

# **City of Fontana**

8353 Sierra Avenue  
Fontana, CA 92335



## **Regular Agenda**

**Resolution PC No. 2021-037**

**Tuesday, October 5, 2021**

**6:00 PM**

**Grover W. Taylor Council Chambers**

## **Planning Commission**

*Cathline Fort, Chair*

*Raj Sangha, Vice Chair*

*Idilio Sanchez, Secretary*

*Matthew Gordon, Commissioner*

*Ralph Thrasher, Commissioner*

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

Welcome to a meeting of the Fontana Planning Commission. A complete agenda packet is located in the binder on the table in the lobby of the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335. To address the Planning Commission, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act, the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335 is wheelchair accessible, and a portable microphone is available. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection in the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335.

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

**CALL TO ORDER/ROLL CALL:****A. Call To Order/Roll Call:****INVOCATION/PLEDGE OF ALLEGIANCE:****A. Invocation/Pledge of Allegiance:****PUBLIC COMMUNICATIONS:**

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

**A. Public Communications:****CONSENT CALENDAR:**

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

**A. Approval of Minutes**

Approve the Regular Planning Commission Meeting Minutes of September 21, 2021.

**CC-A Approval of Minutes of September 21, 2021.**

**[21-940](#)**

**Attachments:** [Draft Planning Minutes of September 21, 2021](#)

**Approve Consent Calendar Item as recommended by staff.**

**PUBLIC HEARINGS:**

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

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

- (a) hearing opened
- (b) written communication
- (c) council/staff comments
- (d) applicant comments (applicant not limited to 5 minutes)
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

**PH-A Master Case No. 18-025R1; Design Review No. 18-007R1 - a request to amend the previously approved multi-family senior housing development. The amendment includes modifying the site plan, floor plans and architecture, as well as increasing the total number of units from 77 to 78 units.**

**[21-925](#)**

**RECOMMENDATION:**

**Based on the information in this staff report staff and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021-\_\_\_\_ and;**

**1. Determine that the project Cateforically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and,**

**2. Approve Design Review No. 18-007R1.**

**APPLICANT:**

**MCO Development, Inc.  
1 Venture, Suite 130**

Irvine, CA 92618

**LOCATION:**

The project site is located at 15186 Foothill Boulevard (APN: 1110-161-09).

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

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

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

[Attachment No. 3 - Elevations](#)

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

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

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

**UNFINISHED BUSINESS:**

- A. None

**NEW BUSINESS:**

- A. None

**DIRECTOR COMMUNICATIONS:**

- A. Director Communications:

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

[21-941](#)

An update of future City Council agenda items for October 12, 2021, October 26, 2021, and November 9, 2021 for the Planning Commission's information.

An update of future Planning Commission agenda items for October 12, 2021, October 19, 2021, November 2, 2021, and November 16, 2021 for the Planning Commission's information.

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

**COMMISSION COMMENTS:**

**A. Planning Commission Remarks:****WORKSHOP:****A. None****ADJOURNMENT:****A. Adjournment**

Adjourn to a Joint City Council and Planning Commission Workshop on Tuesday, October 12, 2021 at 5:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California; then to the next Regular Planning Commission Meeting on Tuesday, October 19, 2021 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 21-940  
**Agenda #:** CC-A

**Agenda Date:** 10/5/2021  
**Category:** Consent Calendar

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**FROM:**  
Planning

**TITLE:**  
Approval of Minutes

**RECOMMENDATION:**  
Approve the minutes of the Planning Commission Meeting of September 21, 2021.

**DISCUSSION:**  
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of September 21, 2021. The draft minutes are attached to this report for the Planning Commission to review and approval.

**MOTION:**  
Approve staff recommendation.



# City of Fontana

## Planning Commission

### Minutes

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

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**Tuesday, September 21, 2021      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, September 21, 2021. Chair Fort called the meeting to order at 6:03 p.m.

**Present:** Chair Cathline Fort, Vice Chair Raj Sangha, Commissioners Matthew Gordon and Ralph Thrasher

**Absent:** Secretary Idilio Sanchez

#### **INVOCATION/PLEDGE OF ALLEGIANCE:**

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

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

#### **PUBLIC COMMUNICATIONS:**

##### **A. Public Communications:**

None.

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

Approve the Special City Council Meeting Minutes/Diversity Workshop of July 28, 2021, and the Regular Planning Commission Meeting Minutes of September 7, 2021.

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

**Aye:** Chairperson Fort, Vice Chair Sangha, and Commissioners Gordon and Thrasher

**Absent:** Secretary Sanchez

**PUBLIC HEARINGS:**

**PH- A Master Case No. 20-016R1; Tentative Parcel Map No. 20-003R1; Minor Use Permit No. 20-007; Administrative Site Plan No. 21-022; Administrative Site Plan No. 21-023 (Northgate Pads 1 & 2) - A request to approve a Tentative Parcel Map to revise previously approved TPM No. 20203 to now include four (4) separate parcels instead of the originally approved three (3) parcels; a Minor Use Permit for the drive-thru use of the Panda Express restaurant; and, an Administrative Site Plan for site and architectural review of a Panda Express drive-thru restaurant of approximately 2,382 square feet for Pad 2 of the Northgate project; and, an Administrative Site Plan for site and architectural review of a multi-tenant commercial building of approximately 6,690 square feet for Pad 1 of the Northgate project.**

Chair Fort opened Public Hearing Item A.

Alexia De La Torre, Planning Technician presented the staff report. Staff mentioned during the presentation that a request by staff was being made to remove and revise a couple of the conditions of approval due to clerical error and/or because these do not apply to the project.

The Commission discussed lighting on the back of the wall for the project.

The Commission questioned if staff had received any public feedback or feedback from any of the local businesses. In addition, a discussion ensued regarding stacking, traffic, and parking for the project.



The applicant, Gavin Reed, has read and accepted the Conditions of Approval with the modifications to the conditions as requested by staff. The applicant further discussed that he is excited about the project.

The Commission thanked the applicant for working with staff on the renderings and the blending of the project into the rest of the shopping center.

The applicant thanked Alexia for being professional and working with them during the process.

The Commission further thanked the applicant for bringing their business to Fontana and thanked the applicant for providing the night renderings for the project.

No public communications were received for this item.

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 PC No. 2021-035; and,**

**1. Find that the previously adopted Initial Study/Mitigated Negative Declaration for Master Case No. 20-016 approved by the City Council on October 27, 2020, has adequately identified the impacts associated with the project. No further review is required pursuant to Section 15162 of the California Environmental Quality Act and Section 6.22 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Determination; and,**

**2. Adopt a resolution approving Administrative Site Plan No. 21-022, approving Administrative Site Plan No. 21-023, approving Minor Use Permit No. 20-007, and approving the revision to Tentative Parcel Map No. 20203 (Tentative Parcel Map No. 20-003R1).**

**ACTION: Motion was made by Commissioner Gordon, seconded by Vice Chair Sangha, and passed unanimously by a vote of 4-0 to adopt this Public Hearing. The motion carried by the following vote:**

**Aye:** Chairperson Fort, Vice Chair Sangha, and Commissioners Gordon and Thrasher

**Absent:** Secretary Sanchez

**PH- B Master Case No. 21-029; Tentative Tract Map No. 20382 (TTM No. 21-003) for the consolidation of four (4) existing parcels into one (1) parcel for a condo map; and Design Review Project (DRP) No. 21-009 for the site and architectural review of a proposed 71-unit multi-family condo project along with associated improvements on a 3.76-acre site.**

Chair Fort opened Public Hearing Item B.

Paul Gonzales, Senior Planner provided staff report.

The Commission discussed the project boundaries within the City of Fontana and the County of San Bernardino. Further discussion ensued regarding a pre-annexation agreement, sidewalks, and having enough parking within the project. Furthermore, a discussion took place regarding this project being a gated community and a discussion continued regarding the two driveways as ingress and egress for future residents and safety personnel.

The Commission discussed the height and measurement of the gate that surrounds the project. In addition, the Commission discussed columns on the gate that surrounds the building, instead of the plain iron gate.

The Commission discussed the gate on Foothill Boulevard as it pertains to entrance and exit from the project site. Deputy City Manager and staff confirmed that the gate of Foothill Boulevard is an exit only gate.

The Commission further discussed the fence and columns on the gate surrounding the property site for purposes of longevity of the project. In addition, the commission discussed the color scheme of the elevations and the project.

The Commission discussed fencing around the tot lots for safety of the children.

The applicant, Mohammad Monsihizadeh, has read and agreed to the conditions of approval. The applicant thanked staff for being great to work with.

The applicant ensued discussion pertaining to the color scheme of the project, the fence surrounding the property and the possibility of adding pylons, stacking and overflow parking, and entrance and exit to and from the project. The applicant also discussed a pre-annexation agreement.

The commission and the applicant further discussed the gates on the tot lot, the color scheme, type of project and price range.

A discussion ensued regarding the south side of the project, which is county property and the north side of the project, which is city property.

The commission thanked the applicant for bringing the project to the city and thanked the applicant for addressing some of the concerns that were brought up by the commission.

The commission thanked the applicant for addressing the parking for this project, and for addressing the entrance and exit points of the project.

The applicant and the commission discussed the color scheme of the project.

No public communications were received for this item.

The Public Hearing was closed.

**RECOMMENDATION:**

**Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021-036; and,**

- 1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,**
- 2. Approve Tentative Tract Map No. 20382 (TTM No. 21-003) and,**
- 3. Approve Design Review Project No. 21-009.**

**ACTION: Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed unanimously by a vote of 4-0 to approve this Public Hearing Item with the condition that the applicant will work with staff to add accent colors to the color scheme and pilasters to the perimeter wall. The motion carried by the following vote:**

**Aye:** Chairperson Fort, Vice Chair Sangha, and Commissioners Gordon and Thrasher

**Absent:** Secretary Sanchez

**UNFINISHED BUSINESS:**

- A. None**

**NEW BUSINESS:**

- A. None**

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

No other communications were received.

**COMMISSION COMMENTS:****A. Public Communication Remarks:**

Commissioner Gordon spoke to what the definition of hero is and mentioned that as the Commission sat at the meeting tonight a procession took place throughout the general Rancho Cucamonga area for fallen Marine Lance Cpl. Dylan Merola. He also said that the procession took place throughout last week for several other Marines who gave their lives at such a young age in service of this great nation and of our freedom. He is asking that we recognize Marine Lance Cpl. Merola and all the soldiers who have served and who have made that ultimate sacrifice or who are currently serving so that we can continue to be free, they are true heroes.

Commission Gordon requested that tonight's meeting be adjourned in Memory of Amelia Sanchez, a close friend, and spouse of Secretary Idilio Sanchez. He spoke to what a wonderful and kind person Amelia was. In addition, he mentioned what a great mother and wife she was. Furthermore, he stated what a great influence she was to the greater part of the city. He asked the public to keep those who are hurting from recent losses in their thoughts and prayers.

Commissioner Thrasher thanked the staff for their reports and stated that it helps the commission be prepared. In addition, he mentioned that he is excited to see great projects come through, and excited about seeing part of Foothill Boulevard starting to grow and take shape. In addition, he thanked the Information Technology Staff.

Commissioner Thrasher seconded Commissioner Gordon's sentiments and asked that we keep Secretary Sanchez's family in our prayers.

Vice Chair Sangha thanked the staff for their reports and the renderings, which allowed the commission to make easy decisions. In addition, he thanked the developers for the great projects presented tonight; he was excited to see a new restaurant and new restaurant pads, and the nice condo complex being developed.

Vice Chair Sangha asked that we keep Secretary Sanchez's family in our prayers. He spoke to Secretary Sanchez being a mentor for him within the Planning Department and within the business side, and the Chamber of Commerce. He also spoke to Amelia being good friends with his wife, and how difficult these last couple of weeks have been. He spoke to Secretary Sanchez being a hard head, but that Amelia is the sweetest person

ever, and that her and Idilio were just opposite. He spoke to how tough it is to see her go. Vice Chair Sangha stated that his prayers are with Amelia and with the Sanchez Family.

Chair Fort echoed her fellow Commissioners sentiments regarding the loss of Amelia Sanchez. Chair Fort read the following: "Rejoice with those who rejoice and mourn with those who mourn". Chair Fort wants Secretary Sanchez to know that we are mourning with him right now and wants him to know that we know how much he loves his family, and how much he loves his wife. Chair Fort recalls Secretary Sanchez telling her how much he loved his wife with so much conviction and sincerity.

Chair Fort spoke to acknowledging the passing of Amelia Sanchez and recognizing those who serve our country that have been lost and have been laid to rest this week. She stated that she thought about her nephews, one who turned 20 years old and the other one who would have turned 19 years old in another three weeks, who passed away. Chair Fort stated that we mourn the loss of young people and particularly the young people who were committed to serving our country.

#### **WORKSHOP:**

##### **A. None**

#### **ADJOURNMENT:**

By consensus, the meeting adjourned at 7:02 p.m. in memory of Amelia Sanchez to the next Regular Planning Commission Meeting on Tuesday, October 5, 2021, at 6:00 p.m. in the Grover W. Taylor Council Chambers; then to a Joint City Council and Planning Commission Workshop on Tuesday, October 12, 2021, at 5:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Maria Torres  
Administrative Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 5TH DAY OF OCTOBER 2021.**

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Cathline Fort  
Chair



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 21-925  
**Agenda #:** PH-A

**Agenda Date:** 10/5/2021  
**Category:** Public Hearing

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**FROM:**  
Planning

**TITLE:**

Master Case No. 18-025R1; Design Review No. 18-007R1 - a request to amend the previously approved multi-family senior housing development. The amendment includes modifying the site plan, floor plans and architecture, as well as increasing the total number of units from 77 to 78 units.

**RECOMMENDATION:**

Based on the information in this staff report staff and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021-\_\_\_\_\_ and;

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and,
2. Approve Design Review No. 18-007R1.

**APPLICANT:**

MCO Development, Inc.  
1 Venture, Suite 130  
Irvine, CA 92618

**LOCATION:**

The project site is located at 15186 Foothill Boulevard (APN: 1110-161-09).

**REQUEST:**

Design Review No. 18-007R1 is a request to amend the previously approved multi-family senior housing development. The amendment includes modifying the site plan, floor plans and architecture, as well as increasing the total number of units from 77 to 78 units.

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

I. BACKGROUND INFORMATION:

A. Existing Land Use and Designations

	General Plan	Zoning	Existing Land Use
<b>Project Site:</b>	C-G (General Commercial)	C-2 (General Commercial)	Vacant
<b>North:</b>	Light Industrial (I-L)	M-1 (Light Industrial)	Warehouse
<b>South:</b>	San Bernardino County	C-G (General Commercial - San Bernardino County)	Vacant
<b>East:</b>	C-G (General Commercial)	C-2 (General Commercial)	Motel
<b>West:</b>	C-G (General Commercial)	C-2 (General Commercial)	Vacant

## B. Environmental Review Finding

The proposed project is located in an area that does not support sensitive wildlife. The proposed project is consistent with the existing General Plan and Zoning designation. In addition, the project site is five (5) gross acres or less, and streets, schools, water, and fire protection have already been developed and are provided in the general area. Therefore, the project is exempt pursuant to Section 15332 Class 32, (Infill Development) of the California Environmental Quality Act (CEQA) and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act.

## C. Background

- On September 19, 2006, the subject site was annexed into the City of Fontana.
- On October 2, 2018, Design Review No. 18-007 and Minor Use Permit No. 18-003 was approved for site and architectural review to construct a new senior housing facility containing 77 units (3 studio, 60 one-bedroom, and 14 two-bedroom) on the subject site.
- On May 12, 2020, the Fontana City Council adopted Ordinance No. 1829, which extended the life of Administrative Site Plan, Design Review, Minor Use Permit, and Conditional Use Permit approvals and associated implementing approvals that would have expired on or after March 3, 2020, and before December 31, 2020 by twelve (12) months.
- On September 14, 2021, the applicant requested and was granted a two (2) year time extension of Design Review No. 18-007 and Minor Use Permit No. 18-003. The new expiration date is October 2, 2023.

## II. PROJECT DESCRIPTION:

A. Site Area: Approximately 2.27 adjusted gross acres

B. Building/Unit Analysis: Building Square Footage

Senior Housing Facility: 33,153 square feet  
Studio Units (4): 637 square feet  
1-Bedroom Units (62): 827 square feet  
2-Bedroom Units (12): 1,005 square feet

Total Units: 78

C. Development Standards:

Development Standards	Required	Proposed	Meet Standard
Parking	102 spaces	104 spaces	Yes
Landscaping	15% minimum	31%	Yes
Building Height	60 ft. max	36 feet	Yes
Foothill Blvd. Setback	20 feet minimum	25 feet	Yes
Studio Unit	550 S.F. minimum	637 S.F.	Yes
1-Bedroom Unit	700 S.F. minimum	827 S.F.	Yes
2-Bedroom Unit	900 S.F. minimum	1005 S.F.	Yes

III. ANALYSIS:

The subject property is located at 15186 Foothill Boulevard, east of Hemlock Avenue. The property is within the General Commercial (C-2) zoning district. Senior Housing is permitted in any commercial zoning district subject to review and approval of a minor use permit and the conditions of approval for Minor Use Permit No. 18-004 remain in effect.

The amended project includes a request to construct seventy-eight (78) units, which is one (1) unit greater than the approved project. The units are to be spread across four (4) three-story buildings and one (1) two-story building on an approximately 2.27 adjusted gross acre site. The proposed density is approximately 34.4 units per acre. The unit mixture includes four (4) studio units, sixty-two (62) 1-bedroom units and twelve (12) 2-bedroom units. The proposed total building floor area is 33,153 square feet.

The proposed on-site amenities are comparable to the amenities in the previously approved project in quantity and usability. The on-site amenity areas include a game room, reading room/library, sitting area, convenience store, entertainment/media room, common kitchen and lounge, fire pits with seating areas, a quarter-mile interactive walking trail throughout the development, and an open lawn area for outdoor active recreation. Additionally, there will be two (2) outdoor seating decks off the first and second floors of the amenity building.

The project will utilize modernized architecture and, in its appearance, is aesthetically and architecturally pleasing. The architecture incorporates the use of stone veneer, horizontal siding, balconies, decorative lighting fixtures, varied roof lines, architectural "pop-outs," and additional accents, elements, and outdoor fixtures appropriate to the design.



The proposed site plan includes decorative pilaster and tubular steel fence along the street frontage. The fence will serve as both a decorative architectural feature and an enclosure for the development. The pilasters will be constructed with the stone veneer and stucco to match the building. A six (6) foot tall split face wall is proposed on the interior side and rear property lines. The project incorporates Crime Prevention Through Environmental Design (CPTED) standards.

On site, trash rooms will be incorporated into each building to provide ease in trash disposal for residents (on-site staff will be responsible for relocating the trash bins for pick up weekly). Decorative interlocking paving is proposed at the front entrance on Foothill Boulevard.

**MOTION:**

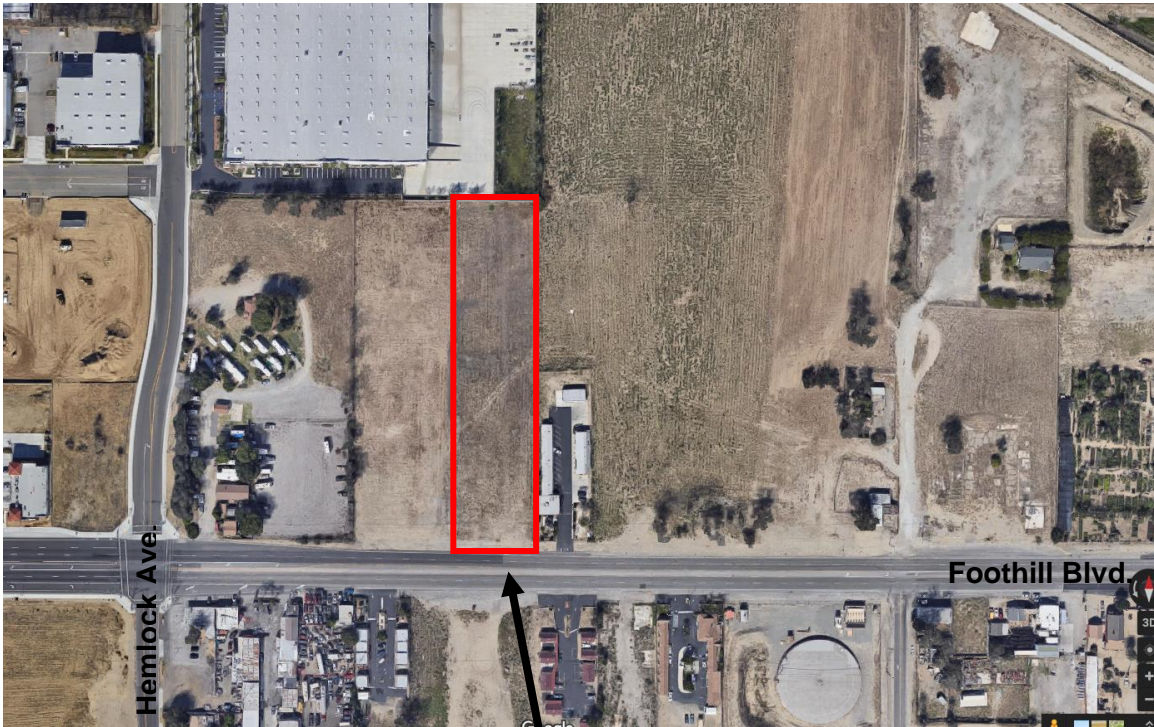
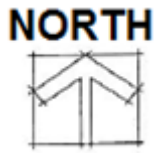
Approve staff recommendation.

**ATTACHMENTS:**

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

**UNDER SEPARATE COVER:**

1. 11" x 17" Color Plan Set
2. Full-Size Plan Set



**Project Site**

**CITY OF FONTANA      PLANNING DEPARTMENT**

## VICINITY MAP

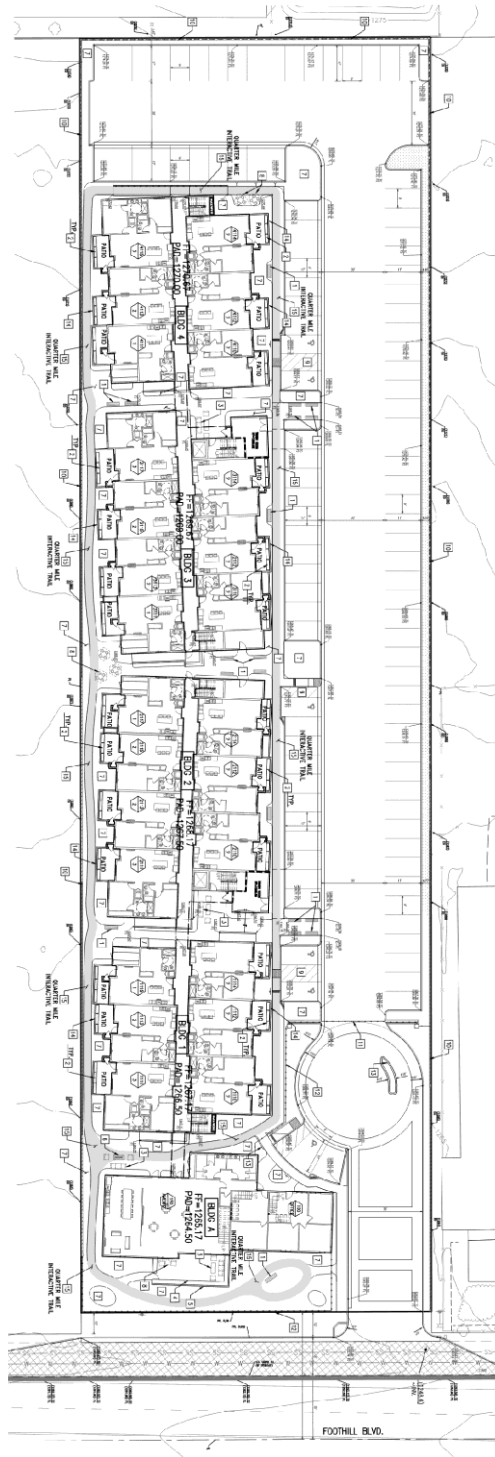
**DATE:** October 5, 2021

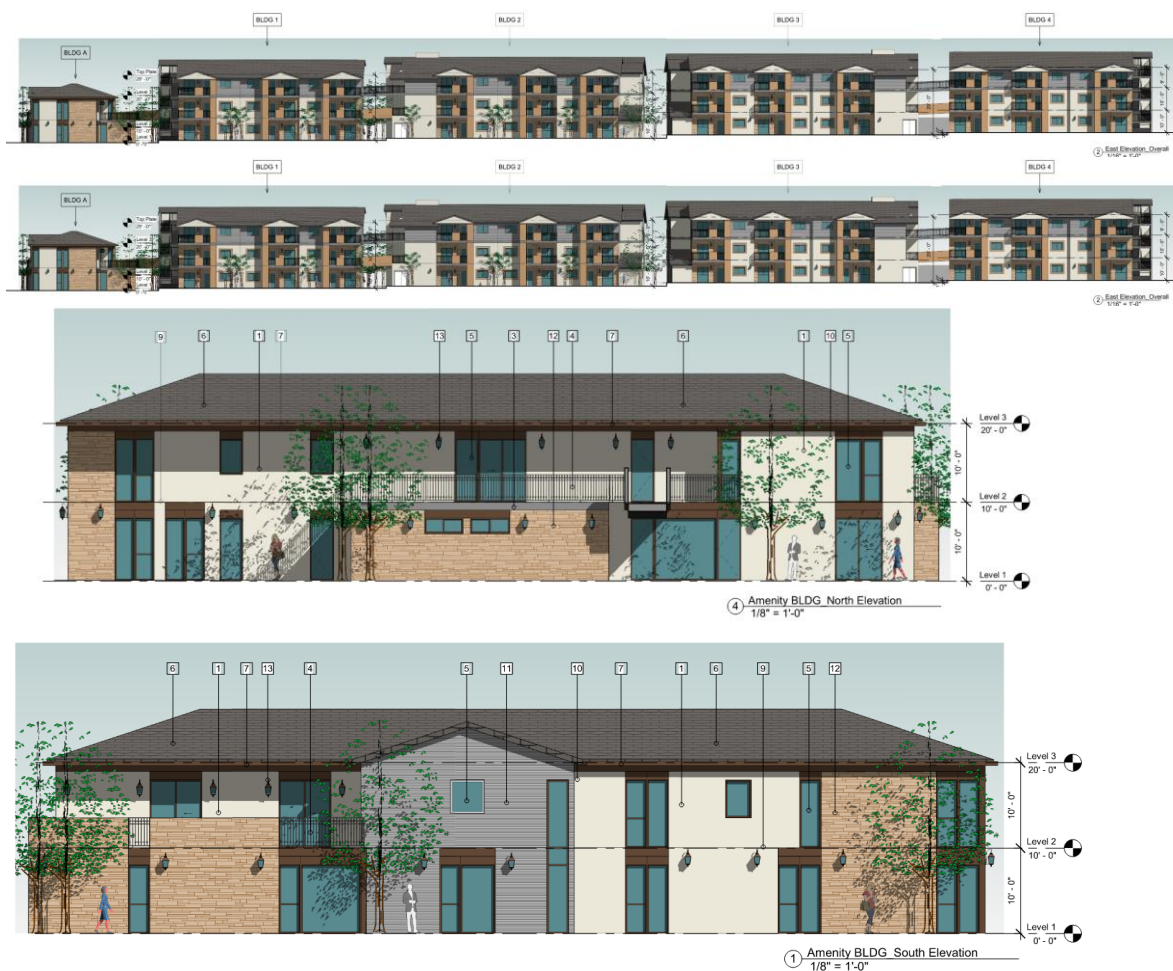
**CASE:** Master Case No. 18-025R1  
Design Review No. 18-007R1

# SITE PLAN

**DATE:** October 5, 2021

**CASE:** Master Case No. 18-025R1  
Design Review No. 18-007R1





## ELEVATIONS

**DATE:** October 5, 2021

**CASE:** Master Case No. 18-025R1  
Design Review No. 18-007R1

**RESOLUTION PC NO. 2021-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING DESIGN REVIEW NO. 18-007R1, TO AMEND A PREVIOUSLY APPROVED MULTI-FAMILY SENIOR HOUSING DEVELOPMENT. THE AMENDED DEVELOPMENT INCLUDES FIVE (5) BUILDINGS TOTALING 33,153 SQUARE FEET CONTAINING 78 UNITS (4 STUDIO, 62 ONE-BEDROOM, AND 12 TWO-BEDROOM UNITS) ON A 2.27 ADJUSTED GROSS ACRES. THE PROJECT INCLUDES SEVERAL AMENITY AREAS; OUTDOOR DECKS, FIRE PITS, GAME ROOM, LIBRARY, COMMON KITCHEN AND LOUNGE, INTERACTIVE WALKING TRAIL AND OPEN LAWN AREA. THE PROJECT IS LOCATED AT 15186 FOOTHILL BOULEVARD, EAST OF HEMLOCK AVENUE.**

**WHEREAS**, the City of Fontana received an application on July 1, 2021, for a Design Review Amendment request for site and architectural review of a 78-unit, 33,153 square foot senior housing development to be constructed on a 2.27 acre site.

**Project Applicant:** MCO Development Inc.  
1 Venture, Suite 130  
Irvine, CA 92618

**Project Location:** 15186 Foothill Boulevard

**Site Area:** 2.27 adjusted gross acres (approximately 99,000 square feet)

**WHEREAS**, the subject site was annexed from San Bernardino County into the City of Fontana on September 19, 2006 (annex, 168-F); and

**WHEREAS**, the site is located within the General Commercial (C-2) zoning district and has a General Plan Land Use designation of General Commercial (C-G); and

**WHEREAS**, Conditions of Approval have been prepared and are attached hereto as Exhibit A for Design Review No. 18-007R1 and incorporated herein; and

**WHEREAS**, pursuant to Section 30, Article III, Division 2 (Design Review) of the Fontana Zoning and Development Code, an application for a design review amendment requires approval by the Planning Commission; and

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

**WHEREAS**, the proposed project is located in an area that is developed and does not support sensitive wildlife. The proposed project is consistent with the existing General Plan and Zoning designation. In addition, the project site is five (5) gross acres or less, and streets, schools, water, and fire protection have already been developed and are provided in the general area. Therefore, the project is exempt pursuant to Section No.

15332 Class 32, (Infill Development) of the California Environmental Quality Act (CEQA) and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act; and

**WHEREAS**, the owners of property within 660 feet of the proposed project site were notified via public hearing notice mailer prior to the Public Hearing; and a notice of the public hearing was published in the local *Fontana Herald* newspaper on Friday, September 24, 2021, posted at City Hall and onsite at the project site; and

**WHEREAS**, on October 5, 2021, a duly noticed public hearing on Design Review No. 18-007R1 was held by the Planning Commission (“Commission”) to consider testimony and evidence presented by the applicant, City staff, and other interested parties, at the Public Hearing held with respect hereto; and

**WHEREAS**, the Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all of the information, evidence, and testimony presented at its public hearing on October 5, 2021; and

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

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

**SECTION 1.** The City of Fontana Planning Commission hereby makes the following findings for Design Review No. 18-007R1 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 other applicable specific plan.**

**Finding of Fact:**        The project site is zoned General Commercial (C-2). The project site is approximately 2.27 adjusted gross acres. The site is surrounded by other commercially-zone properties and industrially-zone properties to the north. The proposed 78-unit senior housing development has been designed to be compatible with the surrounding uses while also providing a development that has been designed with features (appropriate architecture, added landscaping, street improvements, and lighting) consistent with the single family residential zoning district enhancing the character of the surrounding area. The primary exterior finish is stucco finish with stone veneer, columns, decorative wrought iron balconies, decorative window trim and decorative carriage lights. To create varying roof lines, tower elements with pitched roofs are added to the buildings with concrete roof tiles.

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

Finding of Fact:        This project (a request for site and architectural review of a 33,153 square foot senior housing facility to include four (4) studio units, sixty-two (62) 1-bedroom units and twelve (12) 2-bedroom units for a total of 77 units) meets the criteria contained in the design review section of the Fontana City Code. The project has high quality architectural design that is consistent and appropriate for the General Commercial (C-2) zoning district, providing exceptional architecture, through the use of colors, materials, and textures that will enhance the existing neighborhood.

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

Finding of Fact:        The proposed development and improvements, as described in Findings No. 1 and 2 above, complies with the Fontana City Code. Improvements include one entry/exit point off of Foothill Boulevard, sidewalks, drainage, and grading to provide a safe and well-designed project. The proposed new senior housing facility have been reviewed by Planning, Engineering, Building and Safety, Police Department, and County Fire Prevention for site circulation, access, and safety. The project meets or exceeds the standards of the General Commercial (C-2) zoning district and incorporates Crime Prevention Through Environmental Design (CPTED) standards.

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

Finding of Fact:        The proposal will result in the construction of an approximately 33,153 square foot senior housing facility, pursuant to all applicable building, zoning, and fire codes and standards and, therefore, shall promote the public health, safety and welfare of the occupants and, therefore, the community. In addition, Crime Prevention through Environmental Design (CPTED) elements were included into the project design.

**SECTION 2.** The Planning Commission hereby determines that the project is Categorically Exempt pursuant to Section No. 15332, Class No. 32 (in-Fill Development), and Section No. 3.22 of the Local 2019 Guidelines for Implementing the California Environmental Quality Act.

**SECTION 3** Based on the foregoing, the City of Fontana Planning Commission hereby approves Design Review No. 18-007R1, subject to the Conditions of Approval, which are attached hereto as "Exhibit A".

**SECTION 4. Resolution Regarding Custodian of Record:** The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

**SECTION 5.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**APPROVED AND ADOPTED** by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 5th day of October 2021.

**City of Fontana**

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Cathline Fort, Chairperson

**ATTEST:**

I, Idilio Sanchez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 5th day of October 2021, by the following vote, to-wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Idilio Sanchez, Secretary



**EXHIBIT "A"**



**CITY OF FONTANA**  
**CONDITIONS OF APPROVAL**

**CASE:** Design Review No. 18-007R1  
Master Case No. 18-025R1

**DATE:** October 5, 2021

**LOCATION:** The project is on a single property (APN: 1110-161-09) consisting of approximately 2.27 adjusted gross acres located on the north side of Foothill Boulevard, east of Hemlock Avenue. The site is further identified as 15186 Foothill Boulevard.

**PLANNING DEPARTMENT:**

1. This approval is to amend the previously-approved entitlement for a senior housing project. The amendment includes modifying the site plan, floor plans, and architectural elevations as approved by the Planning Commission on October 5, 2021. Conditions remain the same as the original approval.
2. 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.
3. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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

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

4. 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.
5. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.
6. All signs shall be reviewed under a separate Design Review Sign application.
7. This Design Review shall become null and void on October 2, 2023, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.
8. 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.
9. All exterior light fixtures shall be a minimum of eighteen (18) inches in height.

10. This project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.
  - a. The applicant shall be required to obtain city approval for the installation of barbeques or any other amenities.
  - b. The applicant shall provide decorative pavement at the driveways leading into and out of the site, to the satisfaction of the Planning Director.
11. Color combinations and color schemes for buildings approved under a Design Review application shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.
12. The applicant shall post a sign restricted the exit at Foothill Boulevard to be right-out only.
13. On-site pedestrian walkways and paths shall be provided between the buildings and the public streets and sidewalks or transit stops, for all new residential development and shall have decorative treatments.
14. All roof-mounted mechanical units shall be screened from view of adjacent streets by a parapet in height equal or greater to the installed unit, unless another method of visual screening is approved by the Director of Planning.
15. Air conditioning units shall not be roof-mounted. All ground-mounted air conditioning units shall be placed in a screened location.
16. Any foam treatment used for architecture treatments and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.
17. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.
18. The project shall incorporate graffiti resistant materials. The property owner shall at all times maintain an adequate amount of paint, matching the project, and shall abate any graffiti at the project within 48 hours of appearance of such graffiti.
19. 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.
20. The construction contractor will use the following source controls at all times:
- A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(7) of the Municipal Code.
  - B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
  - C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
  - D. Have only necessary equipment onsite.
  - E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
    - 1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.

2. Temporarily enclose localized and stationary noise sources.
3. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
21. The trash enclosure(s) shall be constructed of decorative block, stucco and painted to match the main buildings, with eight (8) inch wide by three (3) inch high P.C.C. curb for backstop. All trash enclosures shall be provided with a solid decorative cover.
22. All block walls shall be decorative and be capped with a prefabricated block cap.
23. 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 \$300.00 sign deposit; the request shall be in writing. The request shall be submitted to the Planning Department.

**PRIOR TO ISSUANCE OF GRADING PERMIT**

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

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

26. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

**MANAGEMENT SERVICES:**

27. To eliminate the negative fiscal impact on municipal services associated with this proposal, the project will be required to form a new community facilities district (CFD) or annex into an existing CFD for the purpose of financing the costs of maintenance and operation of the street lighting, landscaping, parks, parkways, water quality/detention basins and the removal of or cover of graffiti. The city will determine which is more appropriate for the project, establishing a new district or annexing into an existing district. The district formation or annexation must be completed prior to the city issuing any building permits.

**ENGINEERING LAND DEVELOPMENT:**

28. The project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line

shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

29. Obtain design and plan approval from appropriate utility companies for undergrounding all existing overhead utility service lines adjoining and interior to the project site and any adjacent facilities necessary as determined by the utility company. This includes power lines less than 36 kV in accordance with Fontana Municipal Code. Written approval from each serving utility stating that binding arrangements have been completed between the utility company and the applicant for providing and paying for these services must be provided to the City Engineer's Office.

PRIOR TO ISSUANCE OF GRADING PERMIT

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

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

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

PRIOR TO FINAL ACCEPTANCE OF PROJECT

32. Applicant/Design Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans.
33. Applicant/Landscape Architect shall provide a "Landscape Certificate of Compliance" certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).
34. All underground utilities (sewer and storm drain) shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Videos to be inspected and approved by City Inspection. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
35. Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices (BMP) Transfer. The Access, Maintenance, and the Water Quality Management Plan (WQMP) Certification for BMP Completion must be submitted to the City Project Engineer.

**BUILDING & SAFETY:**

36. 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
37. 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.
38. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
39. 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.
40. 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.
41. 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. No water course or natural drainage shall be obstructed.

- E. 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.
- F. 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.
- G. 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.

- H. 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.

- 42. All signs shall be Underwriters Laboratories approved (or equal).
- 43. Permits are required prior to the removal and/or demolition of structures.
- 44. All exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

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

- 45. 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
- 46. If hazardous substances are used and/or stored, a technical opinion and report,



identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

**SAN BERNARDINO COUNTY FIRE DEPARTMENT:**

47. Jurisdiction. The above referenced project is under the jurisdiction of the Fontana Fire Protection District as served by the San Bernardino County Fire Department (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
48. Fire Access Road Width. Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. One way entrances shall be 20' minimum clear width. **Buildings 30 foot or three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.** California Fire Code sec 503, SBCFD Standard 503.1
49. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCFD Standard 508.5.2.
50. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.
51. Commercial. Prior to map recordation, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix B of the California Fire Code. California Fire Code sec 508, SBCFD Standard 508.1
52. Water System Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.

***The Fire Flow for this project shall be: 3750 GPM for a 3 hour duration at 20 psi residual operating pressure.***

53. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. SBCFD Standard 903.
54. Fire Alarm, Waterflow Monitoring. A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code sec. 907, SBCFD Standard 907 FA-M.
55. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code sec. 906.
56. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. SBCFD Standard 506
57. Material Identification Placards. The applicant shall install, in all locations deemed appropriate by the Fire Department, approved material identification placards on the outside of all buildings and/or storage tanks that store hazardous or flammable materials. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas.
58. Security Gates. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required.
59. Fire Apparatus Access Roads. Fire apparatus access roads shall be provided to within one hundred and fifty (150) feet of all exterior portions of the first story of every building, facility or structure as measured by an approved route around the exterior of the building or structure.
60. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty five (45) foot outside radius for all turns.

**POLICE DEPARTMENT:**

61. All pedestrian access points to any building on-site shall be by key-card access. All pedestrian access points to any building shall be well-lit, open and visible.
62. Full time participation in the Fontana Police Department's Crime-Free Multi-Housing program shall be a condition of approval.
63. The installation and maintenance of the Fontana Police Department's R.E.A.C.T. electronic gate system will be a condition of approval (in addition to the County's Knox Box system).
64. The developer/applicant shall provide an on-site management company to manage and maintain the property.
65. The reception desk within the main entrance lobby shall be staffed 24 hours a day with either the property management company or a security guard.
  - a. For the security of the residents, the property owner or property management, at his or her own expense, shall provide a California licensed, uniformed security guard(s) on on-site during the hours the management company is not on-site (typically evening/nighttime hours). All uniformed security guards shall comply with Fontana City Code section 22-62, and shall be registered with the State of California's Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.
66. A digital video surveillance system is required at the premise. The surveillance system 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.
67. A locator map or directory should be posted at the site entrance. 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.
68. Community address numbers and complex numbers should be visible. Building and unit numbers should be posted and visible. Address specifications are meant to ensure identification and location of buildings. Proper posting and maintenance minimizes confusion as to location and expedites public safety response.
69. 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 (pole and wall-mounted) 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.

70. Adhere to the Standard Building Security Specifications of the Fontana Police Department.

**END OF CONDITIONS OF APPROVAL**

## **NOTICE OF EXEMPTION**

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

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

1. Project Title: **Design Review No. 18-007R1**
2. Project Location: **15186 Foothill Boulevard (APN: 1110-161-09)**
3. (a) Project Location - City: **Fontana, CA 92336**  
(b) Project Location - County: **San Bernardino**

Description of nature, purpose, and beneficiaries of Project: **A request for an amendment to a previously approved multi-family senior housing development on an approximately 2.27 adjusted gross acre parcel. The development includes four (4) studio units, sixty-two (62) 1-bedroom units, and twelve (12) 2-bedroom units.**

4. Name of Public Agency approving project: **City of Fontana**  
Name of Person or Agency carrying out project: **MCO Development, Inc.**  
**1 Venture, Suite 130**  
**Irvine, CA 92618**

5. Exempt status: (Check one)
- (a) ☐ Ministerial project.
- (b) ☐ Not a project.
- (c) ☐ Emergency Project.
- (d) ☒ Categorical Exemption. State type and class number: Exempt under **Section No. 15332 (Class 32, In-Fill Development Projects)** of the California Environmental Quality Act and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act.
- (e) ☐ Declared Emergency.
- (f) ☐ Statutory Exemption. State Code section number:
- (g) ☐ Other Explanation: \_\_\_\_\_

6. Reason why project was exempt: **This project site is considered In-Fill Development and meets the CEQA requirement of In-Fill.**

7. Contact Person: **Cecily Session-Goins, Associate Planner** Telephone: **(909) 350-6723**

Date Received for Filing:

\_\_\_\_\_  
DiTanyon Johnson  
Principal Planner

(Clerk Stamp Here)

**ATTACHMENT NO. 5**



# NOTICE OF PUBLIC HEARING

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

In compliance with Section 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. 18-025R1 and Design Review No. 18-007R1**

Design Review No. 18-007R1 is a request to amend the previously approved multi-family senior housing development. The amendment includes modifying the site plan, floor plans and architecture, as well as increasing the total number of units from 77 to 78 units. The subject site is located on the north side of Foothill Boulevard, east of Hemlock Avenue, at 15186 Foothill Boulevard (APN: 1110-161-09).

**Environmental  
Determination:**

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

**Location of  
Property:**

North of Foothill Blvd. and east of Hemlock Avenue (APN: 1110-161-09).

**Date of  
Hearing:**

October 5, 2021

**Place of  
Hearing:**

City Hall Council Chambers  
8353 Sierra Avenue  
Fontana, CA 92335 and on KFON Channel 3

**Time of  
Hearing:**

6:00 pm





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

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

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

Publish: September 24, 2021



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 21-941  
**Agenda #:** DC-A

**Agenda Date:** 10/5/2021  
**Category:** Director Comments

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





## **MEMORANDUM**

**TO:** Planning Commission

**FROM:** Phillip Burum, Deputy City Manager *(PB)*

**RE:** Agenda for Upcoming City Council Items

**DATE:** October 5, 2021

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

### **JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP OCTOBER 12, 2021**

#### **PLANNER PLACEMENT**

- |                                 |                  |                                  |
|---------------------------------|------------------|----------------------------------|
| 1. Commission Charters          | Phillip Burum    | Joint Workshop starts at 5:00 pm |
| 2. I-15 Logistics Freeway Signs | DiTanyon Johnson | Workshop                         |

### **CITY COUNCIL OCTOBER 12, 2021**

#### **PLANNER PLACEMENT**

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

### **CITY COUNCIL OCTOBER 26, 2021**

#### **PLANNER PLACEMENT**

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

### **CITY COUNCIL NOVEMBER 9, 2021**

#### **PLANNER PLACEMENT**

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



## **MEMORANDUM**

**TO:** Planning Commission

**FROM:** Phillip Burum, Deputy City Manager *PB*

**RE:** Future Planning Commission Agenda Items

**DATE:** October 5, 2021

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

### **JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP OCTOBER 12, 2021**

	<b><u>PLANNER</u></b>	<b><u>PLACEMENT</u></b>
1. Commission Charters	Phillip Burum	Joint Workshop starts at 5:00 pm
2. I-15 Logistics Freeway Signs	DiTanyon Johnson	Workshop

### **PLANNING COMMISSION OCTOBER 19, 2021**

	<b><u>PLANNER</u></b>	<b><u>PLACEMENT</u></b>
1. MCN#21-041; LLA#21-006 DRP#21-015 64,694 sq. ft. Industrial Warehouse Building 11252 Calabash Ave.	George Velarde	Public Hearing



Agenda for Upcoming Planning Commission Items  
Page 2 of 2

**CONTINUE**

**PLANNING COMMISSION OCTOBER 19, 2021**      **PLANNER**      **PLACEMENT**

- |  |                  |                |
|--|------------------|----------------|
| 2. MCN#21-044; DRP#21-018; LLA#21-007 & 21-010<br>95,600 sq. ft. Slover Industrial Warehouse<br>16355 Slover Ave.            | Rina Leung       | Public Hearing |
| 3. MCN#21-043; DRP#21-017;<br>MUP#21-001; TPM#21-008<br>Charter High School<br>East of Sierra Ave. and South of Merrill Ave. | Paul Gonzales    | Public Hearing |
| 4. MCN#20-052; DRP#20-021; TTM#18973 (20-003)<br>Development for 10 Unit Multi-Family Condominiums<br>9154 Date St.          | Fernando Herrera | Public Hearing |

**PLANNING COMMISSION NOVEMBER 2, 2021**      **PLANNER**      **PLACEMENT**

- |  |            |                |
|--|------------|----------------|
| 1. MCN#20-082; SPA#21-003<br>SWIP Specific Plan Amendment Clean Up<br>SWIP Planning Area | Rina Leung | Public Hearing |
| 2. MCN#20-100; DRP#20-040; TPM#20-025<br>83,619 sq. ft. Elm Warehouse<br>10407 Elm Ave.  | Rina Leung | Public Hearing |

**PLANNING COMMISSION NOVEMBER 16, 2021**      **PLANNER**      **PLACEMENT**

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