



# Memorandum to the Planning Commission

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**TO:** PLANNING COMMISSION

**FROM:** PATTY NEVINS, DIRECTOR OF PLANNING <sup>PN</sup>  
RINA LEUNG, SENIOR PLANNER

**DATE:** JUNE 2, 2026

**SUBJECT:** DIRECTOR OF PLANNING REPORT ITEM NO. A - MASTER CASE NO. 24-0059: VESTING TENTATIVE PARCEL MAP NO. 24-0019 (TPM NO. 20910) AND DESIGN REVIEW NO. 24-0030 FOR A 595 MULTI-FAMILY UNIT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CITRUS AVENUE AND SUMMIT AVENUE

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The above-referenced project was approved by the City of Fontana Planning Commission at the regularly scheduled meeting on November 4, 2025, for a multi-family project, totaling 595 units, along with associated site improvements on approximately 27 acres located at southwest corner of Citrus Avenue and Summit Avenue (APNs: 1108-082-01 through 1108-082-20 and 1108-082-22 through 1108-082-30).

Section 30-128 of the Zoning and Development Code includes a provision to allow for certain minor amendments to be approved administratively after entitlement approval prior to construction. This provision includes a requirement for these amendments to be placed on the Planning Commission agenda under the Director of Planning report for informational purposes.

Upon working on the final design during the building plan check stage, minor revisions were required to comply with American with Disabilities Act (ADA) and Fire Department requirements. Also, there were additional minor changes to the façades to eliminate conflicts with the floor plans as well as other improvements to the amenity building.

The following is a summary of these minor revisions:

- Minor window revisions have been implemented on some of the residential buildings due to conflicts with the floorplan, which are considered minor and do not compromise the Spanish architectural style
- The fire riser rooms were expanded and relocated, pursuant to the Fire Department corrections

- The amenity building was slightly increased due to changes to the size and location of the electrical equipment room, pool equipment room, and maintenance room