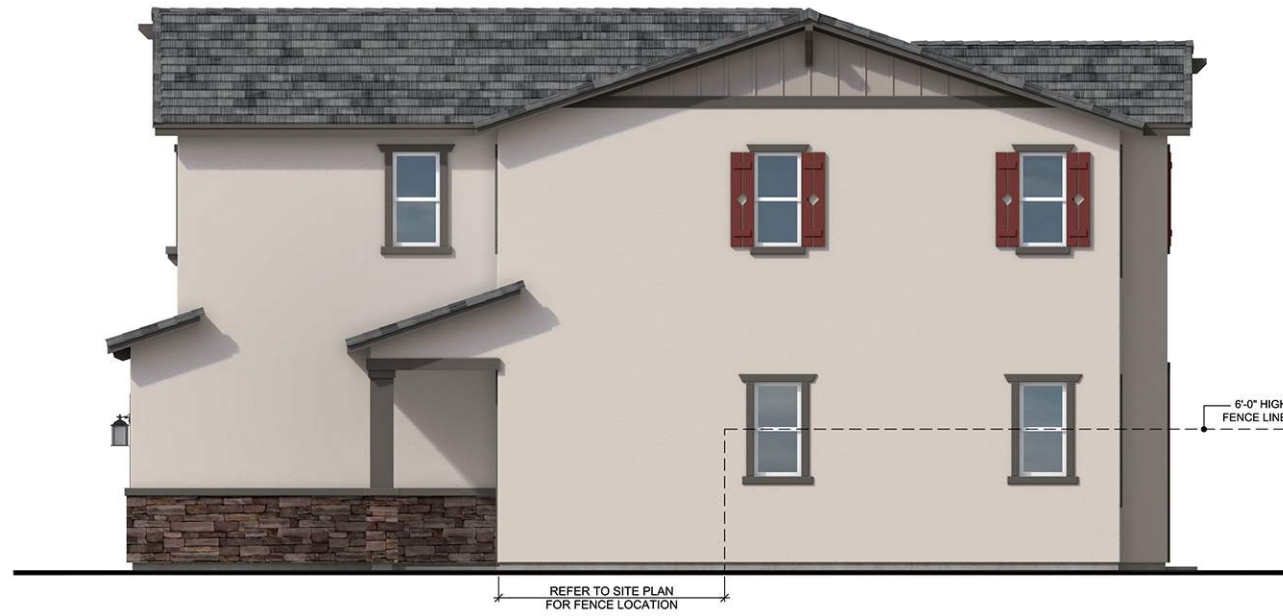
PLAN 1



Left Elevation 'B' (Craftsman)



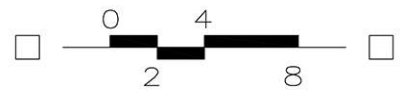
Front Elevation 'B' (Craftsman)



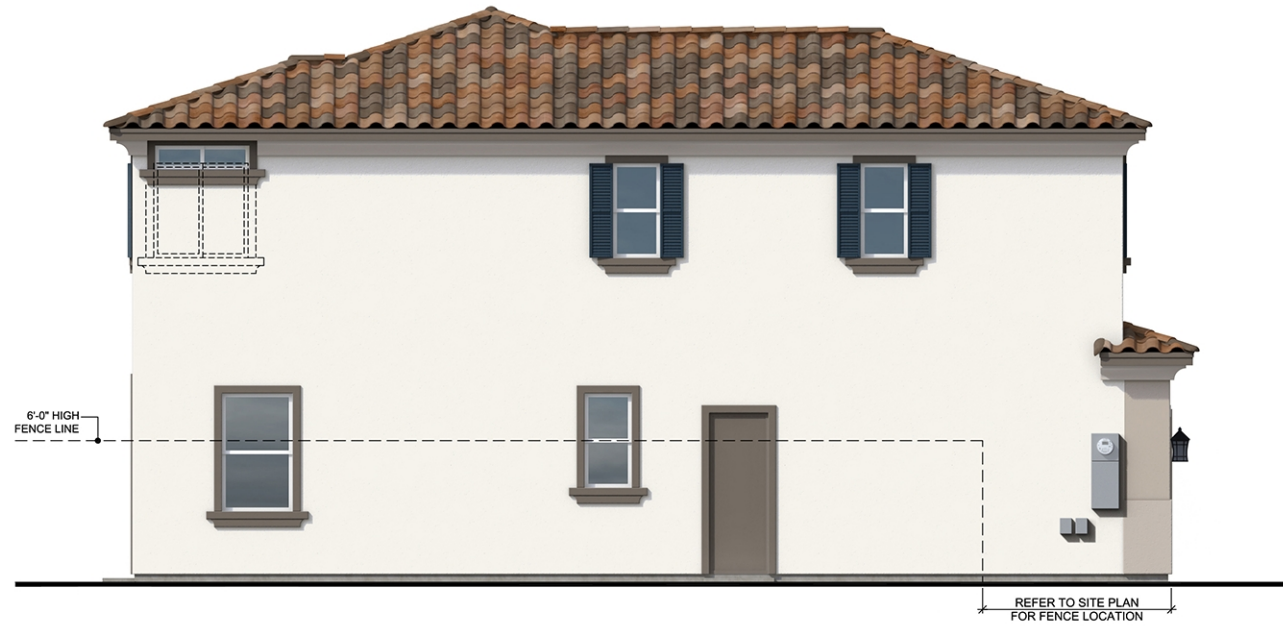
Right Elevation 'B' (Craftsman)



Rear Elevation 'B' (Craftsman)



PLAN 1



Left Elevation 'C' (Italianate)



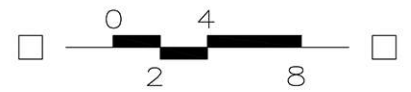
Front Elevation 'C' (Italianate)



Right Elevation 'C' (Italianate)



Rear Elevation 'C' (Italianate)



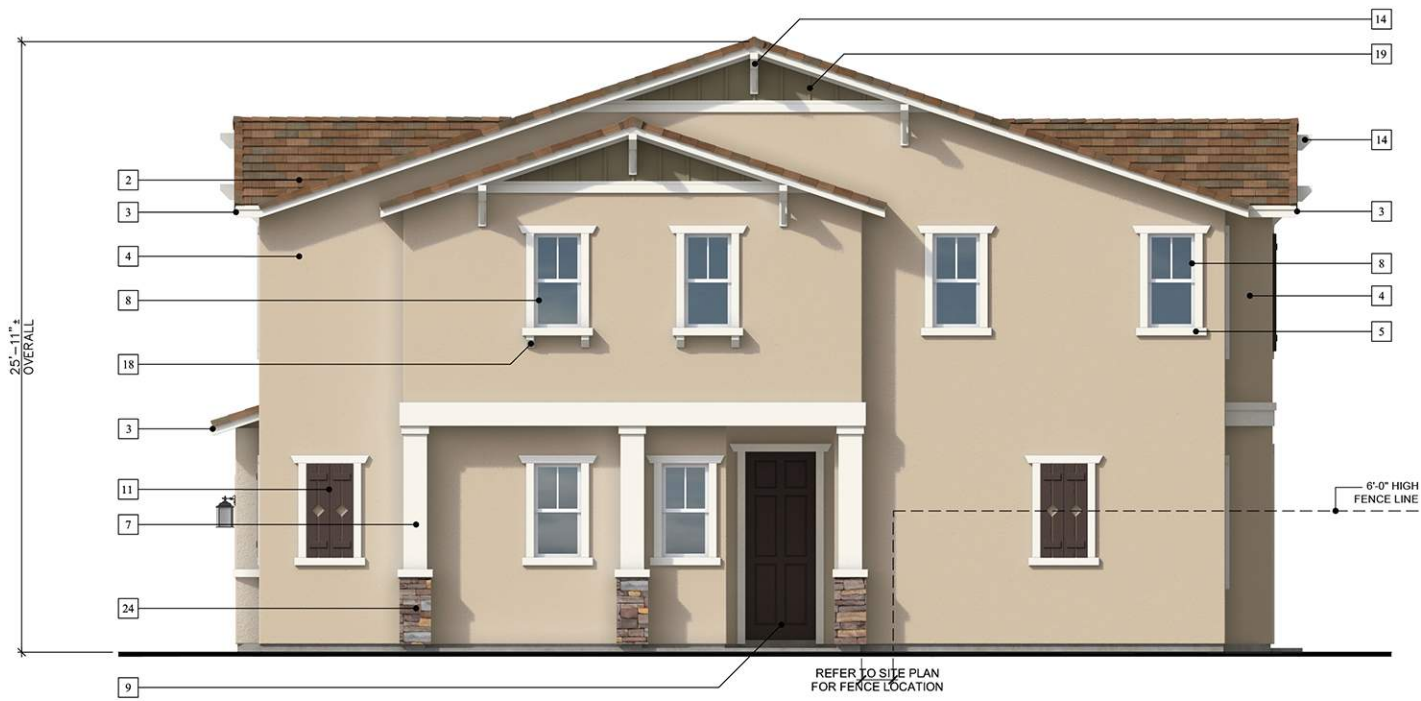
PLAN 1

**ELEVATION LEGEND**

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 STUCCO COLUMN
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 DECORATIVE OUTLOOKERS
- 15 GARAGE WINDOWS
- 16 ADDRESS PLAQUE
- 17 DECORATIVE CLAY PIPE
- 18 STUCCO OVER FOAM POTSHelf
- 19 BOARD AND BATTEN
- 20 WOOD COLUMN
- 21 WOOD POST
- 22 DECORATIVE TILE
- 23 BRICK VENEER
- 24 STONE VENEER
- 25 WROUGHT IRON POTSHelf
- 26 EXPOSED RAFTER TAILS



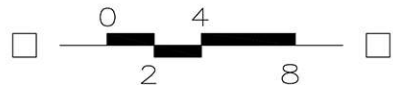
Elevation 'A' (Spanish)



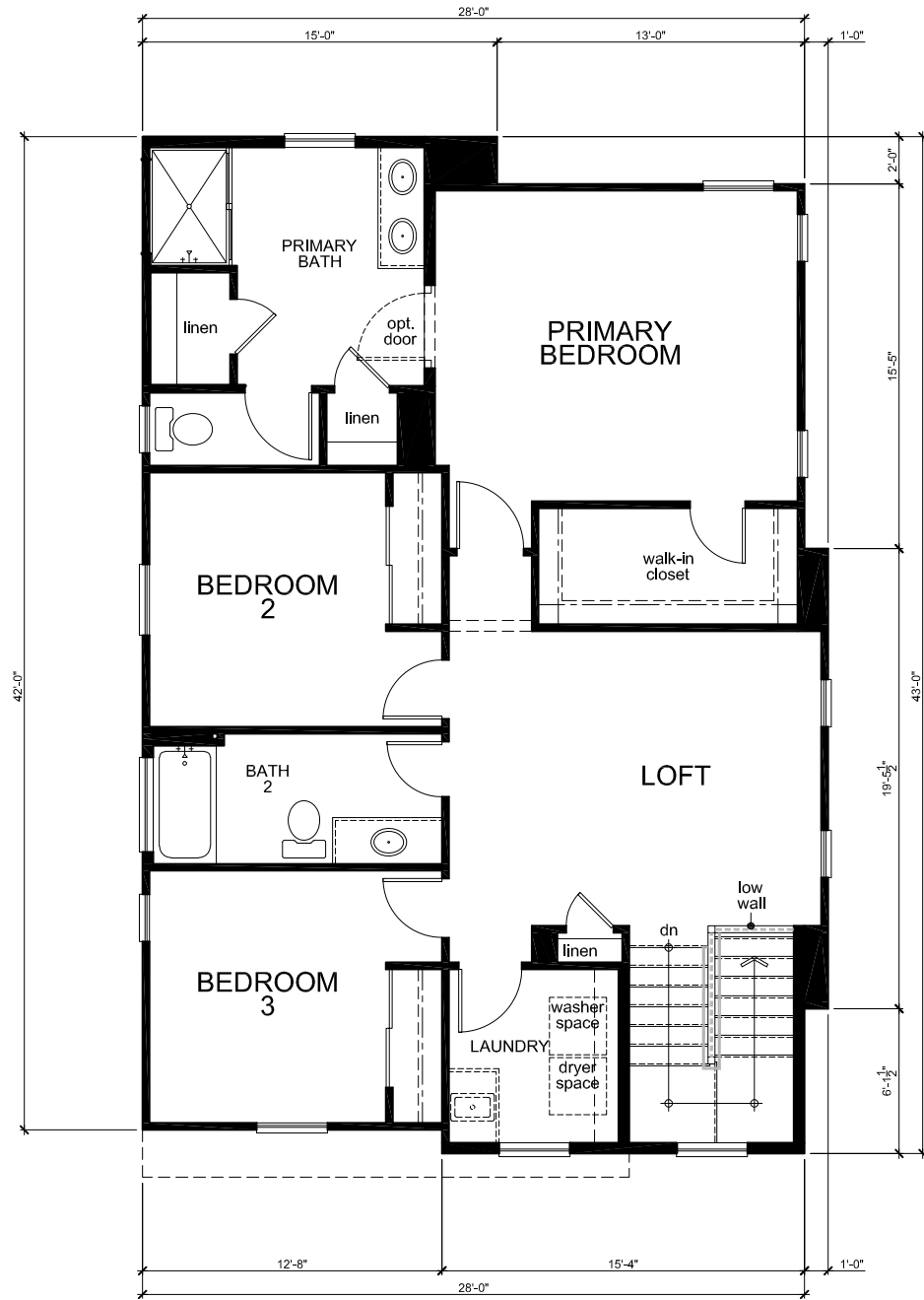
Elevation 'B' (Craftsman)



Elevation 'C' (Italianate)

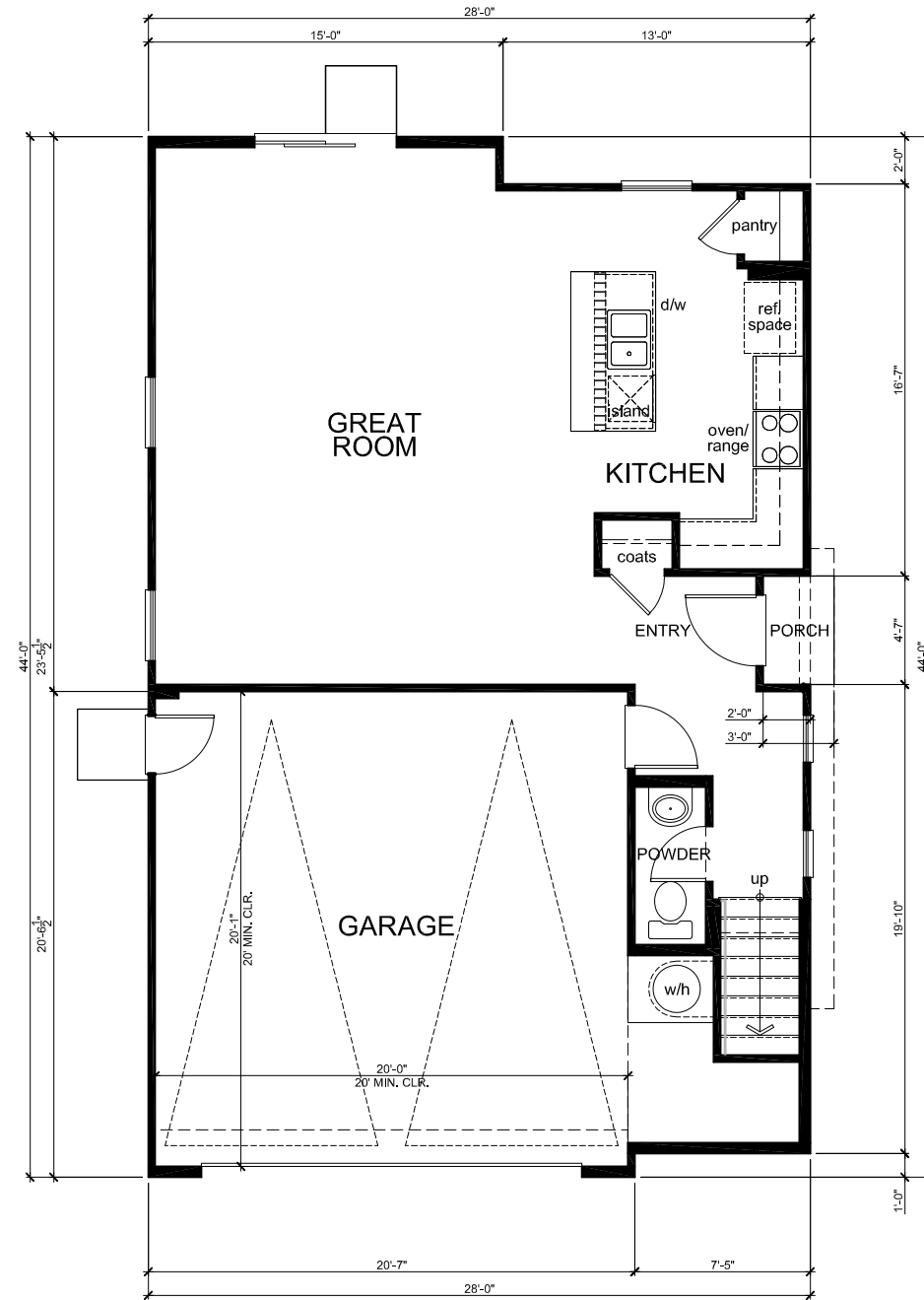




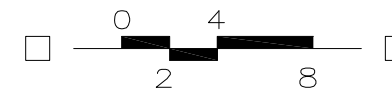


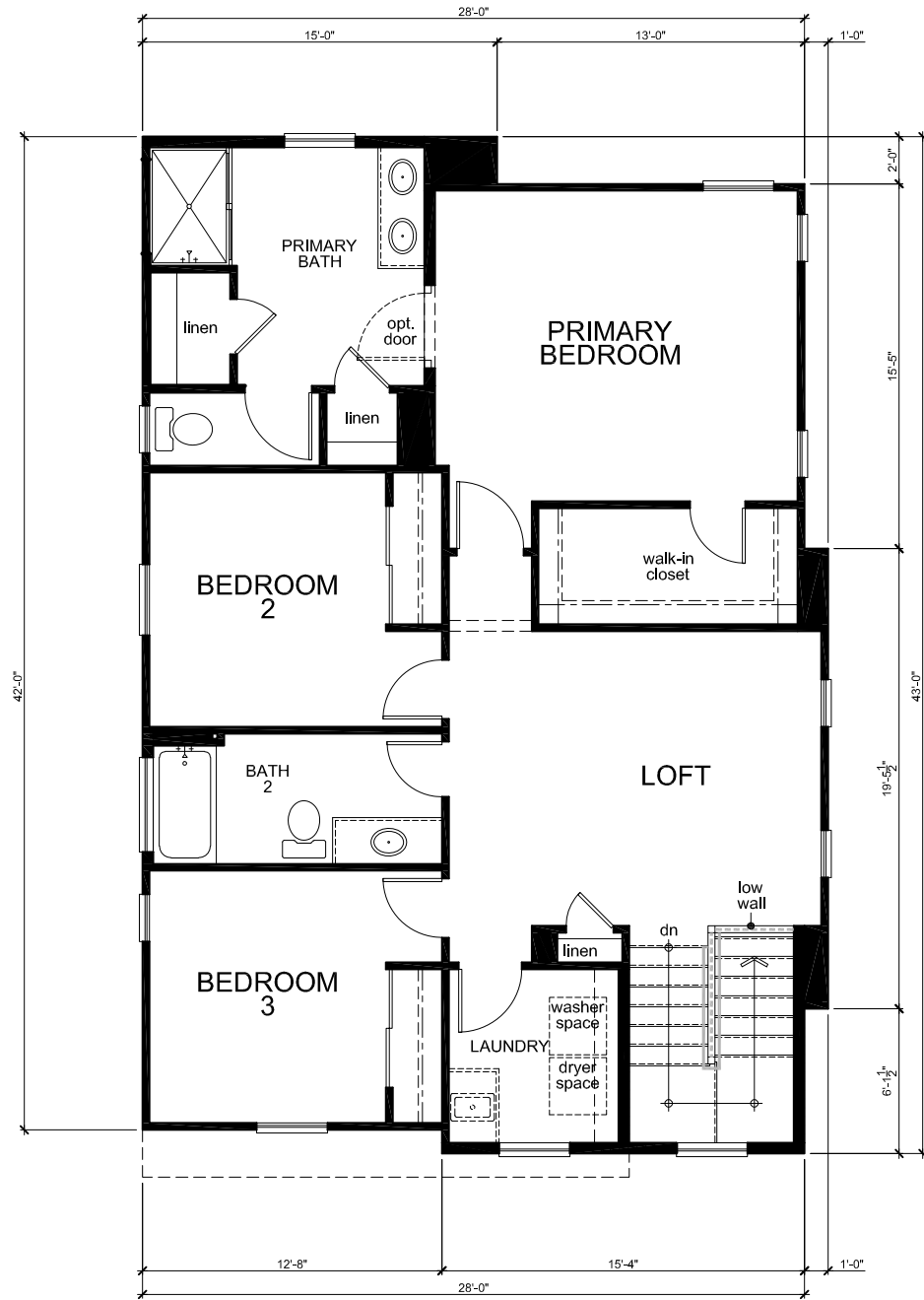
Second Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 228.1877			
FIRST FLOOR AREA	772	SQ. FT.	
SECOND FLOOR AREA	1105	SQ. FT.	
TOTAL AREA	1877	SQ. FT.	
GARAGE AREA	417	SQ. FT.	
PORCH AREA(S)	14	SQ. FT.	
	ELEVATION 'A'	14	SQ. FT.
	ELEVATION 'B'	29	SQ. FT.
	ELEVATION 'C'	14	SQ. FT.



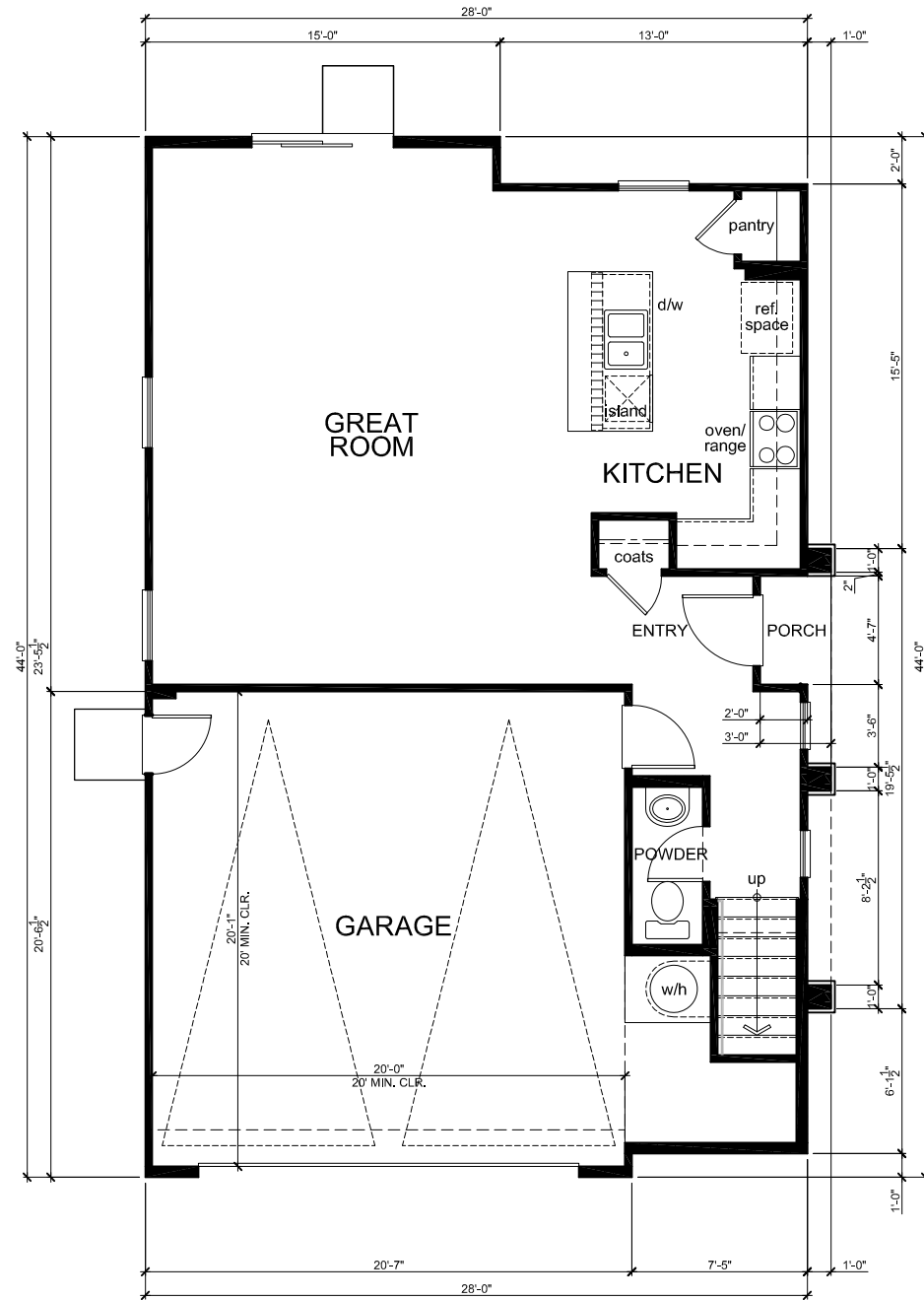
First Floor Plan 'A'



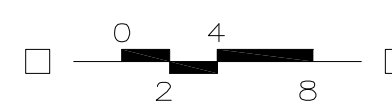


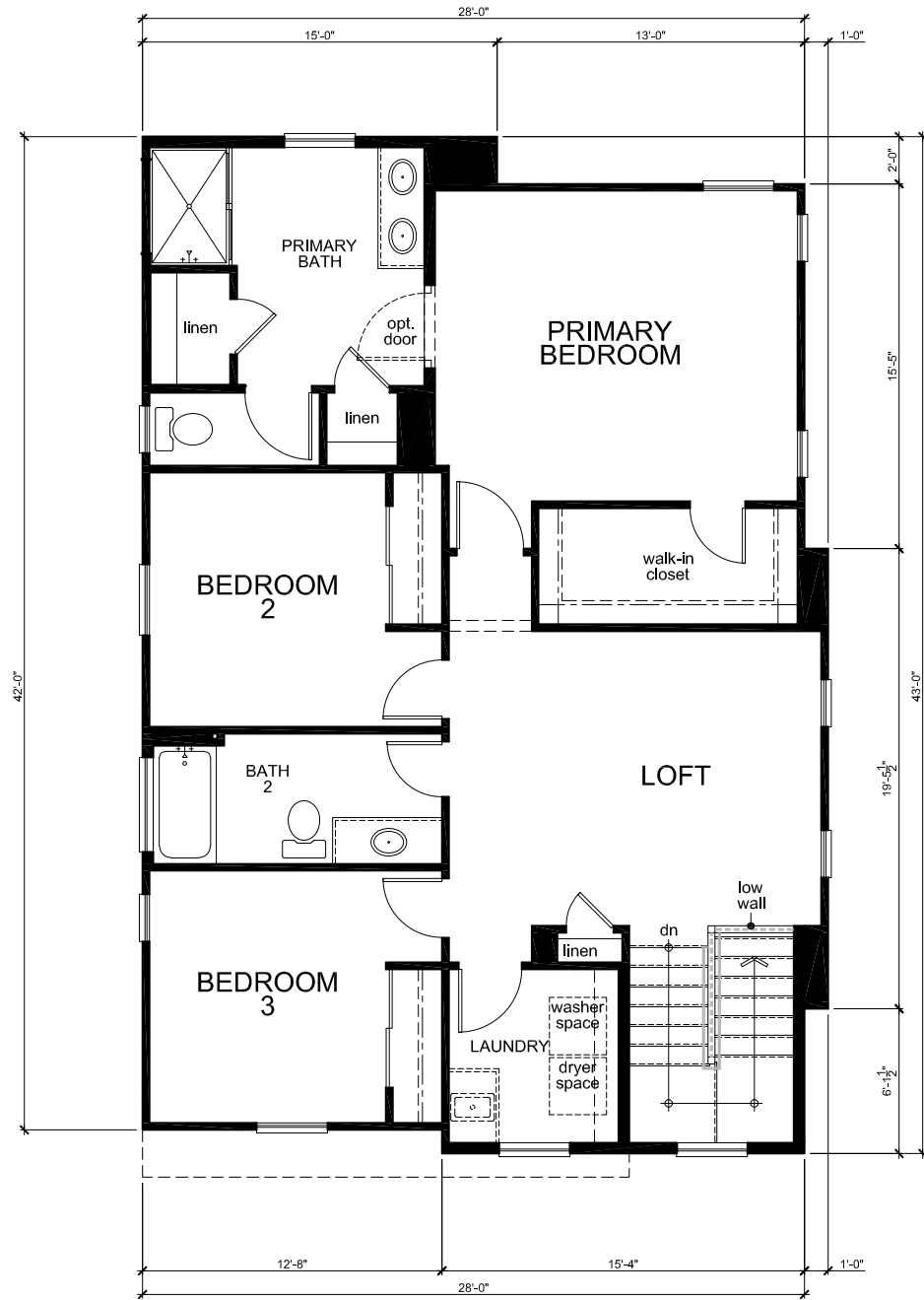
Second Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 228.1877			
FIRST FLOOR AREA	712	SQ. FT.	
SECOND FLOOR AREA	1105	SQ. FT.	
<b>TOTAL AREA</b>	<b>1817</b>	<b>SQ. FT.</b>	
GARAGE AREA	417	SQ. FT.	
PORCH AREA(S)	14	SQ. FT.	
	ELEVATION 'A'	14	SQ. FT.
	ELEVATION 'B'	29	SQ. FT.
	ELEVATION 'C'	14	SQ. FT.



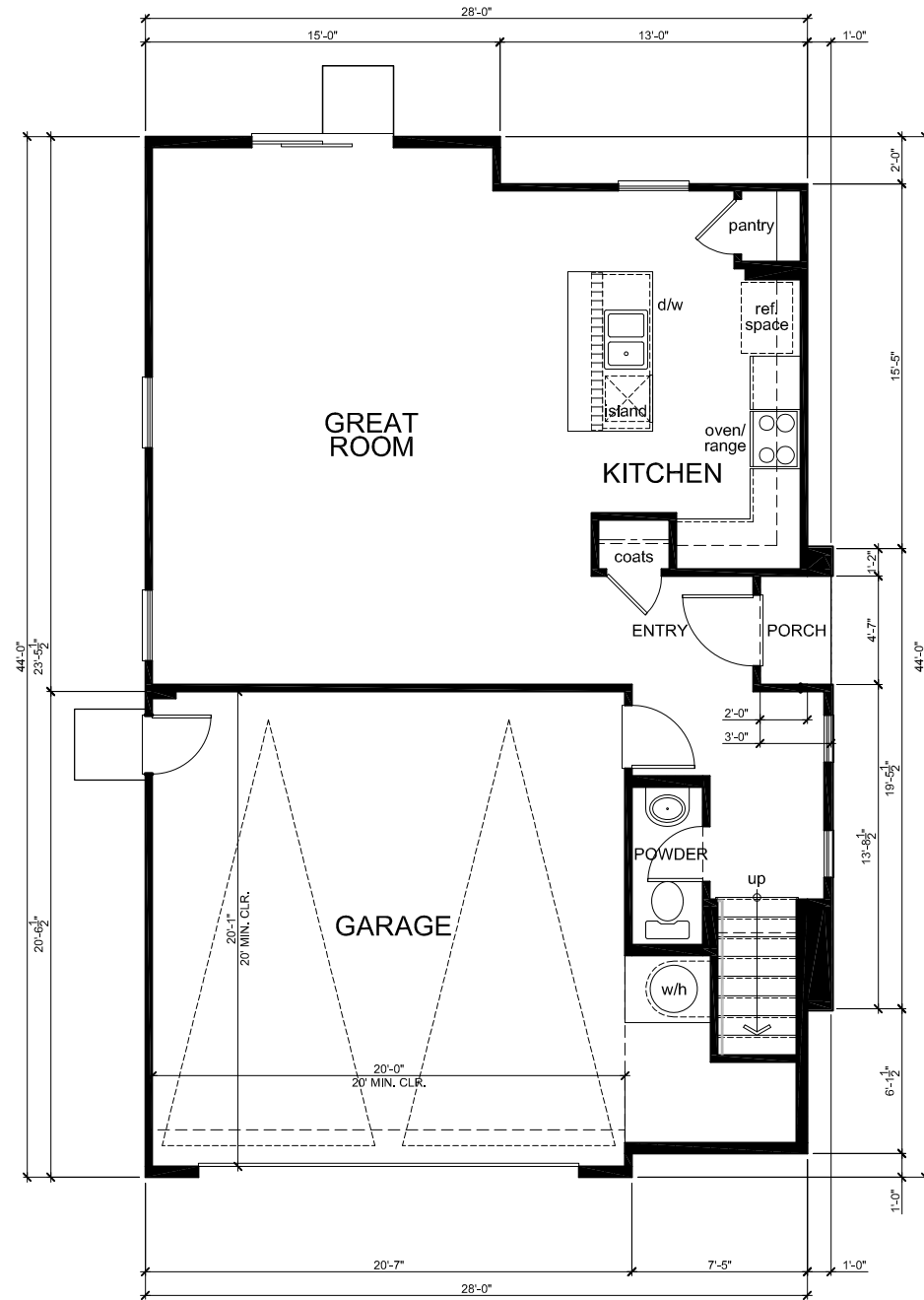
First Floor Plan 'B'



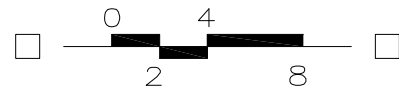


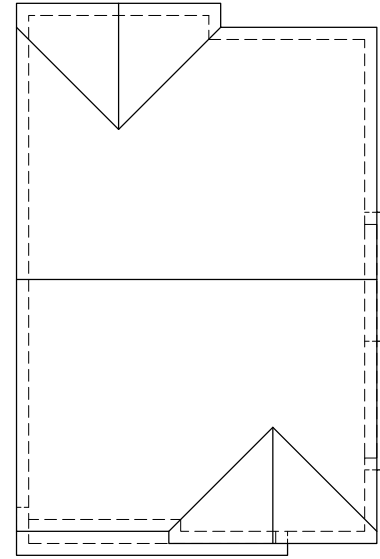
Second Floor Plan 'C'

SQUARE FOOTAGE			
PLAN 228.1877			
FIRST FLOOR AREA	772	SQ. FT.	
SECOND FLOOR AREA	1105	SQ. FT.	
TOTAL AREA	1877	SQ. FT.	
GARAGE AREA	417	SQ. FT.	
PORCH AREA(S)	14	SQ. FT.	
	ELEVATION 'A'	14	SQ. FT.
	ELEVATION 'B'	29	SQ. FT.
	ELEVATION 'C'	14	SQ. FT.

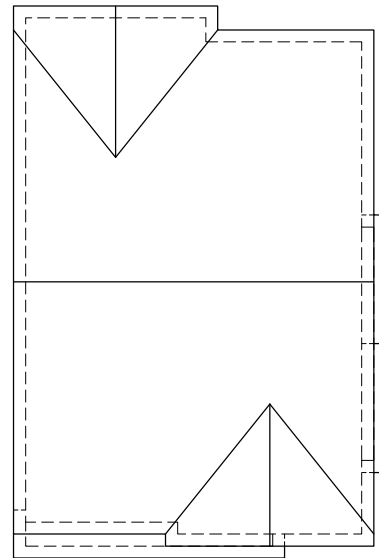


First Floor Plan 'C'

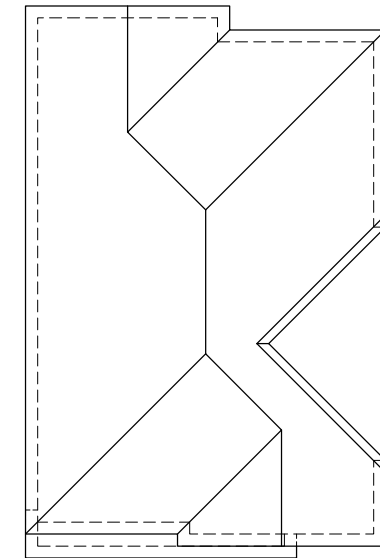




**'A' Spanish**  
4:12

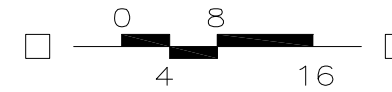


**'B' Craftsman**  
4:12 / 5:12



**'C' Italianate**  
4:12

Roof Plans



PLAN 2





Rear Elevation 'A' (Spanish)



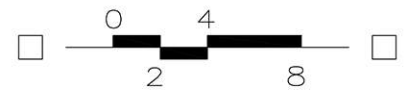
Left Elevation 'A' (Spanish)



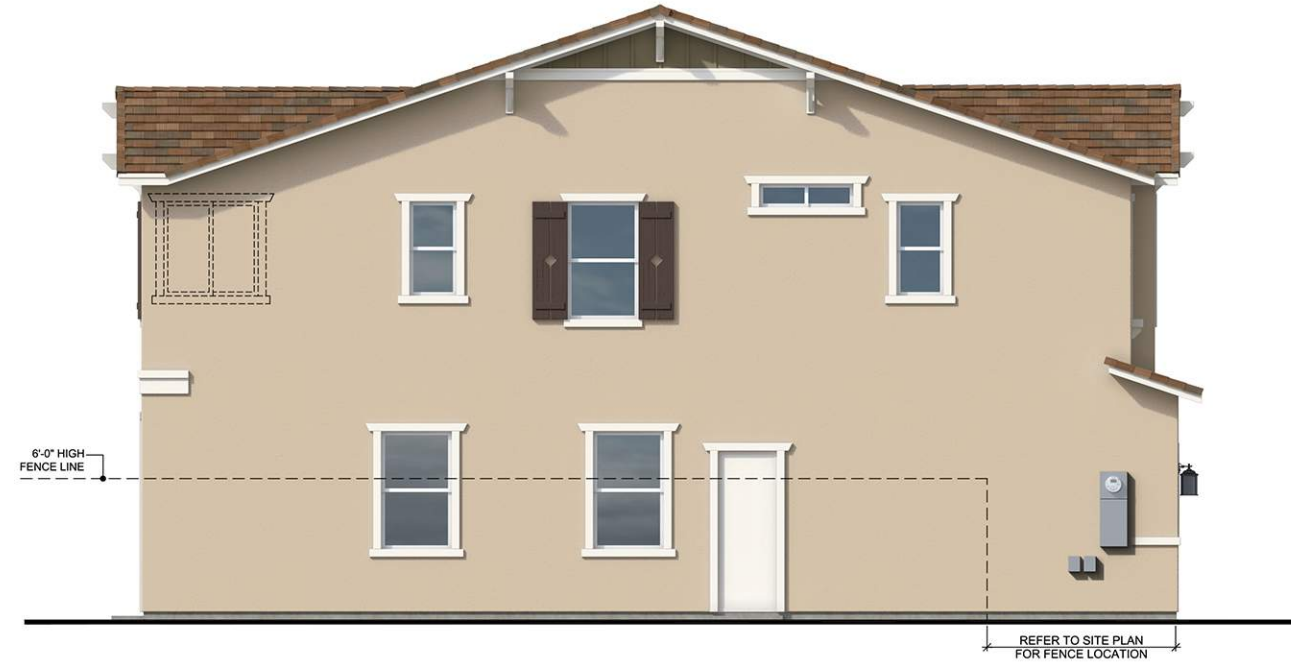
Front Elevation 'A' (Spanish)



Right Elevation 'A' (Spanish)



PLAN 2



Rear Elevation 'B' (Craftsman)



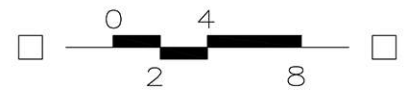
Left Elevation 'B' (Craftsman)



Front Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)



PLAN 2



Rear Elevation 'C' (Italianate)



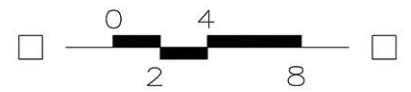
Left Elevation 'C' (Italianate)



Front Elevation 'C' (Italianate)



Right Elevation 'C' (Italianate)



PLAN 2

**ELEVATION LEGEND**

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 STUCCO COLUMN
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 DECORATIVE OUTLOOKERS
- 15 GARAGE WINDOWS
- 16 ADDRESS PLAQUE
- 17 DECORATIVE CLAY PIPE
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 WOOD COLUMN
- 21 WOOD POST
- 22 DECORATIVE TILE
- 23 BRICK VENEER
- 24 STONE VENEER
- 25 WROUGHT IRON POTSHELF
- 26 EXPOSED RAFTER TAILS



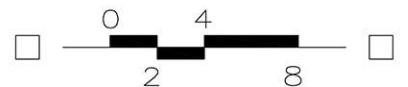
Elevation 'A' (Spanish)



Elevation 'B' (Craftsman)

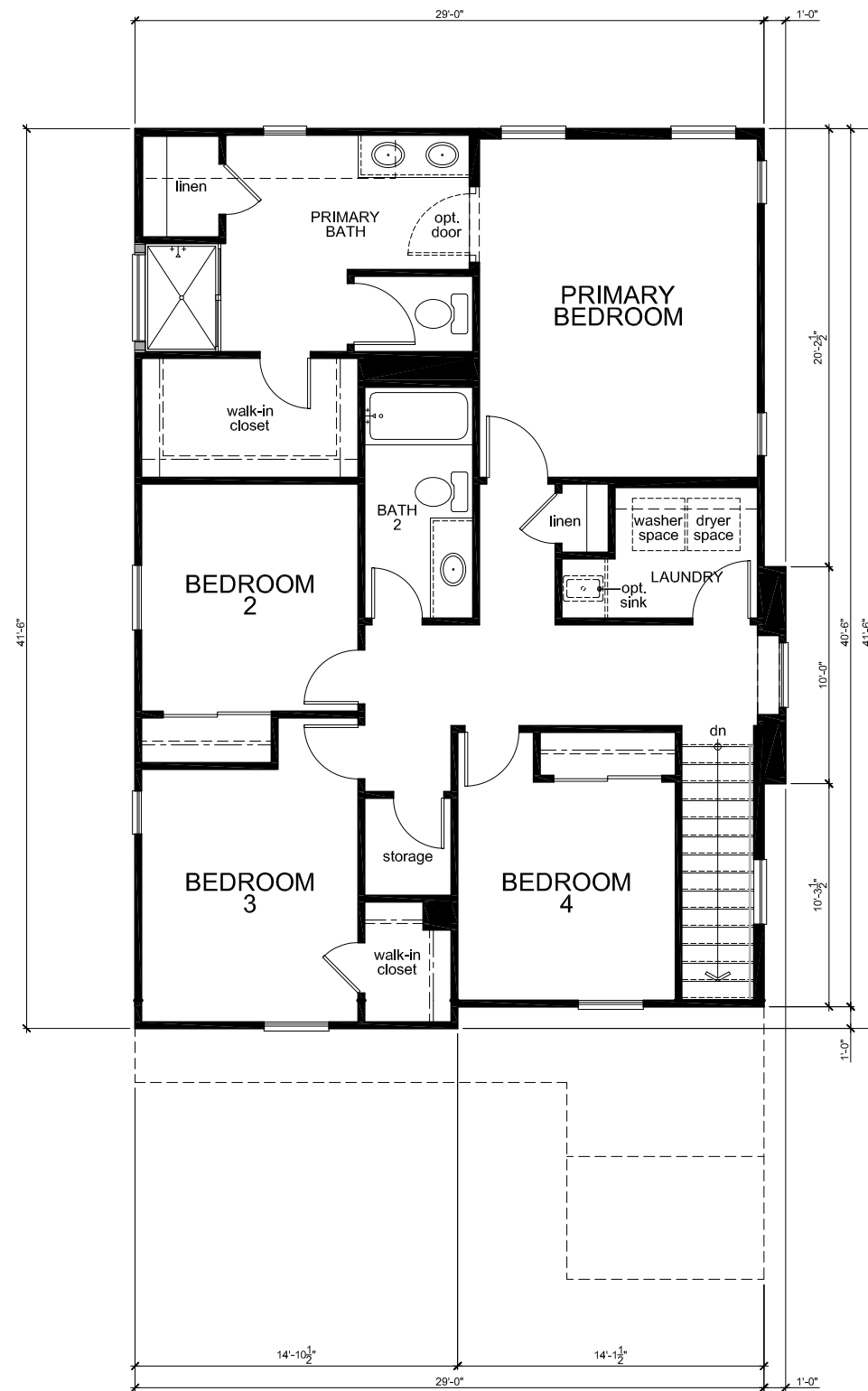


Elevation 'C' (Italianate)



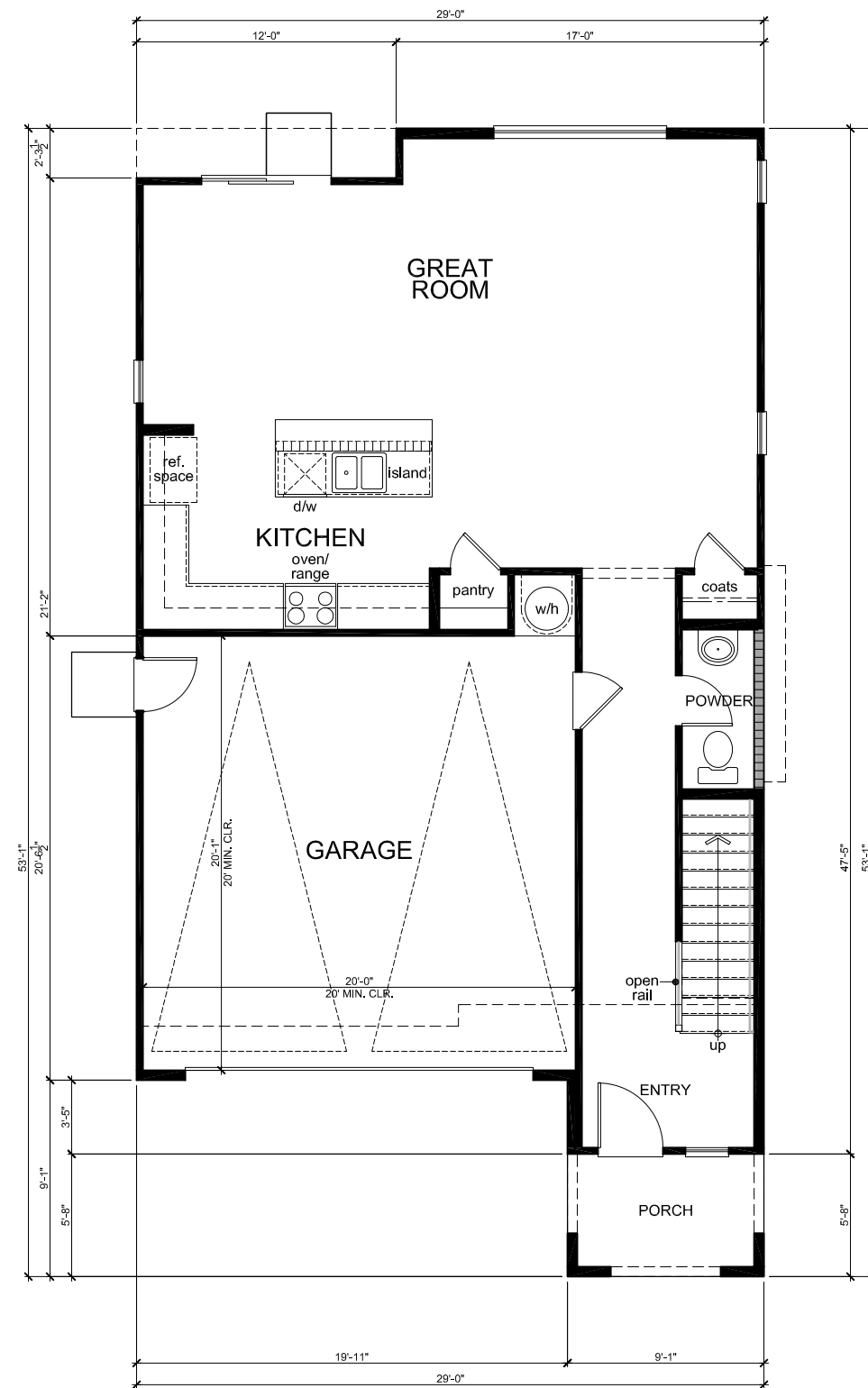
PLAN 3



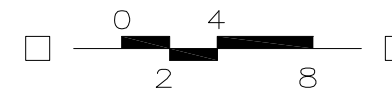


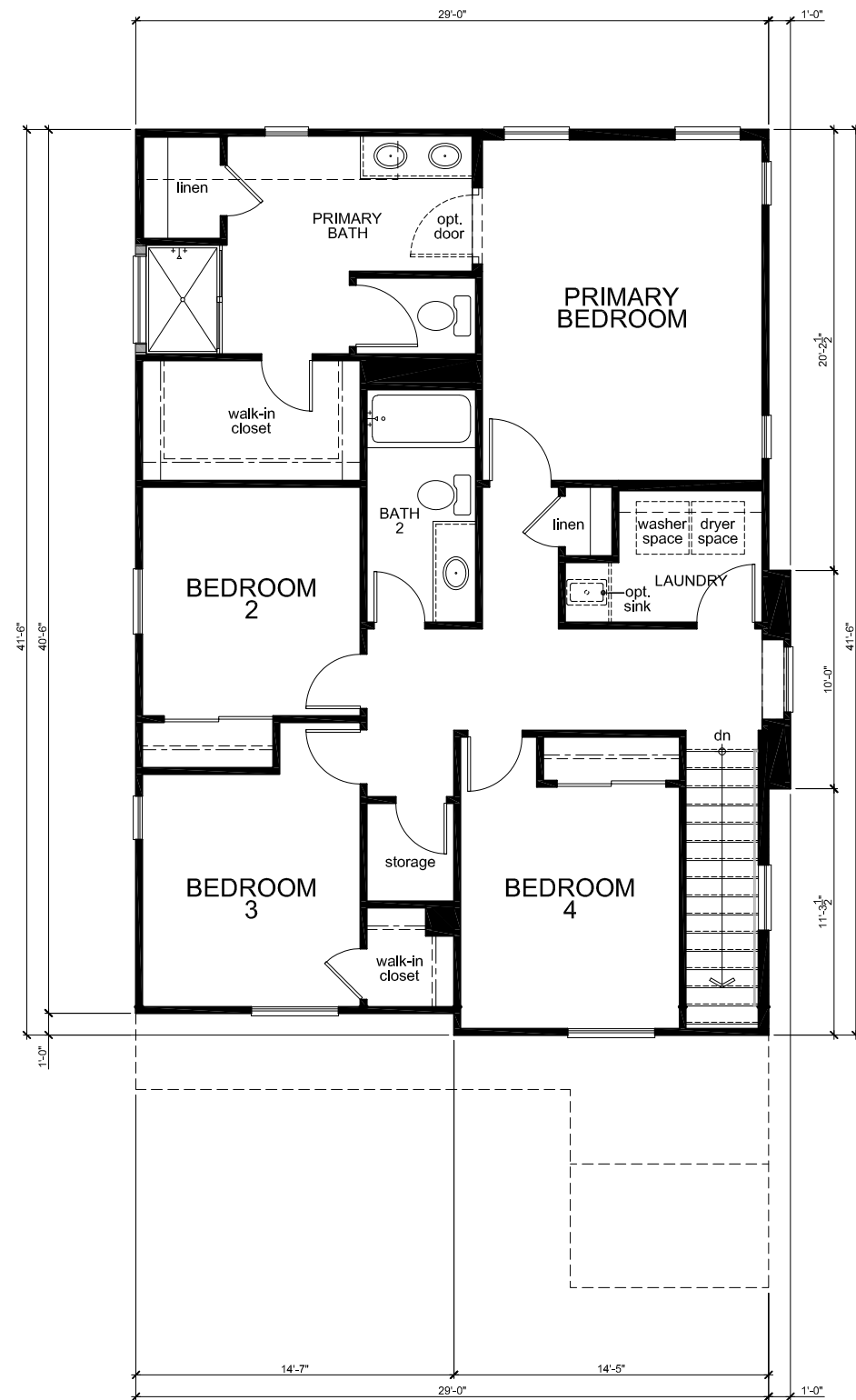
Second Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 229.2000			
FIRST FLOOR AREA	855	SQ. FT.	
SECOND FLOOR AREA	1145	SQ. FT.	
<b>TOTAL AREA</b>	<b>2000</b>	<b>SQ. FT.</b>	
GARAGE AREA	425	SQ. FT.	
PORCH AREA(S)	51	SQ. FT.	
	ELEVATION 'A'	51	SQ. FT.
	ELEVATION 'B'	51	SQ. FT.
	ELEVATION 'C'	51	SQ. FT.



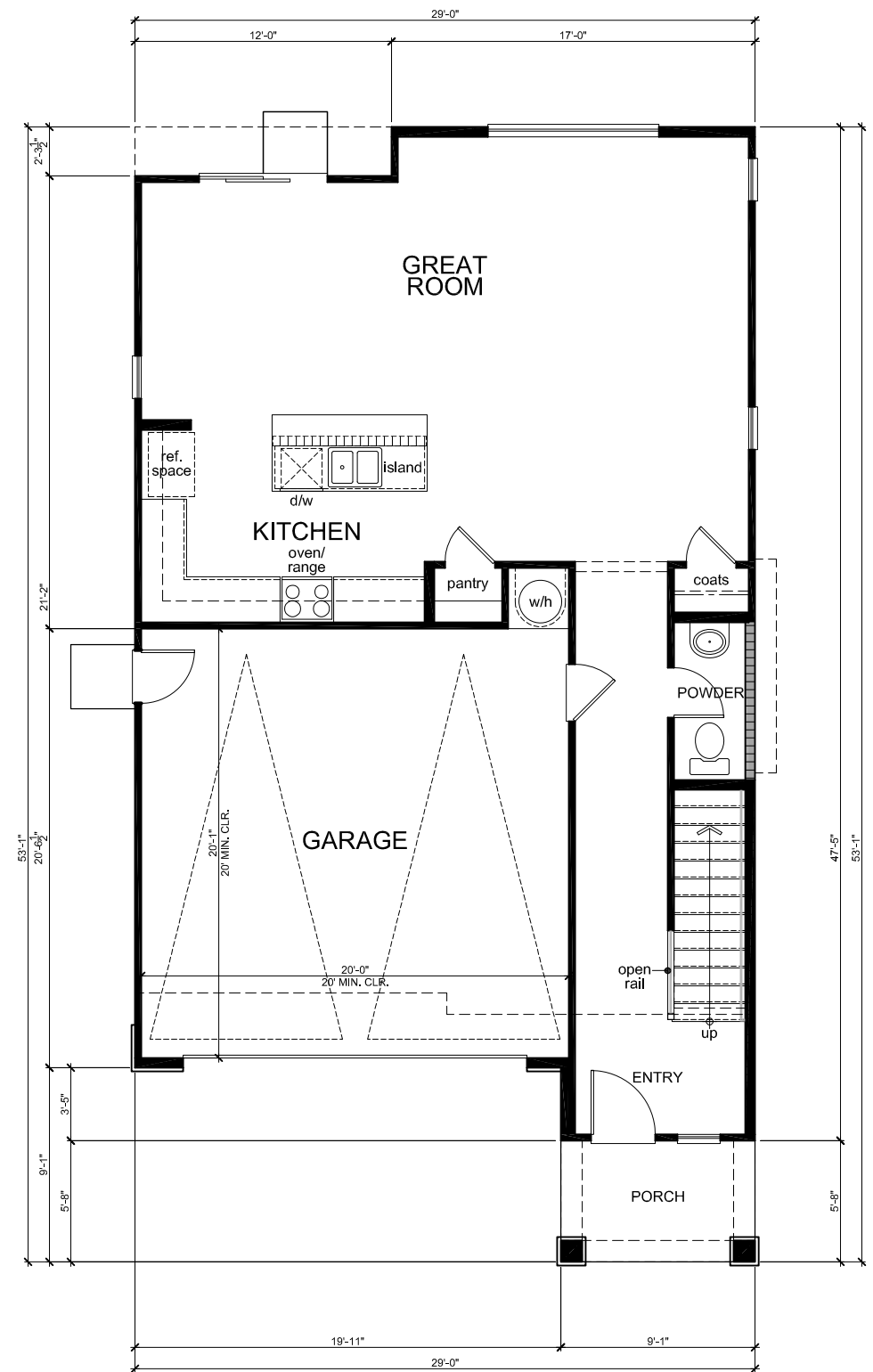
First Floor Plan 'A'



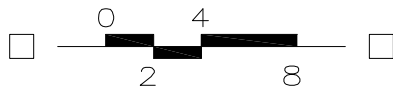


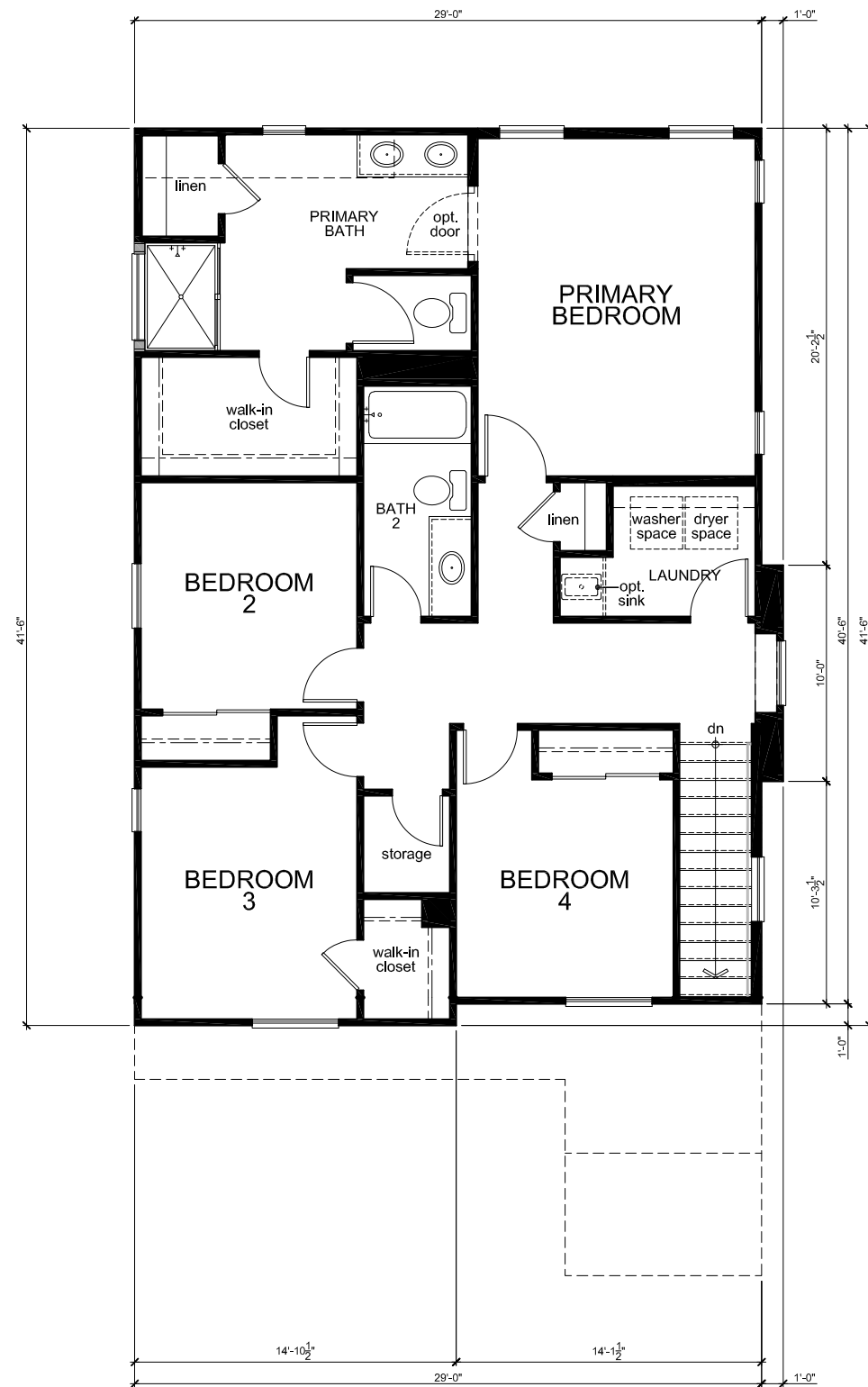
Second Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 229.2000			
FIRST FLOOR AREA	855	SQ. FT.	
SECOND FLOOR AREA	1145	SQ. FT.	
<b>TOTAL AREA</b>	<b>2000</b>	<b>SQ. FT.</b>	
GARAGE AREA	425	SQ. FT.	
PORCH AREA(S)	51	SQ. FT.	
	ELEVATION 'A'	51	SQ. FT.
	ELEVATION 'B'	51	SQ. FT.
	ELEVATION 'C'	51	SQ. FT.



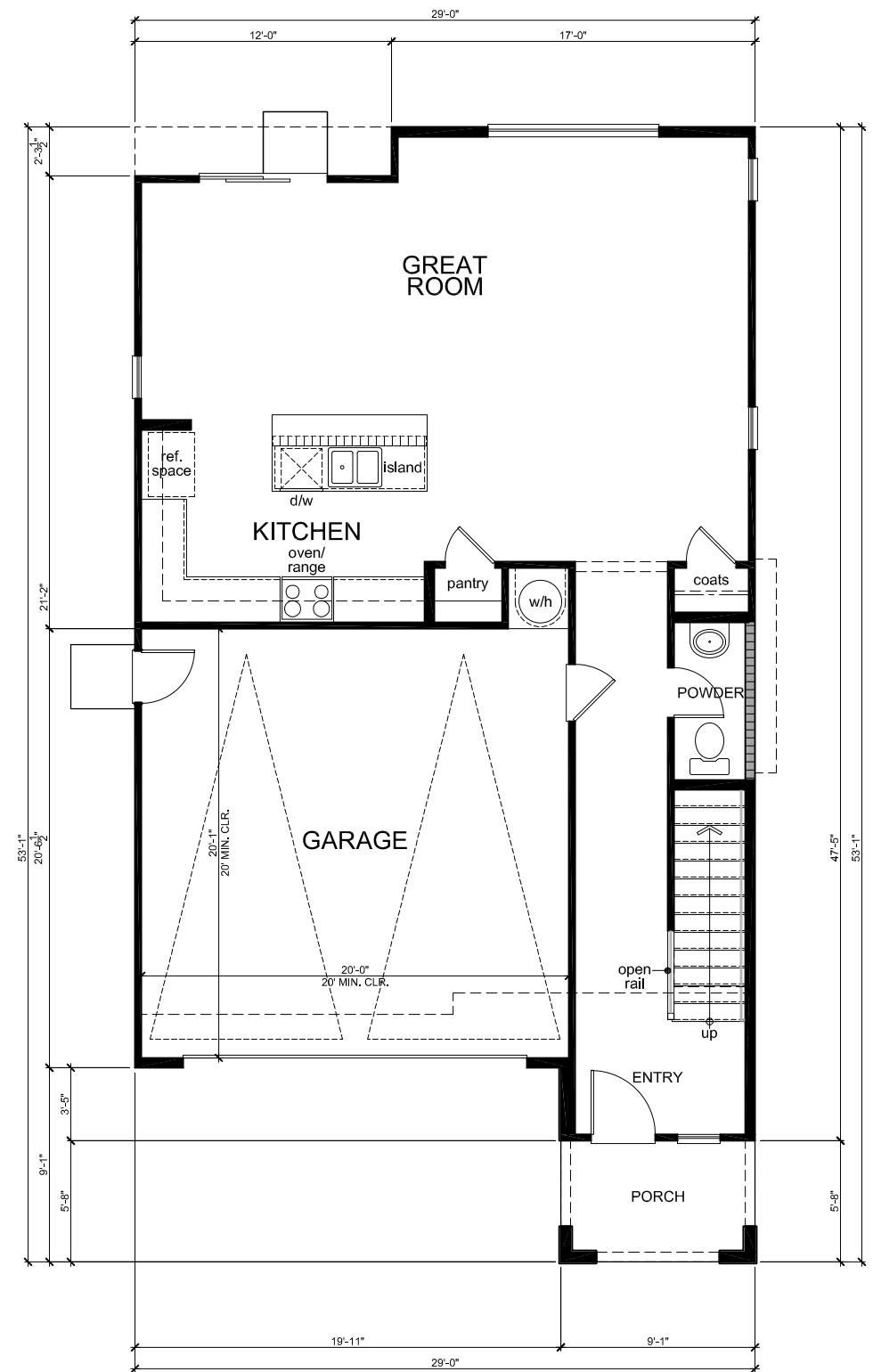
First Floor Plan 'B'



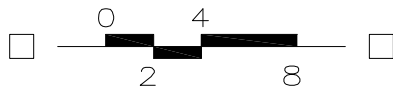


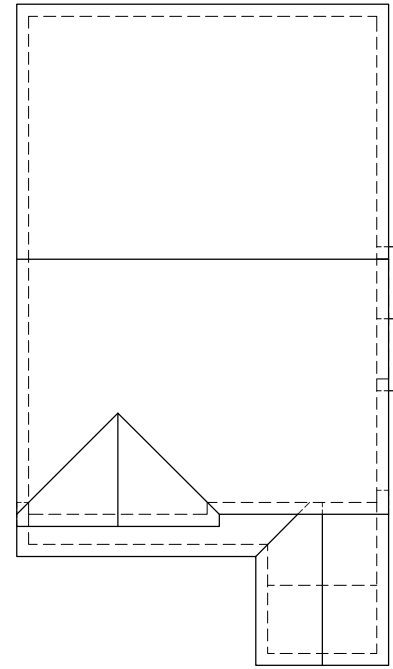
Second Floor Plan 'C'

SQUARE FOOTAGE			
PLAN 229.2000			
FIRST FLOOR AREA	855	SQ. FT.	
SECOND FLOOR AREA	1145	SQ. FT.	
<b>TOTAL AREA</b>	<b>2000</b>	<b>SQ. FT.</b>	
GARAGE AREA	425	SQ. FT.	
PORCH AREA(S)	51	SQ. FT.	
	ELEVATION 'A'	51	SQ. FT.
	ELEVATION 'B'	51	SQ. FT.
	ELEVATION 'C'	51	SQ. FT.

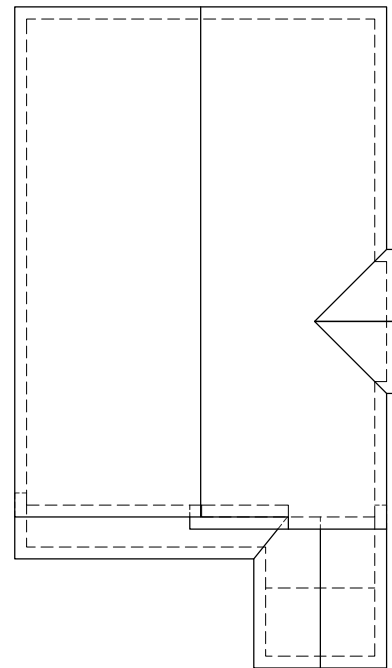


First Floor Plan 'C'

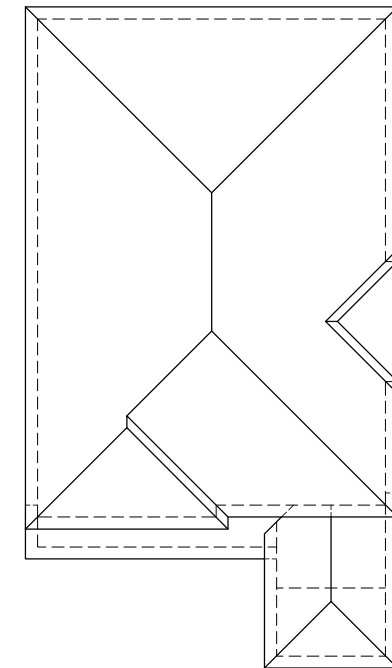




**'A' Spanish**  
4:12

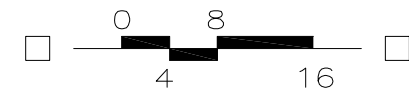


**'B' Craftsman**  
5:12



**'C' Italianate**  
4:12

Roof Plans



PLAN 3





Left Elevation 'A' (Spanish)



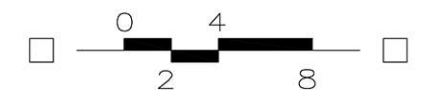
Front Elevation 'A' (Spanish)



Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)





Left Elevation 'B' (Craftsman)



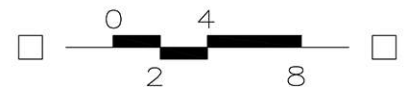
Front Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)



Rear Elevation 'B' (Craftsman)



PLAN 3



Left Elevation 'C' (Italianate)



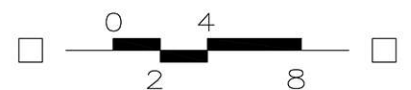
Front Elevation 'C' (Italianate)



Right Elevation 'C' (Italianate)



Rear Elevation 'C' (Italianate)



PLAN 3

**RESOLUTION PC NO. 2025-\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING, PURSUANT TO THE PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 1981052210) AND PREVIOUSLY ADOPTED ADDENDUM, DESIGN REVIEW NO. 22-0043R1 FOR ARCHITECTURAL REVISIONS TO THE PREVIOUSLY APPROVED COLOR SCHEMES, MATERIALS, BUILDING SIZES, AND ARCHITECTURAL ELEVATIONS FOR THE 255-UNIT DETACHED CONDOMINIUMS RESIDENTIAL DEVELOPMENT LOCATED WITHIN THE SOUTHRIDGE VILLAGE SPECIFIC PLAN, PLANNING AREA 56 AND 66C, ASSESSOR'S PARCEL NUMBER 0237-411-35, AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.**

**WHEREAS**, Assessor Parcel Number ("APN") 0243-411-35 ("Project Site") was annexed from San Bernardino County and incorporated into the City of Fontana on January 17, 1970; and

**WHEREAS**, on June 20, 2023, the City of Fontana Planning Commission ("Planning Commission") heard and forward a recommendation to the City Council approving General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20568 (TTM No. 22-007), and Design Review No. 22-043 for the 255-unit detached condominium residential project.

**WHEREAS**, on July 25, 2023, the City of Fontana City Council ("City Council") approved General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20568 (TTM No. 22-007), and Design Review No. 22-043 for the 255-unit detached condominium residential project.

**WHEREAS**, on November 24, 2024, the City of Fontana (City") received a Design Review application ("DRP") No. 22-0043R1 from KB Home ("Applicant"), a request to revise the previously approved color schemes, material, building sizes, and architectural elevations for a 255-unit condominium residential development project at the Project Site; and

**WHEREAS**, the Project site has a General Plan Land Use designation of Medium Density Residential and is located within the Southridge Village Specific Plan, Planning Areas 56 and 66C, Entry Estates Duplex district which allows for such projects; and

**WHEREAS**, the City previously prepared and certified the Final Program EIR (FEIR) on December 1981, for the Southridge Village Specific Plan, consisting of comments received during the 45-day public review and comment period on the Draft FEIR, written responses to those comments, and revisions and errata to the Draft FEIR and subsequently approved an Addendum to the Southridge Village Specific Plan on July 25, 2023 for the development of 255-unit detached condominiums with supporting



facilities. For the purposes of this Resolution, the "FEIR" shall refer to the Draft FEIR, as revised by the Final FEIR's errata section together with the other sections of the Final FEIR; and

**WHEREAS**, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Sections 8.04 and 8.06 of the City of Fontana's 2018 Local CEQA Guidelines, an Addendum to the FEIR was adopted on July 25, 2023; and

**WHEREAS** pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

**WHEREAS**, in connection with the project and the Fontana Planning Commission's ("Planning Commission") review of the certified FEIR and the previously adopted Addendum to the FEIR, the Planning Commission has independently reviewed all the prior environmental documentation prepared for this 255-unit detached condominiums project, and has exercised its independent judgment in making the determination that the certified FEIR and previously adopted Addendum fully analyzed and mitigated, where feasible, all potentially significant environmental impacts, if any, that would result from the project, and therefore, no subsequent EIR or mitigated negative declaration is required; 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**, the Conditions of Approval are attached hereto as **Exhibit "A"** for Design Review No. 22-0043R1; 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 *San Bernardino Sun* newspaper on March 7, 2025, and simultaneously displayed at City Hall and at the Project Site; and

**WHEREAS**, on March 18, 2025, a duly noticed public hearing on DRP No. 22-0043R1, 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 March 18, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on DRP No. 22-043R1; 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 was analyzed under the previously certified EIR to the Southridge Village Specific Plan Program Environmental Impact Report (FEIR) (SCH No. 1981052210) and previously adopted Addendum to the FEIR that was prepared pursuant to State CEQA Guidelines Section 15162 and 15164, and that no additional environmental review is required. The Planning Commission further directs Staff to file a Notice of Determination.

**Section 3. Design Review Amendment Findings.** The Planning Commission hereby makes the following findings for DRP No. 22-0043R1 in accordance with Section 30-129 “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 the request to revise previously approved color schemes, materials, building size, and architectural elevations for a 255-unit single family (condominium) development, which is consistent with the General Plan Land Use Designation for the Project Site, which is Medium Density Residential. This land use designation category is described by the General Plan as a land use category for the development of single-family detached housing or multi-family housing.

The project is located within the Entry Estates Duplex district of the Southridge Village Specific Plan zoning designation. The 255-unit residential development will meet all zoning and development standards set forth in the Fontana Municipal Code and Southridge Village Specific Plan which includes the required density range. The 255-units on a 37.3-acre site calculates a density of 7.9 units per acre. This density is within the eight (8) units per acre range required by the district.

**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:    There are no proposed changes to the site improvements, therefore, the development complies with the City of Fontana Zoning and

Development Code and the Southridge Village Specific Plan. Improvements including sidewalks, drainage, and grading, will provide a safe and well-designed project. Additionally, the development meets all setback, height, landscaping, design, parking, access, and safety requirements.

The site improvements have been evaluated by the City of Fontana Fire, Building and Safety, and Engineering Departments. During the previously review process, changes were made to the plans to ensure that the project is 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.

**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 proposal to modify the color schemes, material, building size, architectural elevations will provide a project that has been designed to enhance and complement the surrounding neighborhood. The architectural theme for the project has three styles: Spanish, Craftsman, and Italianate. 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 window treatments, decorative lighting, varied roof lines, decorative architectural “pop-outs,” 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 that complements the surrounding area. Additionally, landscaping will utilize plants to complement the architecture 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.

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

Findings of Fact: The site improvements will remain the same as previously approved and the residential development and comply with the City of Fontana Zoning and Development Code and Southridge Village Specific Plan.

Improvements including sidewalks, drainage, and grading, which will provide a safe and well-designed neighborhood.

The Project Site improvements have been evaluated by the Fire, Building and Safety, and Engineering Departments. During the previous project review process, changes were made to the plans to ensure that the project is a well-designed project. 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. Approvals.** Based on the foregoing, the Planning Commission hereby approves DRP No. 22-0043R1 subject to the Findings and 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 18th day of March 2025.

**City of Fontana**

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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

Resolution No. PC 2025-\_\_\_\_

adopted by the Planning Commission at a regular meeting thereof, held on the 18th day March, 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. (MCN) 22-0084R1  
Design Review (DR) No. 22-0043R1

**DATE:** March 18, 2025

**LOCATION:** The project site is located on the south side of Village Drive and east of Live Oak Avenue (APNs: 0237-441-35) on approximately 37.33 gross acres.

**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. 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 its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing 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.

Except as required under applicable State and Federal law, 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 Applicant shall adhere to all of the conditions of approval for MCN No. 22-084 and Design Review No. 22-0043 that were approved by the City Council on July 25, 2023.
6. The project shall comply with all applicable provisions, regulations and development standards of the Southridge Village Specific Plan and Fontana Zoning and Development Code.
7. All future monument signs shall be reviewed under a separate Design Review Sign application.
8. All built in gas (electric) barbeques shall be installed with safety locks to the satisfaction of the Director of Planning.
9. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
10. The current Development fees must be paid prior to certificate of occupancy.
11. 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 Community Development.
12. The developer shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development in a convenient location and is well-lit. The

mailbox shall not block the line of sight. 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 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.

13. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.
14. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
15. The applicant shall install decorative garage doors with windows to satisfaction of the Director of Planning.
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 be built based on the approved landscape plans.
19. 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 30-30 and 30-31 of the Municipal Code.
20. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.
21. 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 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.
22. The applicant shall post the most recent City of Fontana General Plan map, size 24-inches by 36-inches, in all offices selling new homes in the subdivision, whether on-site or remote. The project site/tract boundary shall be clearly delineated on the General Plan map. Additionally, a 24-inch by 36-inch map showing the school district boundaries (for all districts in the City) shall be displayed. The General Plan information and school



district boundaries may be included on the same map. The maps shall be clearly and prominently displayed and be visible to all persons entering the sales office.

23. The applicant and/or property owner shall file a petition with the Fontana City Council requesting police enforcement of the California Vehicle Code and the Fontana Municipal Code on the private streets of the development while the development is under a single ownership, or prior to Certificate of Occupancy of any dwelling unit.
24. The development shall maintain an active Homeowner's Association (HOA) at all times. The City shall be a third party to the HOA. In the event the development cannot maintain said HOA. The HOA. Board shall meet in the recreation/club room located within the development. A property management company is strongly recommended to manage the site appropriately.
25. 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).
26. 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.
27. 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.
28. 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 minimize confusion as to location and expedites public safety response.
29. 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.
30. A Register of Professional Archaeologists (RPA)-qualified archeologist experienced with Native American artifact identification and approved by the City of Fontana shall be present to monitor the first two (2) days of site preparation/ grubbing; the first two (2) days of mass grading; and the first two (2) days of utility trenching. Such monitoring activities may be reduced or terminated depending on the findings and recommendations of the archeologist. In the event that prehistoric or historic cultural resources be uncovered

during these activities, representatives of the tribal entity(s) whom consider the project site to be within their traditional use area shall be contacted and invited to the site to review the find, and monitoring shall be continued at the discretion of archeologist.

31. 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.

32. The construction contractor shall use the following source controls at all times:

- a. Construction shall be limited to 7:00 am to 6:00 pm on weekday, 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 No. 18-63(7) of the Municipal Code. 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.
- b. 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.
- c. Have only necessary equipment onsite.

- d. 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:
  - e. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
  - f. Temporarily enclose localized and stationary noise sources.
  - g. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
33. There shall be five (5) feet of landscaping and two (2) feet of decorative concrete for passengers to step out of vehicles, total of seven (7) feet, at the end of automobile parking aisles.
34. 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.
35. 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.
36. Sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.
37. 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.
38. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.
39. Any transformer visible from the public right-of-way shall be screened by a solid screen wall and mature, dense landscaping.
40. 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.
41. In the event that any off-site utility and/or infrastructure improvements are required as a direct result of future projects, construction of such off-site utility and infrastructure improvements shall not occur concurrently with the demolition, site preparation, and

grading phases of project construction. This requirement shall be clearly noted on all applicable grading and/or building plans.

42. Adhere to the City 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. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.
43. Incorporate an anti-graffiti coating onto the exterior of all proposed block walls to discourage graffiti.
44. If possible incorporate hostile landscape into the exterior, perimeter landscape setback areas to discourage subjects from accessing the site.

**PRIOR TO ISSUANCE OF GRADING PERMIT**

45. All Conditions of Approval and Mitigation, Monitoring, and Reporting Program (MMRP) 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 and grading plans prior to issuance of any building or grading permits.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

46. Prior to 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.
47. Development Impact fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

**ENGINEERING LAND DEVELOPMENT:**

48. The applicant shall abide by all relevant conditions of approval under previously approved MCN No. 22-00084, TPM No. 22-018, TTM No. 22-007, DR No. 22-043, and ASP No. 23-014.

**BUILDING & SAFETY DEPARTMENT:**

49. Shall comply 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

50. The applicant shall install an automatic fire suppression systems shall be installed in all new construction per Article II, Chapter 11 of the Code of the City of Fontana. 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.
51. The requirements of the Department of Environmental Health Services and the South Coast Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
52. 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
53. The applicant shall verify all perimeter/boundary walls shall be 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.
54. All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
55. The Tentative Tract or Parcel map shall record prior to the issuance of any permits.
56. The applicant shall comply with the 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 – public street, 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 slag or 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.

57. All signs shall be Underwriters Laboratories approved (or equal).

58. Permits are required prior to the removal and/or demolition of structures.

59. All exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

60. The project site is located in a VHFSZ and the project will need to comply with all fire zone requirements.

**PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS**

- 61. The following items shall be completed and/or submitted to Building & Safety – as applicable – prior to the issuance of building permits for this project:
  - A. Precise grading plans shall be approved
  - B. Rough grading completed
  - C. Compaction certification
  - D. Pad elevation certification
  - E. Rough grade inspection signed off by a City Building Inspector

**FIRE PROTECTION DISTRICT:**

62. The applicant shall adhere to the approve conditions of approval for MCN No. 22-084 and DR No. 22-043.

**MANAGEMENT SERVICES:**

63. The applicant shall adhere to the approve conditions of approval for MCN No. 22-084 and DR No. 22-043.

## NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address:	FROM:	Public Agency/Lead Agency Name: <b>City of Fontana</b> Address: <b>8353 Sierra Ave, Fontana CA 92335</b>  Contact: Salvador Quintanilla Phone: <b>(909) 350-6656</b>
			Email: <b>squintanilla@fontanaca.gov</b>
TO:	<input checked="" type="checkbox"/> Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)  Address:  Contact:  Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH):  <b>1981052210</b>
Project Title: <b>Master Case No. 22-0084R1 and Design Review No. 22-0043R1 (The Heights at Southridge Project)</b>
Project Applicant (include address, telephone number and email address):  <b>Damon Polk, Senior Project Manager, Land, KB Home Inland Empire, 36310 Inland Valley Drive Suite 300, Wildomar, CA 92595, 951-691-5372, drpolk@kbhome.com</b>
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):  <b>Located south of Village Drive, east of Live Oak Avenue, north of Cherry Avenue</b>
General Project Location (City and/or County): <b>City of Fontana, County: San Bernardino</b>
Project Description: <b>Master Case No. 22-0084R1 (The Heights at Southridge Project): Design Review No. 22-0043R1- A request to revise the color scheme, materials and modify the elevations for a previously approved 255-unit detached condominium residential development (147 detached Cluster Home units and 108 detached</b>



**Stub Drive units) within a 37.3-acre project site, pursuant to a previously approved Addendum to the previously certified EIR for the Southridge Village Specific Plan.**

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the ( Lead Agency or  Responsible Agency) has approved the above described project on **March 18, 2025** and has made the following determinations regarding the above described project:

1.	The project [ <input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.	
2.	<input checked="" type="checkbox"/>	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. <b>Pursuant to Sections 15162, 15164, and 15183 of the California Environmental Quality Act (CEQA) Guidelines, an Addendum to the Southridge Village Specific Plan EIR was previously adopted for the previously approved project. The amendment to the previously approved Design Review is proposing only minor architectural and floor plan changes to the homes, and therefore, the proposed changes are consistent with the Southridge Village Specific Plan Environmental Impact Report (“EIR”) No. 81-3 (State Clearinghouse [SCH] No. 81052210) that was certified by City Council in December of 1981. The minor changes to the development of residential units from the proposed project will have no new additional impacts beyond what was anticipated in the EIR mentioned above and therefore, no subsequent EIR is required.</b>
	<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	<input type="checkbox"/>	Mitigation measures [ <input type="checkbox"/> were <input checked="" type="checkbox"/> were not ]made a condition of the approval of the project.
4.	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan [ <input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.
5.	<input type="checkbox"/>	A Statement of Overriding Considerations [ <input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.
6.	<input type="checkbox"/>	Findings [ <input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made pursuant to the provisions of CEQA.
This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:		
	Custodian:	Location:

<b>Date:</b>	_____
	<b>Salvador Quintanilla</b> <b>Senior Planner</b>

<b>Clerk’s File Stamp:</b>
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Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

## 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. (MCN) 22-00084R1; and Desing Review (DR) No. 0043R1:**

A request to amend Design Review (DR No. 22-043), to revise the color scheme and modify the elevations for the previously approved 255-unit detached condominiums located on approximately 37.33 adjusted gross acres.

**Environmental Determination:**

Master Case No. 22-00084R1 and Design Review No. 22-0043R1 is exempt pursuant to Sections 15162, 15164, and 15183 of the California Environmental Quality Act (CEQA) because the Design Review is proposing minor architectural changes to the aesthetics of the homes and other changes are proposed, therefore the proposed changes that are minor is consistent with the Southridge Village Specific Plan Environmental Impact Report No. 81-3 (State Clearinghouse [SCH] No. 81052210) that was certified by City Council on December 1981 and it anticipated the minor aesthetic changes to the development of residential units from the proposed project. No new additional impacts beyond what was anticipated in the EIR mentioned above.

**Location of Property:**

The project site is located south of Village Drive and east of Live Oak Avenue within the Southridge Village Specific Plan (APN: 0237-411-35).

**Date of Hearing:**

March 18, 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 email him at [squintanilla@fontanaca.gov](mailto:squintanilla@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 AT THE PLANNING DEPARTMENT, CITY HALL. PLEASE CONTACT THE PLANNER LISTED ABOVE.

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

Publish: March 8, 2025  
S.B. Sun Newspaper



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 25-0118  
**Agenda #:** DC-A

**Agenda Date:** 3/18/2025  
**Category:** Director Comments

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



**MEMORANDUM**

**TO: Planning Commission**  
**FROM: Patty Nevins, Director of Planning** PN  
**RE: Agenda for Upcoming City Council Items**  
**DATE: March 18, 2025**

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

<b><u>CITY COUNCIL MARCH 25, 2025</u></b>	<b><u>PLANNER</u></b>	<b><u>PLACEMENT</u></b>
1. MCN#24-073; MCA#24-006 Amendment to Municipal Code regarding Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)	Cecily Session-Goins	Public Hearing

<b><u>CITY COUNCIL APRIL 8, 2025</u></b>	<b><u>PLANNER</u></b>	<b><u>PLACEMENT</u></b>
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*No items listed for this meeting, as of the date of this memo.*



**MEMORANDUM**

**TO: Planning Commission**  
**FROM: Patty Nevins, Director of Planning** PN  
**RE: Agenda for Upcoming Planning Commission Items**  
**DATE: March 18, 2025**

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

<b><u>PLANNING COMMISSION APRIL 1, 2025</u></b>	<b><u>PLANNER</u></b>	<b><u>PLACEMENT</u></b>
1. MCN#25-0007; CUP#25-0002 Type 47 ABC License 10189 Citrus Avenue	Alexia Barberena	Public Hearing
2. MCN#25-020; MCA#25-0005 Code Amendment – Objective Design Standards City of Fontana	Cecily Session-Goins	Public Hearing
3. MCN#25-0011; ZCA#25-0001 Sierra and Foothill Entertainment Center Overlay City of Fontana	Rina Leung	Public Hearing
4. MCN#23-0078; DRP#25-0002 City Hall Renovation Project – Phase II City of Fontana	Angelica Martinez	Public Hearing