

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution PC No. 2022-041

Tuesday, October 4, 2022

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 of 1990 (42 USC § 12132), the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335 is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection in the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335.

Traduccion en Español disponible a peticion. Favor de notificar al Departamento "City Clerk". Para mayor informacion, favor de marcar el numero (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 Tuesday, September 20, 2022.

Approval of Minutes of September 20, 2022.

[21-1749](#)

Attachments: [Draft Planning Commission Minutes of September 20, 2022](#)

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. 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
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

PH-A Master Case No. 22-068; General Plan Amendment No. 22-006 and Zone Change No. 22-008 - A request to amend the general plan land use map and zoning district map in order to provide consistence and cohesiveness for parcels 0241-051-02, -13, -13 and -32 and development sites in the immediate vicinity. (Continued from September 20, 2022)

[21-1736](#)

RECOMMENDATION:

Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution No. PC 2022-____; and forward a recommendation to the City Council to:

- 1. Determine that the project has been reviewed under a previous Final Environmental Impact Report, pursuant to Sections 15162 and 5164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the City of Fontana General Plan Environmental**

Impact Report (State Clearinghouse [SCH] No. 2016021099);
and

2. Adopt a Resolution approving General Plan Amendment No. 22-006; and

3. Adopt an Ordinance approving Zone Change No. 22-008.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

The project includes two sites:

Site 1: One parcel located on the south side of Baseline Avenue, approximately 290 feet east of Juniper Avenue (APN 0241-151-13)

Site 2: Three parcels including 16835 Baseline Avenue (APN 0241-051-16), 16818 Montgomery Avenue (APN 0241-051-02) and 16844 Montgomery Avenue (APN 0241-051-32)

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

Attachments: [Attachment No. 1 - General Plan Exhibit](#)

[Attachment No. 2 - Zoning Exhibit](#)

[Attachment No. 3 - Project Aerial Map](#)

[Attachment No. 4 - Planning Commission Resolution](#)

[Attachment No. 5 - Addendum to the General Plan
Environmental Impact Report](#)

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

PH-B Master Case No. 21-079, Tentative Parcel Map No. 20400 (TPM No. 21-016, and Design Review No. 21-028, for the development of 406 multi-family unit complex with various amenities on a site of approximately 10.2 adjusted gross acres.

[21-1713](#)

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. 2022-____; and,

1. Adopt the Mitigated Negative Declaration, Mitigation, Monitoring, and Reporting Program, (MMRP) and direct staff to file a Notice of Determination;
2. Approve Tentative Parcel Map No. 20400 (TPM No. 21-016); and
3. Approve Design Review No. 21-028.

APPLICANT:

Begonia Real Estate Development
300 Spectrum Center Drive, Suite No. 400
Irvine, CA 92618

LOCATION:

The project site is located at 15926 Foothill Boulevard, 15922 Foothill Boulevard, 15976 Foothill Boulevard and 8016 Tokay Avenue (APNs: 1110-361-15, -16, -22, and -23).

PROJECT PLANNER:

Salvador Quintanilla, Senior Planner

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

[Attachment No. 2 - Tentative Parcel Map No. 20400](#)

[Attachment No. 3 - Project Plans](#)

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

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

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

PH-C Master Case No. 21-120; General Plan Amendment No. 21-008; [21-1718](#) Zoning Code Amendment No. 21-010; Tentative Tract Map 20521 (TTM No. 21-007); Design Review Project No. 21-043 - A request to develop 68 attached condominium units with fourteen buildings on a 4.6-acre lot near the intersection of South Highland Avenue and Citrus Avenue.

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. 2022-___; and, forward a recommendation to the City Council to:

1. Adopt the Initial Study/Mitigated Negative Declaration and

Mitigation Monitoring and Reporting Program and direct staff to file the Notice of Determination and,

2. Adopt a resolution approving General Plan Amendment No. 21-008; and,

3. Adopt an ordinance approving Zoning Code Amendment No. 21-010; and,

4. Adopt a resolution approving Tentative Tract Map No. 20521 (TTM No. 21-007); and Design Review No. 21-043.

APPLICANT:

PRL Enterprises
6997 Citrus, LLC
16866 Seville Avenue
Fontana, CA 92335

LOCATION:

6697 Citrus Avenue, Fontana, CA 92336 (APN: 0240-011-17).

PROJECT PLANNER:

Alejandro Rico, Associate Planner

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

[Attachment No. 2 - Project Plans](#)

[Attachment No. 3 - General Plan Amendment](#)

[Attachment No. 4 - Zoning Code Amendment](#)

[Attachment No. 5 - Planning Commission Resolution, Findings, and Conditions of Approval](#)

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

PH-D Master Case No. 22-051 and Design Review No. 22-027 - a proposal to construct a three (3) story, 24-unit apartment project located in the Multi-Family subdistrict of the Form-Base Code on a single parcel totaling approximately 0.7 adjusted gross acres.

[21-1707](#)

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. 2022-____; 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 Design Review No. 22-027.

APPLICANT:

Andresen Architecture
17087 Orange Way
Fontana, CA 92335

LOCATION:

8969 Newport Avenue (APN: 0194-012-02).

PROJECT PLANNER:

Jon Dille, Associate Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Project Plan](#)
[Attachment No. 3 - PC Resolution](#)
[Attachment No. 4 - Notice of Exemption](#)
[Attachment No. 5 - Notice of Hearing](#)

UNFINISHED BUSINESS:

A. None

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Upcoming cases scheduled for City Council and Planning Commission.

[21-1750](#)

An update of future City Council agenda items for October 11, 2022 and October 25, 2022 for the Planning Commission's information.

An update of future Planning Commission agenda items for October 18, 2022 for the Planning Commission's information.

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

COMMISSION COMMENTS:

A. Planning Commission Remarks:

WORKSHOP:

A. None

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, October 18, 2022 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

File #: 21-1749

Agenda #:

Agenda Date: 10/4/2022

Category: Consent Calendar

FROM:

Planning

TITLE:

Approval of Minutes

RECOMMENDATION:

Approve the minutes of the Planning Commission Meeting of September 20, 2022.

DISCUSSION:

The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of September 20, 2022. 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

Tuesday, September 20, 2022 6:00 P.M. Grover W. Taylor Council Chambers

CALL TO ORDER/ROLL CALL:

A. Call to Order/Roll Call:

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, September 20, 2022. Chair Fort called the meeting to order at 6:02 p.m.

Present: Chair Fort, Secretary Sanchez, and Commissioners Gordon

Absent: Vice Chair Sangha and Commissioner Thrasher

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

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

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

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

Approve the Regular Planning Commission Meeting Minutes of September 6, 2022.

ACTION: A Motion was made by Commissioner Gordon and seconded by Secretary Sanchez and passed by a vote of 3-0-2 to approve the Consent Calendar.

The motion carried by the following vote: **AYES: Fort, Sanchez, and Gordon; NOES: None; ABSTAIN: None; ABSENT: Sangha and Thrasher**

PUBLIC HEARINGS:

PH-A Master Case No. 22-068; General Plan Amendment No. 22-006 and Zone Change No. 22-008 - A request to amend the general plan land use map and zoning district map in order to provide consistency and cohesiveness for parcels 0241-051-02, -13, -16 and -32 and development sites in the immediate vicinity.

Staff requested that this item be continued to the October 4, 2022, Planning Commission Meeting.

ACTION: Motion was made by Commissioner Gordon, seconded by Secretary Sanchez, and passed by a vote of 3-0-2 to continue Public Hearing Item A to the next Regular Planning Commission meeting of Tuesday, October 4, 2022.

The motion carried by the following vote: **AYES: Fort, Sanchez, and Gordon; NOES: None; ABSTAIN: None; ABSENT: Sangha and Thrasher**

PH-B Master Case No. 22-034 and Conditional Use Permit 22-011- a request to operate a smoke, tobacco and vape shop in an approximate 1,500 square foot tenant space in the South Sierra shopping center.

Chair Fort opened Public Hearing.

George Velarde, Assistant Planner presented the staff report.

The commission and staff discussed the projects' condition of approval #13.

The applicant, Farid Elias, stated that he read and agreed to the Conditions of Approval.

No one spoke in favor or opposition of 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. 2022-037; and,

1. Determine that the proposed project is exempt pursuant to Section 15301 Class 1, (Existing Facilities) of the California Environmental Quality Act (CEQA) and Section 3.22 of the 2019 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Exemption; and;
2. Approve Conditional Use Permit No. 22-011.

ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed by a vote of 3-0-2 to adopt Resolution PC No. 2022-037 and approve Master Case No. 22-034 and Conditional Use Permit 22-011- A request to operate a smoke, tobacco and vape shop in an approximate 1,500 square foot tenant space in the South Sierra shopping center.

The motion carried by the following vote: **AYES:** Fort, Sanchez, Gordon; **NOES:** None; **ABSTAIN:** None; **ABSENT:** Sangha and Thrasher

PH-C Master Case No. 21-127; Tentative Tract Map No. 20431 (TTM No. 21-011) - a proposal to consolidate four lots totaling approximately 4.4 adjusted gross acres into one parcel for condominium purpose, and Design Review No. 20-050 - a proposal to construct a new 82-unit condominium complex within 27 two-story buildings totaling approximately 128,000 square feet.

Chair Fort opened Public Hearing.

Jon S. Dille, Associate Planner presented the staff report.

The commission and staff discussed the main entrance and exits of the project; in addition, a discussion ensued regarding the amount of parking spaces per unit and the location of guest parking. The commission briefly discussed the location of the project's amenities.

The applicant, Mohammad Monshizadeh, commented on the acquisition of the parcels; parking requirements and some of the amenities of the project such as the walking path.

The applicant stated that he read and agreed to the Conditions of Approval and discussed adjustments and revisions to several conditions with Commission and staff. modifications included changes to:

- Page 10, condition of approval #5, add the word "overhead" before the word, "utilities".

- Page 12, change the last heading to add the word “offsite” before the words “construction permits”.
- Page 16, condition of approval #12, to add the word, “overhead”, before the word, “utilities”.
- Page 16, condition of approval #13, to add the words, “if required”, after the word, “security”.
- Page 16, condition of approval #18, to add the word, “a plan”, prior to “clustered or individual mailboxes”.
- Page 18, change to the heading would read, “prior to the issuance of building permits”, remove the word, “construction” from heading.

The following individuals spoke in opposition:

- Celeste Vorndran

The Public Hearing was closed.

The Commission and staff addressed several of the speakers concerns such as, rentals versus market rate, septic versus sewer and amount of traffic along Cherry Avenue, guest parking and Speedway controls.

RECOMMENDATION:

Based on the information contained within this staff report and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022 -038: and,

- 1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the California Environmental Quality Act and Section No. 3-18 (Infill Projects) 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. 20431 and Design Review No. 21-050.**

ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed by a vote of 3-0-2 to adopt Resolution PC No. 2022-038 and approve Master Case No. 21-127; Tentative Tract Map No. 20431 (TTM No. 21-011) - a proposal to consolidate four lots totaling approximately 4.4 adjusted gross acres into one parcel for condominium purpose, and Design Review No. 20-050 - a proposal to construct a new 82-unit condominium complex within 27 two-story buildings totaling approximately 128,000 square feet with modifications to noted conditions of approvals.

The motion carried by the following vote: AYES: Fort, Sanchez, Gordon; NOES: None; ABSTAIN: None; ABSENT: Sangha and Thrasher

PH-D Master Case No. 22-109 and Design Review Sign No. 22-041 - a request to establish a sign program for the Northgate Plaza located on approximately 7.04 acres.

Chair Fort opened Public Hearing.

Alexia De La Torre, Assistant Planner presented the staff report.

The applicant Tom Hunt, on behalf of Promotional Signs, Inc., stated that he read and agreed to the Conditions of Approval.

No one spoke in favor or opposition of 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. 2022-039; and,

- 1. Determine that the proposed project is exempt pursuant to Section 15301 (Class No. 1, Existing Facilities) of the California Environmental Quality Act (CEQA) and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and**
- 2. Approve Design Review Sign No. 22-041.**

ACTION: Motion was made by Commissioner Gordon, seconded by Secretary Sanchez, and passed by a vote of 3-0-2 to adopt Resolution PC No. 2022-039 and approve Master Case No. 22-109 and Design Review Sign No. 22-041 - a request to establish a sign program for the Northgate Plaza located on approximately 7.04 acres.

The motion carried by the following vote: AYES: Fort, Sanchez, Gordon; NOES: None; ABSTAIN: None; ABSENT: Sangha and Thrasher

Planning Commission adjourned meeting to a recess at 7:03 p.m.

Planning Commission reconvened meeting at 7:10 p.m.

PH-E Master Case No. 22-110 and Municipal Code Amendment No. 22-007 - Fontana Municipal Code amendment to Chapter 2 (Administration), Chapters 9 (Environmental Protection and Resource Extraction) Chapter 25 (Streets, Sidewalk, and Other Public Ways), Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development Code), and Chapter 33 (Cannabis Businesses and Activities).

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner presented the staff report.

The Commission and staff discussed timing issues and streamlining the process of the Development Advisory Board Meetings; staff clarified the proposed process would remain the same but would cut down on time. In addition, staff also commented on internal city projects and their streamlined development process.

The Commission and staff also discussed modifications and current requirements for the improvement of public open space. Further discussion also took place regarding applicants and their request for a Development Advisory Board hearing and the streamline process. The Commission expressed concerns regarding applicants and their options should they wish to still meet.

Chair Fort noted the memo regarding the posting Ordinance. Chair Fort also expressed disappointment regarding the established Cannabis Business activity ordinance and commented on the adequate distances.

The Commission commented on requirements for owners including background checks to ensure reputable owners who are applying for business activities. Commission suggested staff consider some type of encouragement as it relates to hiring practices.

Patty Nevins, Director of Planning, clarified that city projects amendment was written broadly, and would allow modification of development standards and entitlement processes.

Commissioner Gordon and Deputy City Manager, Phillip Burum, discussed current Development Advisory Board Hearing processes.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in the staff report staff recommends that the Planning Commission adopt Resolution PC No. 2022-040; and,

- 1. Determine that this Ordinance is categorically exempted pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and 15378 and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA, in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment where it can be with certainty that there is no possibility that the activity in question may**

have a significant effect on the environment, the activity is not subject to CEQA; and,

2. Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 22-007 to amend Chapter 2, Chapter 9, Chapter 25, Chapter 26, Chapter 30, and Chapter 33 of the Municipal Code.

ACTION: Motion was made by Commissioner Gordon, seconded by Secretary Sanchez, and passed by a vote of 3-0-2 to adopt Resolution PC No. 2022-040; and, approve Master Case No. 22-110 and Municipal Code Amendment No. 22-007 - Fontana Municipal Code amendment to Chapter 2 (Administration), (Chapters 9 (Environmental Protection and Resource Extraction) Chapter 25 (Streets, Sidewalk, and Other Public Ways), Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development Code), and Chapter 33 (Cannabis Businesses and Activities).

The motion carried by the following vote: **AYES:** Fort, Sanchez, Gordon; **NOES:** None; **ABSTAIN:** None; **ABSENT:** Sangha and Thrasher

DIRECTOR COMMUNICATIONS:

- A. Director Communications: None

COMMISSION COMMENTS:

- A. Public Communication Commission Comments:

Commissioner Gordon thanked all staff for their efforts in working with the applicants; he also thanked Director of Planning Patty Nevins for her assistance and expertise regarding a citizen request.

Secretary Sanchez commented on his appreciation of staff and attorneys' improvement and involvement and noted that he agrees with the streamlined process and mentioned that the city is headed towards the right direction.

Chair Fort agreed with the comments regarding the Planning team, and thanked staff for their hard work. Chair Fort also commented on the Cannabis ordinance and echoed her previous comments.. Chair Fort closed by thanking city and the public for the opportunity to serve.

ADJOURNMENT:

By consensus, the meeting adjourned at 7:44 p.m. to the next Regular Planning Commission Meeting on Tuesday, October 4, 2022, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Susana Gallardo
Administrative Assistant

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 4th DAY OF OCTOBER 2022.**

Cathline Fort
Chairperson



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 21-1736
Agenda #: PH-A

Agenda Date: 10/4/2022
Category: Public Hearing

FROM:

Planning Department

TITLE:

Master Case No. 22-068; General Plan Amendment No. 22-006 and Zone Change No. 22-008 - A request to amend the general plan land use map and zoning district map in order to provide consistence and cohesiveness for parcels 0241-051-02, -13, -13 and -32 and development sites in the immediate vicinity. (Continued from September 20, 2022)

RECOMMENDATION:

Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution No. PC 2022-____; and forward a recommendation to the City Council to:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report, pursuant to Sections 15162 and 5164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the City of Fontana General Plan Environmental Impact Report (State Clearinghouse [SCH] No. 2016021099); and
2. Adopt a Resolution approving General Plan Amendment No. 22-006; and
3. Adopt an Ordinance approving Zone Change No. 22-008.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

The project includes two sites:

Site 1: One parcel located on the south side of Baseline Avenue, approximately 290 feet east of Juniper Avenue (APN 0241-151-13)

Site 2: Three parcels including 16835 Baseline Avenue (APN 0241-051-16), 16818 Montgomery Avenue (APN 0241-051-02) and 16844 Montgomery Avenue (APN 0241-051-32)

REQUEST:

General Plan Amendment No. 22-006 - A request to update General Plan land use map as described below:

Site 1 - Change the land use designation from General Commercial (C-G) to Multi-Family Medium/High Density Residential (R-MFMH)

Site 2 - Change the land use designation from Multi-Family Medium/High Density Residential (R-MFMH) to General Commercial (C-G)

Zone Change No. 22-008 - A request to update the Zoning District Map as described below:

Site 1 - Change the zoning from General Commercial (C-2) to Multi-Family Medium/High Density Residential (R-4)

Site 2 - Change the zoning from Multi-Family Medium/High Density Residential (R-4) to General Commercial (C-2)

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

BACKGROUND INFORMATION:

- The 2015-2035 General Plan was approved by the City Council on November 13, 2018.
- One February 8, 2022, the City Council voted unanimously (5-0) approving General Plan Amendment No. 21-007 and Zone Change No. 21-008 to update the General Plan land use map and Zoning District Map to change the general plan land use designation and zoning on multiple properties throughout the City of Multi-Family Medium/High Density Residential (R-MFMH/R-4) and Multi-Family High Density Residential (R-MFH/R-5). Additionally, the boundary for the "R-4 Overlay" was designated. These amendments were made to accommodate the 2021-2029 Regional Housing Needs Allocation (RHNA) allocation, as issued by the department of Housing and Community Development (HCD) and the Southern California Association of Governments (SCAG).
- On February 8, 2022, the City Council approved zoning and general plan amendments to accommodate the 2021-2029 RHNA allocation, as issued by HCD and SCAG. The amendments were made for parcels throughout the City to ensure there is sufficient capacity for residential units to potentially be developed. Subsequent to approval of the amendments, it was realized that Sites 1 and 2 were changed in error.

PROJECT DESCRIPTION:

On February 8, 2022, the City Council approved zoning and general plan amendments to accommodate the 2021-2029 RHNA allocation, as issued by HCD and SCAG. The amendments were made for parcels throughout the City to ensure there is sufficient capacity for residential units to potentially be developed. Subsequent to approval of the amendments, it was realized that Sites 1 and 2 were changed in error.

The proposed modifications would modify the subject sites and make them consistent with adjacent parcels. This proposal would change Site 1 from its current C-2/C-G designations to R-4/R-MFMH,

making it consistent with the two (2) adjacent parcels under the same ownership which remained R-4/R-MFMH. This proposal would change Site 2 to from R-4/R-MFMH to C-2/C-G, making it consistent with the adjacent parcels under the same ownership which remain C-2/C-G.

General Plan Amendment No. 22-006:

The General Commercial (C-G) land use designation allows for the development of retail, wholesale, auto dealerships and offices, including medical offices and clinics, that can serve a broader, regional population.

The Multi-Family Medium/High Density (R-MFMH) land use designation allows for a higher density multi-family development with a density range of 24.1 to 29 dwelling units per acre. Typical development in this residential category would include mixed-use or multi-family housing such as condominiums, townhomes and apartments.

As previously stated, the proposed General Plan Amendment updates the General Plan land use map to change the general plan land use designation on Site 1 from C-G to R-MFMH and Site 2 from R-MFMH to C-G.

Zone Change No. 22-008:

The proposed zone change will change the zoning on Site 1 from General Commercial (C-2) to Multi-Family Medium/High Residential (R-4). Site 2 will be rezoned from Multi-Family Medium/High Density Residential (R-4) to General Commercial (C-2). The proposed changes implement the goals and policies of the General Plan and are consistent with General Plan Amendment No. 22-006, as required by State law.

ANALYSIS:

As referenced above, the City Council approved General Plan Amendment No. 21-007 and Zone Change No. 21-008 on February 8, 2022. This provided the potential for 25,582 housing units, which satisfied and exceeds the City's RHNA allocation of 17,519 housing units and recognizes that all property owners may not be interested in or able to develop their land within the next eight years. With the proposed general plan and zoning land use designations for Sites 1 and 22, there is a net loss of 60 units. Table A below provides a breakdown of the number of housing units gained, lost, and the net total number of units. The proposed changes will not impede on the City's ability to meet the RHNA allocation as the reduction in potential units is not significant and still exceeds the City's RHNA allocation by 8,003 units.

Table A: Total Number of Units		
	With Current Designation	With Proposed Designation
Site #1 (1-acre site)	0	35
Site #2 (3-acre site)	95	0
Total Number of Units	- 60	

As stipulated by Senate Bill 220 (the Housing Crisis Act of 2019) legislation, any change to the land use designation of a parcel which reduces the residential land use density (as allowed under the general plan and zoning in effect on January 1, 2018), must also replace those loss units. In this

case, all parcels identified as part of this application were designated General Commercial (C-G general plan land use designation/C-2 zoning designation) as of January 1, 2018. Therefore, replacement of units is not required.

Environmental Finding:

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an addendum to the comprehensive update to the General Plan (Fontana Forward General Plan Update 2015-2035 Final Environmental Impact Report (FEIR), State Clearinghouse No. 2016021099, dated August 10, 2018, has been prepared for the proposed project and adequately identified any potential impacts associated with this project. The proposed project does not represent significant changes to the approved FEIR related to CEQA since it does not change the assumptions, analysis, conclusions or mitigation. The components of the proposed project do not alter the EIR project's significance conclusions or represent significant new information. Additionally, the proposed project does not require major revisions to the aforementioned EIR, does not lead to new significant environmental effects, or does not lead to substantial increase in the severity of previously identified significant effects. The proposed project does not trigger any of the conditions that warrant preparation of a Subsequent EIR. Therefore, an Addendum to the EIR has been prepared for this proposed project and no further/additional CEQA review is required. Therefore, a Notice of Determination has been prepared. Below is a link to the City of Fontana General Plan EIR: <https://www.fontana.org/2632/General-Plan-Update-2015---2035>

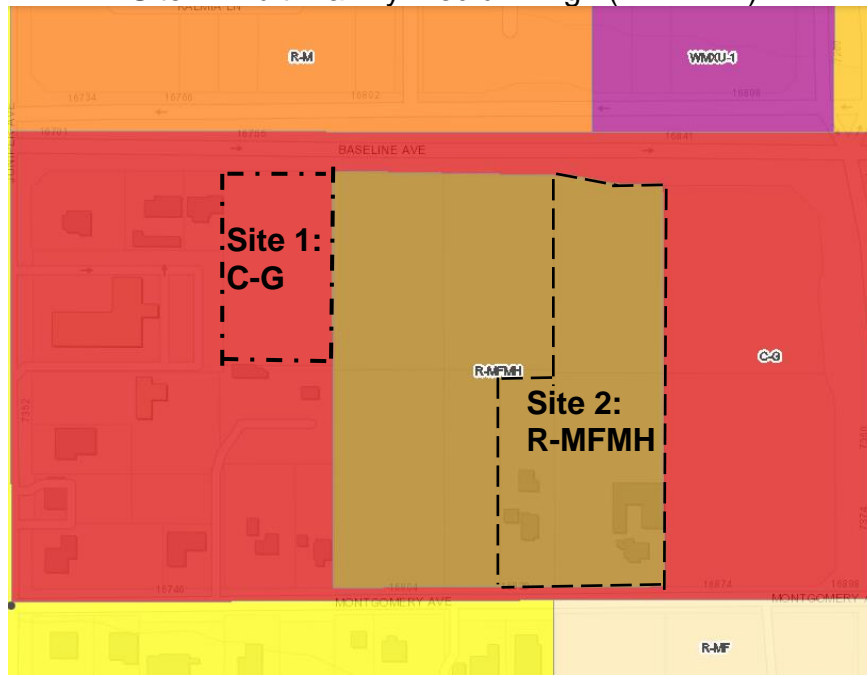
MOTION:

Approve staff's recommendation

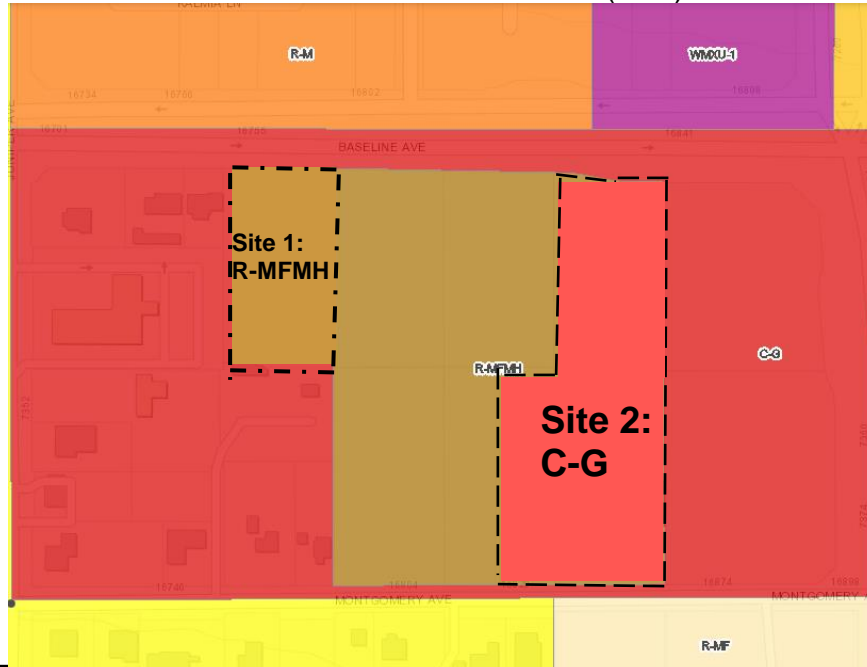
ATTACHMENTS:

1. General Plan Amendment Exhibit
2. Zoning Amendment Exhibit
3. Project Aerial Map
4. Planning Commission Resolution
5. Addendum to the General Plan EIR
6. Public Hearing Notice

Existing General Plan Land Use Designation
 Site 1: General Commercial (C-G)
 Site 2: Multi-Family Medium High (R-MFMH)



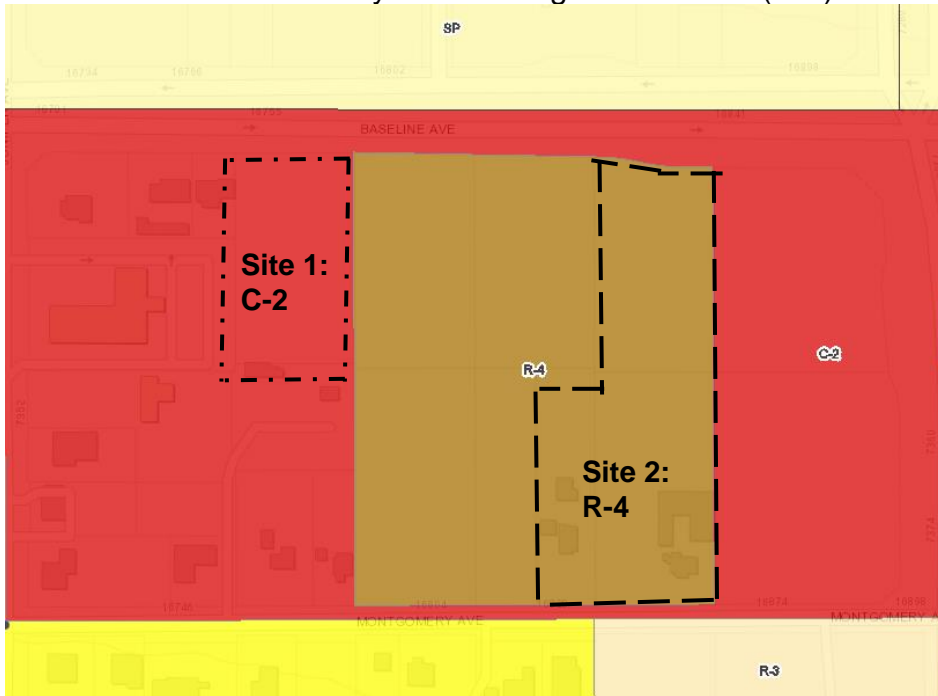
Proposed General Plan Land Use Designation
 Site 1: Multi-Family Medium High (R-MFMH)
 Site 2: General Commercial (C-G)



GENERAL PLAN EXHIBIT

DATE: October 4, 2022
CASE: Master Case No. 22-068
 General Plan No. 22-006
 Zone Change No. 22-008

Existing Zoning Designation
 Site 1: General Commercial (C-2)
 Site 2: Multi-Family Medium High Residential (R-4)



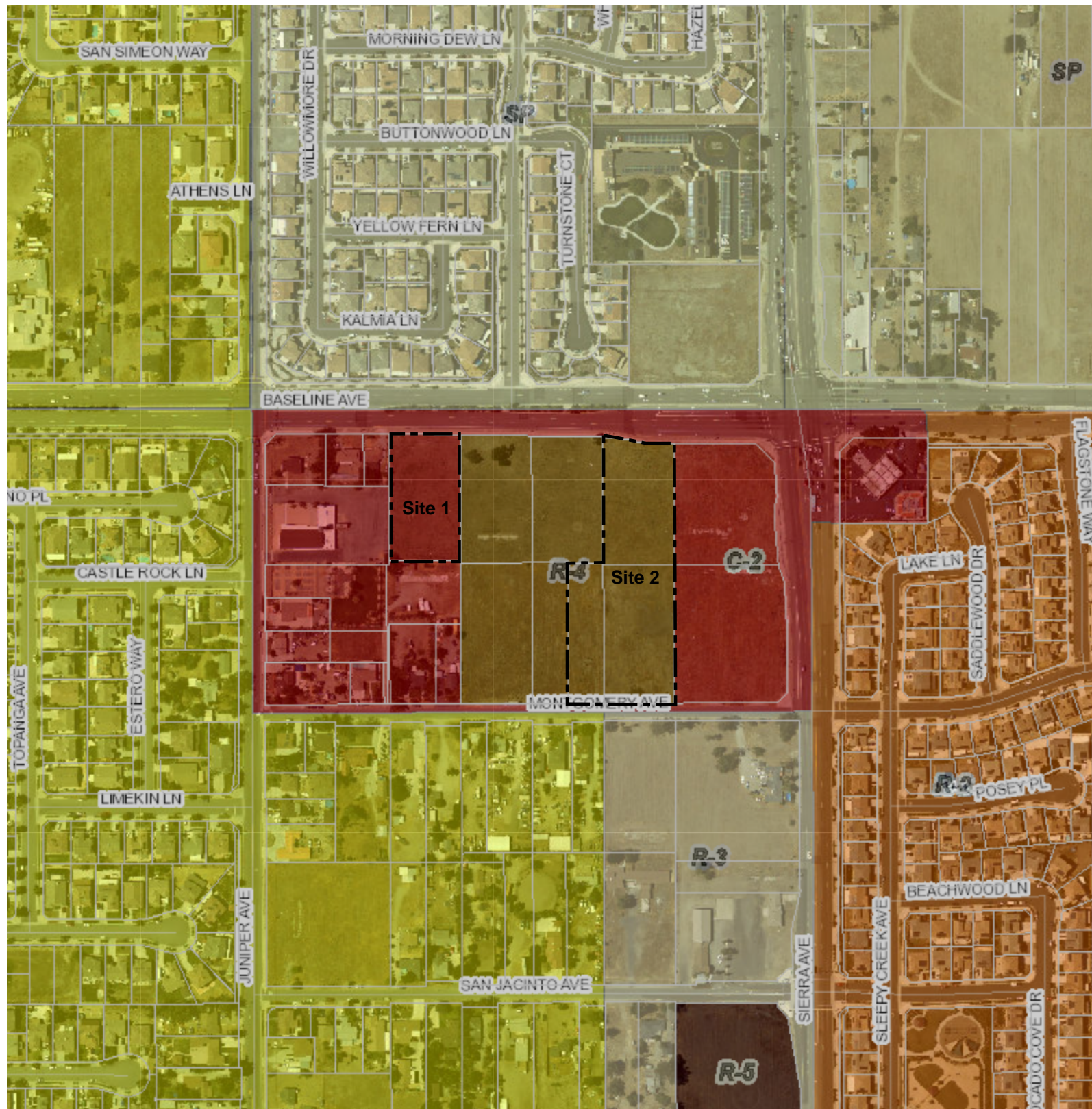
Proposed Zoning Designation
 Site 1: Multi-Family Medium High Residential (R-4)
 Site 2: General Commercial (C-2)



ZONE CHANGE EXHIBIT

DATE: October 4, 2022
CASE: Master Case No. 22-068
 General Plan No. 22-006
 Zone Change No. 22-008

MASTER CASE NO. 22-068



RESOLUTION PC NO. 2022-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING GENERAL PLAN AMENDMENT 22-006 AND ADOPT AN ORDINANCE APPROVING ZONE CHANGE NO. 22-008.

WHEREAS, MCN22-068 is a request to recommend to the City Council approval of General Plan Amendment No. 22-006 and Zone Change Amendment No. 22-008 as detailed below:

1. General Plan Amendment No. 22-006 to amend the General Plan land use map to redesignate a one-acre site located on the south side of Baseline Road approximately 290 feet east of Juniper Avenue (Assessor Parcel Number 0241-051-13) from General Commercial (C-G) to Multi-Family Medium/High Residential (R-MFMH) and redesignate a three-acre site located at 16818 Montgomery Avenue, 16844 Montgomery Avenue, and 16835 Baseline Avenue (Assessor Parcel Numbers 0241-051-02, -16, and -32) from Multi-Family Medium/High Residential (R-MFMH) to General Commercial (C-G).
2. Zone Change No. 22-008 to update the Zoning District Map to redesignate the zoning on a one-acre site (Assessor Parcel Number 0241-051-13) from General Commercial (C-2) to Multi-Family Medium/High Residential (R-4) and redesignate a three-acre site located at 16818 Montgomery Avenue, 16844 Montgomery Avenue, and 16835 Baseline Avenue (Assessor Parcel Numbers 0241-051-02, -16, and -32) from Multi-Family Medium/High Residential (R-4) to General Commercial (C-2).

Project Applicant: City of Fontana, Planning Department

Project Location: Assessor Parcel Numbers 0241-051-02, -13, -16 and -32

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

WHEREAS, the proposed General Plan Amendment and Zone Change are considered a “Project” as defined by the California Environmental Quality Act (CEQA); and

WHEREAS, the 2015-2035 General Plan was approved by City Council on November 13, 2018 and included the Certification of an Environmental Impact Report (State Clearinghouse No. 2016021099) that analyze all potential adverse environmental impacts 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.) :and

ATTACHMENT NO. 4

Page 1 of 6

WHEREAS, On February 8, 2022, the City Council voted unanimously (5-0) approving General Plan Amendment No. 21-007 and Zone Change No. 21-008, changing the General Plan land use designation and zone change of approximately 160 properties within the City to zoning that would allow development of affordable multi-family housing consistent with the adopted 2021-2029 Housing Element; 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, by way of preparation of an addendum for each project site, staff evaluated the proposed projects 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 by preparing an Initial Study and accompanying technical reports (Addendum); and

WHEREAS, based on that evaluation, staff concluded that the FEIR fully analyzed and mitigated, where feasible, all potentially significant environmental impacts, if any, that would result from the Proposed Projects, and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the FEIR; and

WHEREAS, all of the notices required by statute or the City Municipal Code have been given as required; and

WHEREAS, General Plan Amendment No. 22-006 and Zone Change Amendment No. 22-008 are consistent with the goals and policies of the General Plan; and,

WHEREAS notices required by statute of the Fontana City Code have been given as required; and

WHEREAS, on September 20, 2022, the Planning Commission received a staff report and all the information, evidence, and public testimony and considered General Plan Amendment No. 22-006 and Zone Change Amendment No. 22-008; and

WHEREAS, the Planning Commission finds that the proposed update to the General Plan Map and the Zoning Map will be in conformity with good land use practice and is intended to facilitate ease of use and understanding, as well as to establish appropriate development standards and land use designations; and,

WHEREAS, the Planning Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all the

information, evidence, and testimony presented at its public hearing on September 20, 2022; 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 incorporated herein by reference.

Section 2. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission has reviewed and considered the comprehensive update to the General Plan (Fontana Forward General Plan Update 2015-2035 Final Environmental Impact Report, State Clearinghouse Number 2016021099, dated August 10, 2018), any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The Planning Commission finds that the Addendum to the FEIR contains a complete and accurate reporting of all of the environmental impacts associated with the Project. The Planning Commission further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 6.21 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the City of Fontana General Plan EIR, and all related information presented to the Planning Commission, the Commission finds that the Projects of the proposed land use designations and zoning were adequately analyzed in the City of Fontana General Plan EIR. Therefore, pursuant to State CEQA section 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the City of Fontana General Plan EIR is the appropriate document for each project.

The Planning Commission further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed Projects because the Projects:

- A. Will not result in substantial changes that would require major revisions of the City of Fontana General Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- B. Will not result in substantial changes with respect to the circumstances under which the Proposed Projects are developed that would require major revisions of the City of Fontana General Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- C. Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the

time the City of Fontana General Plan EIR documents were certified showing any of the following:

- (i) The proposed Project would have one or more significant effects not discussed in the EIR;
- (ii) That significant effects previously examined would be substantially more severe than shown in the EIR;
- (iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and
- (iv) That mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the administrative record, the City of Fontana General Plan EIR and all written and oral evidence presented to the Planning Commission, the Commission finds that all environmental impacts of the applications have been addressed within the City of Fontana General Plan EIR. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Projects may result in any significant environmental impacts beyond those analyzed in the City of Fontana General EIR.

Section 5. Adoption of the Addendum to the City of Fontana General Plan EIR. The Planning Commission hereby recommends to the City Council adoption of the Addendum to the EIR for the City of Fontana General Plan (SCH No. 2016021099) and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 6. Recitals. The above recitals are incorporated herein by reference.

Section 7. The City of Fontana Planning Commission hereby makes the following findings for General Plan Amendment No. 22-006 in accordance with Section 30-31 "Purpose" of the Fontana Zoning and Development Code:

Finding No. 1: **The purpose and intent is to keep an updated General Plan to reflect the current desires and needs of the citizens for the long-term growth of the City.**

Findings of Fact: The proposed General Plan Amendment is to update the General Plan land use map to redesignate a one acre site generally located 290 feet east of Juniper Avenue (Accessor Parcel Number 0241-051-13) from General Commercial (C-G) to Multi-Family

Medium/High Residential (R-MFMH) and redesignate a three-acre site located at 16818 Montgomery Avenue, 16844 Montgomery Avenue, and 16835 Baseline Avenue (Accessor Parcel Numbers 0241-051-02, -16, and -32) from Multi-Family Medium/High Residential (R-MFMH) to General Commercial (C-G). All these changes are shown as part of Exhibit “A” and are required to correct an error made as part of land use designation amendments made to accommodate the Regional Housing Needs Allocation (RHNA) as required by the California Department of Housing and Community Development (HCD) and the Southern California Association of Governments (SCAG). Additionally, the changes shown in Exhibit “A” will create consistency among parcels under common ownership and will accommodate a development application we received on one of the associated project sites.

Section 8. The City of Fontana Planning Commission hereby makes the following findings for Zone Change No. 22-008 in accordance with Section 30-40 “Purpose” of the Fontana Zoning and Development Code:

Finding No. 1: **The Zoning and Development Code may be amended by changing the development standards (text) or zoning designation map boundaries of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety, or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.**

Findings of Fact: This zone change is to update the Zoning District Map to redesignate the zoning on a one-acre site generally located 290 feet east of Juniper Avenue (Accessor Parcel Number 0241-051-13) from General Commercial (C-2) to Multi-Family Medium/High Residential (R-4) and redesignate a three-acre site located at 16818 Montgomery Avenue, 16844 Montgomery Avenue, and 16835 Baseline Avenue (Accessor Parcel Numbers 0241-051-02, -16, and -32) from Multi-Family Medium/High Residential (R-4) to General Commercial (C-2). All these changes are shown as part of Exhibit “B” and are required to correct an error made as part of land use designation amendments made to accommodate the Regional Housing Needs Allocation (RHNA) as required by the California Department of Housing and Community Development (HCD) and the Southern California Association of Governments (SCAG). Additionally, the changes shown in Exhibit “B” will create consistency among parcels under common ownership and will accommodate a development application we received on one of the associated project sites.

Section 9. The Planning Commission hereby recommends approval of General Plan Amendment No. 22-006 and Zoning Change No. 22-008, subject to the Findings listed in Sections 7 through 8. Based on the foregoing, the City of Fontana Planning Commission recommends that the City Council adopts a resolution adopting the Addendum to the City of and direct staff to file the Notice of Determination and approving General Plan Amendment No. 22-006 and Zoning Change No. 22-008 subject to the findings as indicated herein.

Section 10. 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 11. 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 20th day of September 2022.

City of Fontana

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 this 20th day of September 2022, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Idilio Sanchez, Secretary

**GENERAL PLAN AMENDMENT NO. 22-006 AND ZONE CHANGE NO. 22-008
ADDENDUM TO THE
FONTANA FORWARD
GENERAL PLAN UPDATE 2015-2035**

**City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, California 92335**

September 20, 2022

INTRODUCTION

Introduction and Purpose

In 2018, the City of Fontana certified a final EIR for a comprehensive update to the General Plan (Fontana Forward General Plan Update 2015-2035 Final Environmental Impact Report, State Clearinghouse Number 2016021099, dated August 10, 2018). The certified EIR discussed the potential environmental impacts (both direct and indirect impacts) on various resources associated with future development allowed under the General Plan update and included a thorough analysis of the estimated build out of the City through the horizon year 2035. The EIR estimated new development for residential, commercial, and industrial uses throughout the City.

According to the Draft EIR for Fontana Forward, Fontana's population in 2035 is forecasted to be 269,066 people in 70,560 households, which is an increase from the 2016 population by almost 60,000 people, or about 17,200 households. The General Plan buildout plans for approximately 95 million square feet of new commercial and industrial development. The EIR found that, with implementation of the policies and programs contained in the General Plan and recommended mitigation measures, all impacts (direct and indirect) associated with future development under the General Plan update would be less than significant.

On February 8, 2022, the City Council approved zoning and general plan amendments to implement the policies of the 2021-2029 Housing Element and accommodate the City's 2021-2029 Regional Housing Needs Allocation (RHNA). In connection with that action, the City prepared an Addendum to the Fontana Forward General Plan Update 2015-2035 EIR.

The City has subsequently determined that one parcel ("Site 1") that should have been included in the February 2022 GPA/rezone was inadvertently omitted and that three parcels ("Site 2") that were included GPA/rezone should not have been. The proposed GPA and Zone Change ("Project") would correct those issues by returning Site 2 to its preexisting GP designation and zoning (General Commercial) and by designating/zoning Site 1 for multifamily use.

The City, as the Lead Agency, has determined that the proposed project is subject to CEQA Guidelines and regulations (Public Resources Code (PRC) Sections 21000-21177). This Addendum to the General Plan (Fontana Forward General Plan Update 2015-2035 Final Environmental Impact Report, State Clearinghouse Number 2016021099) has been prepared by the City to analyze the potential impacts associated with the Project and satisfy the requirements of CEQA Guidelines Section 15164, *Addendum to an EIR or Negative Declaration*.

Statutory Authority and Requirements

CEQA Guidelines Section 15164 states the following with respect to an Addendum to an EIR:

- a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*

- b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- d) *The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

CEQA Guidelines Section 15162, *Subsequent EIRs and Negative Declarations*, states the following with respect to Subsequent EIRs:

- (a) *When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
 - (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
 - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

CEQA Compliance

CEQA Guidelines Section 15164 allows preparation of an Addendum to a previously certified EIR if only minor technical changes or additions are necessary, but none of the conditions calling for preparation of a Subsequent EIR have occurred. The City has determined that the proposed Project does not necessitate any changes/additions to the Fontana Forward EIR, and none of the conditions calling for preparation of a Subsequent EIR have occurred for the following reasons:

- The proposed Project does not require major revisions to the EIR. No new significant environmental effect or substantial increase in the severity of previously identified significant effects would occur with implementation of the proposed Project.
- Substantial changes have not occurred with respect to the circumstances under which the proposed Project would be undertaken. Thus, revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects are not required.
- The new available information does not show the proposed Project would have any new significant effects not already analyzed in the EIR, or that the significant effects previously examined would be substantially more severe than shown in the EIR.

Since the proposed Project does not trigger any of the conditions that warrant preparation of a Subsequent EIR, the City has determined that preparation of an Addendum is appropriate.

Incorporation by Reference

The documents outlined below, which were utilized during preparation of this Addendum and has been incorporated by reference. These documents are available for public inspection at the City Planning Department at 8353 Sierra Avenue, Fontana, and on the City's website at <https://www.fontana.org/index.aspx?nid=834>.

City of Fontana General Plan, Fontana Forward 2015-2035. In 2018, the City of Fontana certified a final EIR for a comprehensive update to the General Plan (Fontana Forward General Plan Update 2015-2035 Final Environmental Impact Report, State Clearinghouse Number 2016021099, dated August 10, 2018). The certified EIR discussed the potential environmental impacts (both direct and indirect impacts) on

various resources associated with future development allowed under the General Plan update and included a thorough analysis of the estimated build out of the City through the horizon year 2035.

Addendum to City of Fontana General Plan, Fontana Forward 2015-2035. On February 8, 2022, the City Council approved zoning and general plan amendments that implemented the policies of the 2021-2029 Housing Element and demonstrate that there are adequate sites that are appropriately zoned on which to develop the housing to meet the City's 6th Cycle Regional Housing Needs Allocation (RHNA). In connection with that action, the City prepared an Addendum to the Fontana Forward General Plan Update 2015-2035 EIR, which indicated the amendments would not result in any significant new or more severe environmental impacts.

City of Fontana Municipal Code, as (continuously) updated. The Fontana Municipal Code (Municipal Code) establishes detailed zoning districts and regulations based on the General Plan. The Fontana Zoning and Development Code (Municipal Code Chapter 30) serves as the primary implementation tool for the General Plan. Whereas the General Plan is a policy document that sets forth direction for development decisions, the Zoning Code is a regulatory document that establishes specific standards for the use and development of all properties in the City. The Zoning Code regulates development intensity using a variety of methods, such as setting limits on building setbacks, yard landscaping standards, and building heights. The Zoning Code also indicates which land uses are permitted in the various zones. The Municipal Code includes all of the City's zoning ordinance provisions and has been supplemented over time to include other related procedures such as subdivision regulations, environmental review procedures, and an advertising and sign code. Municipal code regulations and maps must be consistent with the General Plan land uses, policies, and implementation programs. The Municipal Code is referenced throughout this Addendum to establish the proposed Project's baseline requirements according to the City's regulatory framework.

Project Location

The project includes two sites:

Site 1 – One parcel located on the south side of Baseline Road approximately 290 feet east of Juniper Avenue (APN 0241-051-13)

Site 2 – Three parcels including 16835 Baseline Avenue (APN: 0241-051-16), 16818 Montgomery Avenue (APN: 0241-051-02) and 16844 Montgomery Avenue (APN: 0241-051-32)

Proposed project

On February 8, 2022, the City Council approved zoning and general plan amendments to implement the policies of the 2021-2029 Housing Element and accommodate the City's 6th Cycle Regional Housing Needs Allocation (RHNA). However, Site 1 was inadvertently left out of the adopted general plan and zoning amendments, despite the fact that it is under the same ownership as adjacent parcels to the east that were designated/rezoned for residential use. In addition, Site 2 was inadvertently included among the properties that were redesignated from commercial to residential, despite the fact that its ownership did not wish it to be included and adjacent parcels under the same ownership were not included.

Adoption of General Plan Amendment 22-006 and Zone Change 22-008 will thus clean up the changes previously made as part of the Housing Element update to provide more consistency and cohesiveness and will complete the land use changes recommended in the 2021-2029 Housing Element.

Analysis

General Plan Amendment No. 22-006:

The proposed General Plan Amendment updates the General Plan land use map to changing the general plan land use designation on Site 1 from General Commercial (C-G) to Multi-Family Medium/High Residential (R-MFMH) and to revert Site 2 from Multi-Family Medium/High Residential (R-MFMH) to General Commercial (C-G) (its designation prior to the February 2022 GPA/rezone).

Zone Change Amendment No 21-008:

The proposed zone change update will change the zoning on Site 1 from General Commercial (C-2) to Multi-Family Medium/High Residential (R-4). Site 2 will be rezoned from Multi-Family Medium/High Residential (R-4) back to General Commercial (C-2) (its designation prior to the February 2022 GPA/rezone). The proposed changes implement the goals and policies of the general plan and are consistent with GPA No. 22-006, as required under State law.

When the City Council approved the General Plan and Zone changes on February 8, 2022, it provided the potential for 25,582 housing units, which satisfies the City's RHNA allocation of 17,519 housing units and recognizes that all property owners may not be interested in or able to develop their land within the next 8 years. With the proposed general plan and zoning land use designations for Site 1 and 2, there is a net loss of 60 units. **Table A** below provides a breakdown of the number of housing units gained, lost, and the net total number of units. The proposed changes will not impede on the City's ability to meet the RHNA number because this decrease is within the range of the RHNA allocation of 17, 519 and is consistent with the General Plan and Housing Element.

Table A: Total Number of Units		
	With Current Designation	With Proposed Designation
Site #1 (1-acre site)	0	35
Site #2 (3-acre site)	95	0
Total Number of Units	- 60	

All of the land in the Project area was previously designated as commercial, prior to the February 2022 GPA/rezone. The prior addendum considered the impact of designating several lots as residential and concluded there was no impact. As described above, the City has now determined that an error was made with respect to the sites identified for redesignation for residential use. The City is correcting that error by returning 3 lots (Site 2) to their original commercial designation, and designating one lot for residential

use. Because the acreage/number of lots being rezoned for residential is less than indicated in the prior addendum, the proposed action will not result in any new or more severe impact than described in the prior addendum.

Further, future development projects on the project site involving new construction of residential and/or commercial uses will continue to be subject to an Administrative Site Plan/Design Review, in which a project-specific analysis based on location and project details will be conducted, subject to CEQA review/documentation. Therefore, all future development projects on the subject site will be subject to CEQA, standard Conditions of Approval, and all other State/Federal/Local requirements.



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. 22-068, General Plan Amendment No. 22-006 and
Zone Change No. 22-008**

The applicant, City of Fontana, is proposing to update the General Plan land use map and Zoning Map to redesignate an acre site (Accessor Parcel Number 0241-051-13) from General Commercial to Multi-Family Medium/High Residential and redesignate a three-acre site located at 16818 Montgomery Avenue, 16844 Montgomery Avenue, and 16835 Baseline Avenue (Accessor Parcel Numbers 0241-051-02, -16, and -32) from Multi-Family Medium/High Residential to General Commercial.

**Environmental
Determination:**

An Addendum to the City of Fontana General Plan Program Environmental Impact Report (State Clearinghouse [SCH] No. 2016020199) has been prepared for this proposed project. The aforementioned EIR adopted by the City Council on November 13, 2018, anticipated the proposed project and adequately identified any potential impacts associated with this project; therefore, a Notice of Determination has been prepared pursuant to Sections 15162 and 15164 of the California Environmental Quality Act and per Section 6.04 of the City of Fontana 2019 Local Guidelines for Implementing the California Environmental Quality Act.

Location:

Site #1 (1-Acre) – APN: 0241-051-13

Site #2 (3-Acres) - 16818 Montgomery Avenue, 16844 Montgomery Avenue, and 16835 Baseline Avenue (Accessor Parcel Numbers 0241-051-02, -16, and -32)





Date of Hearing: September 20, 2022

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 **Cecily Session-Goins, Associate Planner**, at (909) 350-6723 or csgoins@fontana.org.

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

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



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 21-1713
Agenda #: PH-B

Agenda Date: 10/4/2022
Category: Public Hearing

FROM:

Planning Department

TITLE:

Master Case No. 21-079, Tentative Parcel Map No. 20400 (TPM No. 21-016, and Design Review No. 21-028, for the development of 406 multi-family unit complex with various amenities on a site of approximately 10.2 adjusted gross acres.

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. 2022-____; and,

1. Adopt the Mitigated Negative Declaration, Mitigation, Monitoring, and Reporting Program, (MMRP) and direct staff to file a Notice of Determination;
2. Approve Tentative Parcel Map No. 20400 (TPM No. 21-016); and
3. Approve Design Review No. 21-028.

APPLICANT:

Begonia Real Estate Development
300 Spectrum Center Drive, Suite No. 400
Irvine, CA 92618

LOCATION:

The project site is located at 15926 Foothill Boulevard, 15922 Foothill Boulevard, 15976 Foothill Boulevard and 8016 Tokay Avenue (APNs: 1110-361-15, -16, -22, and -23).

REQUEST:

Tentative Parcel Map No. 20400 (TPM No. 21-016) - a proposal to consolidate four (4) parcels (APNs: 1110-361-15, -16, -22, and -23) totaling 10.2 adjusted gross acres into one (1) parcel for the development of a multi-family residential complex.

Design Review No. 21-028 - a proposal to construct 406 multi-family units within a residential gated community complex, including a five (5) story parking garage, amenities that include a fitness center, recreational area, multiple pools and spas, activity lawn, exercise facilities, bocce court, bbq areas with pergola structures, and walking paths on approximately 10.6 adjusted gross acres.

PROJECT PLANNER:

Salvador Quintanilla, Senior Planner

BACKGROUND INFORMATION:

Land Use Designations:

	<u>General Plan</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Site:	Multi-Family High Residential (R-MFH)	Multi-Family High Residential (R-5)	Vacant
North:	Walkable Mixed-Use Downtown and Corridors (WMXU-1)	Form Based Code, Transitional District	Tokay Manor Mobile Home Park
South:	Walkable Mixed-Use Downtown and Corridors (WMXU-1)	Form Based Code, Route 66 Gateway District	Commercial Shopping Center
East:	Walkable Mixed-Use Downtown and Corridors (WMXU-1)	Form Based Code, Route 66 Gateway District	R&B Auto Center
West:	Walkable Mixed-Use Downtown and Corridors (WMXU-1)	Form Based Code, Transitional District	Vacant

PROJECT DESCRIPTION:

A. <u>Site Area:</u>	Approximately 10.2 adjusted gross acres	
B. <u>Lot Development Standards :</u>	Building Setbacks	
	Front:	
	Required:	5 foot (Foothill Boulevard)
	Provided:	5 feet
	Rear:	
	Required:	20 feet
	Provided:	20 feet
	Side (Interior):	
	Required:	20 feet
	Provided:	20 feet
	Side (Street):	
	Provided:	5 feet (Tokay Avenue)
	Provided:	5 feet
	Building Height	
	Maximum:	55 feet
	Provided:	55 feet
C. <u>Density Analysis:</u>	Density	
	Range:	Multi Family: 39.1 – 50 DU/Acre

D. <u>Parking Analysis</u> (within 1/2" mile from a public transit station):	Proposed:	39.9 DU/acre
	Vehicle Spaces	
	Required:	1.75 spaces per unit (438 spaces – Wrap Building) 1.75 spaces per unit (273 spaces – Big House Buildings)
	Provided:	458 spaces (Wrap Building) 286 spaces (Big House Building)

E. Building/ Analysis:	Units		
		Minimum Square Footage:	550 Square Feet
Wrap Building (4-story)		Proposed Plan No.:	Square Footages:
		A1	585 (1 Bedroom/1 Bathroom)
		A2	888 (1 Bedroom/1 Bathroom)
		A3	798 (1 Bedroom/1 Bathroom)
		B1	1,166 (2 Bedroom/2 Bathroom)
		B2	1,216 (2 Bedroom/2 Bathroom)
		B3	1,255 (2 Bedroom/2 Bathroom)
Big House Buildings (2-story)		Proposed Plan No.	Square Footages
		A1-U	814 (1 Bedroom/1 Bathroom)
		A2-U	739 (1 Bedroom/1 Bathroom)
		B1-L	896 (2 Bedroom/2 Bathroom)
		B1-U	896 (2 Bedroom/2 Bathroom)
		B2-U	1,085 (2 Bedroom/2 Bathroom)
		B3-U	1,030 (2 Bedroom/2 Bathroom)
		C1-L	1,190 (3 Bedroom/2 Bathroom)
		C1-U	1,166 (3 Bedroom/2 Bathroom)

ANALYSIS:

The applicant, Rod Fermin representing Begonia Real Estate Development, is requesting that the Planning Commission approve the architecture and site plan for a proposed 406 multi-family unit apartment project. The project is located on the northwest corner of Foothill Boulevard and Tokay Avenue on a vacant 10.2 acre site comprised of four (4) parcels that would be consolidated into one (1) parcel as part of Tract Map No. 20400 (TPM No. 21-016). In addition to the construction of the buildings, there are associated site improvements that includes landscaping, lighting, and offsite improvements.

The proposed project includes one four-story building (identified as the Wrap Building) and 13 two-story buildings (identified as Big House structures). The proposed Wrap Building will have 250 units that include 152 one-bedroom, one-bathroom units and 98 two-bedroom, two-bathroom units. Additionally, the Wrap Building will include a five-level parking structure with a rooftop pool deck. The proposed detached multi-family buildings (Big House) are mostly located on the west and north side of the project site with a 26-foot shared drive aisle between buildings. The proposed attached multi-family buildings are arranged in 12-plex styles. The applicant proposes a Craftsman architectural

style with a four different color schemes for the buildings. Additionally, the project will have a variety of amenities on the ground floor and on the fifth level of the parking structure. The project site will include a decorative roundabout at the main driveway entrancing off Tokay Avenue.

The project is located in the Multiple-family high density residential (R-5) zone which permits multi-family projects of this high density. The General Plan Map Designation is Multi-Family High Density Residential (R-MFH) which is consistent with the existing zoning. The R-MFH (Multi-Family High Residential) land use designation category is described in the General Plan as a land use category that is intended to provide “the highest-density residential category in Fontana, allowing 39.0 to 50 du per acre. The proposed density is 39.9 du per acre.

Street improvements along Foothill Boulevard and Tokay Avenue will be constructed as part of the project. The main access to the development and an emergency vehicles access (EVA) will occur via Tokay Avenue and a secondary access will be located along Foothill Boulevard. Access along Foothill Boulevard Avenue will have ingress/egress for the residents only.

Tentative Parcel Map No. 20400 (TPM No. 21-016):

The project site currently consists of four (4) parcels totaling approximately 10.2 adjusted gross acres. The applicant has filed Tentative Parcel Map No. 20400 and is proposing to combine the four (4) vacant parcels into one (1) lot for the purpose of developing the proposed 406-unit multi-family apartment project.

Design Review Project No. 21-028

The design review application requests site and architectural review and approval for 406 proposed multifamily units and associated site improvements located at the northwest corner of Foothill Boulevard and Tokay Avenue. The project will be developed in three (3) phases.

The proposal has been designed to be compatible with the surrounding uses while also providing a development that has been designed with features (architectural relief, added landscaping, street improvements, and lighting), to enhance the character of the surrounding neighborhood. The surrounding neighborhood is comprised of a mix of uses including, single family, mobile home park, and commercial uses. The project will also enhance the aesthetic of the area and the city as a whole by providing an aesthetically pleasing building and landscaping throughout the development. The applicant has proposed a courtyard style development that will incorporate Craftsman architectural style with four color schemes for the project site. Each building will incorporate architectural elements such as stone veneer, wood accents, pop-outs, decorative lighting, and iron treatments which vary with the buildings. Associated improvements such as up-lighting, landscaping, parking, and paving would also be a part of this project. The project will meet or exceed all applicable development standards as specified in the Fontana Municipal Code.

The project site is physically suitable in size and shape to support the development of the proposed project. Access will be provided for the development through Foothill Boulevard and Tokay Avenue. The applicable building codes, zoning codes, and fire codes and standards, will make for a safe, attractive, and well-designed project. As proposed, the project is consistent with the standards of the Zoning and Development Code.

Amenities

The project site will contain amenities for residents of all age groups. The applicant has provided multiple recreational amenities such as a fitness room, recreational area, multiple activity lawns, pool area on the ground floor, BBQ areas with pergolas, and a pool deck on fifth level of the parking structure. The proposed pool deck will be a gathering place for residents and will include two heated spas, a pool, tables, lounge chairs, swimming chairs, a fitness area, day beds, a bbq area with a pergola, and outdoor showers.

Fencing and Security

The applicant is proposing to incorporate solid decorative walls on the north and west side of the project site. The street side of the proposed community on Tokay Avenue will have decorative (split-face) walls, decorative pilasters and tubular steel fencing. A combination of decorative retaining walls and tubular steel fencing will be incorporated along Foothill Boulevard. The proposed walls and fencing will provide for a safe design for the community. The split face walls and tubular steel fence will serve as both a decorative architectural feature and a perimeter for the development. Solid masonry walls of a minimum of six feet in height will surround the majority of the project site. The applicant is proposing to construct a retaining wall on the west and north side of the project site, since the project site is higher in elevation on the west side and is lower in elevation on the north side. These retaining walls will help to create a pedestrian friendly walkable area (additional amenity) for the residents.

Grading

The applicant is proposing to grade the site to the south and west, away from the existing residence and the vacant parcel. The grading will achieve a downward slope which is necessary to drain the property to Foothill Boulevard and Tokay Avenue. Furthermore, the grading will establish the pad locations, driveways, and the underground utilities.

Environmental:

An Initial Study (IS), Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and the 2019 Local Guidelines for Implementing CEQA. Based on the information in the IS, the project could not have a significant effect on the environment as a result of project implementation and the Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program; a Notice of Determination have been prepared for the Planning Commission's consideration. The mitigation measures from the Mitigation Monitoring and Reporting Program are included herein as part of the Conditions of Approval. The IS/MND for the Alta Fontana project can be found at <https://www.fontana.org/2137/Environmental-Documents>.

MOTION:

Approve staff recommendations.

ATTACHMENTS:

1. Vicinity Map
2. Tentative Parcel Map No. 20400
3. Project Plans
4. Planning Commission Resolution, Findings, and Conditions of Approval
5. Notice of Determination

6. Notice of Public Hearing

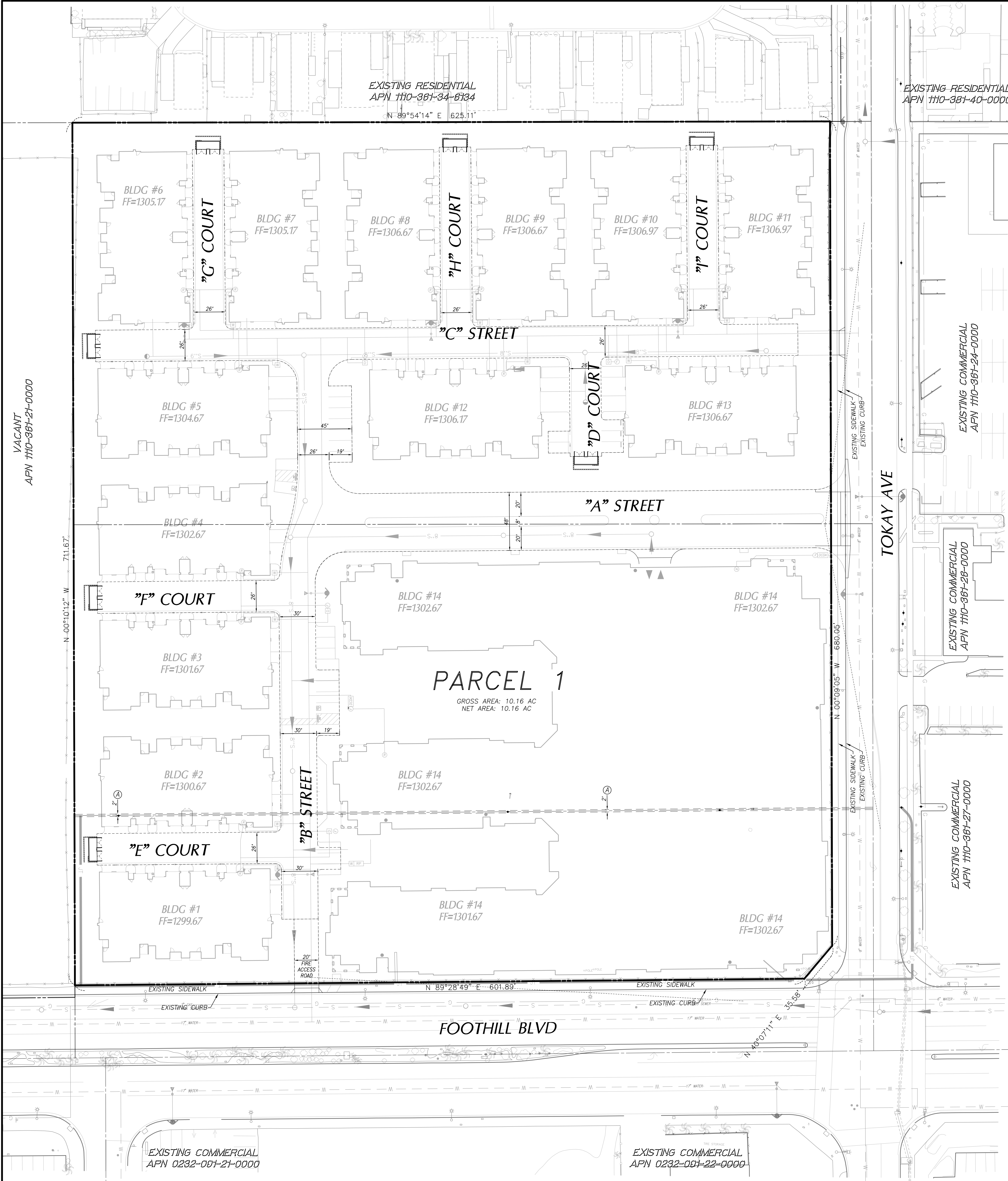


Project Site

VICINITY MAP

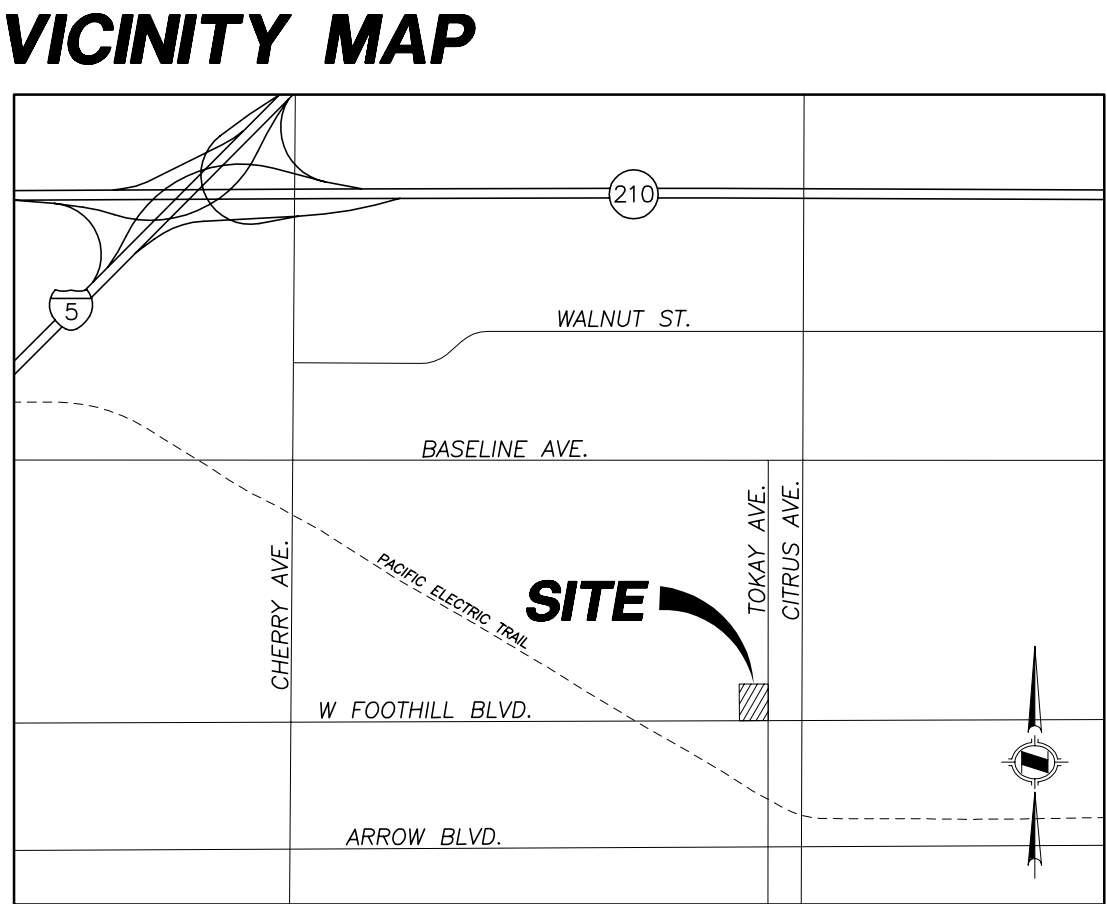
DATE: October 4, 2022

CASE: Master Case No. 21-079
Tentative Parcel Map No. 20-016
(TPM No. 20400)
Design Review No. 21-028

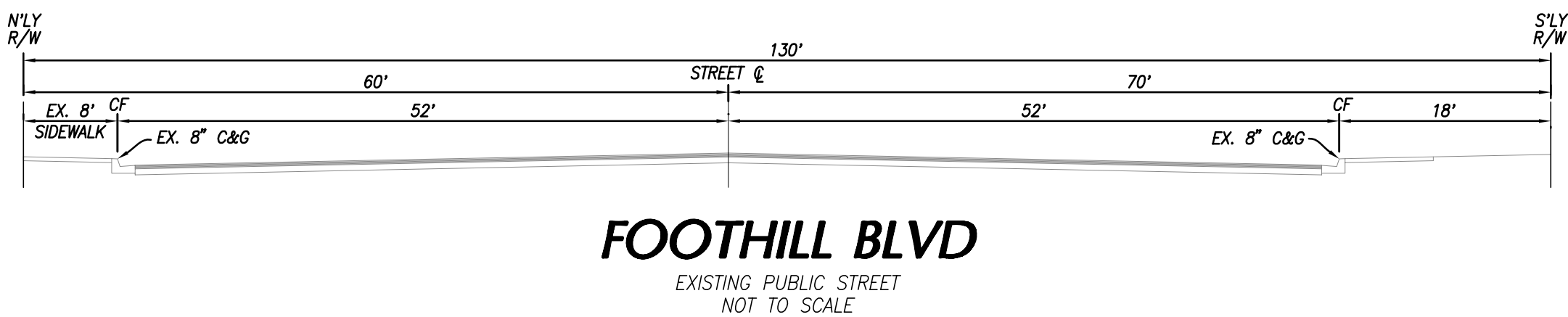
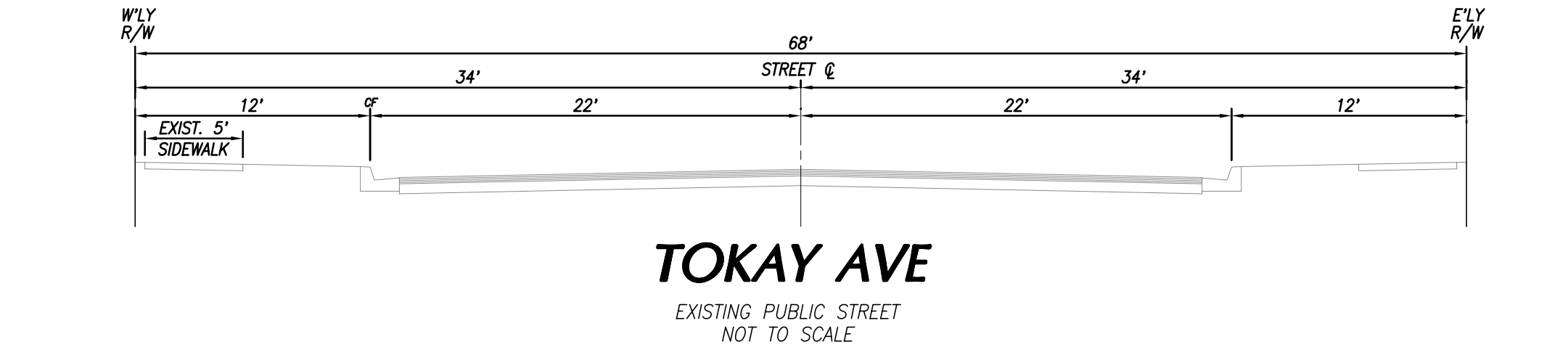
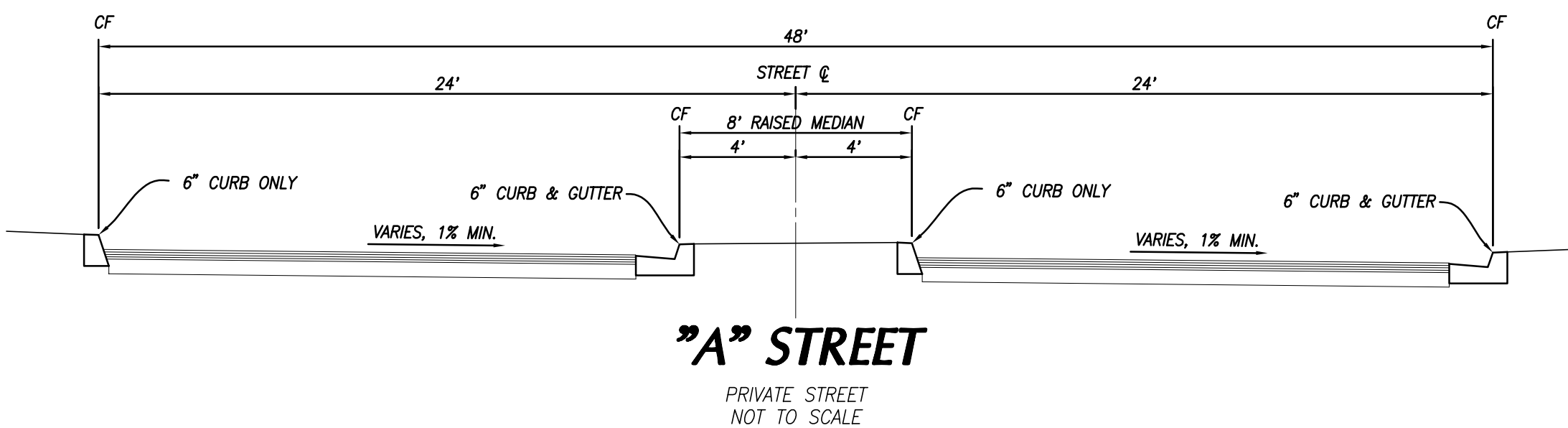
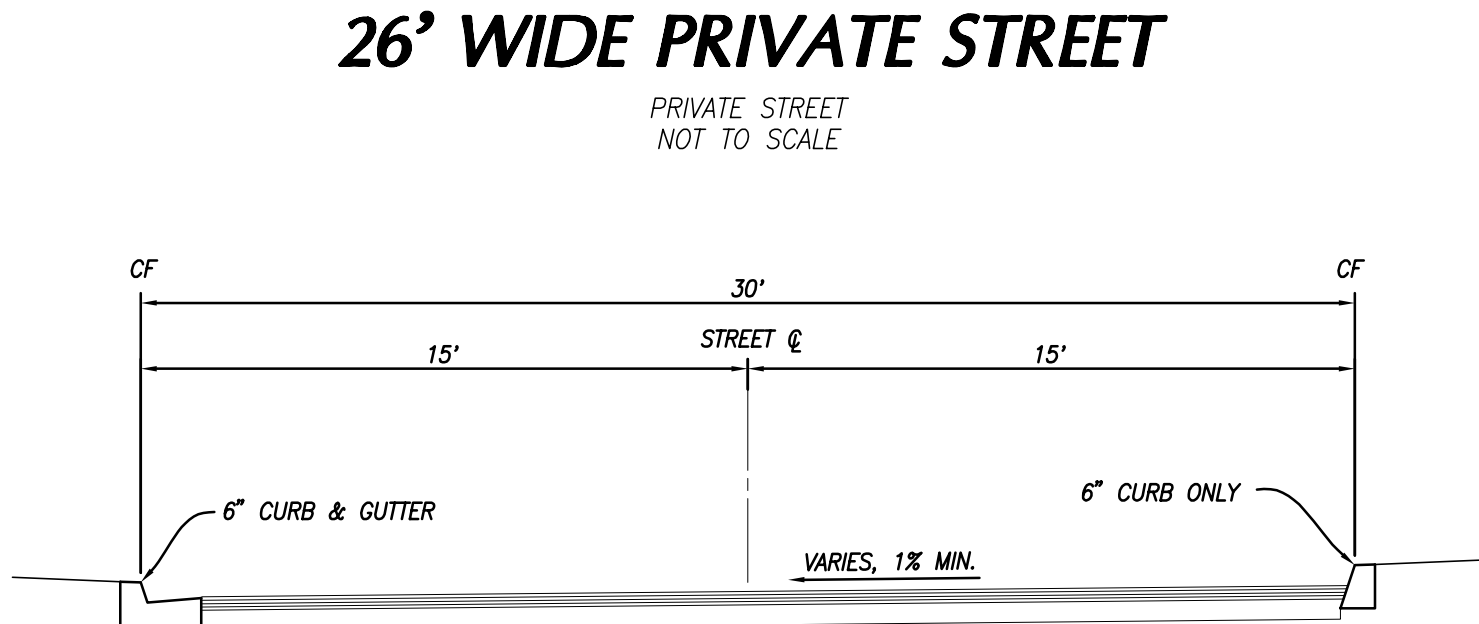
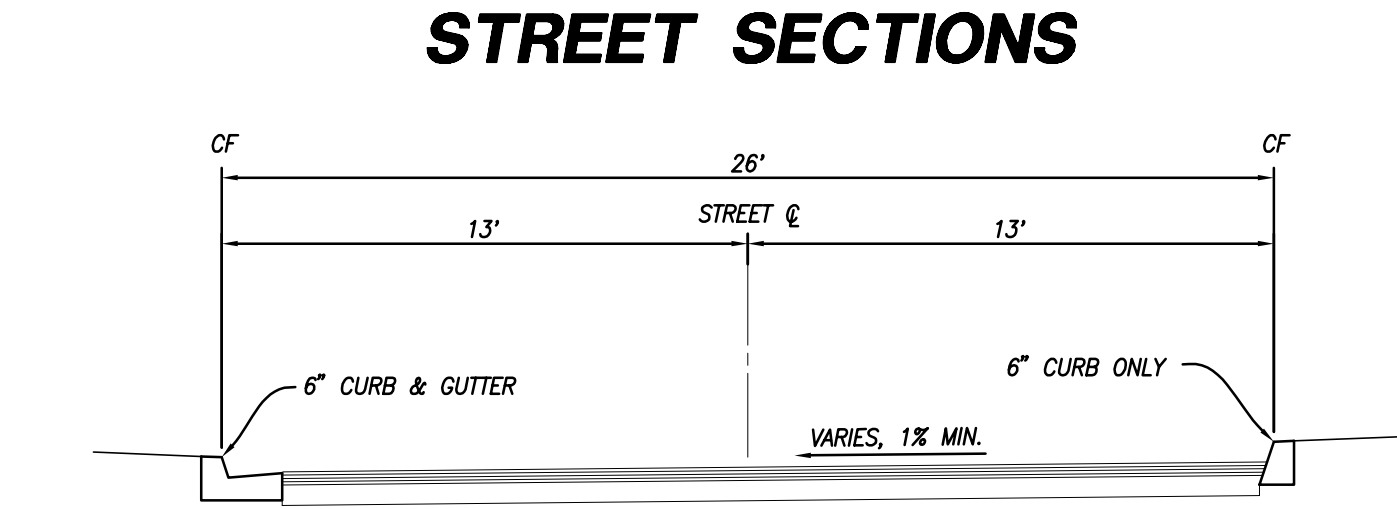


LEGEND:

- PROJECT BOUNDARY
- PROPOSED CURB
- EXISTING CURB
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING GAS
- LINE OF SIGHT
- PROPOSED SD STRUCTURE
- PROPOSED FIRE HYDRANT



- NOTES**
- ASSESSOR'S PARCEL NUMBERS: 1110-361-22, 1110-361-23, 1110-361-15 AND 1110-361-16
 - LAND USE: MULTI-FAMILY HIGH RESIDENTIAL (R-MFH)
 - ZONING: MULTI-FAMILY HIGH RESIDENTIAL (R-5)
 - SITE AREA: 10.17 AC
NET: 10.17 AC
 - FLOOD ZONE: ZONE X OF FEMA PANEL 06071C652H DATED AUGUST 8, 2008
 - UTILITY PURVEYORS:
 - GAS: SOUTHERN CALIFORNIA GAS COMPANY
 - ELECTRIC: SOUTHERN CALIFORNIA EDISON
 - WATER: SAN GABRIEL VALLEY WATER COMPANY (AKA FONTANA WATER COMPANY)
 - SEWER: CITY OF FONTANA
 - TELEPHONE: AT&T AND SPECTRUM
 - CABLE TELEVISION: AT&T, SPECTRUM, AND FRONTIER
 - SCHOOL DISTRICT: FONTANA UNIFIED SCHOOL DISTRICT
 - EXISTING CONTOUR INTERVAL: 1 FOOT (PROVIDED BY ROBERT J. LUNG & ASSOCIATES)
 - THERE ARE NO EXISTING WELLS ON THE SITE.
 - PROPOSED EARTHWORK:
 - CUT= 12,000 C.Y.S.
 - FILL= 18,700 C.Y.S.
 - IMPORT/EXPORT= 6,700 C.Y.S.



EXISTING EASEMENTS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: POLE LINES
RECORDING DATE: JUNE 30, 1927
RECORDING NO.: IN BOOK 251, PAGE 63, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

PLOTTED HEREON AS (A)

BENCHMARK:

LOS ANGELES COUNTY PUBLIC WORKS DEPARTMENT BENCHMARK NO. G 2788
ELEVATION: 860.388
DATUM: NAVD 88

DESCRIPTION:
BRASS DISK IN TOP OF WEST CURB ON MANGO AVE +/- 300' NORTH OF C/L CERES AVE AND +/- 55' SOUTH OF SOUTH RAIL OF R/R TRACKS

LEGAL DESCRIPTION

PARCEL 1

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

ALL OF LOTS 114 AND 127, ETIWANDA VINEYARDS, AS PER PLAT RECORDED IN BOOK 17 OF MAPS, PAGE 29, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, FOR HIGHWAY PURPOSES, BY DEED RECORDED DECEMBER 28, 1927, IN BOOK 315, PAGE 85, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FONTANA BY DEED RECORDED SEPTEMBER 4, 2003 AS INSTRUMENT NO. 2003-0665946, OFFICIAL RECORDS.

APN: 1110-361-22, 1110-361-23, 1110-361-15 AND 1110-361-16

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

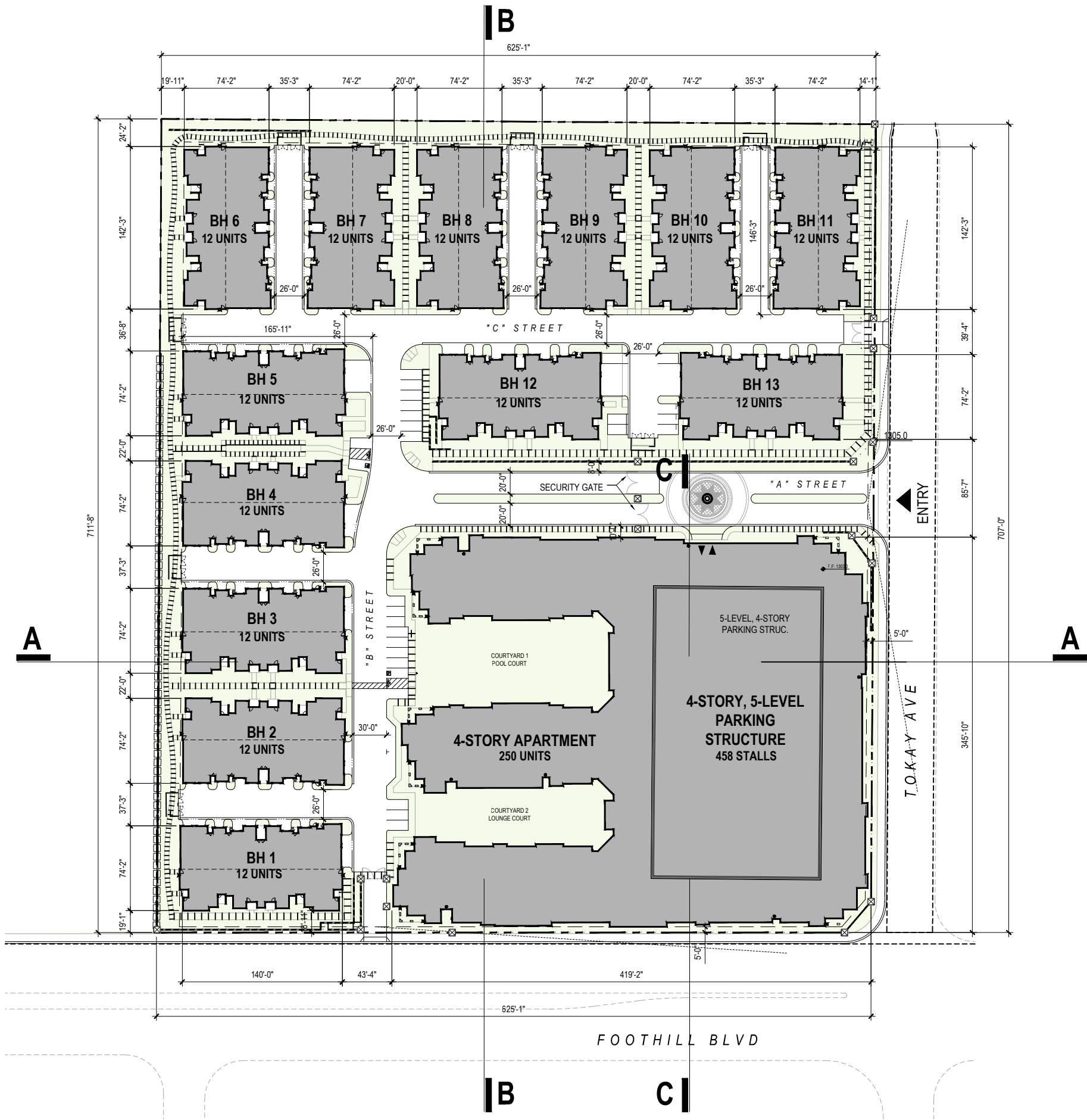
DATE 12/3/2021

DATE PREPARED: 11-30-2021
PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes • Irvine, CA 92618 • Ph: (949) 583-1010 • Fx: (949) 583-0759

TENTATIVE PARCEL MAP 20400
BEGONIA VILLAGE AT ROUTE 66

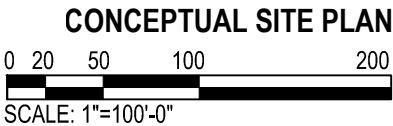
15926 Foothill Boulevard
Fontana, CA

Site Plan Review
Job Number: 20387
Date: 04/05/2022



PROJECT DATA

PROJECT INFORMATION:			
ADDRESS:	15900 FOOTHILL BLVD		
APN:	1110-361-15, 16, 22 & 23		
CROSS STREETS:	FOOTHILL BLVD & TOKAY AVE		
ZONING:	UNDERLYING ZONE: R-5		
SITE:	SITE AREA (SF):	443,032	10.17 AC
DENSITY:	PERMITTED:	39.1 TO 50 DU/AC	
	PROPOSED:	39.3 DU/AC	
HEIGHT:	PERMITTED:	55' MAX	
	PROPOSED:	55' MAX	
LOT COVERAGE:	PERMITTED:	70%	310,122 SF
	PROPOSED:	52%	231,996 SF
FLOOR AREA (FAR PER FMC 30.445) DATA:	PERMITTED:	5:1 FAR	2,215,160 SF
	PROPOSED:	.82:1 FAR	384,968 SF
UNIT DATA:	PERMITTED UNITS:	397 TO 508 DU	
	PROPOSED UNITS:	406 DU	
SETBACKS:	FOOTHILL & TOKAY (FRONT):	5' SETBACK	
	NORTH (REAR):	20' SETBACK	
	WEST (SIDE):	20' SETBACK	
BUILDING DATA:	BUILDING TYPE:	WRAP	TYPE V-A
		BIG HOUSE	TYPE V-A
	NUMBER OF STORIES:	WRAP	4-STORIES
		BIG HOUSE	2-STORIES
	NET RESIDENTIAL AREA:	WRAP	220,960 SF
		BIG HOUSE	164,008 SF
		TOTAL	384,968 SF
RESIDENTIAL DISPOSITION (SEE DETAIL ON DATA SHEET):	ONE BEDROOM:	178	DU
	TWO BEDROOM:	176	DU
	THREE BEDROOM:	52	DU
	TOTAL:	406	DU
UNIT SIZE:	REQUIRED:	500 SF TO 1,800 SF	
	PROPOSED	550 SF TO 1,666 SF	
PARKING DISPOSITION (SEE DETAIL ON DATA SHEET):		REQD	PROV
	WRAP:	438	408
	BIG HOUSE:	273	286
	TOTAL:	711	744
	GUEST PARKING:	0	22
	TANDEM STALLS:	200	27%
	NOTE: 28 STALLS ON-STREET PARKING PROVIDED		
	NOTE: 26 ASSIGNED STALLS (OF 28) ON-STREET PARKING FOR NON-GARAGED, REQUIRED BIG HOUSE UNITS		
PRIVATE OPEN SPACE PER FMC 30.445	REQUIRED:	120/80 SF	
	PROPOSED	120/80 SF	
COMMON OPEN SPACE PER FMC 30.445	REQUIRED:	30%	132,909 SF
	PROPOSED	41%	182,914 SF
USEABLE OPEN SPACE PER FMC 30.445	REQUIRED:	35%	155,061 SF
	PROPOSED	51%	224,346 SF



PROJECT DATA

SITE DISPOSITION

GROSS LAND AREA:	10.17	ACRES
TOTAL UNITS:	406	DU
GROSS DENSITY:	39.9	DU / AC
LEASING OFFICE:	2,732	S.F.
CLUB/FITNESS:	1,665	S.F.

RESIDENTIAL DISPOSITION

	WRAP	BIGHOUSE	TTL	MIX
1 BEDROOM	152	26	178	44%
2 BEDROOM	98	78	176	43%
3 BEDROOM	0	52	52	13%
TOTAL	250	156	406	100%

PARKING DOSPOSITION

	REQUIRED	PROVIDED	TANDEM STALLS*
WRAP	438	458	96
BIGHOUSE	273	286	104
TOTAL	711	744	27%

* EXCLUDES NON-REQUIRED TANDEM STALLS

WRAP BUILDING

4-STORY WRAP BLDG (TYPE V WOOD CONSTRUCTION)																	
	STUDIO	1 BEDROOM								2 BEDROOM							TOTAL
LEVEL	S1	A1	A2	A3						B1	B5						
1	0	11	6	20						14	8						59
2	0	13	6	18						16	8						61
3	0	13	8	18						18	8						65
4	0	13	8	18						18	8						65
Total	0	50	28	74	0	0	0	0	0	66	32	0	0	0	0	0	250
	0	152								98							250
	0.0%	20.0%	11.2%	29.6%	0.0%	0.0%	0.0%	0.0%	0.0%	26.4%	12.8%	0.0%	0.0%	0.0%	0.0%	0.0%	
	0.0%	60.8%								39.2%							100%

4-STORY WRAP BLDG (TYPE V WOOD CONSTRUCTION)													
UNIT	UNIT TYPE	NET SF	BALC/PATIO*	GROSS UNIT	STOR. (CUFT)	NO.	TL. NET	TL. GROSS	%	% CAT	P. RATIO	STALLS REQ.	
A1	1BR/1BA/D	778	80	858	125	50	38,900	42,900	20.0%	60.8%	1.75	87.5	
A2	1BR/1BA	808	80	888	125	28	22,624	24,864	11.2%		1.75	49.0	
A3	1BR/1BA	718	80	798	125	74	53,132	59,052	29.6%		1.75	129.5	
	1BR/1BA			0	125	0	0	0	0.0%		1.75	0.0	
	1BR/1BA					0	0	0	0.0%		1.75	0.0	
B1	2BR/2BA	1,066	80	1,166	125	66	71,676	76,956	26.4%	39.2%	1.75	115.5	
B5	2BR/2BA	1,071	145	1,216	125	28	29,988	34,048	11.2%		1.75	49.0	
B6	2BR/2BA	1,160	95	1,255	125	4	4,640	5,020	1.6%		1.75	7.0	
	2BR/2BA			0	125	0	0	0	0.0%		1.75	0.0	
TOTAL						250	220,960	242,840	100%	100.0%		437.5	
AVERAGE NET UNIT SIZE :											TOTAL REQ		438
AVERAGE GROSS UNIT SIZE :											GUEST		20
*ALL GROUND FLOOR PRIVATE PATIOS MINIMUM 120 SF											TOTAL PRO		458

BIG HOUSE BUILDINGS

BIG HOUSE - 12 DU (TYPE V WOOD CONSTRUCTION)															
UNIT	UNIT TYPE	NET SF	STAIR/STOR.	NET UNIT	BALC/PATIO*	GROSS UNIT	STOR. (CUFT)	NO.	TTL NO.	TL. NET	TL. BAL.	TL. GROSS	%	% CAT	PARKING REQ.
A1-U	1BR/1BA	622	92	714	100	814	125	1	13	9,282	1,300	10,582	8%	17%	1.75 23
A2-U	1BR/1BA	739	95	834	100	934	125	1	13	10,842	1,300	12,142	8%		1.75 23
B1-L	2BR/2BA	896	0	896	169	1,065	125	2	26	23,296	4,394	27,690	17%	50%	1.75 46
B1-U	2BR/2BA	896	109	1,005	102	1,107	125	2	26	26,130	2,652	28,782	17%		1.75 46
B2-U	2BR/2BA	1,085	122	1,207	102	1,309	125	1	13	15,691	1,326	17,017	8%		1.75 23
B3-U	2BR/2BA	1,030	89	1,119	120	1,239	125	1	13	14,547	1,560	16,107	8%		1.75 23
C1-L	3BR/2BA	1,190	0	1,190	156	1,346	125	2	26	30,940	4,056	34,996	17%	33%	1.75 46
C1-U	3BR/2BA	1,166	114	1,280	114	1,394	125	2	26	33,280	2,964	36,244	17%		1.75 46
TOTAL								12	156	164,008	19,552	183,560	100%	100%	273

AVERAGE NET UNIT SIZE : 1,051 S.F.
AVERAGE GROSS UNIT SIZE : 1,177 S.F.
BUILDINGS: 13 BLDGS

BIG HOUSE (12 DU EACH) - PARKING DETAIL PER BUILDING									
UNIT	UNIT TYPE	NO.	REQ. STALLS	TTL. REQ. STALLS	STANDARD PROVIDED	TANDEM PROVIDED	TTL. PROVIDED	EXT. STALL	EXT. TAND.
A1-U	1BR/1BA	1	1.75	1.75	1	0	1	YES	NO
A2-U	1BR/1BA	1	1.75	1.75	1	0	1	YES	NO
B1-L	2BR/2BA	2	1.75	3.50	2	2	4	NO	NO
B1-U	2BR/2BA	2	1.75	3.50	2	2	4	NO	NO
B2-U	2BR/2BA	1	1.75	1.75	1	1	2	NO	YES
B3-U	2BR/2BA	1	1.75	1.75	1	1	2	NO	NO
C1-L	3BR/2BA	2	1.75	3.50	2	2	4	NO	NO
C1-U	3BR/2BA	2	1.75	3.50	2	2	4	NO	YES*
TOTAL		12		21	12	10	22		

*PROVIDED BUT NOT REQUIRED, APPLIES TO ONE OF TWO C1-U UNITS ONLY
BIG HOUSE TOTAL STALLS REQ'D (13 BLDGS X 21 STALLS) 273
BIG HOUSE TOTAL STALLS PROV'D (13 BLDGS X 22 STALLS) 286

Foothill & Tokay

Fontana, California
HPA# 20387

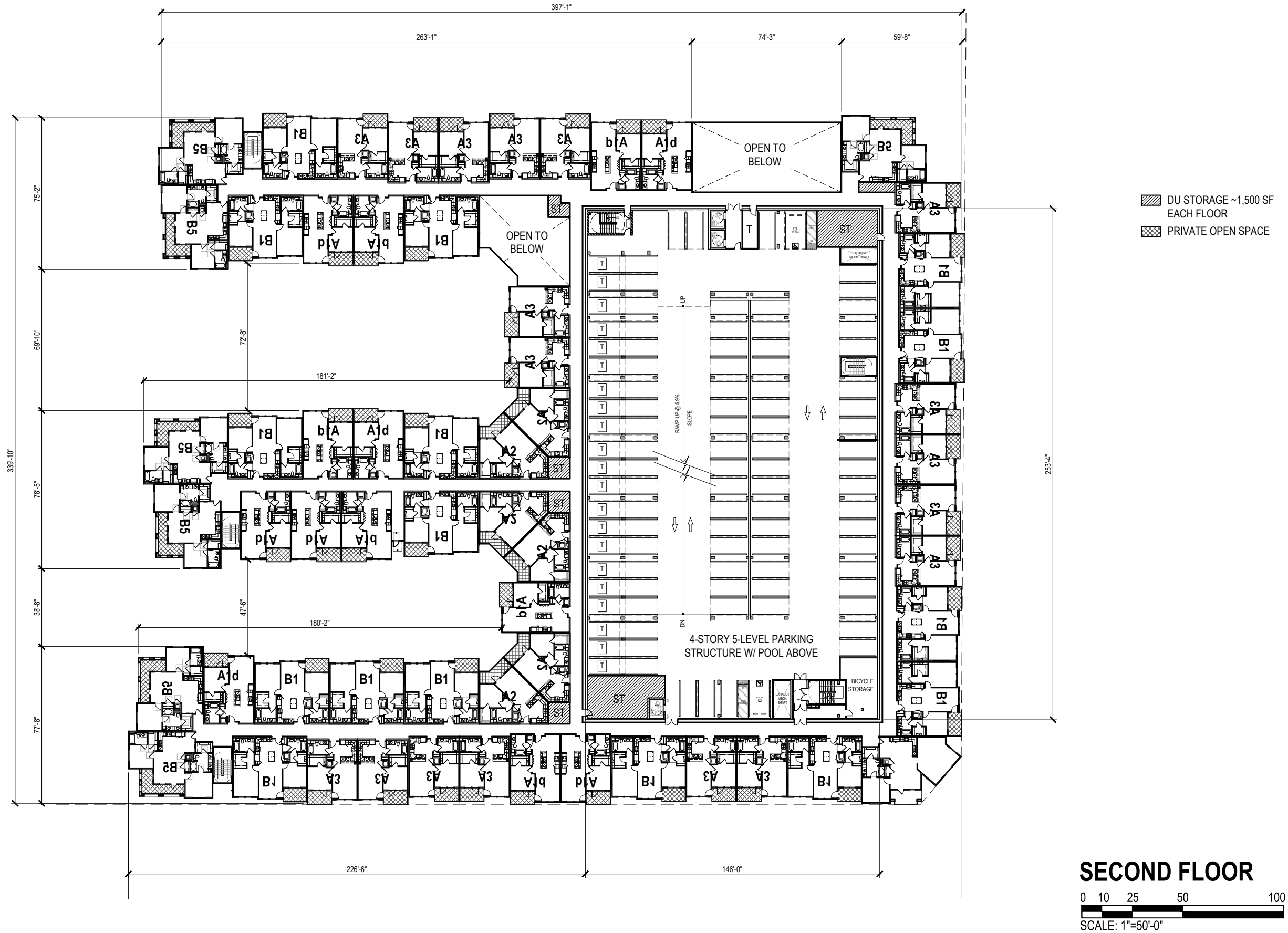
April 5, 2022

Begonia Real Estate
Development, Inc.

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com



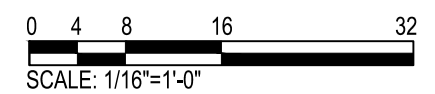
GROUND FLOOR

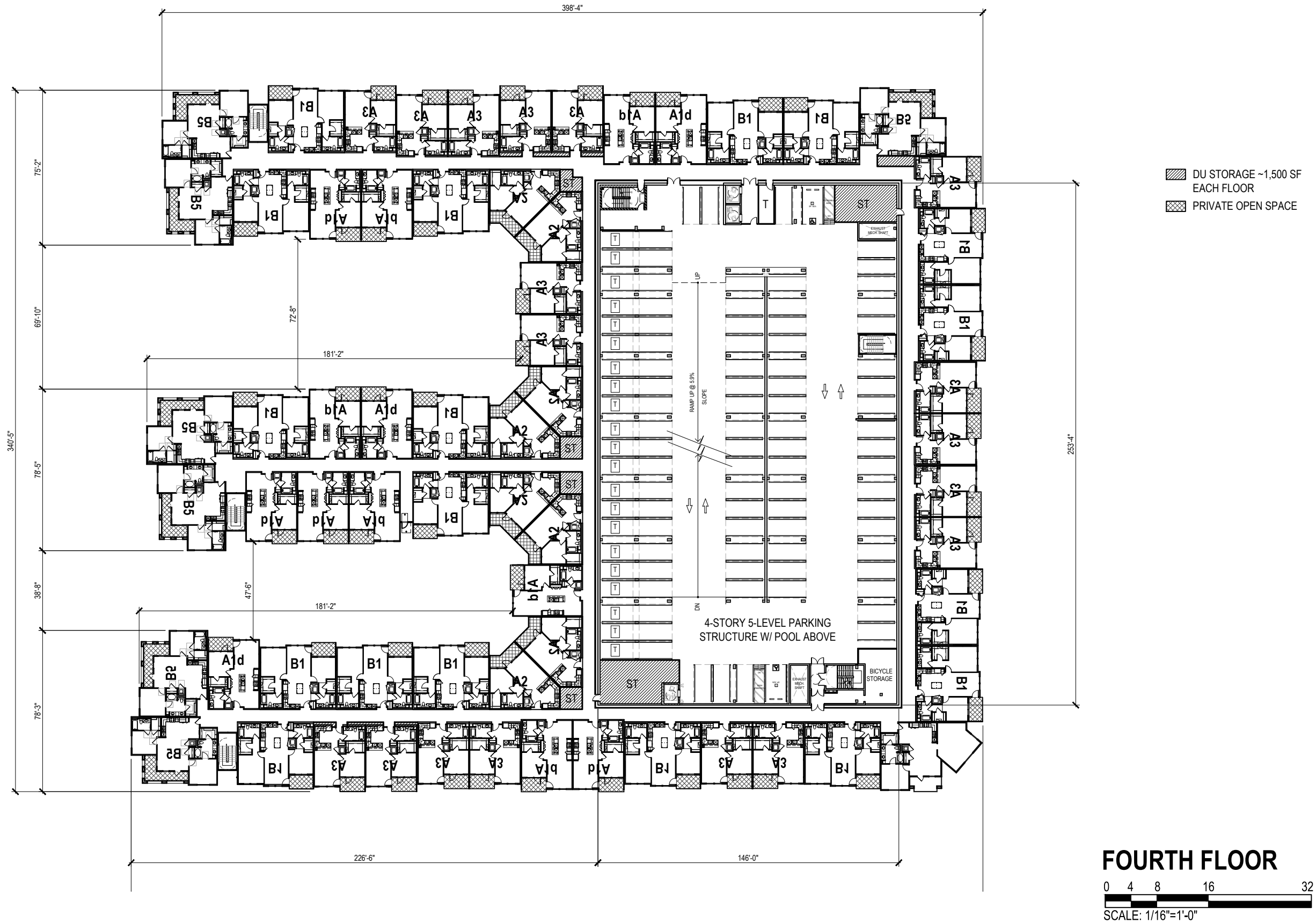


WRAP RESIDENTIAL

A4

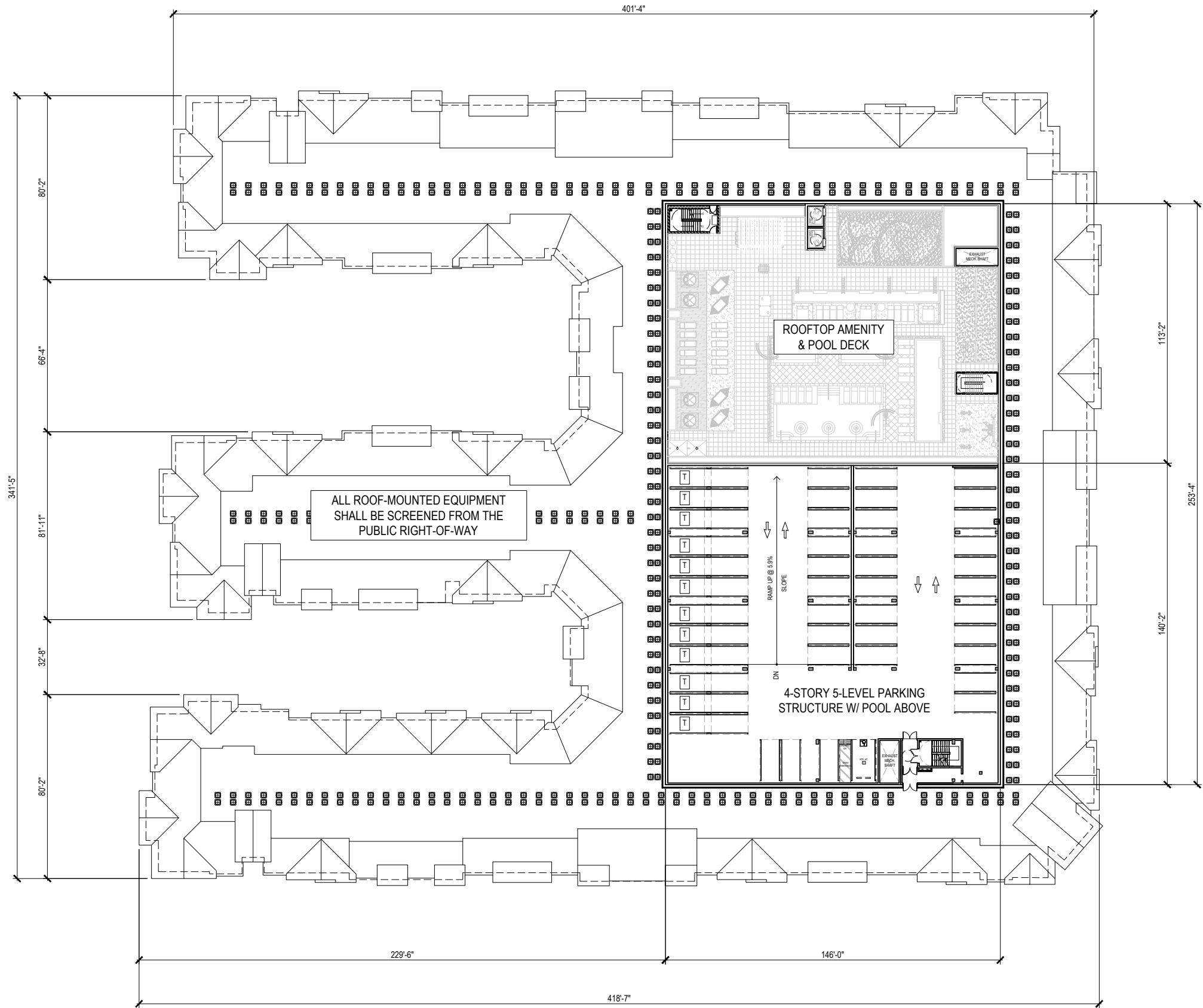
THIRD FLOOR



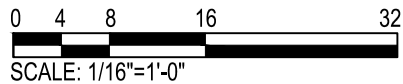


WRAP RESIDENTIAL

A6



DECK LEVEL



A7

WRAP RESIDENTIAL



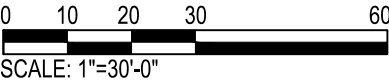
SOUTH ELEVATION
1" = 30'-0"



NORTH ELEVATION
1" = 30'-0"

NOTE: REFER TO SHEET A19 FOR LIGHTING

WRAP ELEVATIONS
Scale 1"=30' (on 30"x42" Sheet)



A8



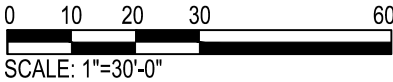
EAST ELEVATION
1" = 30'-0"



WEST ELEVATION
1" = 30'-0"

NOTE: REFER TO SHEET A19 FOR LIGHTING

WRAP ELEVATIONS
Scale 1"=30' (on 30"x42" Sheet)



A9



COURTYARD 1 - SOUTH ELEVATION
1" = 30'-0"



COURTYARD 1 - NORTH ELEVATION
1" = 30'-0"

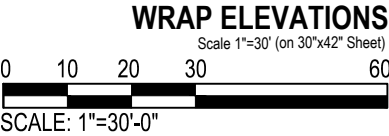


COURTYARD 2 - NORTH ELEVATION
1" = 30'-0"

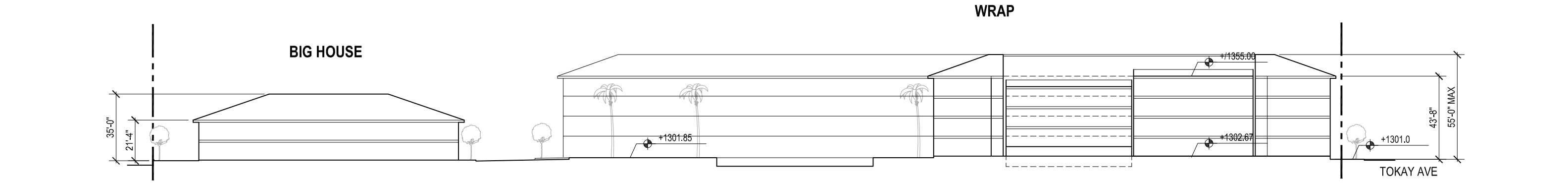


COURTYARD 2 - SOUTH ELEVATION
1" = 30'-0"

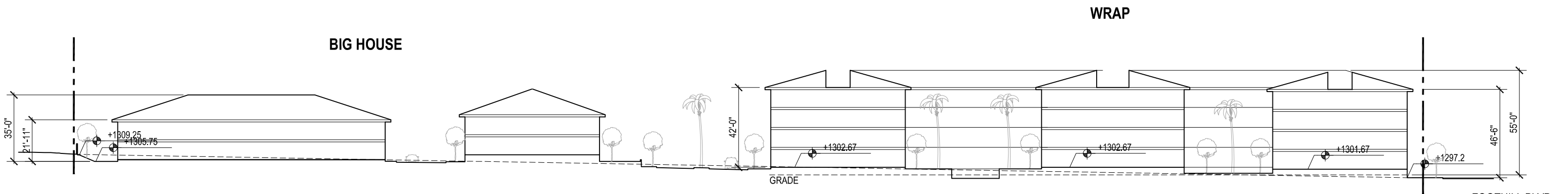
NOTE: REFER TO SHEET A19 FOR LIGHTING



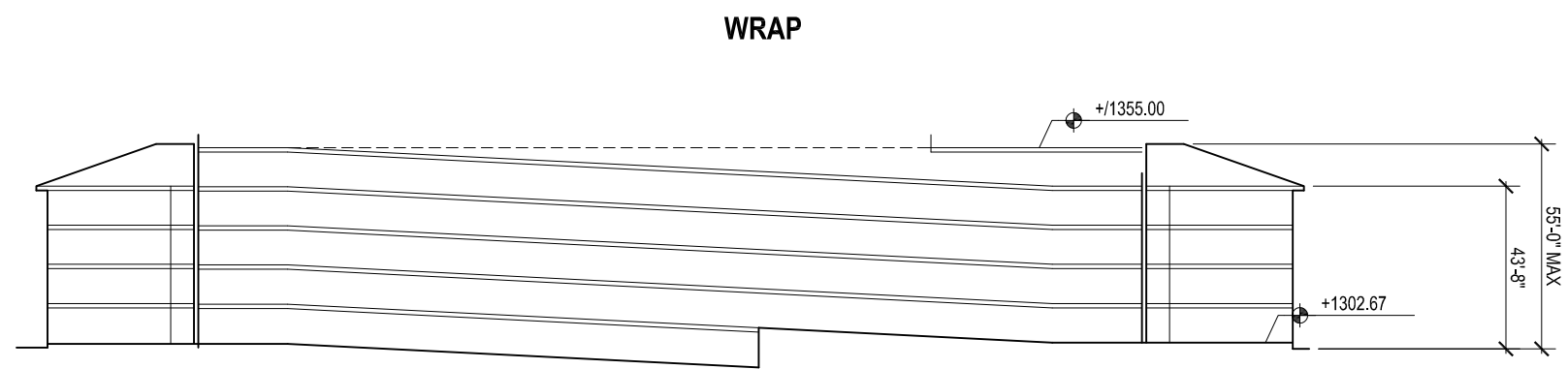
A10



SECTION A-A

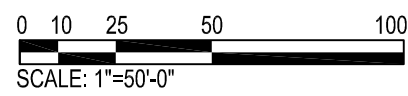


SECTION B-B



SECTION B-B

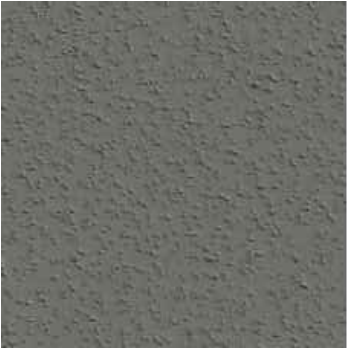
PROJECT SECTIONS



A11



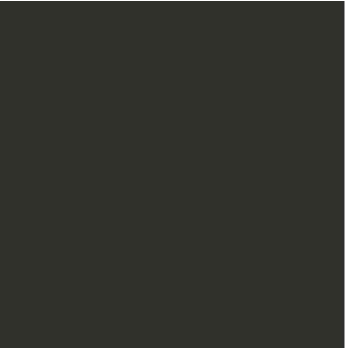
1. LA HABRA STUCCO
AGATE
P-505 - LIGHT GRAY



2. LA HABRA STUCCO
THUNDER SKY
P-2090 - MEDIUM GRAY



3. PAINTED TRIM ACCENT
DUNN-EDWARDS 6370
FLAT - DARK GRAY



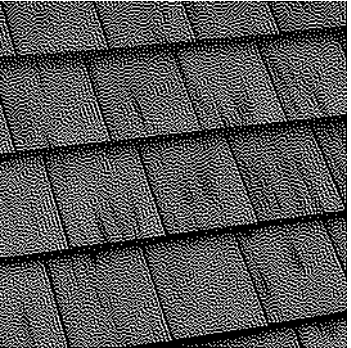
4. PAINTED METAL ACCENT
DUNN-EDWARDS 6371
SATIN



5. CULTURED STONE BASE
CORONADO HONEY
LEDGE-HURON



6. ARCHITECTURAL FOAM
COLUMN CAPITAL
FOAM CONCEPTS - AGATE
P-505



7. EAGLE ROOFING
CONCRETE TILE
4503 - BEL AIR

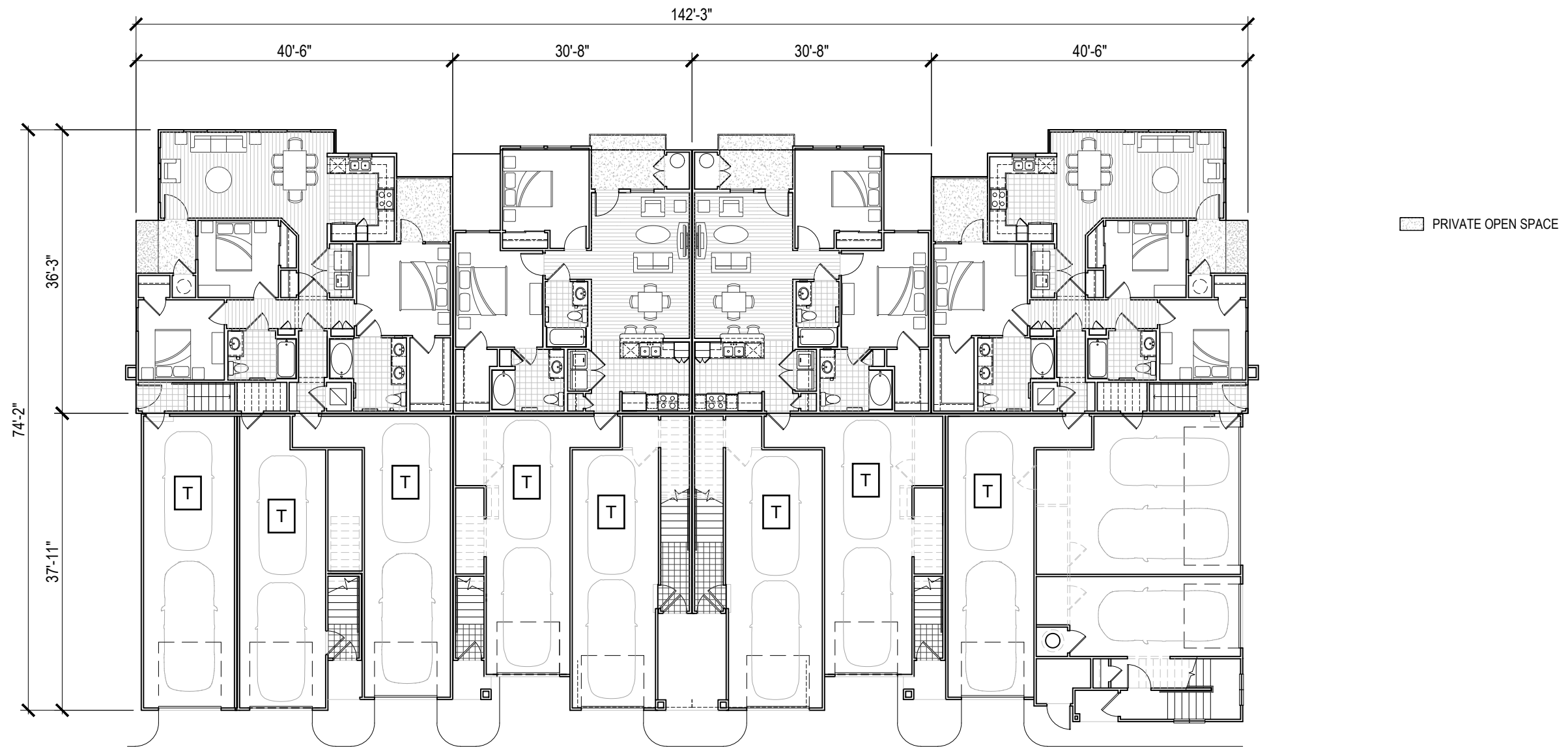


8. LA HABRA STUCCO
DUNN-EDWARDS
DILL GRASS - E5536



WRAP BUILDING MATERIALS

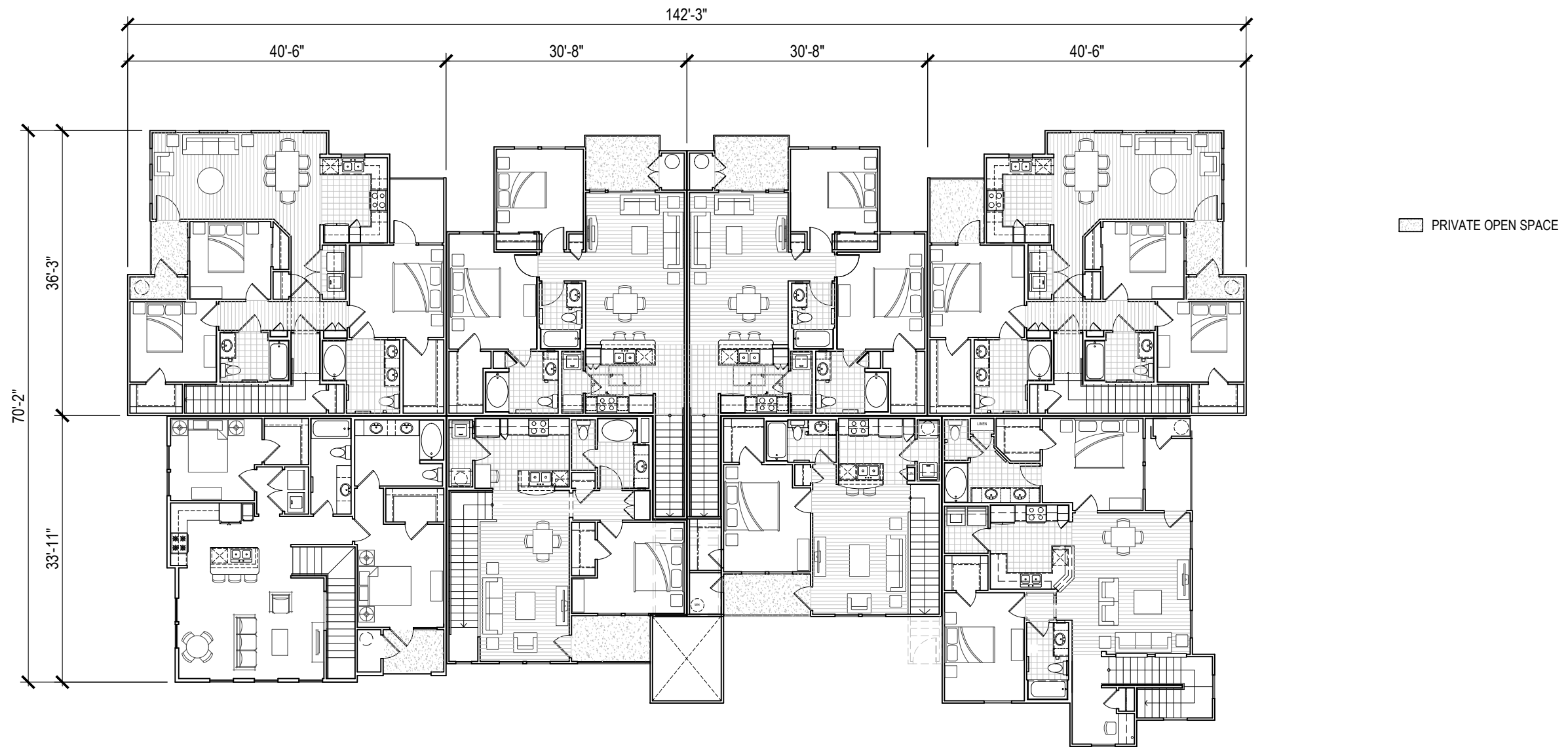
A12



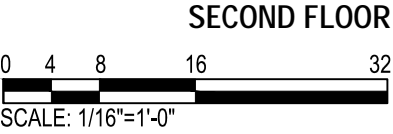
BIG HOUSE RESIDENTIAL

GROUND FLOOR

A13



BIG HOUSE RESIDENTIAL



A14



FRONT ELEVATION
1" = 20'-0"



SIDE ELEVATION
1" = 20'-0"



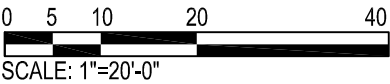
REAR ELEVATION
1" = 20'-0"



SIDE ELEVATION
1" = 20'-0"

NOTE: REFER TO SHEET A19 FOR LIGHTING

BIG HOUSE ELEVATIONS
Scale 1"=20' (on 30"x42" Sheet)



A15



1. PAINTED LAP SIDING
DUNN-EDWARDS DE5572



2. LA HABRA STUCCO
THUNDER SKY
P-2090



3. PAINTED TRIM ACCENT
DUNN-EDWARDS DE6191
FLAT



4. PAINTED ACCENT COLOR
DUNN-EDWARDS DET439
SATIN



5. CULTURED STONE BASE
CORONADO HONEY
LEDGE-HURON



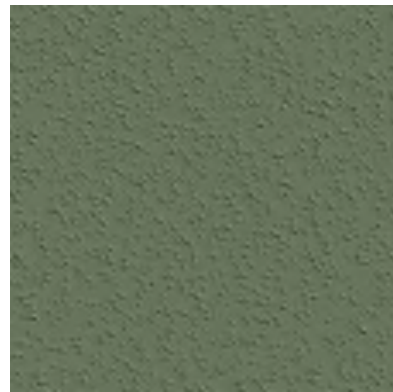
6. EAGLE ROOFING
CONCRETE TILE
4503 - BEL AIR



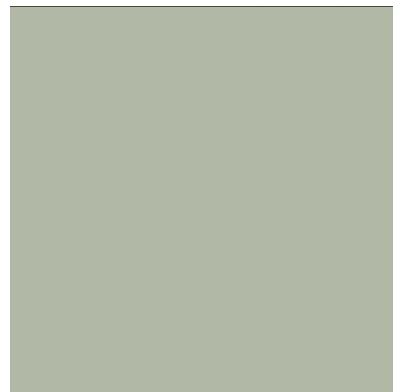
A16



1. PAINTED LAP SIDING
DUNN-EDWARDS DE5649



2. LA HABRA STUCCO
DUNN-EDWARDS E5536
DILL GRASS - FLAT



3. PAINTED TRIM ACCENT
DUNN-EDWARDS DEC775
FLAT



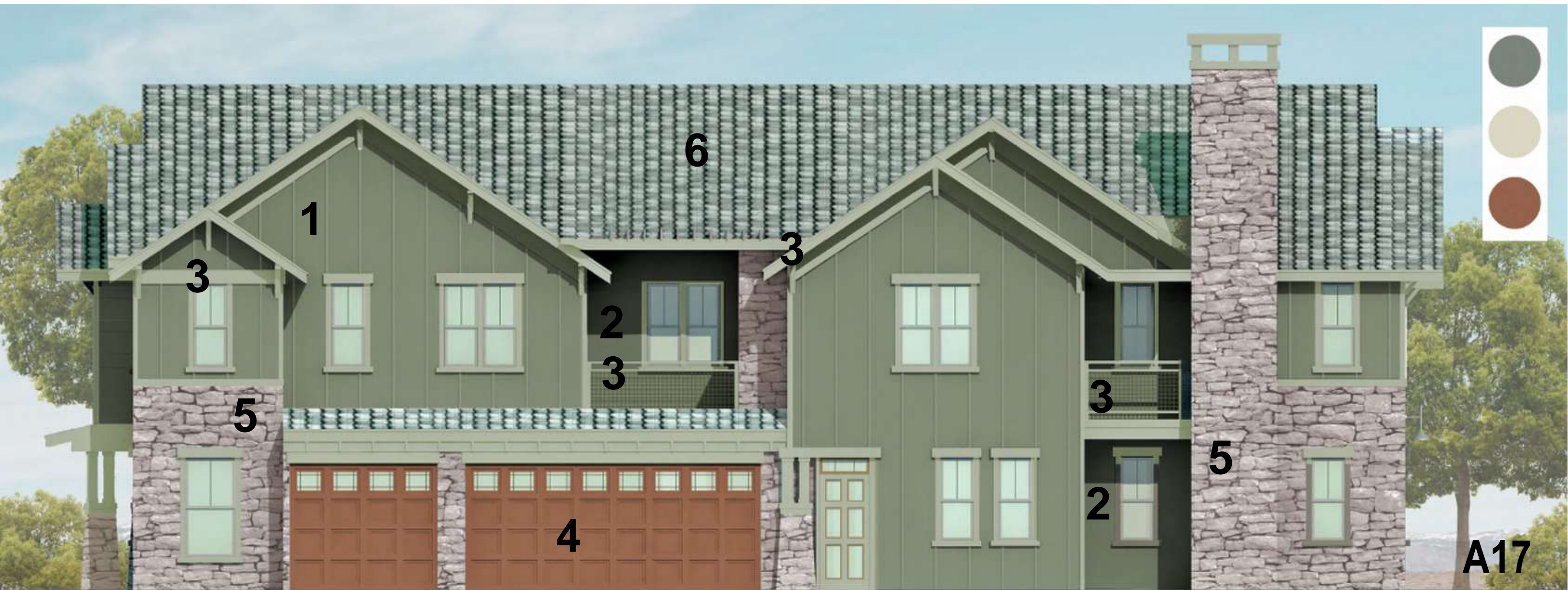
4. PAINTED ACCENT COLOR
DUNN-EDWARDS DET439
SATIN



5. CULTURED STONE BASE
CORONADO HONEY
LEDGE-HURON



6. EAGLE ROOFING
CONCRETE TILE
4503 - BEL AIR



A17



1. PAINTED LAP SIDING
DUNN-EDWARDS 6309



2. LA HABRA STUCCO
THUNDER SKY
P-2090



3. PAINTED TRIM ACCENT
DUNN-EDWARDS 6370
FLAT



4. PAINTED ACCENT COLOR
DUNN-EDWARDS DET439
SATIN



5. CULTURED STONE BASE
CORONADO HONEY
LEDGE-HURON



6. EAGLE ROOFING
CONCRETE TILE
4503 - BEL AIR



A18



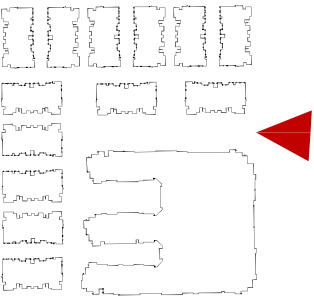
FARMHOUSE MODERN CRAFTSMAN WALL SCONE
TYPICALLY PLACED AT PUBLIC ENTRY & EXIT DOORS

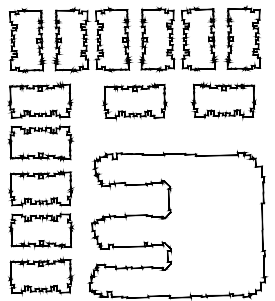


BELLEVIEW LIGHTING EXTERIOR WALL SCONE
TYPICALLY PLACED AT PRIVATE RESIDENTIAL ENTRY DOORS &
BALCONY DOORS

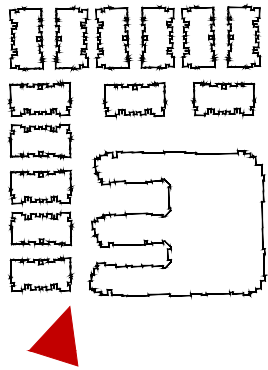
LIGHTING

A19

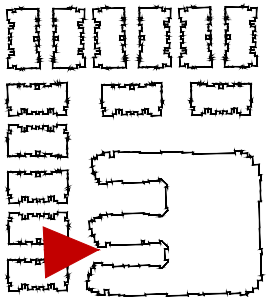




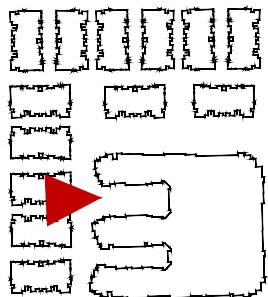
A21



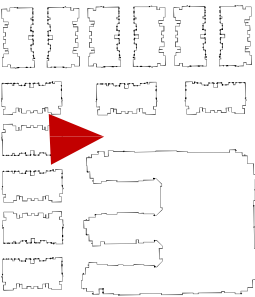
A22

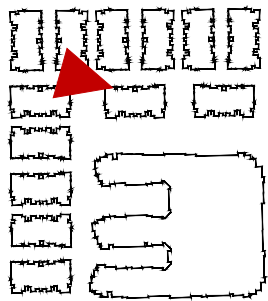


A23

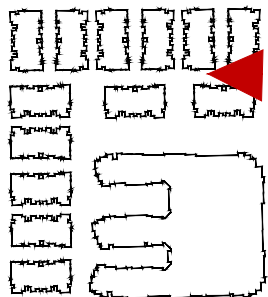


A24





A26



A27

RESOLUTION PC NO. 2022-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION, AND APPROVING TENTATIVE PARCEL MAP NO. 20400 (TPM NO. 21-016) TO CONSOLIDATE FOUR (4) EXISTING PARCELS INTO ONE PARCEL OF APPROXIMATELY 10.6 ACRES AND DESIGN REVIEW NO. 21-028 FOR THE SITE AND ARCHITECTURAL REVIEW OF A 406-UNIT MULTI-FAMILY APARTMENT PROJECT LOCATED NORTH OF FOOTHILL BOULEVARD AND WEST OF TOKAY AVENUE (APNS: 0230-031-10, -11, -12, AND -13

WHEREAS, the City of Fontana received an application on August 24, 2021, for a Tentative Parcel Map (TPM) to consolidate four (4) existing parcels into one (1) parcel for the development of a multi-family residential project of approximately 10.2 adjusted gross acres, and a Design Review application for site and architecture review of 406 multi-family units for development of an apartment complex with various amenities and associated site improvements.

Project Applicant: Begonia Real Estate Development
300 Spectrum Center Drive, Suite No. 400
Irvine, CA 92618

Project Location: Located on the northwest corner of Foothill Boulevard and Tokay Avenue (APNs: 1110-361-15, -16, -22, and -23).

Site Area: 10.6 gross acres

WHEREAS, all of the notices required by statute or the City Municipal Code have been given as required; and

WHEREAS, the subject site includes four (4) parcels totaling, approximately 10.2 gross acres that was annexed from San Bernardino County into the City of Fontana on April 10, 1967; and

WHEREAS, pursuant to the California Environmental Act (CEQA) and the 2019 Local Guidelines Section 6.16 for Implementing CEQA, an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) were prepared for this project; and

WHEREAS, on October 4, 2022, the Planning Commission received public testimony and considered Tentative Parcel Map No. 20400 (TPM No. 21-016), and Design Review No. 21-028; and,

WHEREAS, Tentative Parcel Map No. 20400 (TPM No. 21-016), and Design Review No. 21-028 are in compliance with the General Plan; and,

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

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibit “A”** for Tentative Parcel Map No. 20400 (TPM No. 21-016) and as **Exhibit “B”** for Design Review No. 21-028; and

WHEREAS, an Initial Study (IS) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA). Based on the information in the IS, a Mitigated Negative Declaration (MND) has been prepared for the Planning Commission’s consideration; 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 *Sun* newspaper on September 1, 2022, posted at City Hall and at the project site; and

WHEREAS, the Planning 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 4, 2022; 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 incorporated herein by reference.

Section 2. The City of Fontana Planning Commission hereby makes the following findings for Tentative Parcel Map No. 20400 in accordance with Section 26-218 (d) “Findings for approval of tentative parcel map” of the Fontana Subdivision Code:

Finding No. 1: **The proposed map is consistent with the City’s General Plan and any applicable specific plan.**

Findings of Fact: Tentative Parcel Map No. 20400 (TPM No. 21-016) is a request to consolidate four (4) existing parcels totaling approximately 10.2 gross acres into one (1) lot. The proposed lot will be for the development of the 406 multi-family residential project. The General Plan and Multi Family High Density (R-MFH) designation allows for

the use and the Fontana Municipal Code allows for the consolidation of parcels.

The lot, as proposed, comply with the City of Fontana's Municipal Code, including the Subdivision Sections (Chapter 26) and Zoning and Development Code (Chapter 30). The project is proposed with a density of 39.9 dwelling unit per acre which is below the maximum 50.0 units per acre density allowed in the R-5 zoning district. Therefore, the proposed Tentative Parcel Map 20400 is consistent with the City's General Plan. Additionally, new utilities will be installed, and the street meets the minimum width requirement of a major street identified within the hierarchs of streets of the General Plan. The proposed project is not within a specific plan.

Finding No. 2: The design or improvements of the proposed subdivision are consistent with the general plan and any applicable specific plan.

Findings of Fact: The design of the proposed consolidation, as mentioned in Finding No. 1, above is consistent with the General Plan. Street improvements including curb, gutter, and sidewalks conform to the requirements of the General Plan, Subdivisions (Chapter 26), and the Zoning and Development Code (Chapter 30). This project is required to connect to the City's sewer system. Additionally, the project has been reviewed by the Engineering Department and San Bernardino County Fire Department for safety and access.

Finding No. 3: The site is physically suitable for the type and density of development proposed.

Findings of Fact: The project site, shape, and topography are suitable for the proposed consolidation. The project site is approximately 10.2 gross acres and will accommodate the proposed 406 multi-family residential project including curb, gutter, and sidewalks. The R-MFH Land Use designation allows a density of up to 50.0 dwelling units per acre. The project is proposed with a density of 39.9 dwelling units per acre which is below the maximum 50.0 units per acre density allowed in the R-MFH zoning district for mixed use projects. The lot size and scale of the project is suitable for Foothill Boulevard which is classified as a Major Highway per the Hierarchy of Streets Plan. All street improvements will be constructed pursuant to applicable building, zoning, engineering and fire code standards, as mentioned in Finding No. 2 above.

Finding No. 4: The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.

Findings of Fact: The design of the consolidation and the proposed improvements as described in Finding No. 1 through Finding No. 3 above complies with the City of Fontana's Municipal Code requirements, conditions of approval (referenced herein), and will not have any impact on the environment or substantially and avoidably injury to fish, wildlife, or their habitat. Additionally, an Initial Study as referenced herein was completed for the proposed project and no impact was found to be significant and unavoidable. A Mitigated Negative Declaration has been prepared for this project.

Finding No. 5: The design of the subdivision or type of improvements will not cause serious public health problems.

Findings of Fact: The design of the consolidation as described in Finding No. 1 through Finding No. 4 above complies with the City of Fontana's Municipal Code requirements and the improvements associated with the subdivision such as street, curb, gutter, sidewalk are required to be constructed and have been designed as part of this project pursuant to the Zoning and Development Code and the Engineering Department requirements. Additional improvements such as water and sewer connection will be built pursuant to applicable building, zoning, and fire code standards; therefore, shall promote the public health, safety, and welfare of the surrounding community and will not cause public health problems.

Finding No. 6: That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The planning commission may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to easements previously acquired by the public.

Findings of Fact: The design of the consolidation and improvements will not conflict with any access easements acquired by the public. The proposed consolidation will provide three (3) points of access, one (1) from Foothill Boulevard and two (2) from Tokay Avenue. Currently there are no other public access easements through or within the proposed project site. The subject property is not located within the Fire Hazard Overlay Zone; thus, the project is not subject to the requirements of the Fire Hazard Overlay Zone.

Finding No. 7: **The proposed subdivision is consistent with local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.**

Findings of Fact: The proposed project is not located in the area identified in the State Cal-Fire very high fire hazard severity zone. Also, the subject property is not located within the Fire Hazard Overlay Zone; thus, the project is not subject to the requirements of the Fire Hazard Overlay Zone. The site will be built pursuant to all applicable building and fire codes standards, in addition to the Conditions of Approval as referenced herein.

Finding No. 8: **The proposed project will have fire protection and suppression services available for the subdivision through the City.**

Findings of Fact: The site will be built pursuant to all applicable building and fire codes standards, in addition to the Conditions of Approval as referenced herein. The project was reviewed by the Fontana Fire District and Building & Safety and the appropriate conditions have been placed on the project so the project will have fire protection and suppression services. The subject property is not located within the Fire Hazard Overlay Zone; thus, the project is not subject to the requirements of the Fire Hazard Overlay Zone.

Section 3. The City of Fontana Planning Commission hereby makes the following findings for Design Review No. 21-028 in accordance with Section 30-120 “Findings for approval” of the Fontana Zoning and Development Code:

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

Findings of Fact: The proposal for the construction of 406-unit multi-family residential project is consistent with the General Plan designation for the project site which is Multi Family High Density (R-MFH). The R-MFH land use designation category is described by the General Plan as a land use category that is intended to provide “the highest-density residential category in Fontana, allowing up to 50 du per acre. The General Plan sets the framework for the City of Fontana is a document that provides the overall policies for development within the community and does not specifically regulate development standards.

The proposal meets the following goals of the General Plan:

Land Use, Zoning, and Urban Design Element Goal 2 “Locate multi-family development in mixed-use centers, preferably where there is nearby access to retail, services, and public transportation.” (page 15.34 FGP)

Land Use Element Goal 2, City of Fontana General Plan (FGP) “Fontana development patterns support a high quality of life and economic prosperity” (page 15.34 FGP).

Land Use, Zoning, and Urban Design Element Goal 2 “encourage Livable Corridor design: more walkable neighborhoods with higher density housing and a mixed-use development on larger infill sites along corridors such as Foothill, Sierra, Valley, Baseline, Citrus and others, connecting them to adjoining neighborhoods.” (page 15.35FGP)

Communities and Neighborhoods Element Goal 4 seeks to continue to promote the establishment of “traditional and master-planned neighborhoods that continue to thrive and attract families” (page 16.19 of the FGP).

Community and Neighborhoods Element Goal 6 “the safe, attractive, and lively central part of the city has new infill development and infrastructure and public realm improvements” (page 16.20 FGP).

The proposed project is located in the R-MFH zoning designation. The R-MFH district is an area that seeks to create a lively and walkable high density residential uses. New development should preserve and exemplify the character of the existing neighborhood. The proposed 406-unit multi-family development will meet all zoning and development standards set forth in the Fontana Municipal Code as noted in the Staff Report and the findings below and, therefore, is consistent with the General Plan. The project site is not located in a Specific Plan.

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

Findings of Fact: The proposed development as referenced in Finding No. 1 complies with the City of Fontana Zoning and Development Code. Improvements including streets, sidewalks, drainage, and grading, will provide a safe and well-designed project. Additionally, the

proposed development meets all setback, height, landscaping, design, architecture, parking, access and safety requirements.

The site improvements have been reviewed by the Fire, Building and Safety, Engineering and Public Works Department. During the project review process, changes were made to the plans to ensure that the project is a well-designed project including providing for 30 foot wide drive aisles as required by the Fire Department for buildings that are 3 stories or higher and providing for three points of access. Street lighting and on-site lighting has 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 as referenced in Finding No. 1 has been designed to enhance and compliment the surrounding neighborhood. The architectural theme for the project is described as Craftsman. The proposed development will incorporate elements of the Craftsman architectural style. The result is a high-quality architectural design appropriate and desirable for the surrounding neighborhood. The proposed development will enhance the character of the surrounding neighborhood through appropriate attention to aesthetics and design.

Architectural relief utilized for the proposed buildings consists of decorative window treatments, decorative lighting, varied roof lines, architectural “pop-outs,” and other features appropriate to the style. The use of a variety of colors and expose rafters of a contrasting color will further add architectural diversity to each building. The proposed project enhances the surrounding neighborhood by developing four different color schemes and incorporating architectural style that complements the surrounding homes. All buildings are designed with tile roofing material coordinated to match the color scheme of each elevation. Additionally, all garage doors will incorporate windows and the landscaping will utilize plants to complement the architecture of the building and the development as a whole.

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

Findings of Fact: The proposed development as referenced in Findings No. 1-3 above complies with the City of Fontana Zoning and Development Code. Improvements including streets, sidewalks, drainage, and grading, will provide a safe and well-designed neighborhood.

As mentioned in Finding No. 2 above the site improvements have been reviewed by the Fire, Building and Safety, and Engineering Departments. During the project review process, changes were made to the plans to ensure that the project is a well-designed project. Street lighting and on-site lighting has been included to provide ample visibility at night. Landscaping has been incorporated to create an attractive atmosphere along adjacent parcels.

Section 4. Pursuant to the California Environmental Act (CEQA) and Section 6.04 the 2019 Local Guidelines 04 for Implementing CEQA, an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) were prepared for this project.

Section 5. Based on the foregoing, the City of Fontana Planning Commission hereby approves Tentative Parcel Map No. 20400 (TPM No. 21-016) and Design Review No. 21-028, adopts the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program, and directs staff to file the Notice of Determination subject to the findings listed above and the conditions of approval which are attached hereto as **Exhibits “A and B”** respectively.

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

Section 7. 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 4th day of October 2022.

City of Fontana

Cathline Fort, Chairperson

ATTEST:

Resolution No. PC 2022-_____

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 4th day of October 2022, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Idilio Sanchez, Secretary

Exhibit “A”



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. 21-079
Tentative Parcel Map No. 20400
(TPM No. 21-016)

DATE: October 4, 2022

LOCATION: The project site is located at 15926 Foothill Boulevard, 15922 Foothill Boulevard, 15976 Foothill Boulevard and 8016 Tokay Avenue (APNs: 1110-361-15, -16, -22, and -23).

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:
 - a. All requirements of the Fontana City's Municipal Code shall be complied with.
 - b. All Conditions of Approval imposed on this project have been fulfilled.
2. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain 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.

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

3. This tentative parcel map shall comply with all applicable development standards of Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development Code) of the Municipal Codes of the City of Fontana and the Subdivision Map Act.
4. The applicant shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.
5. This tentative parcel map 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.

Prior to Issuance of Building /Construction Permits

6. 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 and grading plans prior to issuance of any building or grading permits.

BUILDING AND SAFETY DEPARTMENT:

7. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
8. 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.

9. The Parcel map shall record prior to the issuance of any permits.

ENGINEERING:

10. Applicant shall comply with the current State Subdivision Map Act, all applicable provisions of the Subdivision Section of the current Fontana Municipal Code and City Standards.

PRIOR TO MAP RECORDATION

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

END OF CONDITIONS

Exhibit “B”



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. (MCN) 21-079
Design Review Project (DRP) No. 21-028

DATE: October 4, 2022

LOCATION: The project site is located at 15926 Foothill Boulevard, 15922 Foothill Boulevard, 15976 Foothill Boulevard and 8016 Tokay Avenue (APNs: 1110-361-15, -16, -22, and -23).

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
 - A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
 - B. All other Conditions of Approval imposed by this project have been fulfilled.
2. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This

indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

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

3. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections No. 30-23 of the Municipal Code.
4. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.
5. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.
6. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
7. This Design Review Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.
8. This project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.
9. Color combinations and color schemes for commercial buildings approved under a Design Review Permit application shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning

Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.

10. 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.
11. The applicant shall provide an underground gas line for the BBQ island.
12. The applicant shall provide up-lighting on the perimeter and up-light proposed trees to the satisfaction of the Director of Planning and his/her designee.
13. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.
14. 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 mailboxes within their development. Any replacements of the mailboxes subsequent to the original installation shall be the responsibility of the developer, each individual homeowner and/or the homeowners association, and the Post Office.
15. Wall-mounted decorative lighting fixtures shall be provided at the front porch area of each main entrance and be a minimum of 18-inches in height.
16. The recreational amenities shall be constructed of a similar material and equipment located in public parks and/or to the satisfaction of the Director of Planning.
17. The applicant/developer/property owner shall employ a certified professional manager or management company to provide maintenance, security, and other services. The professional manager or management company shall be California Association of Community Managers (CACM) certified or equivalent.
18. After the fifteen (15) day appeal period, the applicant shall remove the notice of Filing sign from the project site. The applicant may request a refund of the \$300 sign deposit. The request shall be submitted to the Planning Department.
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.

PRIOR TO ISSUANCE OF GRADING PERMIT

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

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

22. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.
23. 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.

ENGINEERING DEPARTMENT:

24. 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.
25. The applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.
26. It is the Applicant's responsibility to maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to final acceptance by the City. Where applicable, the applicant must provide provisional street sweeping schedules to the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

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

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

28. The applicant shall record any maps, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.
29. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

30. The applicant/Design Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans.
31. The applicant/Engineer shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.
32. The applicant/Engineer shall set monuments as required by the map and corner records must be recorded with the County.
33. The applicant/Landscape Architect shall provide a "Landscape Certificate of Compliance" certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).
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. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water BMP Transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

BUILDING & SAFETY:

36. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
 - A. California Building Code
 - B. California Residential Code
 - C. California Electrical Code
 - D. California Mechanical Code
 - E. California Plumbing Code
 - F. California Energy Code
 - G. California Fire Code

H. California Green Building Standards Code

37. 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.
38. The applicant shall comply with the requirements of the South Coast Air Quality Management District (909-396-2000). SCAQMD requirements shall be satisfied prior to the issuance of any demolition permit.
39. 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.
40. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.
41. The applicant shall verify that 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.
42. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.
43. The applicant shall comply with the following grading requirements:
 - A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
 - B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
 - C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
 - D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
 - E. No water course or natural drainage shall be obstructed.
 - F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
 - G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

- H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.
 - I. 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.
 - J. 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.
44. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

45. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
- A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad Elevation certification
 - E. Rough grade inspection signed off by a City Building Inspector
46. The applicant shall combine the existing parcels into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued.
47. The applicant shall complete accessibility plan will be required at time of plan check submittal.

FONTANA FIRE PREVENTION DISTRICT:

48. Jurisdiction. The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of

current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

49. Fire Access Road Width. Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.
50. 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.
51. Street Signs. Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site.
52. Fire Lanes. The applicant shall submit on a site plan to the Fire Department for review and approval all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards.
53. Water System Residential. 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. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet shall be provided. All fire hydrants shall be spaced no more than six hundred (600) feet as measured along vehicular travel-ways.

The Fire Flow for this project shall be: 4000 GPM for a 2-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 220,960 sq.ft. structure.

54. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department.
55. 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.

56. Combustible Protection. Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed.
57. 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.
58. Fire Sprinkler-NFPA #13D. 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 approval. The required fees shall be paid at the time of plan submittal.
59. Fire Sprinkler-NFPA #13R. An automatic fire sprinkler system complying with NFPA 13R and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal.
60. Standpipe system. A standpipe system is required. A fire sprinkler contractor shall submit three (3) sets of hydraulic calculations and detailed plans to the Fire Department for review and approval. The system shall comply with NPA 14 and Fire Department standards. The required fees shall be paid at the time of plan submittal.
61. Fire Alarm, Manual or Automatic. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
62. 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.
63. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
64. Commercial Addressing. Commercial and industrial developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two

hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances.

65. Commercial (large facility) Addressing. Commercial, industrial and multi-family developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one and one half (1 ½) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances.
66. Illuminated Site Diagram. The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant.
67. 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.
68. 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.
69. Secondary Access. The development shall have a minimum of 2 points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes.
70. Spark Arrestor. An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements.

END OF CONDITIONS OF APPROVAL

NOTICE OF DETERMINATION

TO: X County Clerk, County of
San Bernardino

____ Office of Planning and Research

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

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

Project Title: Master Case No. 21-079, Tentative Parcel Map No. (20400) No. 21-016 and Design Review No. 21-028 – Begonia at Route 66 Project

State Clearinghouse Number: N/A

Name of Person or Agency carrying out project: Salvador Quintanilla – Senior Planner. City of Fontana (Lead Agency) 8353 Sierra Avenue, Fontana, CA 92335.

Project Location: The project site is located at 15926 Foothill Boulevard, 15922 Foothill Boulevard, 15976 Foothill Boulevard and 8016 Tokay Avenue (APNs: 1110-361-15, -16, -22, and -23).

Project Description: Tentative Parcel Map No. 20400 (TPM No. 21-016) and Design Review No. 21-028 for a proposed 406-unit multi-family residential gated community complex totaling approximately 10.6-acres of land.

Project Proponent & Address: Rod Fermin, Begonia Real Estate Development, 300 Spectrum Center Drive, Suite No. 400, Irvine, CA 92618

Contact Name & Phone: Rod Fermin – (909) 209-5900

This is to certify that on October 4, 2022, the Planning Commission of the City of Fontana approved the above-described project along with the aforementioned Mitigated Negative Declaration, and made the following determinations:

1. The project ____ will X will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures X were ____ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations __ was X was not adopted for this project.
5. Findings X were ____ were not made pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Addendum are specified as follows:

Custodian: City of Fontana, Planning Department

Location: 8353 Sierra Avenue, Fontana, CA 92335

DiTanyon Johnson
Principal Planner

Date Received for Filing



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

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

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

Master Case No. 21-079, Tentative Parcel Map No. 20400 (TPM No. 21-016), and Design Review No. 21-028

The applicant, Begonia Real Estate Development, LLC is proposing a development (Begonia Village at Route 66) to construct approximately 406 multi-family residential units within a gated community that includes various amenities such as a pool, bbq islands, open space, and exercise facilities and a Tentative Parcel Map (TPM) to consolidate four (4) existing parcels into one.

Environmental Determination: A Mitigated Negative Declaration (MND) has been prepared pursuant to Section 15070 of the California Environmental Quality Act and per Section 6.04 of the City of Fontana 2019 Local Guidelines for Implementing the California Environmental Quality Act.

Location: Northwest corner of Foothill Boulevard and Tokay Avenue (APNs 1110-361-15, 1110-361-16, 1110-361-22, and 1110-361-23).

Date of Hearing: October 4, 2022

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

Time of Hearing: 6:00 P.M.

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



The period for comment regarding the mitigated negative declaration for this project is from September 1, 2022 to September 21, 2022. The initial study and proposed mitigated negative declaration are available for review at City Hall (8353 Sierra Avenue Fontana, CA 92335) and online at <https://www.fontana.org/2137/Environmental-Documents>. Please submit your comments via email to Salvador Quintanilla at squintanilla@fontana.org.

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

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



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 21-1718
Agenda #: PH-C

Agenda Date: 10/4/2022
Category: Public Hearing

FROM:

Planning Department

TITLE:

Master Case No. 21-120; General Plan Amendment No. 21-008; Zoning Code Amendment No. 21-010; Tentative Tract Map 20521 (TTM No. 21-007); Design Review Project No. 21-043 - A request to develop 68 attached condominium units with fourteen buildings on a 4.6-acre lot near the intersection of South Highland Avenue and Citrus Avenue.

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. 2022-____; and, forward a recommendation to the City Council to:

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file the Notice of Determination and,
2. Adopt a resolution approving General Plan Amendment No. 21-008; and,
3. Adopt an ordinance approving Zoning Code Amendment No. 21-010; and,
4. Adopt a resolution approving Tentative Tract Map No. 20521 (TTM No. 21-007); and Design Review No. 21-043.

APPLICANT:

PRL Enterprises
6997 Citrus, LLC
16866 Seville Avenue
Fontana, CA 92335

LOCATION:

6697 Citrus Avenue, Fontana, CA 92336 (APN: 0240-011-17).

REQUEST:

1. General Plan Amendment No. 21-008 is a request change the site's General Plan land use designation from General Commercial (C-G) to Multi Family Residential (R-MF) and to remove the project site from the Fontana Auto Center Overlay District identified on the General Plan Land Use map. Changing the Land Use designation to R-MF and removing this site from the Overlay would allow the applicant to develop a multi-family project.
2. Zoning Code Amendment No. 21-010 is a request to remove the project site from the Fontana

Auto Center Overlay District and change the zoning district from General Commercial (C-2) to Multi Family (R-3). Removing this site from the Overlay and changing the Land Use designation to R-MF would allow the applicant to develop a multi-family project.

3. Tentative Tract Map No. 20521 (TTM No. 21-007) is a proposal to establish 68 attached residences on the project site as condominiums (APN: 0240-011-17) totaling 4.6 acres.
4. Design Review No. 21-043 is a proposal for site and architectural review for 68 detached residential units on approximately 4.6 acres, with a density of 14.8 du/ac.

PROJECT PLANNER:

Alejandro Rico, Associate Planner

BACKGROUND INFORMATION:

Existing Land Use Designations:

	General Plan	Zoning	Existing Land Use
Site:	Existing: General Commercial (C-G) Proposed: Multi-Family Residential (R-MF)	Existing: General Commercial (C-2) Proposed: Multi Family (R-3)	Vacant
North:	General Commercial (C-G)	General Commercial (C-2)	Vacant Lot
South:	Single Family (R-SF)	Single Family Residential (R-1)	Single Family Residential
West:	Single Family (R-SF)	Single Family Residential (R-1)	Single Family Residential
East:	Single Family (R-SF)	Single Family Residential (R-1)	Single Family Residential

PROJECT DESCRIPTION:

- A. Site Area:
Approximately 4.6 acres
- B. Lot Coverage:
Maximum Lot Coverage: 50%
Provided: 34%
- C. Building/Unit Analysis:
Maximum Allowed: 24 dwelling units per acre
Provided: 14.8 dwelling units per acre
- D. Parking Analysis:
Automobile Spaces Required: 193 Spaces
Automobile Spaces Provided: 193 Spaces
- E. Landscaping:
Minimum Requirement: 15%
Proposed: 23%

ANALYSIS:

The applicant is requesting that the Planning Commission review and recommend to the City Council, approval of a 68-unit condominium project on approximately 4.6 acres, with a density of 14.8 du/ac. Currently, the site is vacant with sidewalk, curb and gutter improvements on built along Citrus Avenue.

General Plan Amendment (GPA 21-008):

The General Plan amendment is a request to modify the General Plan Land Use designation of the project site and remove it from the Fontana Auto Center Overlay District as identified on the General Plan Land Use map. Currently, the proposed development is within the Fontana Auto Center Overlay District which does not permit residential housing. Changing the land use designation from General Commercial (C-G) to Multi-Family Residential (R-MF) and removing the parcel from the Overlay District is required to allow for multi-family residential development.

The project site will act as a transitional space between the single-family residential community to the south and commercial areas located along Highland Avenue while providing housing opportunities for residents. General Plan policies promoting this strategy include, "Promote interconnected neighborhoods with appropriate transitions between lower intensity and higher intensity land uses" (General Plan 15.34) and "Establish a range of rental and for sale housing opportunities in the city" (Housing Plan 4-3). As required in the General Plan, the design will follow sound urban design strategies with a well designed and attractive project.

Zoning Code Amendment (ZCA 21-010):

The Zoning Code amendment is a request to modify the Fontana Auto Center Overlay District and Zoning District of the project site. The proposed development is within the Fontana Auto Center Overlay District identified within the Zoning and Development Code; the overlay boundaries would be modified to remove the project site. The Zoning Map/Zoning District is proposed to be changed from General Commercial (C-2) to Multiple Family (R-3). These amendments would serve to allow the developer to build a multi-family project on the site.

Tentative Tract Map No. 20521 (TTM No. 21-009):

As previously mentioned, the project site is proposed to be zoned R-3 for multi-family development. 68 attached units are proposed with fourteen (14) buildings. The Tentative Tract Map request is to allow for the units to be sold as condominiums to individual owners.

Design Review No. 21-043:

The applicant has proposed a high-quality architecture contemporary craftsman style to be built for this project of 68 attached units as detailed above. Fourteen (14) two (2) story buildings are proposed for these condominium units. Architectural features include concrete tiles, wide window frames, window shutters, wood siding, roof mounted windows, accent fascia, stone veneer and carriage lights. Also, proposed is a variety of buildings with different color schemes to add variety to the design. Units are proposed with three (3) bedrooms, a kitchen, two (2) car garage, storage space, washer and dryer room and private patio area for each unit.

Power lines will be placed underground and parkway landscaping will be installed. A block wall

currently exists along the southern and eastern property lines and the developer will build a block wall along the northern property line. A six-foot-high wrought iron fence is proposed along the western property line.

An entry statement is proposed along Citrus Avenue. The entryway will have dense landscaping and decorative paving. Amenities include a cornhole gaming area, tot lot, lawn area and Bar-B-Que area in a centralized location. Additionally, a paseo is proposed along the exterior of the site within the rear and side setback areas. Two (2) additional open space areas are planned within along the eastern portion of the site with a cornhole gaming area and dog park.

Some infrastructure improvements along Citrus Avenue are existing with curb and gutter, and sidewalk. The developer will be required to underground utility poles, provide landscaping in the parkway and construct a driveway for vehicular access to the site.

Environmental:

An Initial Study (IS) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA). Based on the information in the IS, no significant impact is anticipated as a result of project implementation, with mitigation incorporated, and a Mitigated Negative Declaration has been prepared per Section 15070 of the California Environmental Quality Act and per Section 6.04 of the City of Fontana 2019 Local Guidelines for Implementing the California Environmental Quality Act. The pertinent California Environmental Quality Act (CEQA) environmental documents can be viewed at <https://www.fontana.org/2137/Environmental-Documents>

MOTION:

Approve staff recommendation

ATTACHMENTS:

1. Vicinity Map
2. Project Plans
3. General Plan Amendment
4. Zoning Code Amendment
5. Planning Commission Resolution, Findings and Conditions of Approval
6. Notice of Public Hearing



Vicinity Map

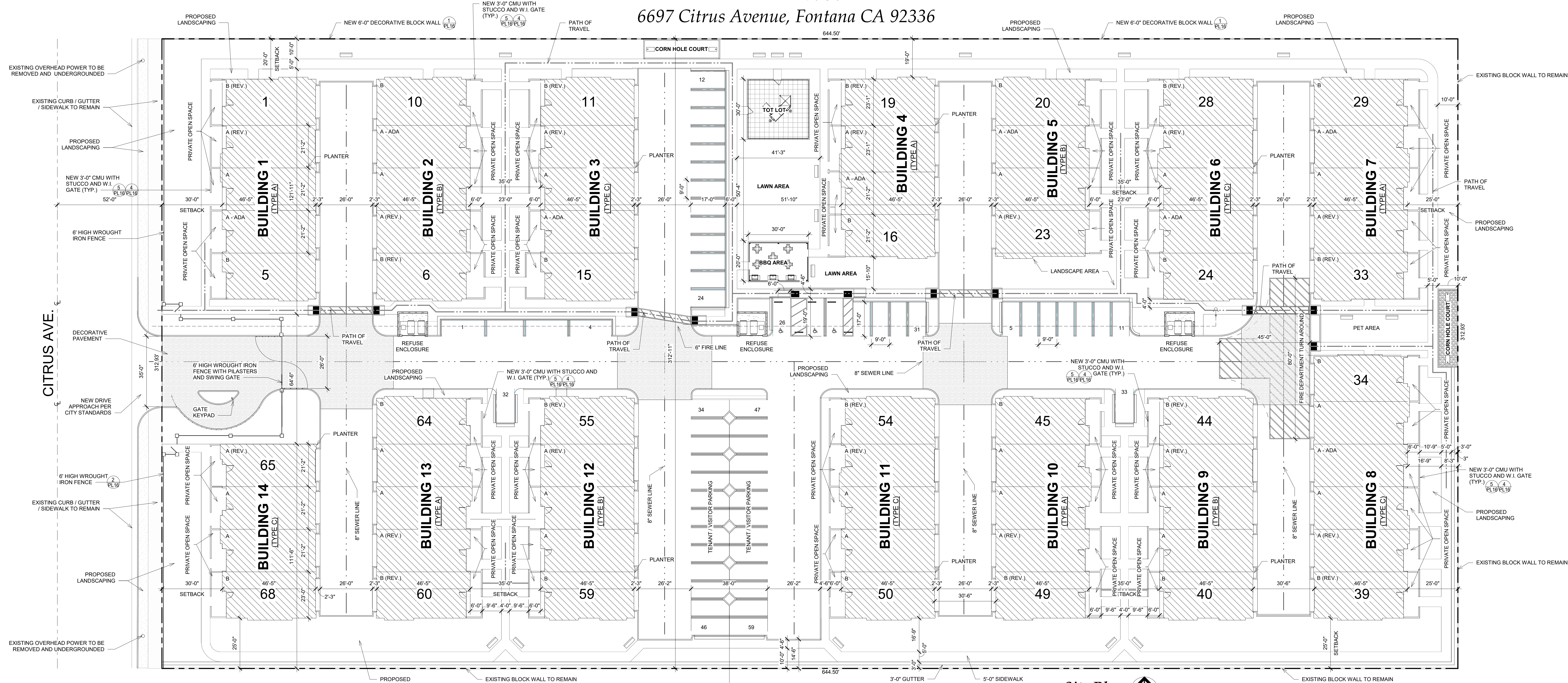
DATE: October 4, 2022
CASE: Master Case No. 21-120
General Plan No. 21-008
Zone Change No. 21-010
Tentative Tract Map No. 21-007
Design Review No. 21-043

Proposed Condominium Development For:

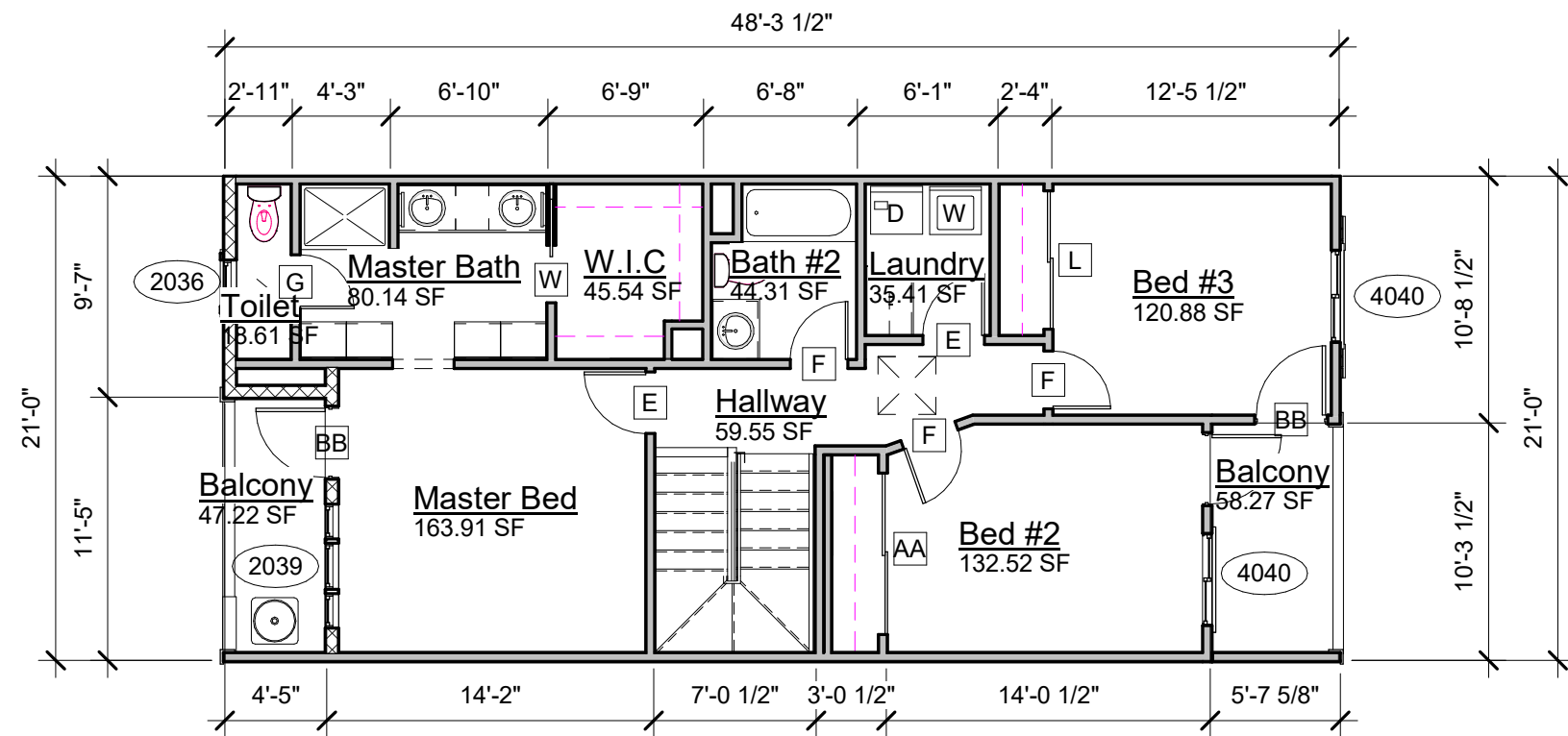
PRL Inc.

6697 Citrus Avenue, Fontana CA 92336

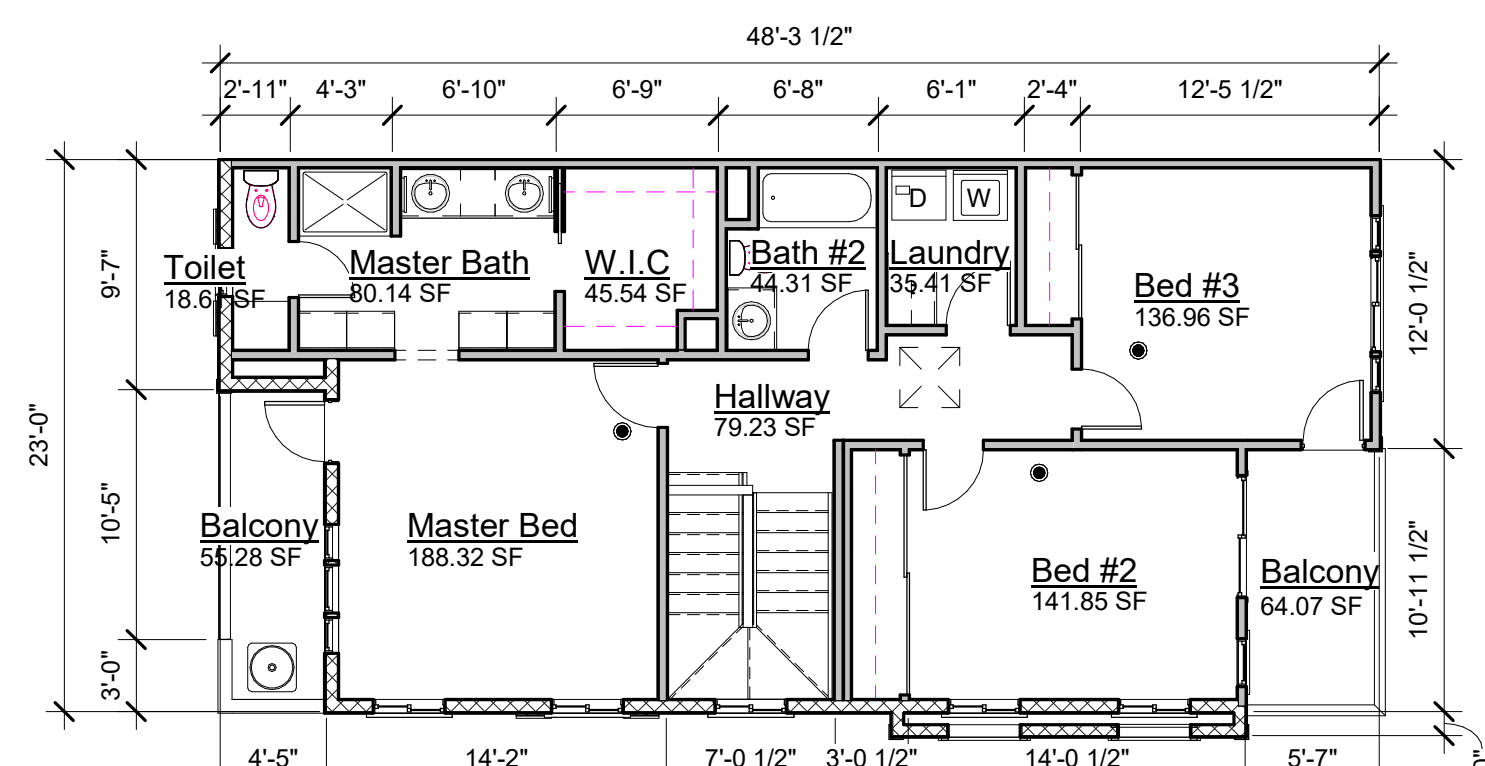
E:\Andresen Architecture Inc\AAI - Access\Projects\2020-2029\2021\21-4262 Allard Citrus Condominiums.rvt
9/8/2022 6:21:26 PM
© 2021 DOUG ANDRESEN, ARCHITECT EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DOUGLAS ANDRESEN, ARCHITECT.



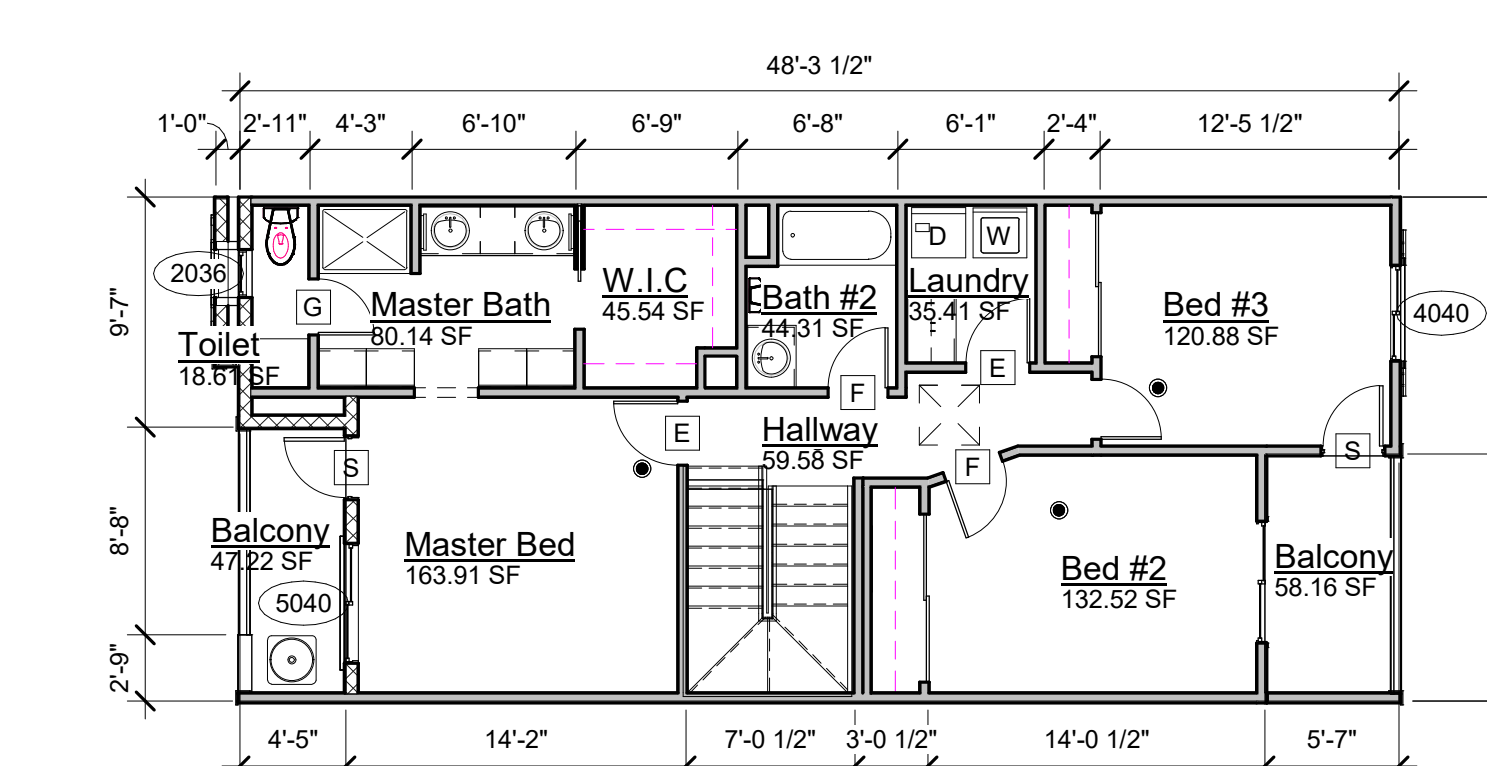
Site Plan
1" = 20'-0"



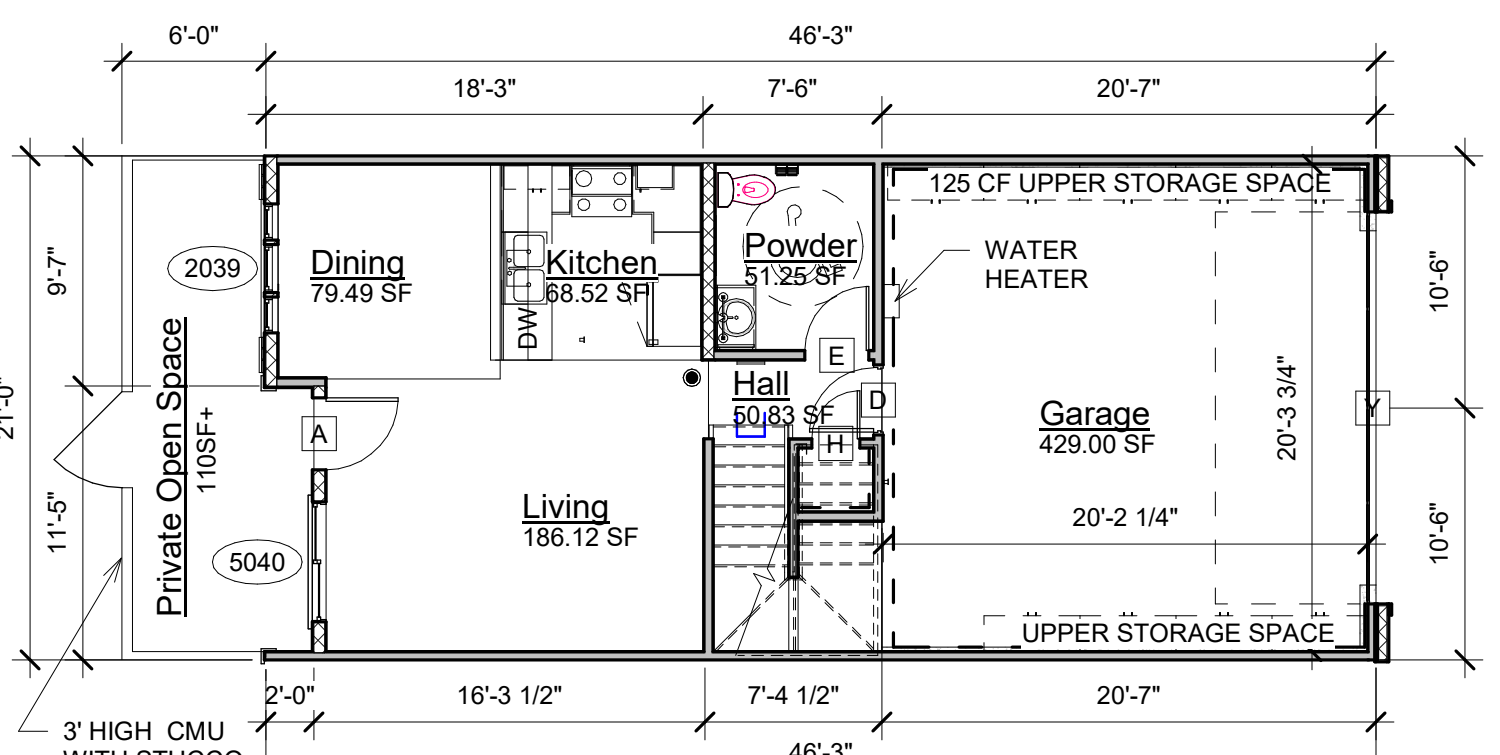
Second Floor Plan ADA - 906 SF
1/8" = 1'-0"



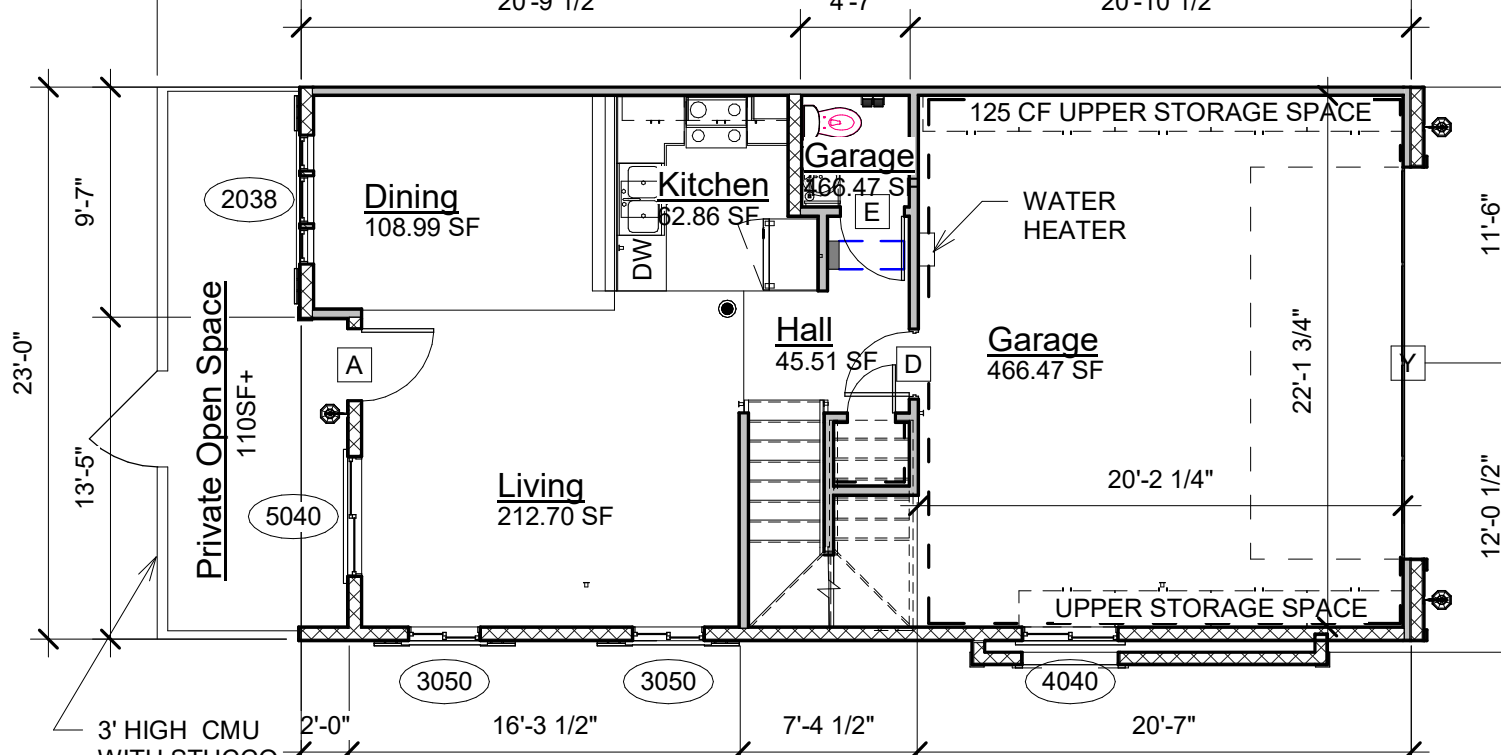
Second Floor Plan "B" - 990 SF
1/8" = 1'-0"



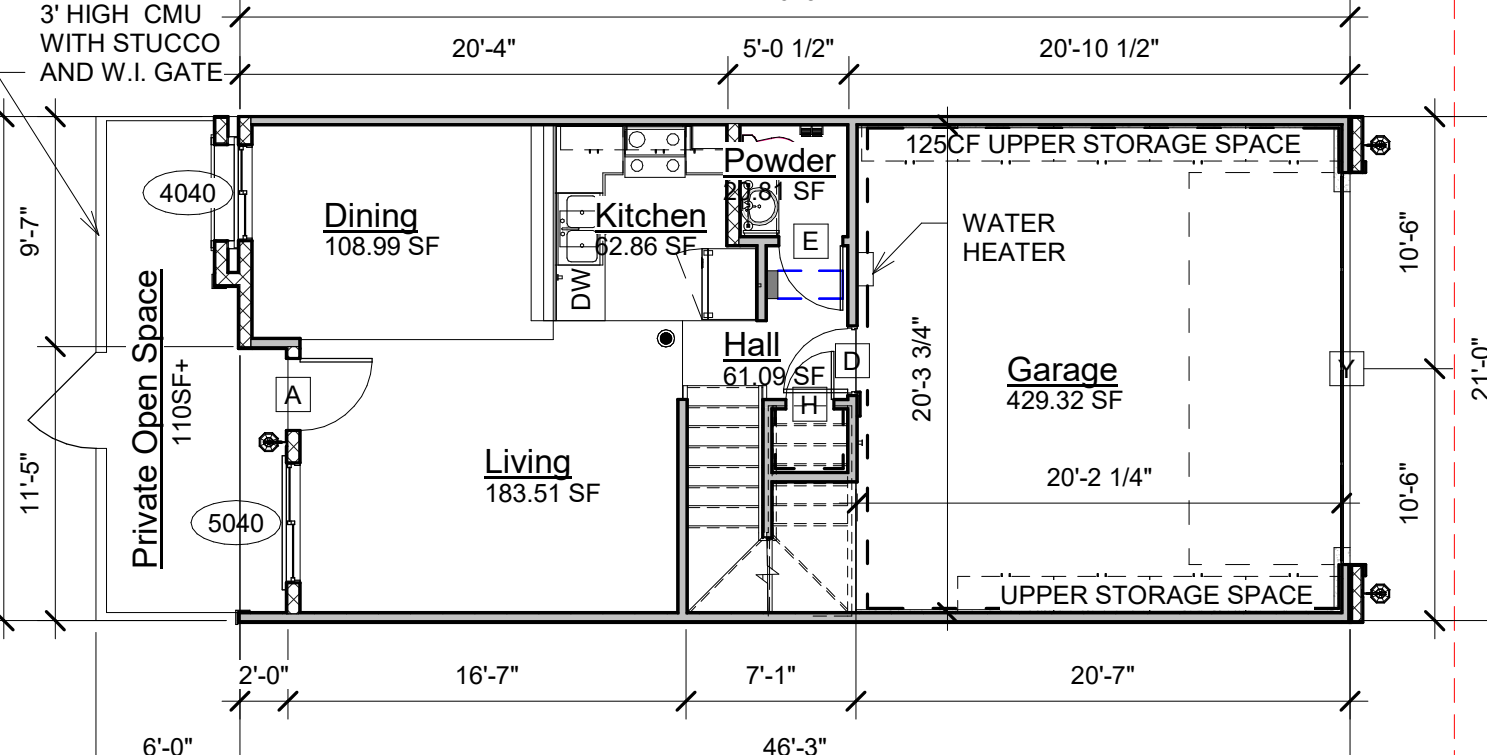
Second Floor Plan "A" - 906 SF
1/8" = 1'-0"



First Floor Plan ADA - 516 SF
1/8" = 1'-0"



First Floor Plan "B" - 564 SF
1/8" = 1'-0"



First Floor Plan "A" - 516 SF
1/8" = 1'-0"

Sequence of Drawings - DR	
Number	Description
PL1	Site Plan
PL1.1	Amenities Plan
PL2	Exterior Elevs. Type "A" 4 UNIT
PL3	Exterior Elevs. Type "A" 4 UNIT
PL4	Exterior Elevs. Type "B" 4 UNIT
PL5	Exterior Elevs. Type "B" 4 UNIT
PL6	Exterior Elevs. Type "C" 4 UNIT
PL7	Exterior Elevs. Type "C" 4 UNIT
PL8	Exterior Elevs. Type "A" 5 UNIT
PL9	Exterior Elevs. Type "A" 5 UNIT
PL10	Exterior Elevs. Type "B" 5 UNIT
PL11	Exterior Elevs. Type "B" 5 UNIT
PL12	Exterior Elevs. Type "C" 5 UNIT
PL13	Exterior Elevs. Type "C" 5 UNIT
PL14	Exterior Elevs. Type "C" 5 UNIT
PL15	Exterior Elevs. Type "C" 6 UNIT
PL16	Trash Enclosure & Walls Elevs
PL17	Concept Grading Plan
PL18	Preliminary Landscape Plan
E-1	Site Photometric Plan

APN: 0240-011-17

ZONING:
OCCUPANCY:
CONSTRUCTION:
FIRE SPRINKLERS:

R-3
GROUP R-2/U
TYPE V-3
REQUIRED

PROJECT DESCRIPTION: PROPOSED 68 UNIT CONDOMINIUM
COMPLEX ON CITRUS AVE.

BLDG DATA:

GROSS LOT AREA:
BUILDING FOOTPRINT:
NET LOT AREA:
LANDSCAPE AREA:
HARDSCAPE AREA:

201,683 SF (4.63 AC)
69,192 SF
132,491 SF FT. (100%)
47,122 SQ. FT. (23%)
85,123 SQ. FT. (64%)

LOT COVERAGE:

34%

PARKING REQUIRED:

TENANT PARKING:
68 UNITS x 2.5 =
GUEST PARKING:
68 UNITS / 3 =
TOTAL:

170 SPACES
23 SPACES
193 SPACES

PARKING PROVIDED:

2-CAR GARAGE:
STANDARD PARKING:
PARALLEL SPACES:

68 x 2 = 136 SPACES
56 SPACES
4 SPACES (10% MAX)
TOTAL: 193 SPACES (INCLUDING 3 HANDICAP SPACES)

OPEN SPACE:
COMMON:
USEABLE:

66,019 SF PROVIDED
82,964 SF PROVIDED >
80,673 SF REQUIRED (40%)
OK!

OWNER:

CONTACT:

PROJECT ADDRESS:

ARCHITECT:

CONTACT:

CIVIL:

CONTACT:

LANDSCAPE:

CONTACT:

PHOTOMETRIC:

CONTACT:

PRL INC.
16866 SEVILLE AVENUE
FONTANA CA 92335
(909) 356-1815
rallard@aallardeng.com

6697 CITRUS AVENUE
FONTANA CA 92336

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

RAY ALLARD
16866 SEVILLE AVENUE
FONTANA CA 92335
(909) 356-1815
rallard@aallardeng.com

LANDSCAPE DYNAMICS
SARA ZOLL
(951) 264-4839
sarazoll@landscapedynamics.net

RPM ENGINEERS
102 DISCOVERY
IRVINE CA 92618

MARIO CASTRO
(949) 880-2513
marioc@rpme.com

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

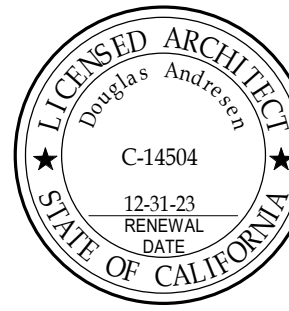
Proposed Condominium Development For:

PRL Inc.

6697 Citrus Avenue, Fontana CA 92336

8 Sept. 2022

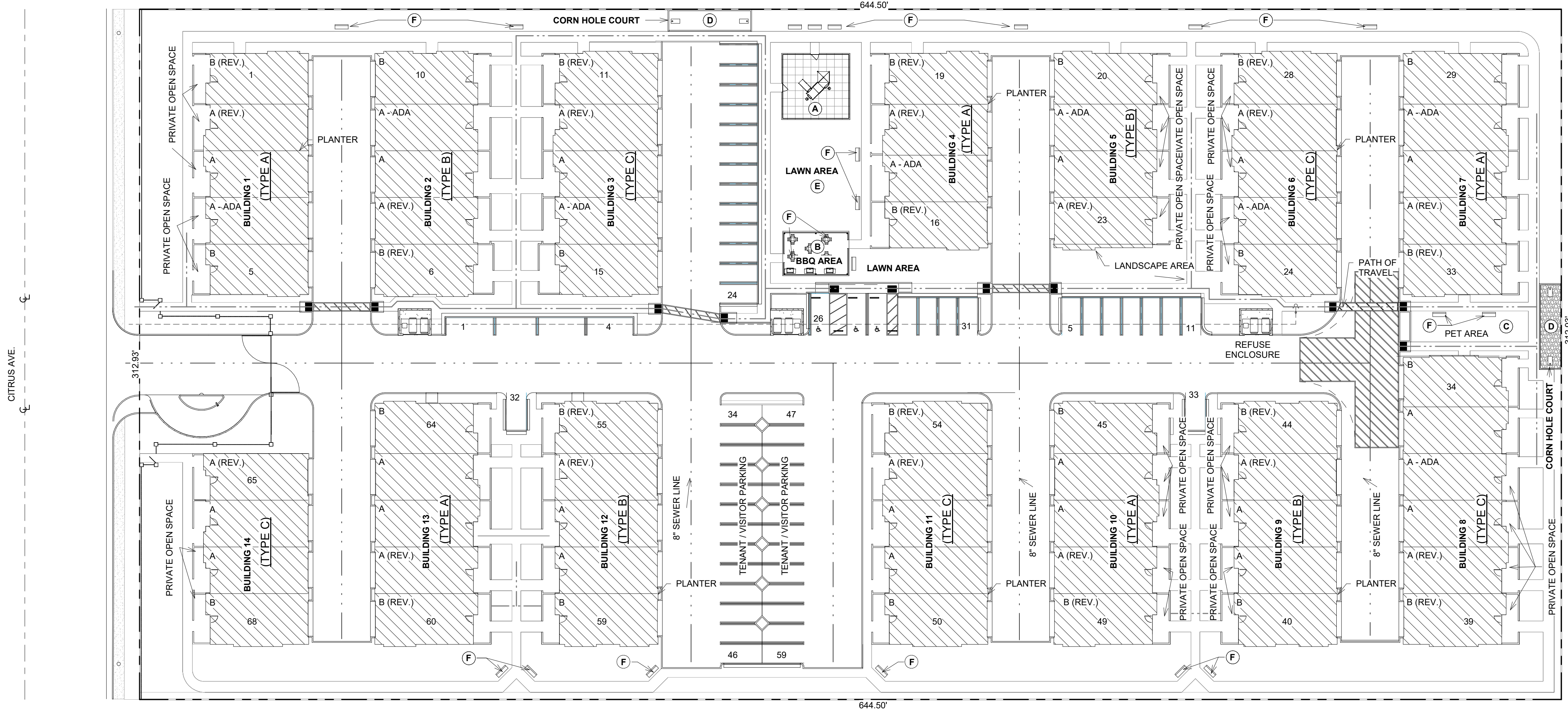
21-4262



Site Plan

PL1

E:\Andresen Architecture Inc\AAI - Access\Projects\4. Projects 2020-2029\2021\21-4262 Allard Citrus Apartments\Revit\21-4262 Allard Citrus Condominiums.rvt 9/8/2022 6:21:29 PM



Site Plan - Amenities
1" = 30'-0"



A Tot Lot Playground Area



B BBQ Area



C Pet Area



D Corn Hole Courts



E Open Lawn Area

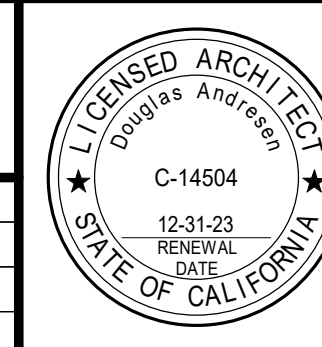


F FURNITURE

Proposed Condominium Development For:
PRL Inc.
6697 Citrus Avenue, Fontana CA 92336

8 Sept. 2022

21-4262



Amenities Plan **PL1.1**

CONTEMPORARY CRAFTSMAN



Front Elevation Type "A" (4 unit)
1/4" = 1'-0"



Right Elevation - Type "A" (4 Unit)
1/4" = 1'-0"

Material Schedule "A"

KEY COLOR (TO MATCH), DESCRIPTION

- M1 STUCCO MAIN COLOR - MATCH "FLINTSTONE" DE6221
- M2 HORIZONTAL WOOD SIDING - "BARREL STOVE" DE6216
- M3 WOOD SIDING - "BROODING STORM" DE1604
- M4 ACCENT / TRIM / FASCIA - "ANTIQUE PAPER" DE6218
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE
- M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M7 SHAKE SIDING - "BARREL STOVE" DE6216

Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "A" 4 UNIT		PL2

CONTEMPORARY CRAFTSMAN



Rear Elevation - Type "A" (4 unit)
1/4" = 1'-0"



Left Elevation - Type "A" (4 unit)
1/4" = 1'-0"

Material Schedule "A"

KEY COLOR (TO MATCH), DESCRIPTION

- M1 STUCCO MAIN COLOR - MATCH "FLINTSTONE" DE6221
- M2 HORIZONTAL WOOD SIDING - "BARREL STOVE" DE6216
- M3 WOOD SIDING - "BROODING STORM" DET604
- M4 ACCENT / TRIM / FASCIA - "ANTIQUE PAPER" DE6218
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE
- M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M7 SHAKE SIDING - "BARREL STOVE" DE6216

Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "A" 4 UNIT		PL3

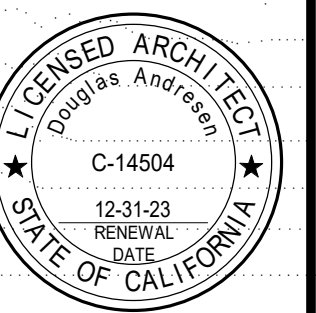
Proposed Condominium Development For:

PRL Inc.

6697 Citrus Avenue, Fontana CA 92336

8 Sept. 2022

21-4262



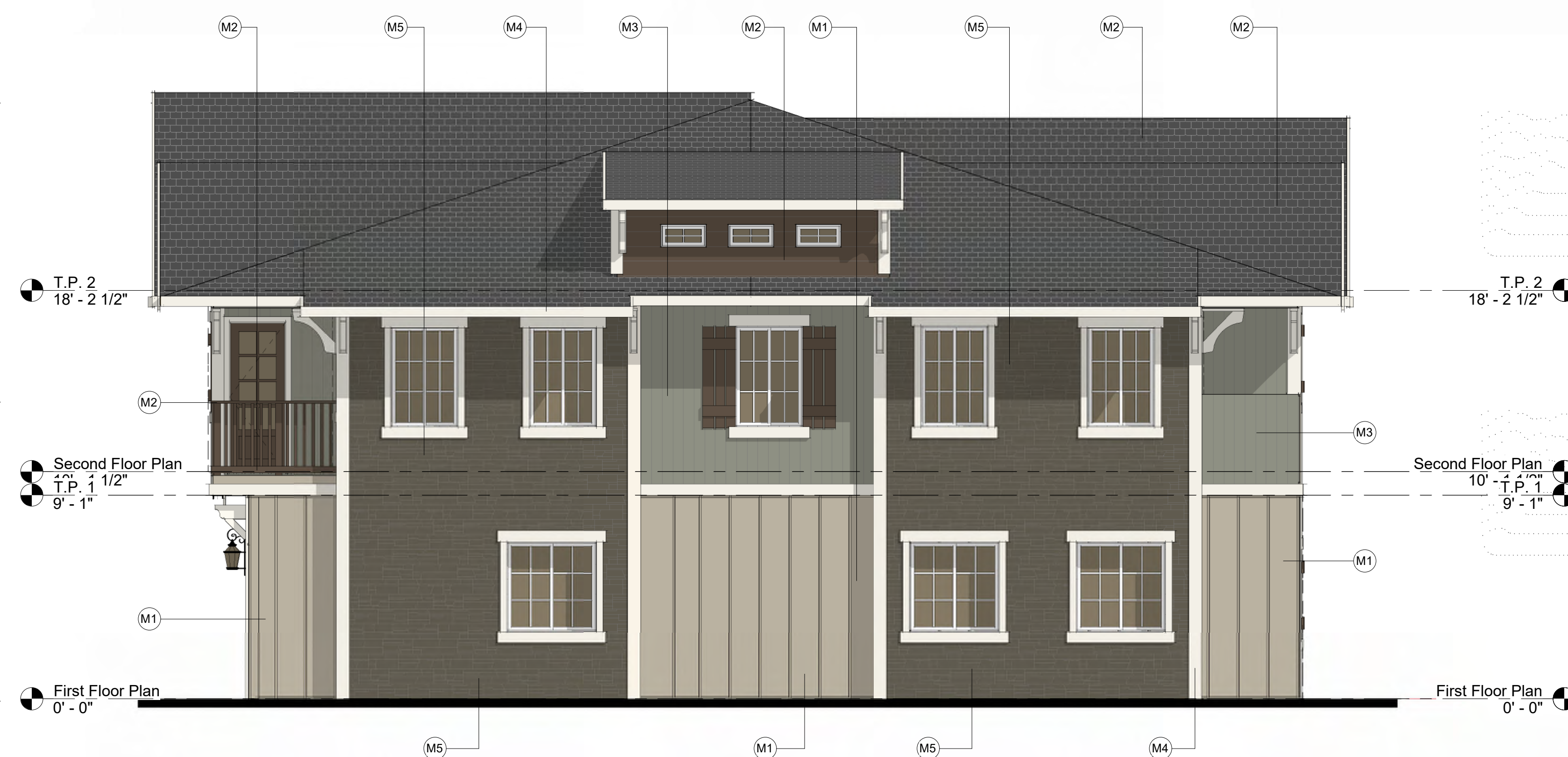
**Exterior Elevs.
Type "B" 4 UNIT**

PL4

CONTEMPORARY CRAFTSMAN



Front Elevation - Type "B" (4 unit)
1/4" = 1'-0"



Left Elevation - Type "B" (4 unit)
1/4" = 1'-0"

Material Schedule "B"

KEY COLOR (TO MATCH), DESCRIPTION

- M1 STUCCO MAIN COLOR - "RIVERBED" DEC767
- M2 WOOD SIDING/DOORS/SHUTTERS/RAILING - "BLACK WALNUT" DE6063
- M3 WOOD SIDING - "STONE CREEK" DE6276
- M4 ACCENT / TRIM / FASCIA - "WHITE FEVER" DEW345
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE
- M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M7 SHINGLE SIDING - "GRAY WOLF" DE6354

CONTEMPORARY CRAFTSMAN



Rear Elevation - Type "B" (4 unit)
1/4" = 1'-0"



Right Elevation - Type "B" (4 unit)
1/4" = 1'-0"

Material Schedule "B"

KEY COLOR (TO MATCH), DESCRIPTION

- M1 STUCCO MAIN COLOR - "RIVERBED" DEC767
- M2 WOOD SIDING/DOORS/SHUTTERS/RAILING - "BLACK WALNUT" DE6063
- M3 WOOD SIDING - "STONE CREEK" DE6278
- M4 ACCENT / TRIM / FASCIA - "WHITE FEVER" DEW345
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE
- M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M7 SHINGLE SIDING - "GRAY WOLF" DE6354

Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022	▲▲▲	
21-4262	▲▲▲	
Exterior Elevs. Type "B" 4 UNIT		PL5

CONTEMPORARY CRAFTSMAN



Front Elevation - Type "C" (4 unit)
1/4" = 1'-0"



Left Elevation - Type "C" (4 unit)
1/4" = 1'-0"

Material Schedule "C"

KEY COLOR (TO MATCH), DESCRIPTION

- M1 SIDING MAIN COLOR - MISSION WHITE - DET673
- M2 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M3 ACCENT COLOR - ESPRESSO MACCHIATO - DET680
- M4 SIDING SECONDARY COLOR - RIVER ROCKS - DE6061
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE

Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "C" 4 UNIT		PL6

CONTEMPORARY CRAFTSMAN



Rear Elevation - Type "C" (4 unit)
1/4" = 1'-0"



Right Elevation - Type "C" (4 unit)
1/4" = 1'-0"

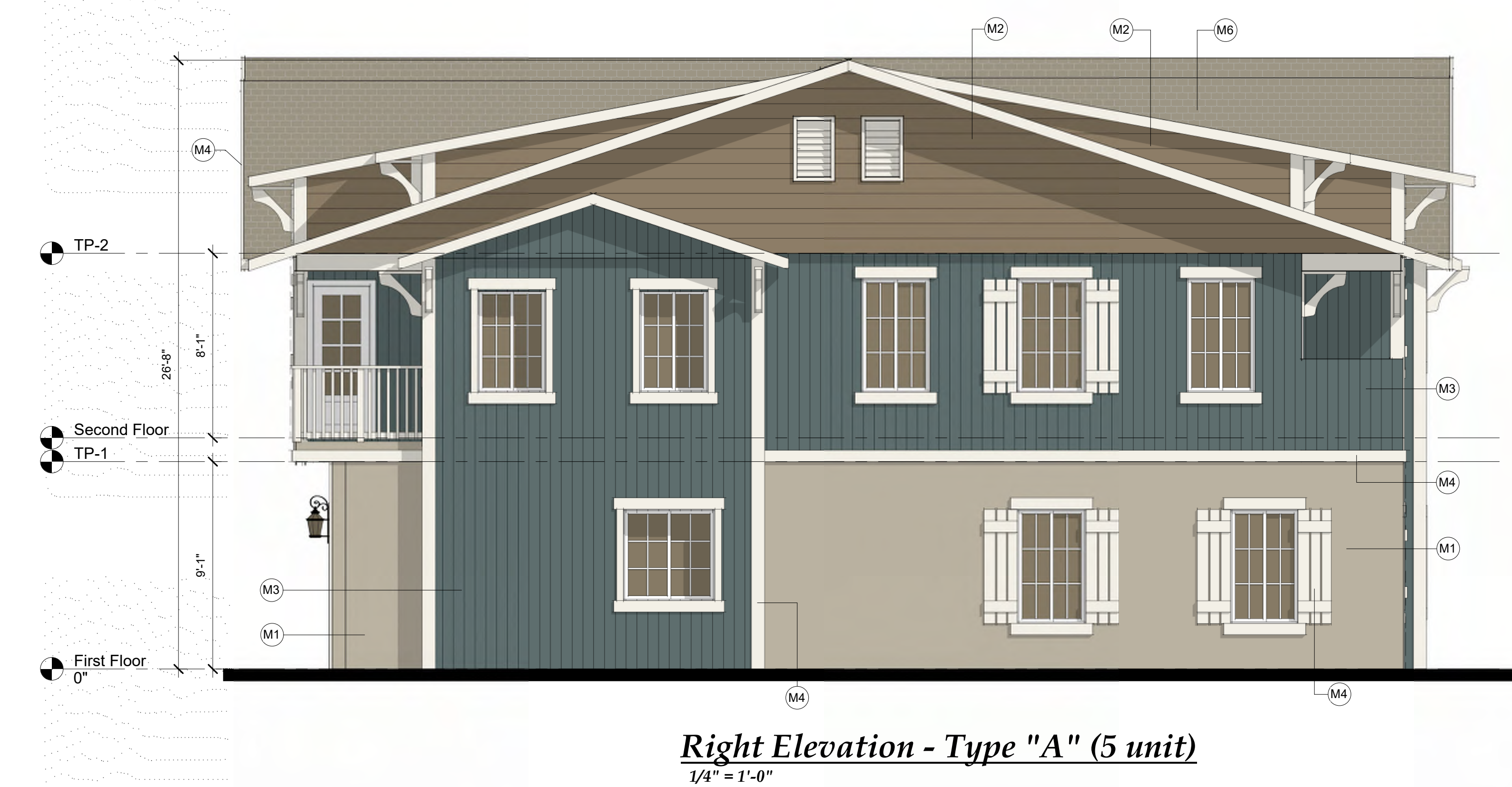
Material Schedule "C"

KEY COLOR (TO MATCH), DESCRIPTION

- M1 SIDING MAIN COLOR - MISSION WHITE - DET673
- M2 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M3 ACCENT COLOR - ESPRESSO MACCHIATO - DET680
- M4 SIDING SECONDARY COLOR - RIVER ROCKS - DE6061
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE

Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "C" 4 UNIT		PL7

CONTEMPORARY CRAFTSMAN



Material Schedule "A"

KEY COLOR (TO MATCH), DESCRIPTION

- M1 STUCCO MAIN COLOR - MATCH "FLINTSTONE" DE6221
- M2 HORIZONTAL WOOD SIDING - "BARREL STOVE" DE6216
- M3 WOOD SIDING - "BROODING STORM" DET604
- M4 ACCENT / TRIM / FASCIA - "ANTIQUE PAPER" DE6218
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE
- M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M7 SHAKE SIDING - "BARREL STOVE" DE6216

Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "A" 5 UNIT		PL8

CONTEMPORARY CRAFTSMAN



Rear Elevation - Type "A" (5 unit)
1/4" = 1'-0"



Left Elevation - Type "A" (5 unit)
1/4" = 1'-0"

Material Schedule "A"

KEY COLOR (TO MATCH), DESCRIPTION	
M1	STUCCO MAIN COLOR - MATCH "FLINTSTONE" DE6221
M2	HORIZONTAL WOOD SIDING - "BARREL STOVE" DE6216
M3	WOOD SIDING - "BROODING STORM" DET604
M4	ACCENT / TRIM / FASCIA - "ANTIQUE PAPER" DE6218
M5	STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE
M6	ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
M7	SHAKE SIDING - "BARREL STOVE" DE6216

Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "A" 5 UNIT		PL9

CONTEMPORARY CRAFTSMAN



Front Elevation - Type "B" (5 unit)
1/4" = 1'-0"



Right Elevation - Type "B" (5 unit)
1/4" = 1'-0"

Material Schedule "B"

KEY COLOR (TO MATCH), DESCRIPTION

- M1 STUCCO MAIN COLOR - "RIVERBED" DEC767
M2 WOOD SIDING/DOORS/SHUTTERS/RAILING - "BLACK WALNUT" DE6063
M3 WOOD SIDING - "STONE CREEK" DE6278
M4 ACCENT / TRIM / FASCIA - "WHITE FEVER" DEW345
M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE
M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
M7 SHINGLE SIDING - "GRAY WOLF" DE6354

Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "B" 5 UNIT		PL10

CONTEMPORARY CRAFTSMAN



Rear Elevation - Type "B" (5 unit)
1/4" = 1'-0"



Left Elevation - Type "B" (5 unit)
1/4" = 1'-0"

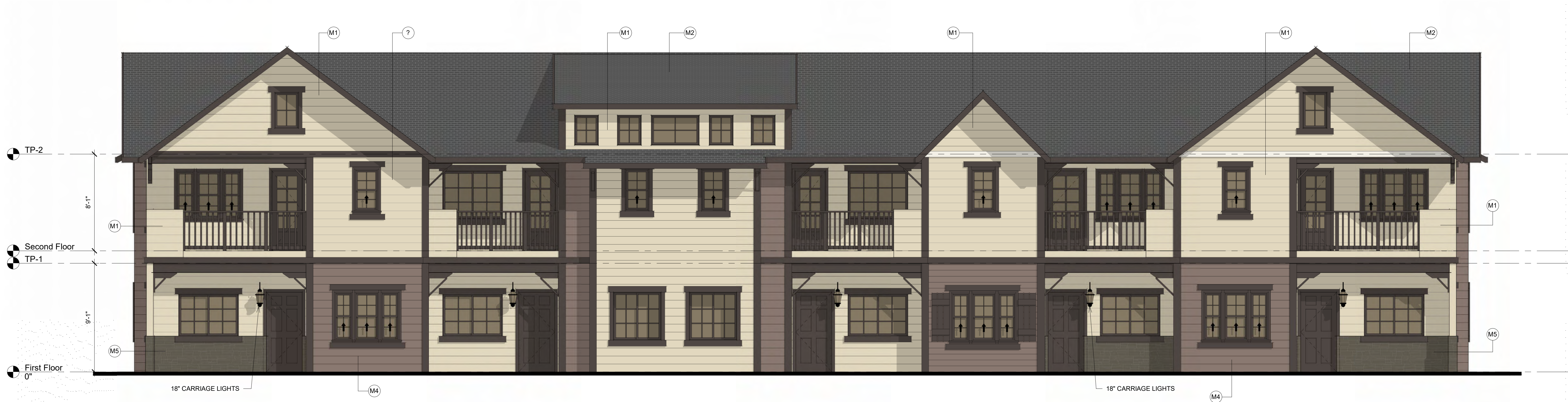
Material Schedule "B"

KEY COLOR (TO MATCH), DESCRIPTION

- M1 STUCCO MAIN COLOR - "RIVERBED" DEC767
- M2 WOOD SIDING/DOORS/SHUTTERS/RAILING - "BLACK WALNUT" DE6063
- M3 WOOD SIDING - "STONE CREEK" DE6278
- M4 ACCENT / TRIM / FASCIA - "WHITE FEVER" DEW345
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE
- M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M7 SHINGLE SIDING - "GRAY WOLF" DE6354

Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "B" 5 UNIT		PL11

CONTEMPORARY CRAFTSMAN



Front Elevation - Type "C" (5 unit)
1/4" = 1'-0"



Left Elevation - Type "C" (5 unit)
1/4" = 1'-0"

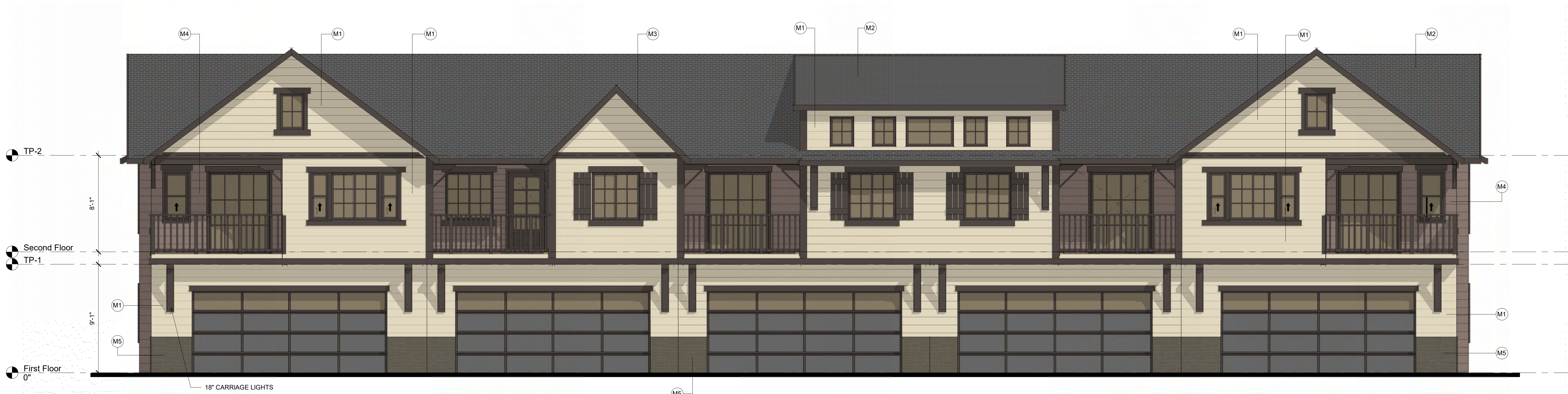
Material Schedule "C"

KEY COLOR (TO MATCH), DESCRIPTION

- M1 SIDING MAIN COLOR - MISSION WHITE - DET673
- M2 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M3 ACCENT COLOR - ESPRESSO MACCHIATO - DET680
- M4 SIDING SECONDARY COLOR - RIVER ROCKS - DE6081
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE

Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "C" 5 UNIT		PL12

CONTEMPORARY CRAFTSMAN



Rear Elevation - Type "C" (5 unit)
1/4" = 1'-0"



Right Elevation - Type "C" (5 unit)
1/4" = 1'-0"

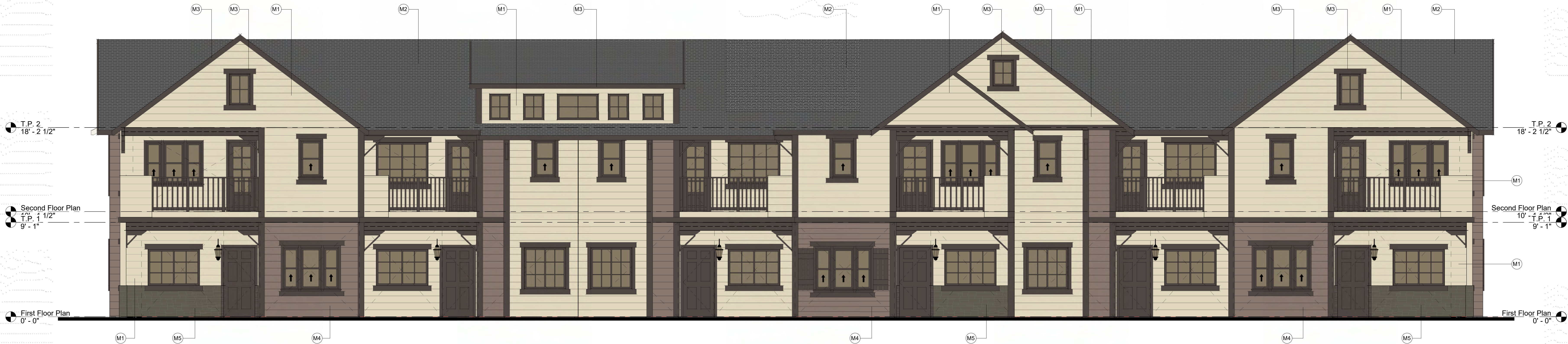
Material Schedule "C"

KEY COLOR (TO MATCH), DESCRIPTION

- M1 SIDING MAIN COLOR - MISSION WHITE - DET673
M2 ROOFING - NEW POINT - SAXONY 800 COUNTRY SLATE - BRONZE PEARL BLEND
M3 ACCENT COLOR - ESPRESSO MACCHIATO - DET680
M4 SIDING SECONDARY COLOR - RIVER ROCKS - DE6061
M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE

Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "C" 5 UNIT		PL13

E:\Andresen Architecture Inc\AAI - Access\Projects\2020-2029\2021\21-4262 Allard Citrus Apartments\Revit\21-4262 Allard Citrus Condominiums.rvt 9/8/2022 6:23:52 PM



Front Elevation - Type "C" (6 unit)
1/4" = 1'-0"




Left Elevation - Type "C" (6 unit)
1/4" = 1'-0"

Material Schedule "C"

KEY	COLOR (TO MATCH), DESCRIPTION
M1	SIDING MAIN COLOR - MISSION WHITE - DET673
M2	ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
M3	ACCENT COLOR - ESPRESSO MACCHIATO - DET680
M4	SIDING SECONDARY COLOR - RIVER ROCKS - DE6081
M5	STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE

CONTEMPORARY CRAFTSMAN




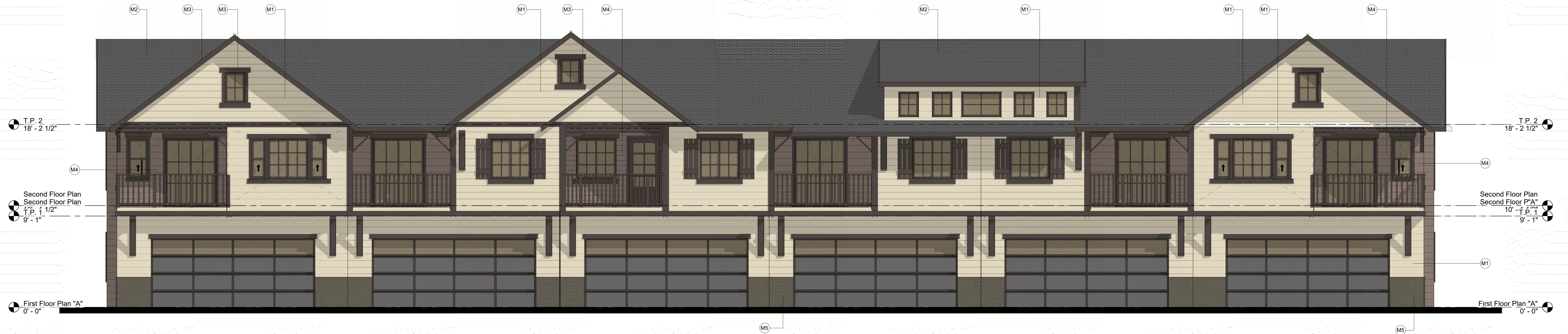
ANDRESEN
ARCHITECTURE
INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed Condominium Development For:	
PRL Inc.	
6697 Citrus Avenue, Fontana CA 92336	
8 Sept. 2022	
21-4262	

Exterior Elevs.
Type "C" 6 UNIT

PL14





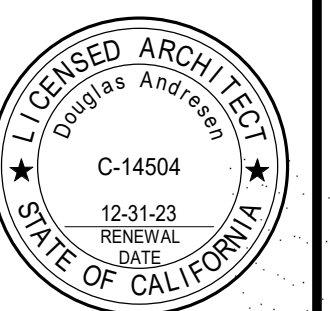
Rear Elevation - Type "C" (6 unit)
1/4" = 1'-0"



Right Elevation - Type "C" (6 unit)
1/4" = 1'-0"

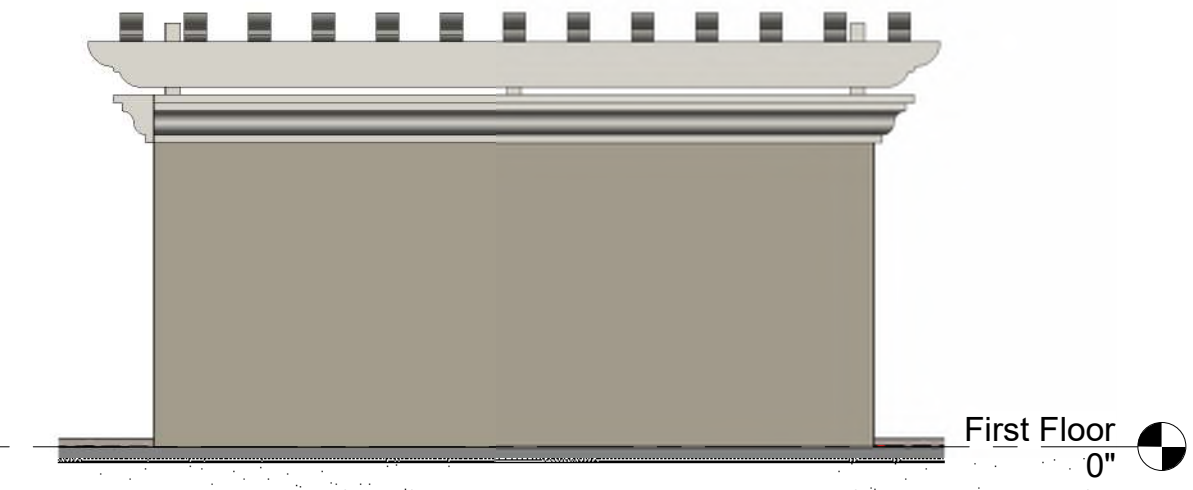
CONTEMPORARY CRAFTSMAN

Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336	
8 Sept. 2022	▲
21-4262	▲

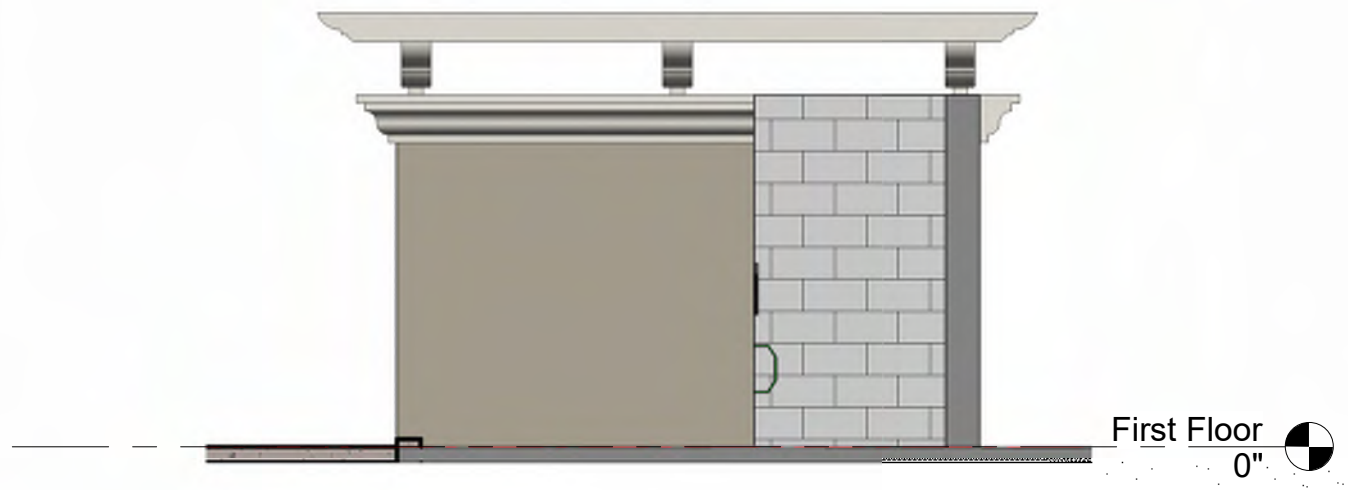


***Exterior Elevs.
Type "C" 6 UNIT*** **PL15**

E:\Andresen Architecture Inc\AAI - Access\Projects\4_ Projects 2020-2029\2021\21-4262 Allard Citrus Apartments\Revit\21-4262 Allard Citrus Condominiums.rvt 9/8/2022 6:24:14 PM



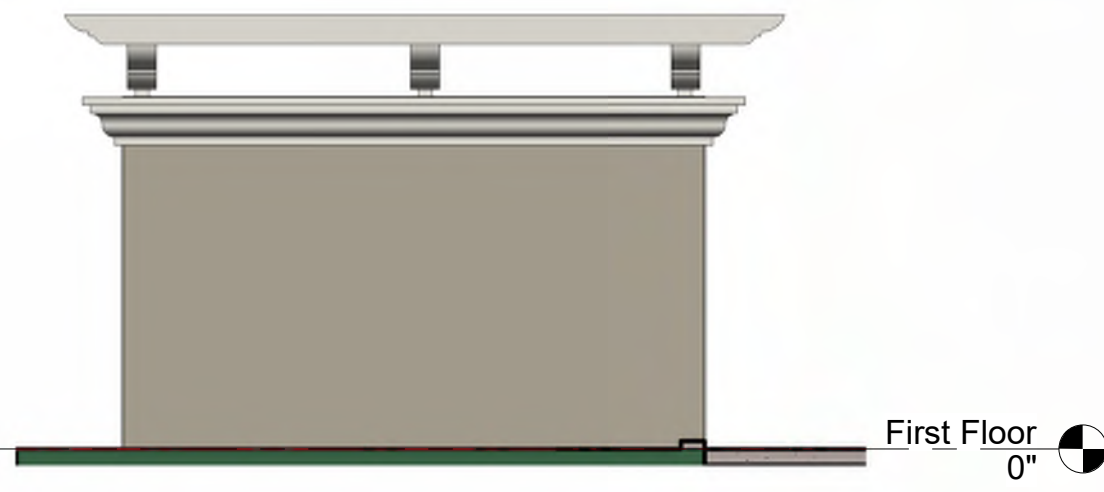
North TE
1/4" = 1'-0"



East TE
1/4" = 1'-0"



South TE
1/4" = 1'-0"

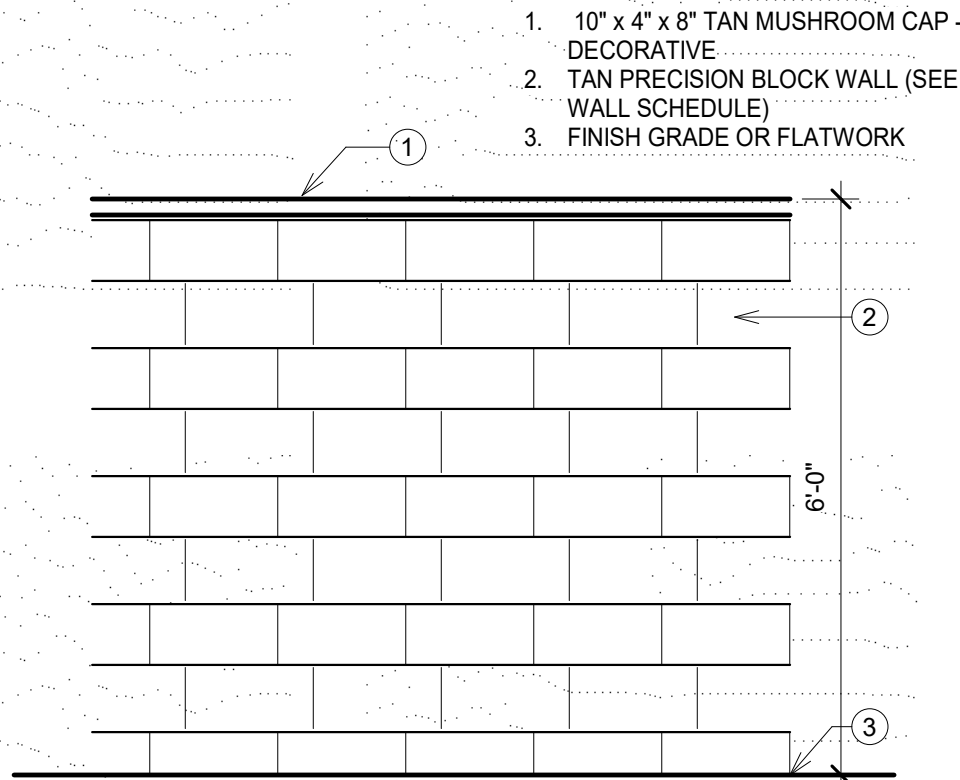


West TE
1/4" = 1'-0"

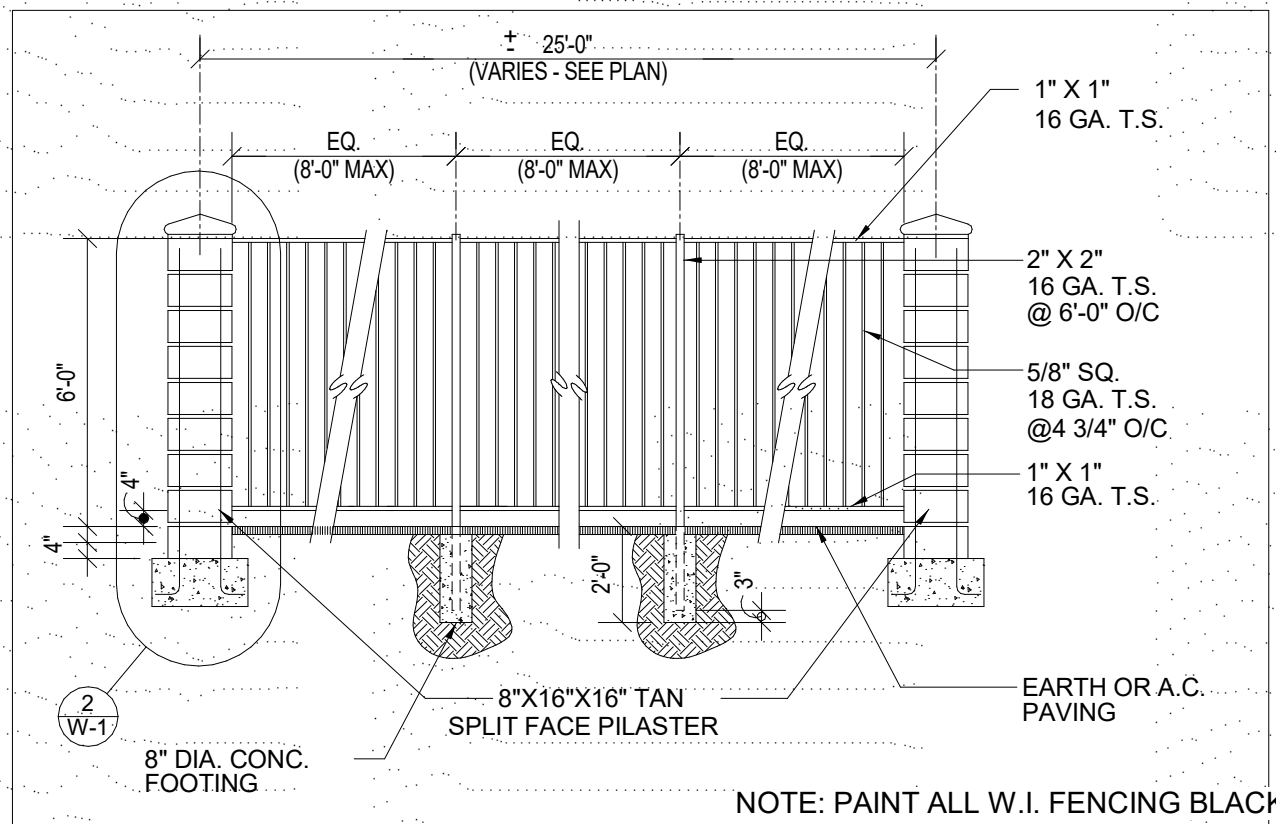
Material Schedule "TE"

KEY COLOR (TO MATCH), DESCRIPTION

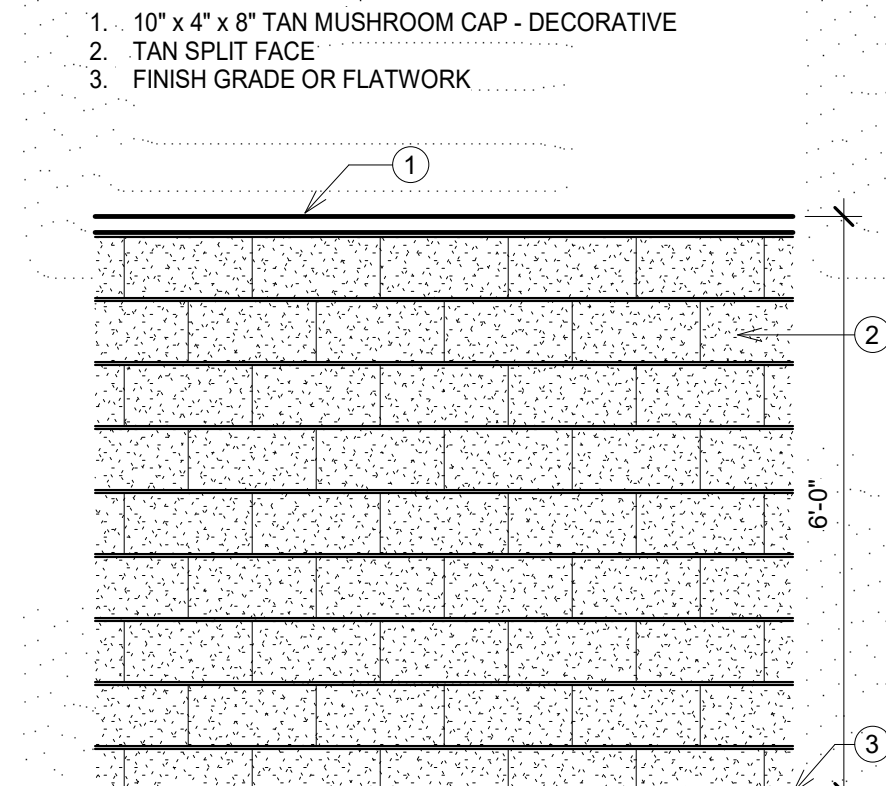
- M1 STUCCO MAIN COLOR - MATCH "FLINTSTONE" DE6221
M2 WOOD - "ANTIQUE PAPER" DE6218



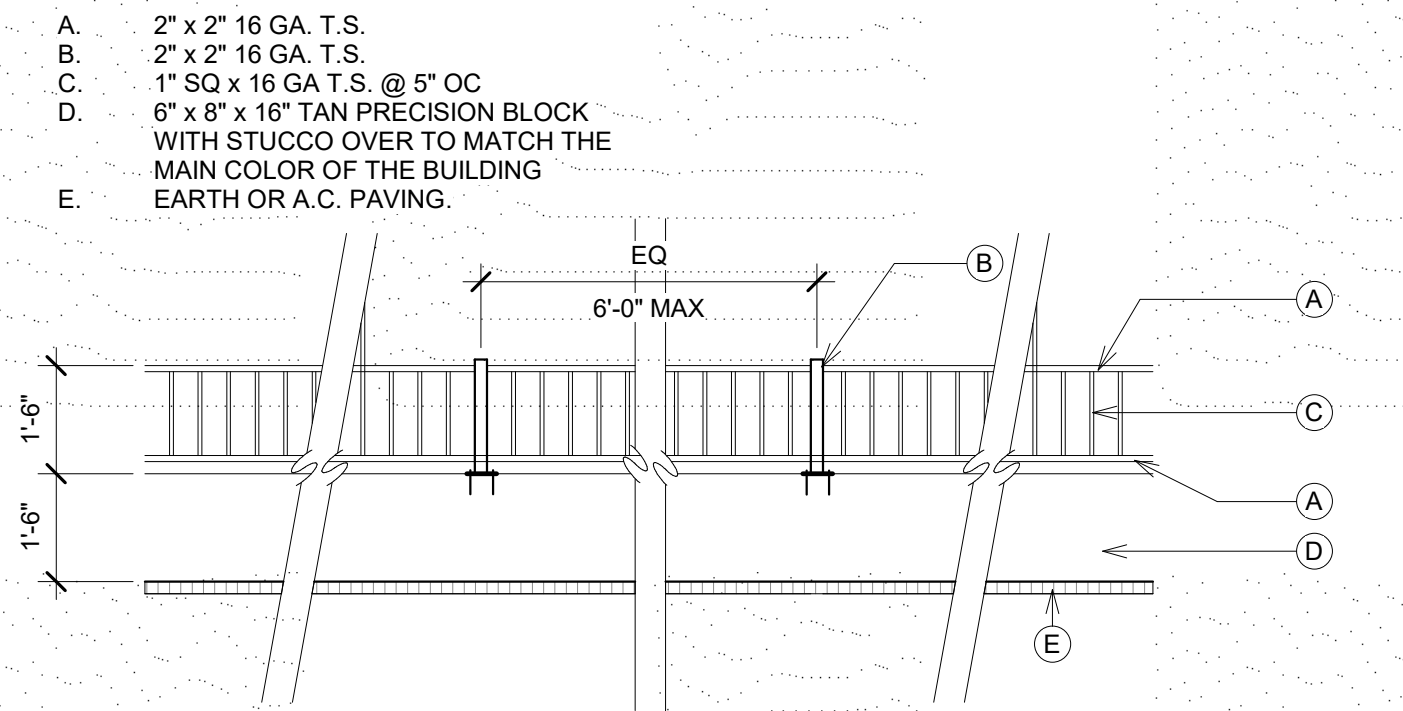
3 Wall Elevation (Interior Wall)
1/2" = 1'-0"



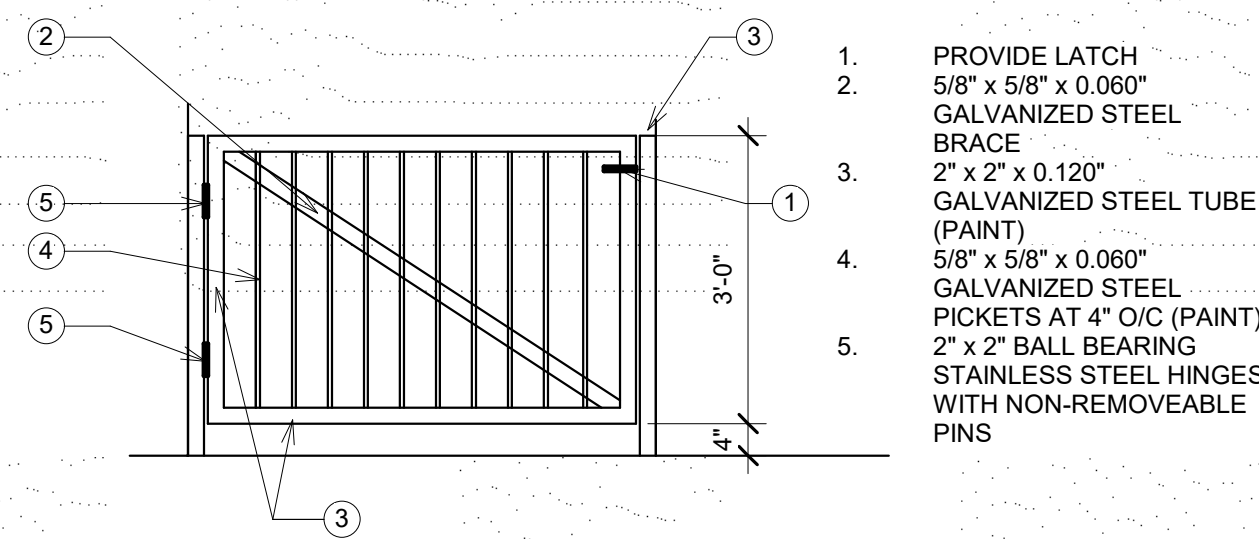
2 Wrought Iron Fencing
1/4" = 1'-0"



1 Wall Elevation
1/2" = 1'-0"



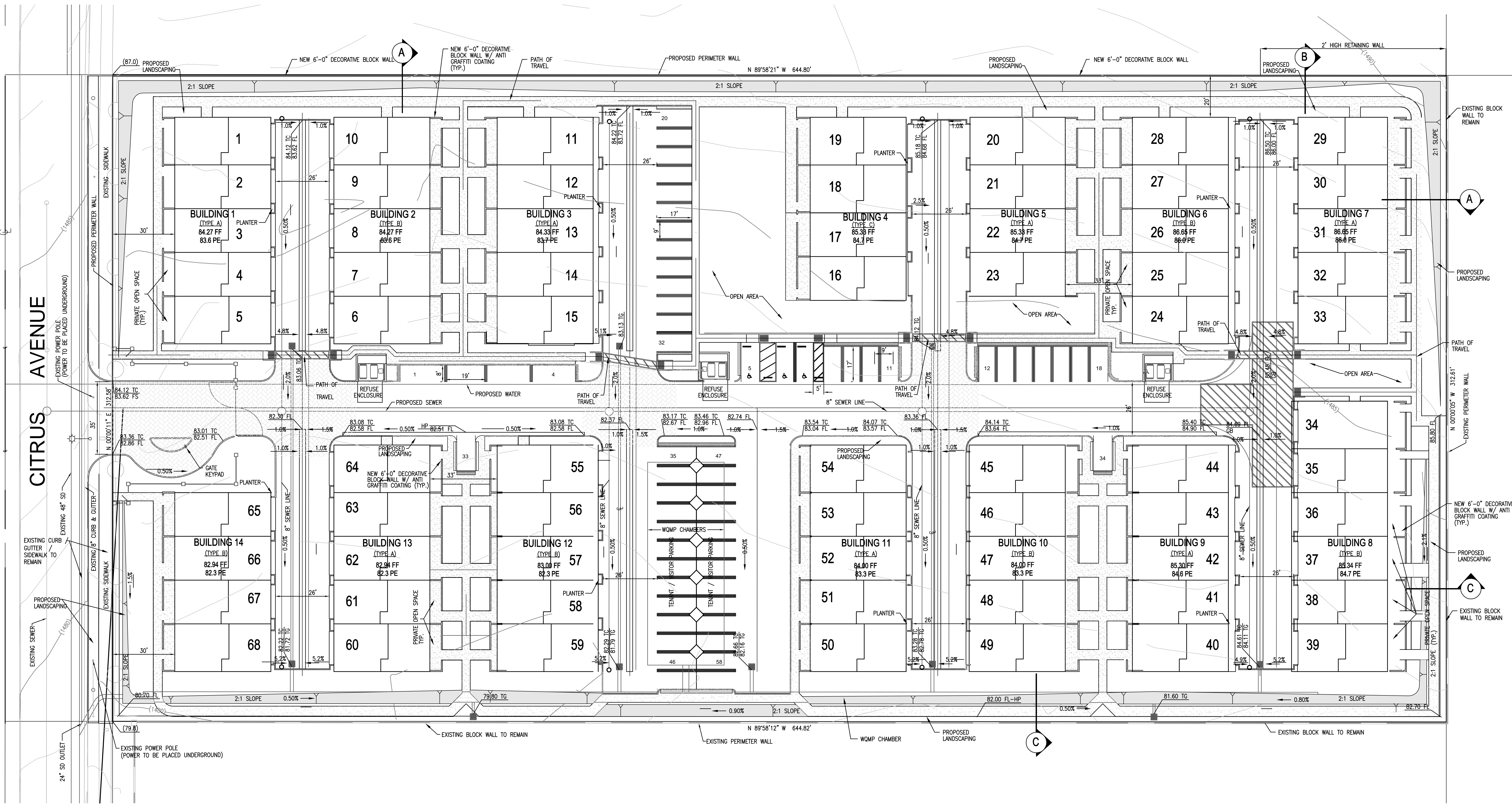
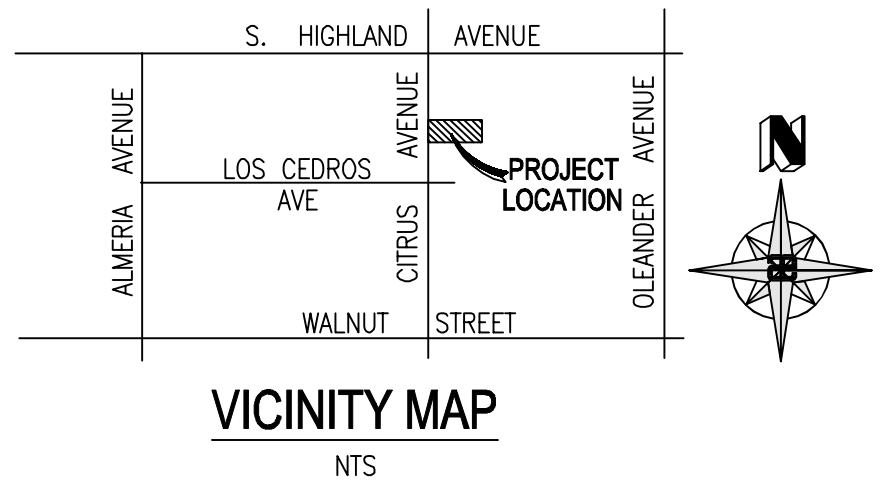
5 Wrought Iron Fence
3/8" = 1'-0"



4 Wrought Iron Gate
1/2" = 1'-0"

CONCEPTUAL GRADING PLAN

CITY OF FONTANA



LEGAL DESCRIPTION:
LOT 14, OF TRACT 1909, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 70 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

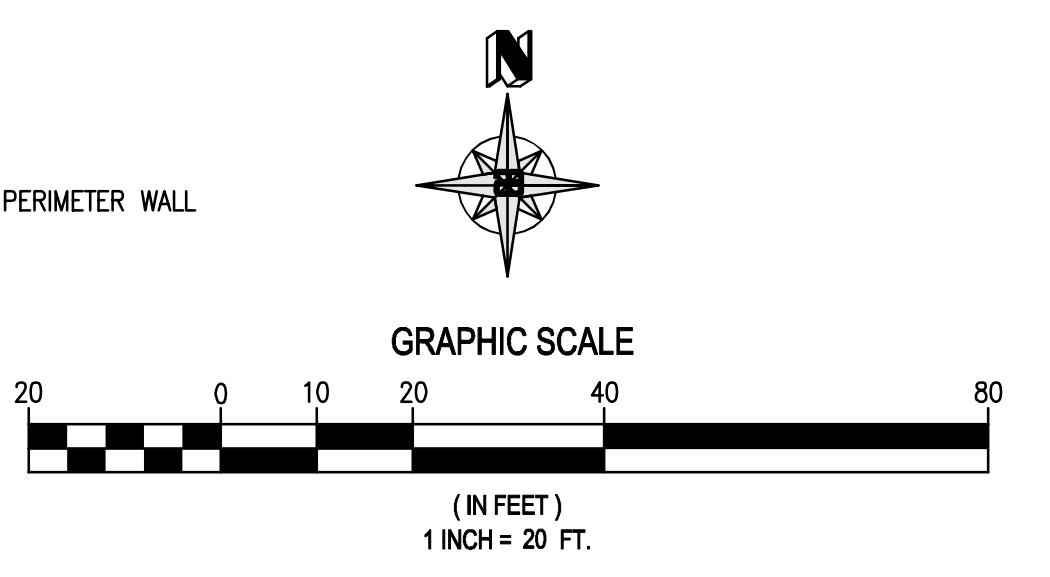
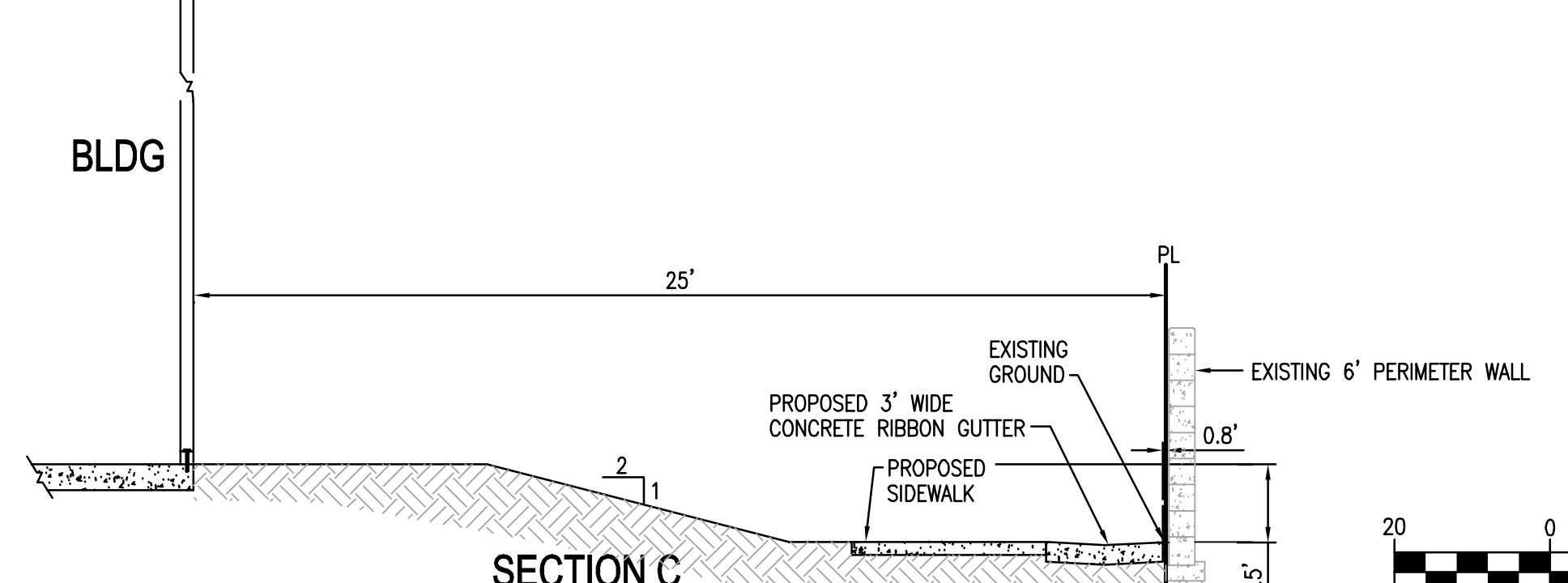
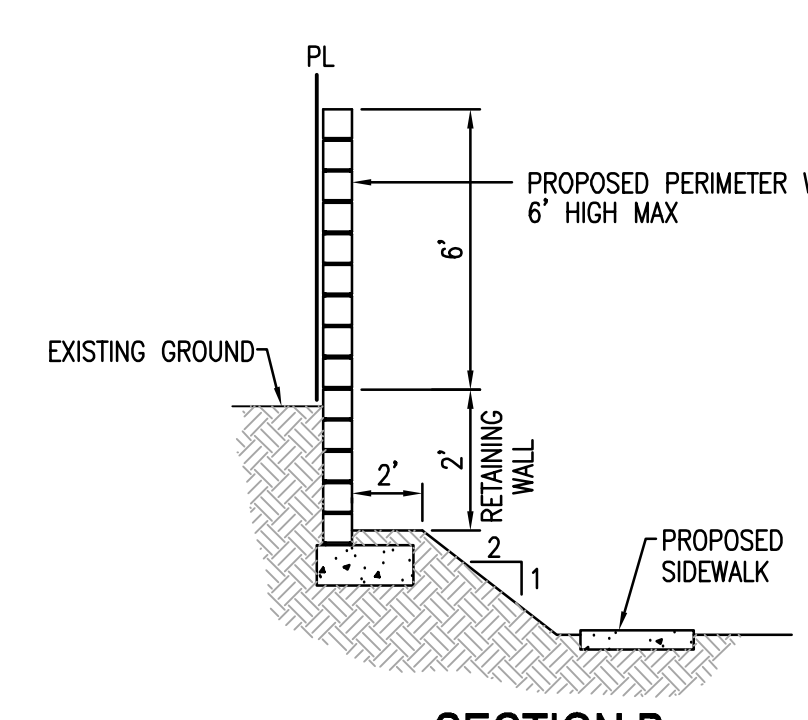
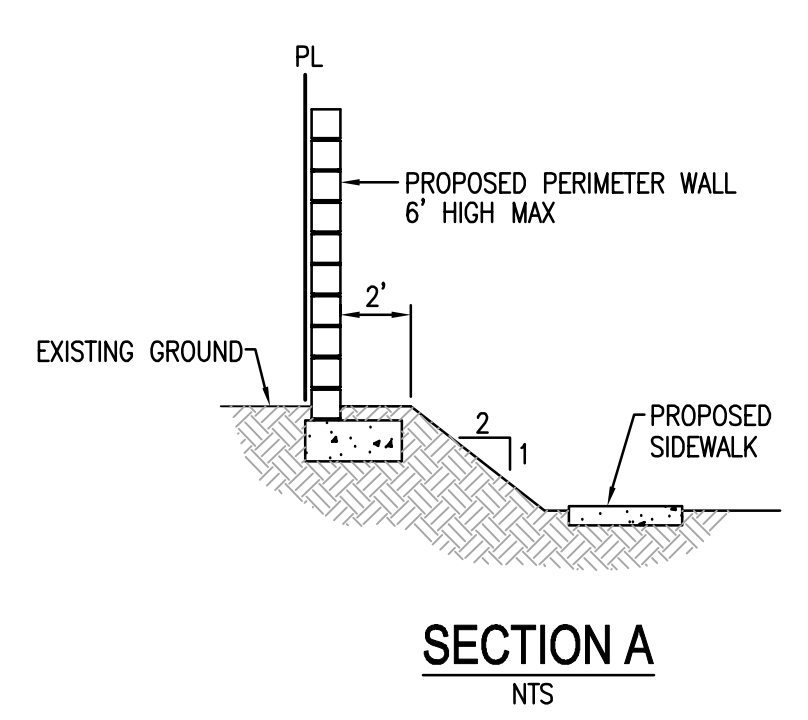
EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE CITY OF FONTANA BY DEED RECORDED FEBRUARY 12, 2004 AS INSTRUMENT NO. 2004-0105424 OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO:
0240-011-17

DEVELOPER / OWNER
PRL ENTERPRISES
16866 SEVILLE AVENUE
FONTANA, CA 92335
(909) 356-1815

ENGINEER:
ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815
FAX (909) 356-1795

- LEGEND:**
- AC PAVEMENT
 - PROJECT BOUNDARY
 - CENTERLINE
 - PE PAD ELEVATION
 - FF FINISHED FLOOR
 - 1% DRAINAGE FLOW
 - TC TOP OF CURB
 - FS FINISH SURFACE
 - FL FLOW LINE
 - EG EXISTING GROUND



DATE: September, 2022		SCALE: 1"=20'		DRAWN: STAFF		CHECKED: R.E.A.	
PROJECT: TR 20521		SHEET NO. 1 OF 1		JOB NO.		FONTANA, CALIFORNIA	
SHEET TITLE: CONCEPT GRADING PLAN		PROJECT: TR 20521		JOB NO.		FONTANA, CALIFORNIA	

Professional Engineer Seal: ALLARD ENGINEERING, No. 36052, State of California.

UTILITY PROVIDERS:

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

SPRINT
2592 DUPONT DR
IRVINE, CA 92612
(800) 659-9698

SO. CALIF. GAS COMPANY
1981 W. LUGONIA AVE
REDLANDS, CA 92374
(909) 335-7967

EMERGENCIES: (800) 427-2200

SO. CALIF. EDISON COMPANY
300 N. PEPPER AVE
RIALTO, CA 92376
(909) 820-5598 - UNDERGROUND
(909) 875-5100 - TRANSMISSION
(213) 637-1233 - PIPELINES
(909) 357-6505 - DISTRIBUTION

AT&T
22311 BROOKHURST ST SUITE 203
HUNTINGTON BEACH, CA 92646
(714) 963-7964

TIME WARNER CABLE
1500 AUTO CENTER DR
ONTARIO, CA 91761
(909) 975-3439

SUNESYS, LLC
1325 PICO ST #106
CORONA, CA 92881
(951) 278-0400

UNDERGROUND SERVICE ALERT
(800) 422-4133

FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
(909) 822-2201

BENCHMARK:

NATIONAL GEODETIC SURVEY MON.
EV9118, STAMPED "MWD 40A 1989"
A BRASS DISK IN EDISON TOWER NO. 18-3, NW LEG
FOOTING, LOCATED APPROX. 1460' NORTH OF THE
CENTERLINE OF SUMMIT AVE AND 238' WEST OF THE
CENTERLINE OF CITRUS AVE.
NAVD 88 ELEVATION: 1679.78

BASIS OF BEARINGS:

TAKEN FROM THE CENTERLINE OF OLEANDER AVENUE
AS SHOWN ON TRACT MAP NO. 16572, M.B.
304/38-44
BEING: N00°00'22"W

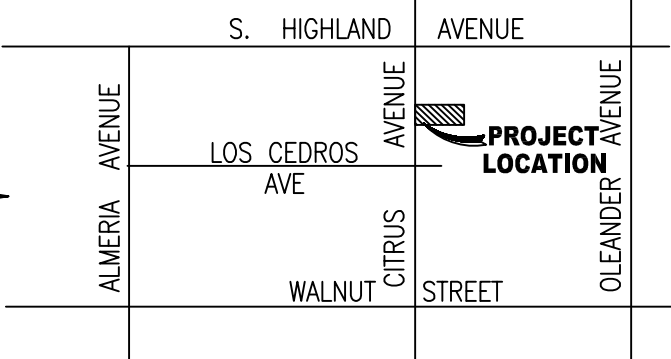
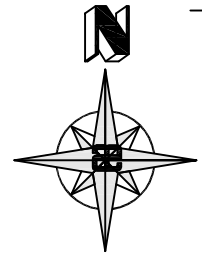
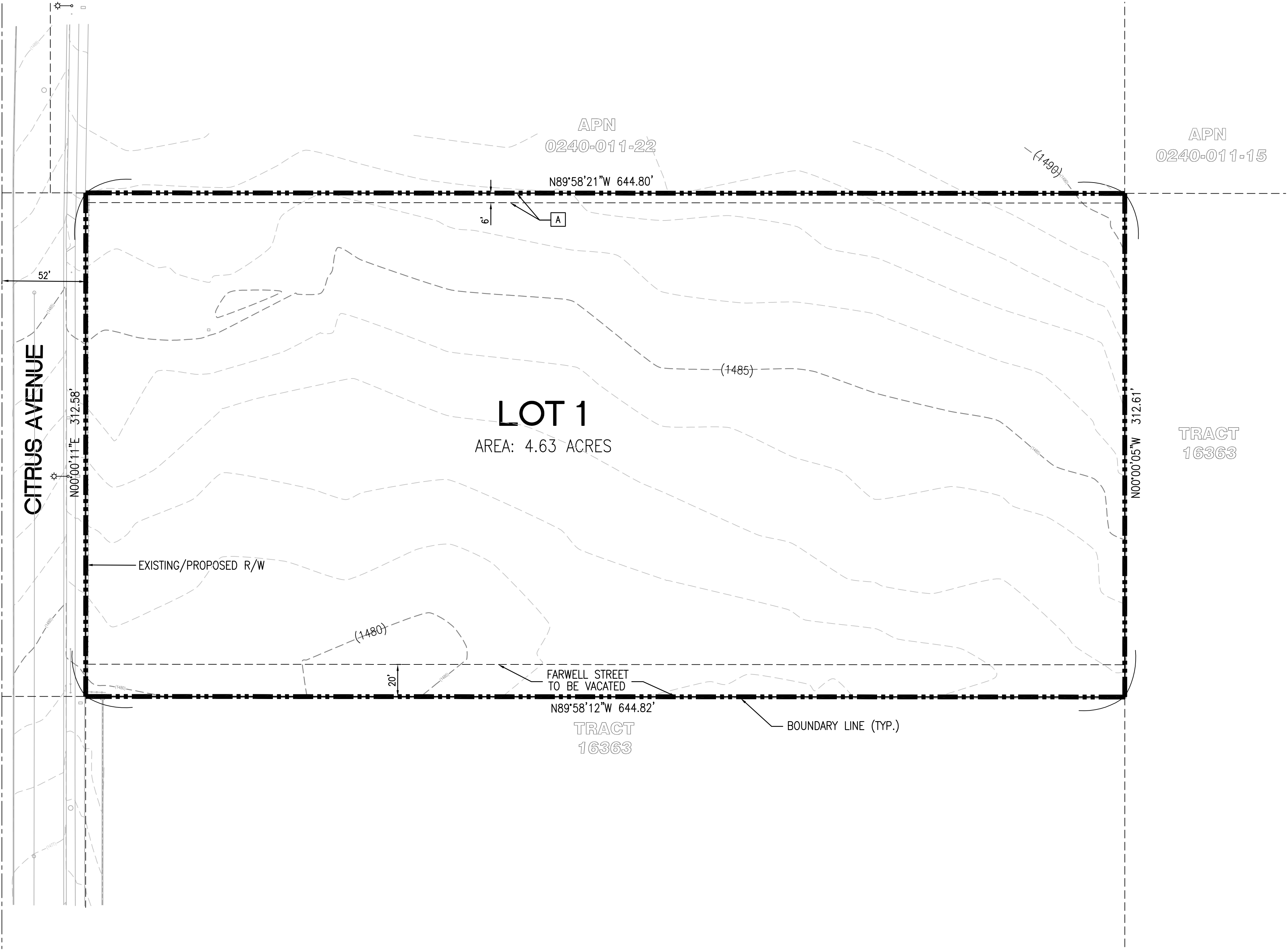
EASEMENT NOTES

[A] EASEMENT TO THE SOUTHERN CALIFORNIA
EDISON FOR MAINTENANCE AND OPERATION
OF ELECTRIC LINES AND TELEPHONE LINES
AND CABLES, RECORDED IN BOOK 2832,
PAGE 437 ON OCTOBER 3, 1951

AREA SUMMARY

GROSS AREA: 4.63 ACRES
NUMBERED LOTS 1 - AREA: 4.63

CITY OF FONTANA
TENTATIVE TRACT MAP NO. 20521
FOR CONDOMINIUM PURPOSES



VICINITY MAP

NTS

LEGAL DESCRIPTION:

LOT 14, OF TRACT 1909, IN THE CITY OF FONTANA, COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE
70 OF MISCELLANEOUS MAPS, INT HE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE CITY OF
FONTANA BY DEED RECORDED FEBRUARY 12, 2004 AS INSTRUMENT NO.
2004-0105424 OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO:

0240-011-17

PROPOSED ZONING:

MULTIPLE FAMILY (R-3)

EXISTING ZONING:

GENERAL COMMERCIAL (C-2)

ADJACENT ZONING:

NORTH - GENERAL COMMERCIAL (C-2)
SOUTH - SINGLE FAMILY (R-1)
EAST - SINGLE FAMILY (R-1)
WEST - SINGLE FAMILY (R-1)

OWNER:

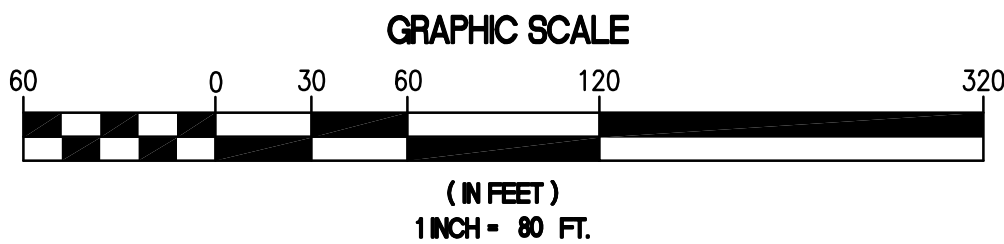
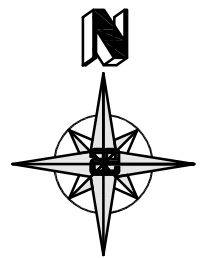
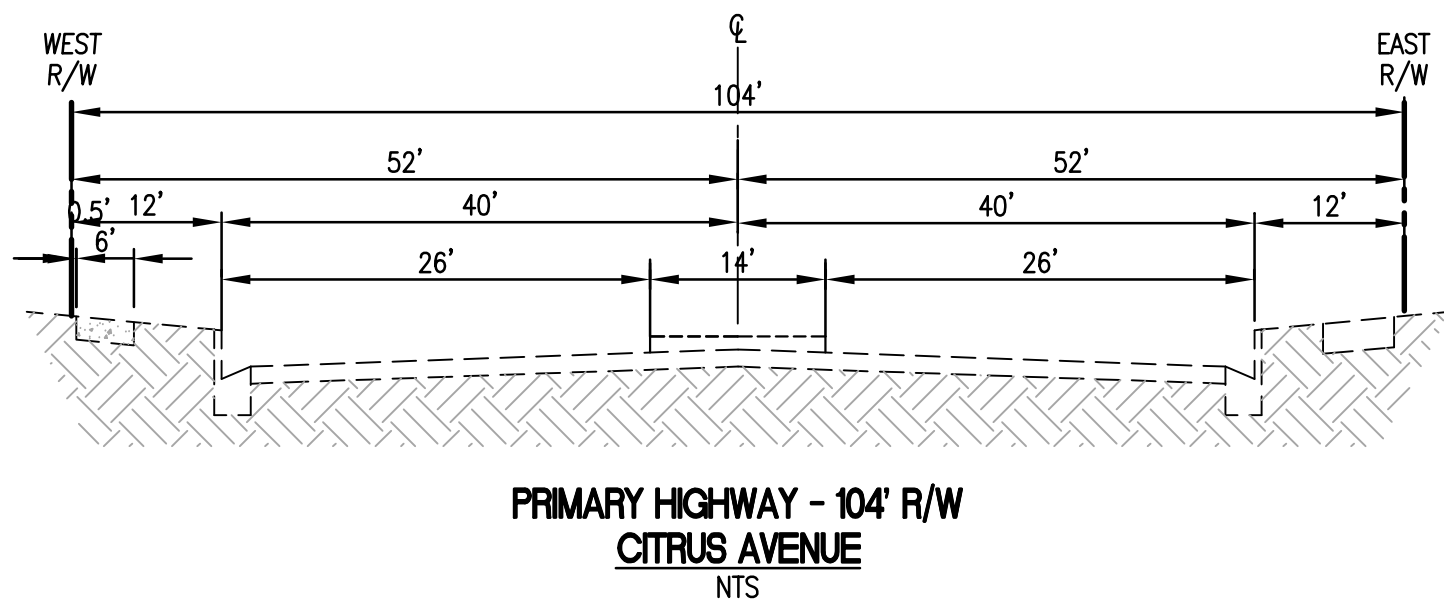
VIP STAY

DEVELOPER

PRL INC
16866 SEVILLE AVENUE
FONTANA, CA 92335
PHONE (909) 356-1815

ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815
FAX (909) 356-1795



CITY OF FONTANA
TENTATIVE TRACT MAP NO. 20521

Prepared For:
PRL ENTERPRISES
16866 SEVILLE AVENUE
FONTANA, CA 92335

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
PHONE (909) 356-1815 Fax (909) 356-1795

C:\Users\Jason\Andrese_3joepp\Andresen Architecture Inc\AAI - Access\Projects\4. Projects 2020-2029\2021\21-4262 Allard Citrus Apartments\Revit\21-4262 Allard Citrus Condominiums.rvt
9/19/2022 8:49:45 AM




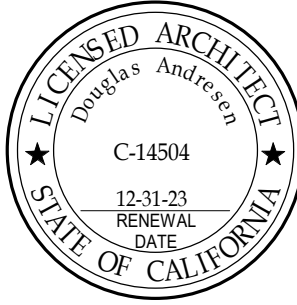
View From Citrus Ave.



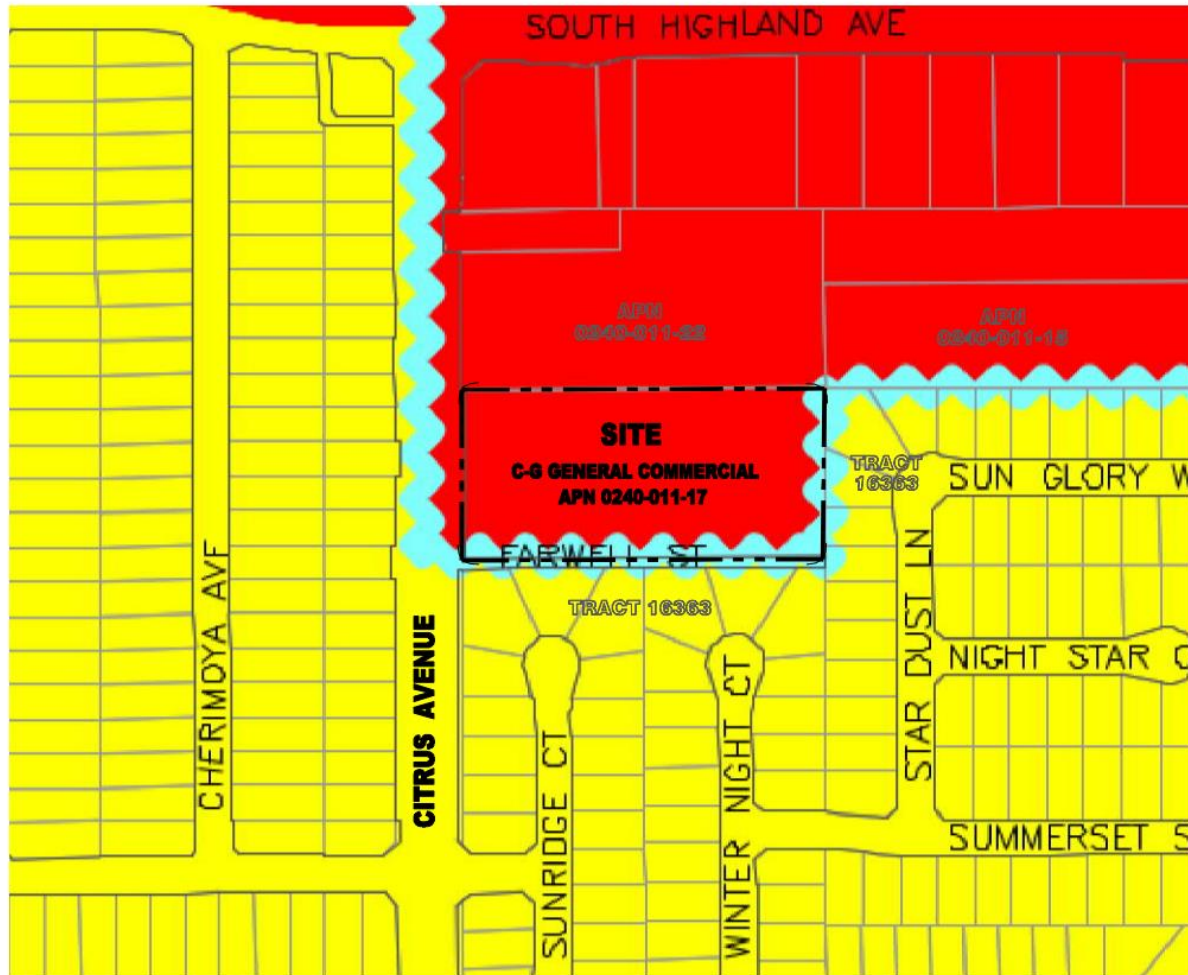
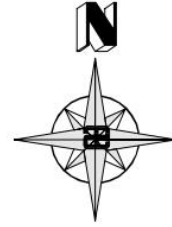
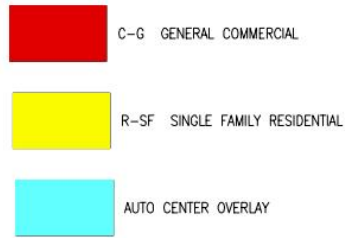
View of Amenities



View of Courtyard

 ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688	Proposed Condominium Development For: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
	12 Sept. 2022		
	21-4262		
3D Views		PL17	

Existing General Plan Land Use Designation

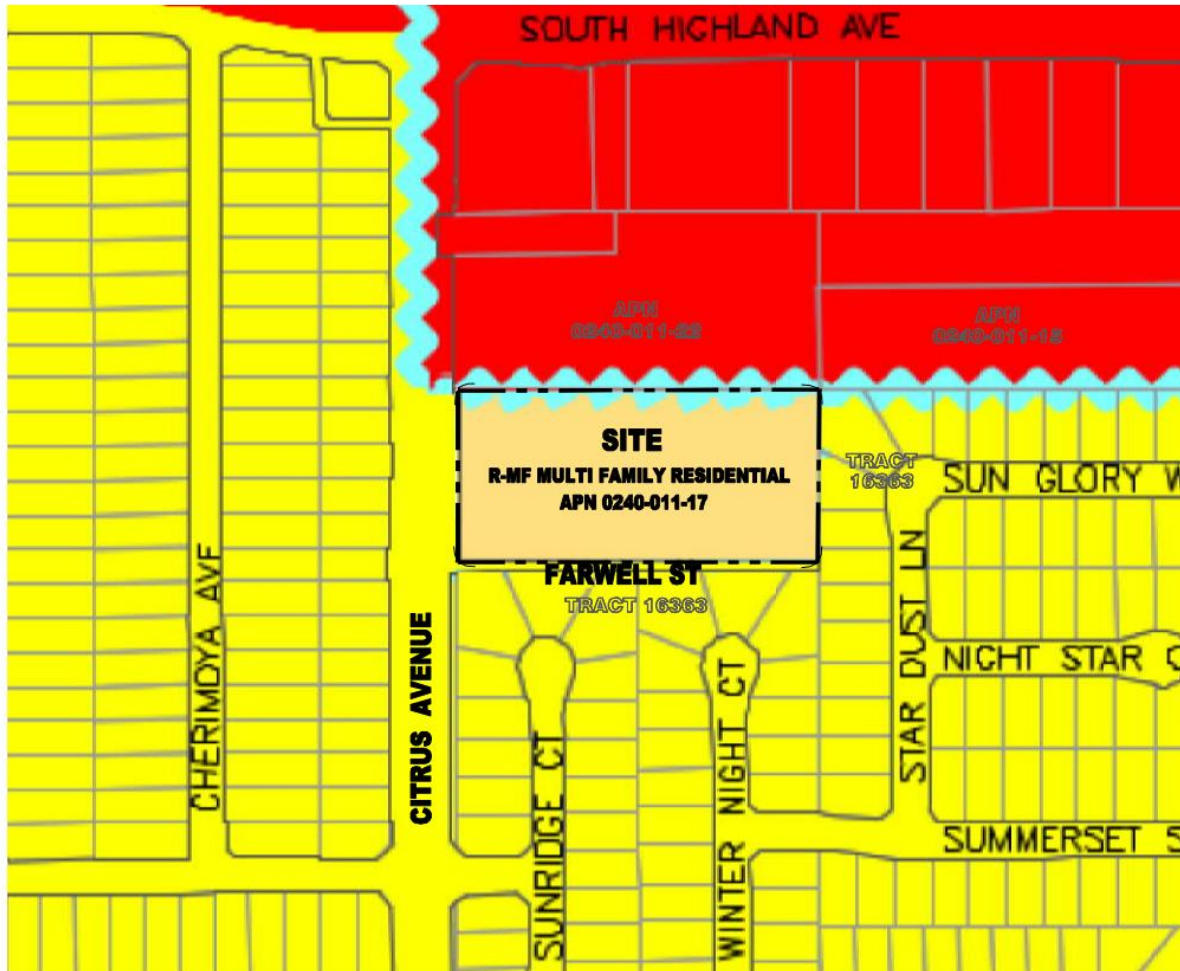
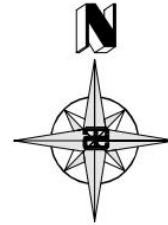


CITY OF FONTANA PLANNING DEPARTMENT

GENERAL PLAN EXHIBIT

DATE: October 4, 2022
CASE: Master Case No. 21-120
 General Plan No. 21-008
 Zone Code Amend. No. 21-010
 Tentative Tract Map No. 21-007
 Design Review No. 21-043

Proposed General Plan Land Use Designation

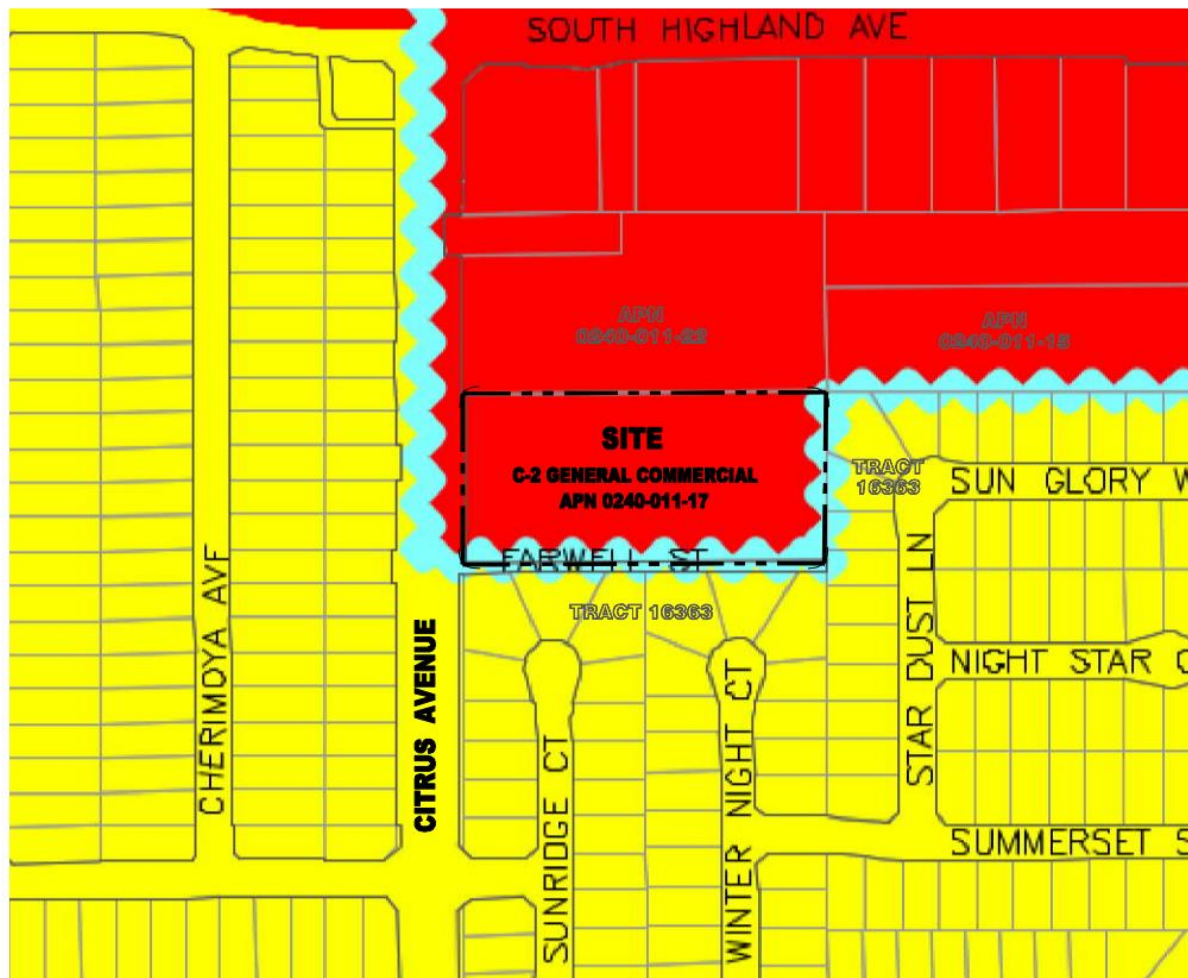
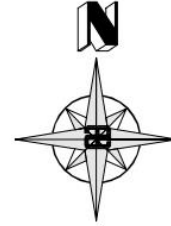
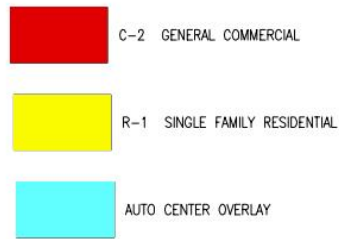


CITY OF FONTANA PLANNING DEPARTMENT

GENERAL PLAN EXHIBIT

DATE: October 4, 2022
CASE: Master Case No. 21-120
 General Plan No. 21-008
 Zone Change No. 21-010
 Tentative Tract Map No. 21-007
 Design Review No. 21-043

Existing Zoning Designation



CITY OF FONTANA PLANNING DEPARTMENT

ZONE CODE AMEND. EXHIBIT

DATE: October 4, 2022
CASE: Master Case No. 21-120
 General Plan No. 21-008
 Zone Code Amend. No. 21-010
 Tentative Tract Map No. 21-007
 Design Review No. 21-043

Proposed Zoning Designation



C-2 GENERAL COMMERCIAL



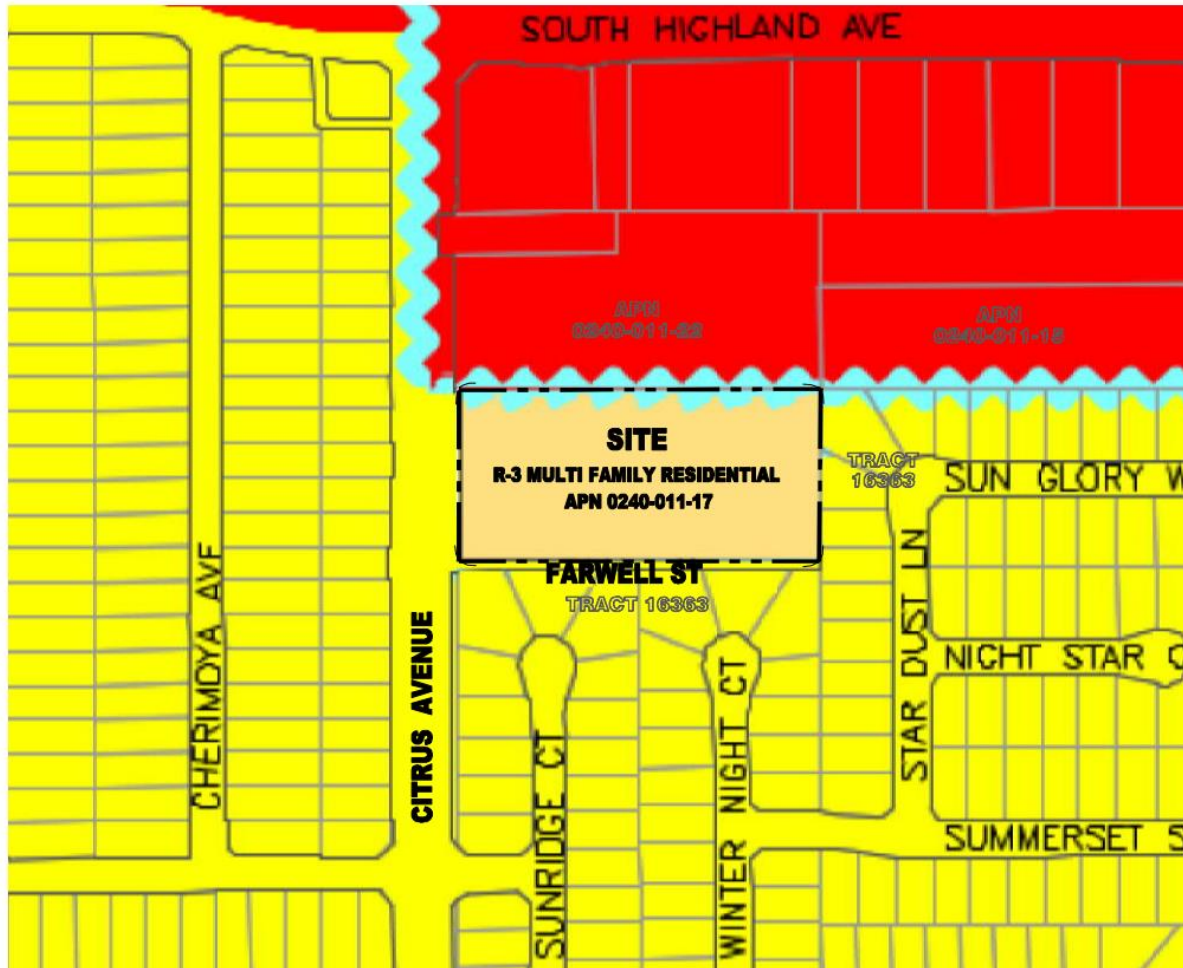
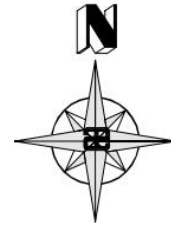
AUTO CENTER OVERLAY



R-1 SINGLE FAMILY RESIDENTIAL



R-3 MULTI FAMILY RESIDENTIAL



PLANNING DEPARTMENT

CITY OF FONTANA

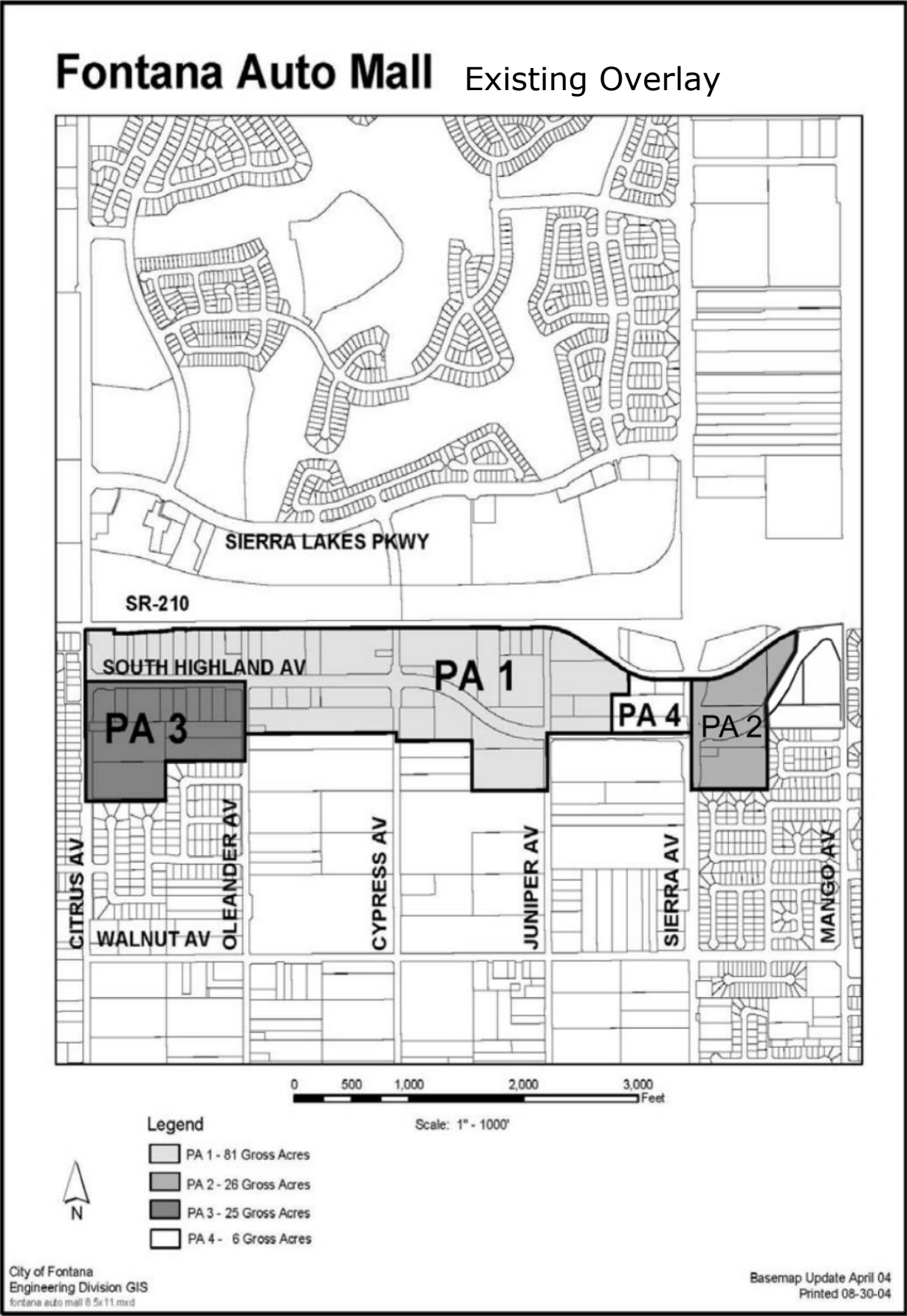
ZONE CODE AMEND. EXHIBIT

DATE: October 4, 2022

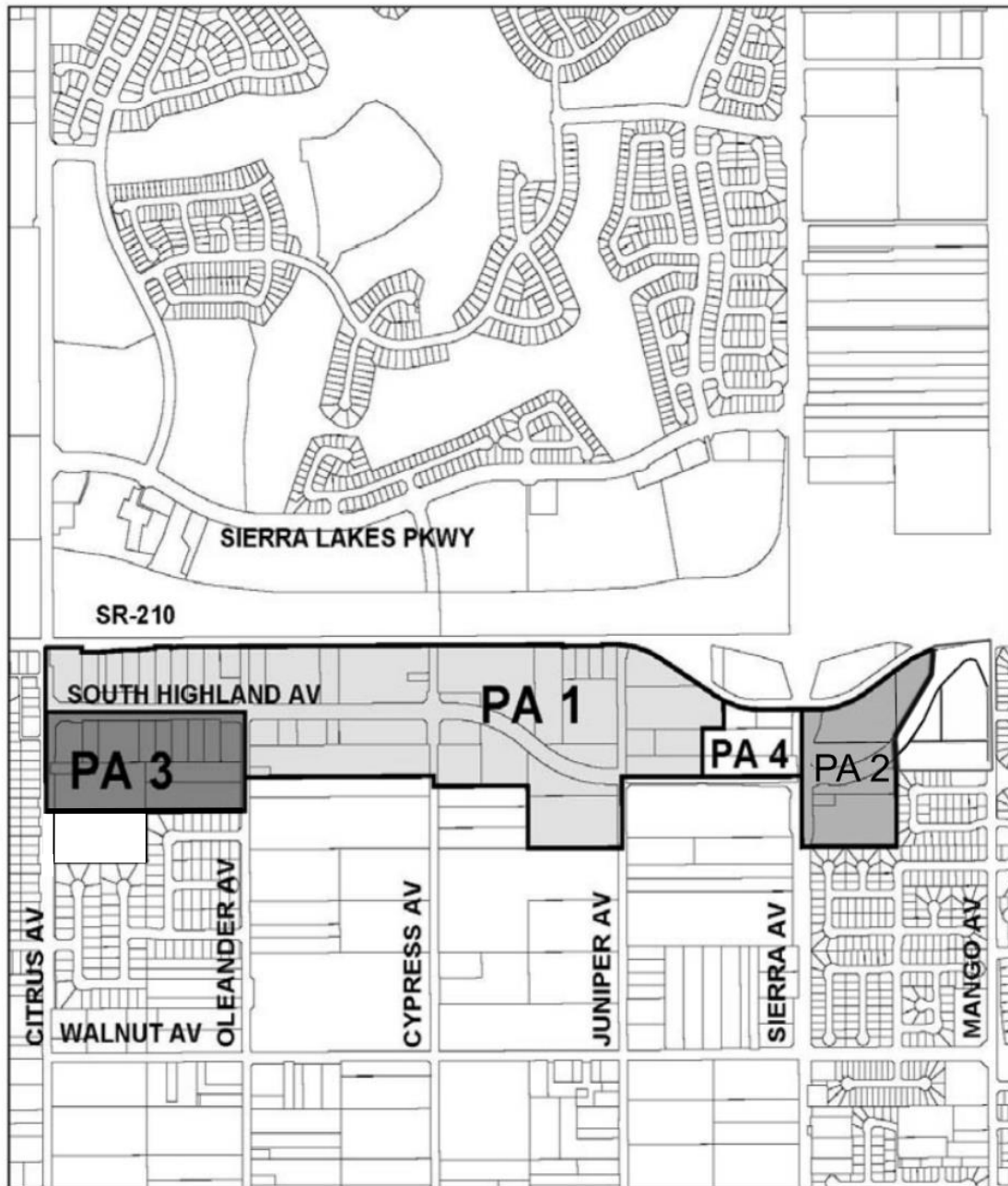
CASE: Master Case No. 21-120
General Plan No. 21-008
Zone Code Amend. No. 21-010
Tentative Tract Map No. 21-007
Design Review No. 21-043

Sec. 30-639. - Authority and requirements.

Figure 1. Fontana Auto Center Overlay District Planning Area Boundaries Map



Fontana Auto Mall Proposed Overlay



0 500 1,000 2,000 3,000 Feet

Scale: 1" = 1000'

Legend

- PA 1 - 81 Gross Acres
- PA 2 - 26 Gross Acres
- PA 3 - 25 Gross Acres
- PA 4 - 6 Gross Acres



City of Fontana
Engineering Division GIS
fontana auto mall 8.5x11.mxd

Basemap Update April 04
Printed 08-30-04

RESOLUTION PC NO. 2022-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM AND DIRECT STAFF TO FILE THE NOTICE OF DETERMINATION, ADOPT A RESOLUTION APPROVING GENERAL PLAN AMENDMENT NO. 21-008, ADOPT AN ORDINANCE APPROVING ZONING CODE AMENDMENT NO. 21-010, AND ADOPT A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 20521 (TTM NO. 21-007) AND DESIGN REVIEW NO. 21-043, FOR THE CONSTRUCTION OF SIXTY-EIGHT ATTACHED RESIDENTIAL CONDOMINIUM UNITS ON A LOT OF APPROXIMATELY 4.6 GROSS ACRES.

WHEREAS, a request to recommend approval to the City Council for the proposed project which includes General Plan Amendment No. 21-008, Zoning Code Amendment No. 21-010, Tentative Tract Map 20521 (TTM No. 21-007) and Design Review Project No. 21-043.

Project Applicant: PRL Enterprises
6997 Citrus, LLC
16866 Seville Avenue
Fontana, CA 92335

Project Location: The project site is located south of the intersection at Citrus Ave and South Highland Ave at 6697 Citrus Ave (APN: 0240-011-17).

Project Site Area: 4.6 gross acres

WHEREAS, on October 4, 2022, the Planning Commission received a staff report and all the information, evidence, and public testimony and considered General Plan Amendment No. 21-008, Zoning Code Amendment No. 21-010, Tentative Tract Map No. 20521 (TTM No. 21-007) and Design Review No. 21-043; and,

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

WHEREAS, the proposed project area is currently located in the General Commercial (C-G) district within the General Plan Land Use Map which is intended for commercial uses, which does not allow multi-family development and must be amended for the proposed project; and,

WHEREAS, the proposed project area is currently located in the Auto Center Overlay District within the General Plan Land Use Map. The site is within Planning Area 3, which does not allow multi-family development and must be amended for the proposed project; and,

WHEREAS, the proposed project area is currently located in the General Commercial (C-2) district within the Zoning District Map and within the Figure 1. Fontana Auto Center Overlay District Planning Area Boundaries Map as also referenced under Sec. 30-638 . – Fontana auto center overlay district project area boundary of the Zoning and Development Code, both of which are intended for commercial uses, do not allow multi-family development, and must be amended for the proposed project; and,

WHEREAS, pursuant to Section No. 15070 California Environmental Act (CEQA), and pursuant Section No. 6.04 of the 2019 Local Guidelines for Implementing CEQA, an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared, and concluded that no significant impacts would be caused by the project, therefore, a Notice of Determination was prepared for Planning Commission's consideration; and,

WHEREAS, Conditions of Approval have been prepared and are attached hereto as Exhibit "A" for Tentative Tract Map No. 20521 (TTM No. 21-007); and,

WHEREAS, Conditions of Approval have been prepared and are attached hereto as Exhibit "B" for Design Review No. 21-043; 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 *San Bernardino County Sun* newspaper on September 14, 2022, at City Hall and at the project site; and,

WHEREAS, the Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all the information, evidence, and testimony presented at its public hearing on October 4, 2022; and,

WHEREAS, General Plan Amendment No. 21-008, Zoning Code Amendment No. 21-010, Tentative Tract Map No. 20521 (TTM No. 21-007) and Design Review No. 21-043 are supported by goals and policies of the General Plan; 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 incorporated herein by reference.

Section 2. The City of Fontana Planning Commission hereby makes the following findings for General Plan Amendment No. 21-008 in accordance with Section 30-31 "Purpose" of the Fontana Zoning and Development Code:

Finding: **The purpose and intent is to keep an updated general plan to reflect the current desires and needs of the citizens for the long-term growth of the City.**

Findings of Fact: The applicant is proposing to remove the project site from the Auto Center Overlay District and modify the General Plan Land Use design to change the project site from General Commercial to Multi Family Residential (R-MF). This would allow the developer to build 68 attached multi-family units. Currently, there is a demand for housing in Fontana and throughout the region which the project will address with an attractive housing development that will provide a desirable space with landscaping, amenities and high-quality architecture.

Section 3. The City of Fontana Planning Commission hereby makes the following findings for Zoning Code Amendment No. 21-08 in accordance with Section 30-40 “Purpose” of the Fontana Zoning and Development Code:

Finding: **The Zoning and Development Code may be amended by changing the development standards (text) or zoning designation map boundaries of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety, or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the general plan.**

Findings of Fact: The applicant is proposing to remove the project site from the Auto Center Overlay District and modify the Zoning District Map to change the project site to Multiple Family (R-3). The development is appropriate for the area as it would provide a multi-family development site that would act as a transition from the commercial area located north of the site and the existing single-family areas to the south along Citrus Ave. As mentioned above, the project will include high quality multi-family housing with paseos, landscaping, adequate parking and amenities.

Section 4. The City of Fontana Planning Commission hereby makes the following findings for Tentative Tract Map No. 20521 (TTM No. 21-007) in accordance with Section 26-55 (e) “Findings for approval” of the Fontana Zoning and Development Code:

Finding No. 1: **The proposed map is consistent with the City’s General Plan and any applicable specific plan.**

Findings of Fact: The Tentative Tract Map is a request for condominium units to be established on a lot that is approximately 4.6 acres. The project is proposed with attached residential units and is within the proposed density range of the R-3 Zoning District which allows a density of 12-24 units per acre. The proposed lot would be consistent with the proposed General Plan designation for the project site and the regulations of the R-3 Zoning District. The

project meets the zoning requirements for setbacks, landscaping, lot coverage, open space, architecture and wall standards.

Finding No. 2: The design and improvements of the proposed tentative tract map is consistent with the General Plan and any applicable specific plan.

Findings of Fact: The design of the proposed project, as mentioned in Finding No. 1, above would be consistent with the proposed General Plan. Street improvements including curb, gutter, and requirements of the Community Mobility and Circulation chapter of the General Plan, Subdivisions (Chapter 26), and the Zoning and Development Code (Chapter 30) have been met. This project is required to connect to the City's sewer system. Additionally, the project has been reviewed by the Engineering Department and San Bernardino County Fire Department for safety and access.

Finding No. 3: The site is physically suitable for the type and density of development proposed.

Findings of Fact: The project size, shape, and topography are suitable for this type and density of development. The project site is approximately 4.6 acres and accommodates the proposed 68 attached residential units within the R-3 Zoning District. All street improvements will be constructed pursuant to applicable building, zoning, and fire code standards, as mentioned in Finding No. 2 above. Access to this proposed project site will be provided via Citrus Avenue which is classified as a Primary Highway in the Hierarchy of Streets Plan.

Finding No. 4: The design of the tentative tract map or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.

Findings of Fact: The design of the Tentative Tract Map and the proposed improvements as described in Finding No. 1 through Finding No. 3, complies with the City of Fontana's Municipal Code requirements, Conditions of Approval (referenced herein), and will not cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat. A Notice of Determination has been prepared for the proposed project pursuant to Section No. 15070 of the California Environmental Act (CEQA) and pursuant to Section No. 6.04 of the 2019 Local Guidelines for Implementing CEQA an Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program. The project is not anticipated to have a significant effect on the environment.

Finding No. 5: The design of the tentative tract map or type of improvements will not cause serious public health problems.

Findings of Fact: The design of the subdivision as described in Finding No. 1 through Finding No. 4 above complies with the City of Fontana's Municipal Code requirements. The improvements associated with the subdivision such as street driveway access, underground utilities, and parkway landscaping will be constructed and have been designed as part of this project pursuant to the Zoning and Development Code and Fontana Municipal Code. Additional improvements such as water connection will be built pursuant to applicable building, zoning, and fire code standards; therefore, the project shall promote the public health, safety, and welfare of the surrounding community and will not cause public health problems. The project was reviewed by the Fontana Fire District and Building and Safety, and the appropriate conditions have been placed on the project.

Finding No. 6: **The design of the tentative tract map or the types of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

Findings of Fact: The design of the tentative tract map and improvements will not conflict with any access easements acquired by the public. The proposed project site will be accessed from Citrus Avenue. Currently there are no other public access easements through or within the proposed subdivision.

Section 5. The City of Fontana Planning Commission hereby makes the following findings for Design Review No. 21-043 in accordance with Section 30-111 of the Fontana Zoning and Development Code:

Finding No. 1: **This proposal meets or exceeds the criteria contained in Division 2 of the Zoning and Development Code and will result in an appropriate and desirable development.**

Findings of Fact: The project, as proposed, is a request for the Planning Commission to review and forward recommendation of approval for the site and architectural design for the proposed 68 attached residential units within the R-3 District. The units will range in size from 1,422 to 1,554 square feet and every unit is proposed to be three (3) bedrooms. The project meets or exceeds the criteria contained in the Design Review section of the Zoning and Development Code and the requirements of the R-3 Zoning District. These requirements include standards for setbacks, landscaping, lot coverage, community entries, architecture and wall standards. The proposed architecture design is high quality Contemporary Craftsman which is desirable for the immediate community. The Design Review includes site and architectural review of an approximate 4.6-acre site. If approved, the density

will be 14.8 units per acre which is within the twelve (12) to twenty-four (24) units per acre range permitted in the R-3 District. Additionally, 47,122 square feet of open space is proposed including landscaping, private yards, a tot lot, bar-b-que area, park furniture, dog park and cornhole games. Paseos are proposed with trees, shrubs, benches and groundcover with broad spaces between buildings.

The project will be an appropriate and desirable development for the area. This project meets or exceeds the criteria contained in the Design Review section of the Fontana Zoning and Development Code.

Finding No. 2: The proposal is in its design and appearance is aesthetically and architecturally pleasing while enhancing the character of the surrounding neighborhood.

Findings of Fact: The proposed detached residential units reach a maximum height of twenty-six (26) feet and eight (8) inches. The architectural theme is called Contemporary Craftsman and features three attractive color designs. Each color style will reflect light earth tone warm colors and vibrant accent colors. Architectural relief utilized for the proposed project consists of decorative window treatments, varied roof lines, architectural “pop-outs,” porches, grouped windows, and other features appropriate for the architecture. The use of a variety of colors and decorative shutters will add architectural diversity to each plan. All units are designed with concrete tile roofing material coordinated to match the color scheme of the project elevation. All Plans are proposed as two (2) story structures. Additionally, garage doors will incorporate varied door colors, windows and patterns appropriate for each plan. Landscaping is included to provide shade, screening and to beautify the site. The proposed architecture as described above is consistent with the requirements in the Zoning Code.

Finding No. 3: The site improvements are appropriate and will result in a safe, well-designed facility.

Findings of Fact: The proposed development complies with the Zoning and Development Code. The improvements include sewer and storm drain systems, site circulation, parking, landscaping, open space, lighting, driveways, sidewalks and decorative paving which are appropriate and will result in a well-designed residential community.

Finding No. 4: The proposal is consistent with the General Plan and applicable Specific Plan.

Findings of Fact: The proposed General Plan land use designation Multi Family

Residential (R-MF) provides for a consistent blend of residential development and is intended to accommodate higher density residential development. The proposed project is within the proposed R-3 Zoning District and will have an average density of 14.8 dwelling units per acre which is within the range of twelve (12) to twenty-four (24) units per acre as indicated in the R-3 District.

Finding No. 5: The proposal promotes the public health, safety, and welfare of the community.

Findings of Fact: The proposed project as described in the above findings will result in the construction of sixty-eight (68) attached units. All new improvements such as driveways, streets, sidewalks, drive aisles, and setbacks will comply with all applicable building, zoning, and fire codes and standards, and therefore, shall promote the public health, safety, and welfare of the surrounding community.

Section 6. The Planning Commission has reviewed and considered the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the proposed project. The Planning Commission finds that the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program contain a complete and accurate reporting of all the environmental impacts associated with the Project. The Planning Commission further finds that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been completed in compliance with the 2019 Local CEQA Guidelines and the State CEQA Guidelines.

Section 7. Based on the foregoing, the City of Fontana Planning Commission recommends that the City Council adopts a resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program and directing staff to file the Notice of Determination, and adopts a resolution recommending that the City Council approve General Plan Amendment No. 21-008, adopt an ordinance approving Zoning Code Amendment No. 21-010, and adopt a resolution approving Tentative Tract Map No. 20521 (TTM No. 21-007) and Design Review No. 21-043 subject to the findings as indicated herein and the Conditions of Approval, which have been prepared and are attached hereto as **Exhibit “A”** and **Exhibit “B”**.

Section 8. 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 – Planning Department 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 9. 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 4th day of October, 2022.

City of Fontana

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 this 4th day of October, 2022, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Idilio Sanchez, Secretary

Exhibit “A”



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. 21-120
Tentative Tract Map No. 20521
(TTM No. 21-007)

DATE: October 4, 2022

LOCATION: The project site is located near the corner of Highland Avenue and Citrus Avenue at 6697 Citrus Avenue (APN: 0240-011-17) on approximately 4.6 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. 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.

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

3. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections No. 30-23 of the Municipal Code.
4. This tentative tract map shall comply with all applicable development standards of Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development) of the Municipal Codes of the City of Fontana and the Subdivision Map Act.
5. The applicant shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Community Development. A note to this effect shall be placed on the map prior to recordation of the final map.
6. This Tentative Tract Map shall become null and void two (2) years from the date of approval as outlined by Section 26-58 of the Municipal Code, 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.
7. This project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.
8. After the fifteen (15) day appeal period, the applicant shall remove the notice of Filing sign from the project site. The applicant may request a refund of the \$300 sign deposit. The request shall be submitted to the Planning Department.
9. The applicant/developer shall comply with the mitigation measures identified in the Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program as approved by the City Council on _____.

Prior to Issuance of Building /Construction Permits

10. 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 all the final building and grading plans prior to issuance of any building or grading permits.
11. Historic Archaeological Resources
 - A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.
 - B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.
 - C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.
12. The 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.

BUILDING AND SAFETY DIVISION:

- 13. 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
- 14. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.
- 15. 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.
- 16. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.
- 17. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.
- 18. The applicant shall comply with the following grading requirements:
 - A. Grading plans shall be submitted to, and approved by Building & Safety. The grading plans shall indicate all site improvements, and shall indicate complete drainage paths of all drainage water run-offs.
 - B. All drainage water shall drain via approved methods, to an approved location – 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.
19. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

20. 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

ENGINEERING:

- 21. 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.
- 22. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.
- 23. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.
- 24. Project driveway along Citrus Avenue shall be right-in/right-out.

PRIOR TO ISSUANCE OF GRADING PERMIT

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

PRIOR TO MAP RECORDATION

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

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

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

PRIOR TO FINAL ACCEPTANCE OF PROJECT

29. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans.
30. The Applicant/Engineer shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.
31. The Applicant/Engineer shall set survey monuments as required by the map and corner records must be recorded with the County.
32. The Applicant/Landscape Architect shall provide a "Landscape Certificate of Compliance" certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).
33. All sewers and storm drains shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspection. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
34. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

SAN BERNARDINO COUNTY FIRE DEPARTMENT:

35. *Jurisdiction.* The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
36. *Fire Access Road Width.* Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet

unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

37. *Turnaround.* An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.
38. *Street Signs.* Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.
39. *Fire Lanes.* The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.
40. *Water System 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 BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travelways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

The Fire Flow for this project shall be: 1500 GPM for a two hour duration at 20 psi residual operating pressure. Fire Flow is based on a 13,500 Square Foot structure.

41. *Hydrant Marking.* Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.
42. *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 jobsite. California Fire Code Chapter 5.
43. *Combustible Protection.* Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

44. *Fire Sprinkler-NFPA #13R.* An automatic fire sprinkler system complying with NFPA 13R and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-3
45. *Fire Alarm, Waterflow Monitoring.* A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 72 & SBCoFD Standard F-5.
46. *Fire Extinguishers.* Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.
47. *Commercial Addressing.* Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1
48. *Illuminated Site Diagram.* The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. California Fire Code Chapter 5 & SBCoFD Standard B-1
49. *Key Box.* An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4
50. *Security Gates.* In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3
51. *Secondary Access.* The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

52. *Spark Arrestor.* An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

END OF CONDITIONS

Exhibit “B”



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. 21-120
Design Review Project No. 21-043

DATE: October 4, 2022

LOCATION: The project site is located near the corner of Highland Avenue and Citrus Avenue at 6697 Citrus Avenue (APN: 0240-011-17) on approximately 4.6 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 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 No. 30-23 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. The Director of Planning, or his/her designee, shall have the authority for minor architectural changes focusing on items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.
7. 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.
8. If solar panel systems are installed on the roof of any residential structure, the installation shall be on top or above the approved roof tile. If a solar panel system is flush-mounted to the roof, matching roof tiles shall be replaced immediately upon removal of the solar panels.

9. The developer shall provide clustered and/or individual mail box(es) for the delivery of mail to future residents of the development in a convenient location and is well-lit. The mail box shall not block the line of sight. The mail boxes shall be made of durable material and shall be installed in a manner that is resistant to vandalism and meets the requirements of the Post Office. The developer is responsible for contacting the Post Office for the type and location of the mail boxes within their development. Any replacements of the mail boxes subsequent to the original installation shall be the responsibility of the developer, each individual homeowner and/or the homeowners association, and the Post Office.
10. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.
11. After the fifteen (15) day appeal period, the applicant shall remove the notice of Filing sign from the project site. The applicant may request a refund of the \$300 sign deposit. The request shall be submitted to the Planning Department.
12. 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.

13. 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.
14. This project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.
15. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including, but not limited to the City's adopted Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.
16. All future monument signs shall be reviewed under a separate Design Review Sign application.
17. All built in gas barbeques shall be installed with safety locks to the satisfaction of the Director of Planning.
18. The current Development fees must be paid prior to issuance of building/construction permits.
19. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.

20. All landscaping must be adequately maintained at all times.
21. All masonry block walls shall be a minimum of six (6) ft. tall with a prefabricated cap when fronting the public right of way.
22. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.
23. All unit garage doors shall include vertical or horizontal windows.
24. Adequate visual screening shall be provided adjacent to the interior lots of the project site and shall be provided by the developer. Screening shall be provided by a combination of trees, block wall or screening methods to the satisfaction of the Director of Planning.

Prior To Building Permit Issuance

25. 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.
26. 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.
27. 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.
28. 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.
29. 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.

30. 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.
31. 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.
32. The applicant/developer shall comply with the mitigation measures identified in the Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program as approved by the City Council on _____.

BUILDING AND SAFETY DIVISION:

33. Shall comply with the latest adopted edition of the following codes as applicable:
 - I. California Building Code
 - J. California Residential Code
 - K. California Electrical Code
 - L. California Mechanical Code
 - M. California Plumbing Code
 - N. California Energy Code
 - O. California Fire Code
 - P. California Green Building Standards Code
34. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.
35. 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.
36. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

37. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

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

- A. Grading plans shall be submitted to, and approved by Building & Safety. The grading plans shall indicate all site improvements, and shall indicate complete drainage paths of all drainage water run-offs.
- B. All drainage water shall drain via approved methods, to an approved location – 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.
- J. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
- K. No water course or natural drainage shall be obstructed.
- L. 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.
- M. 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.
- N. 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.

- O. 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.

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

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

ENGINEERING:

41. 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.
42. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.
43. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.
44. Project driveway along Citrus Avenue shall be right-in/right-out.

PRIOR TO ISSUANCE OF GRADING PERMIT

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

PRIOR TO MAP RECORDATION

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

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

47. The Applicant shall record All map's as required for the development.

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

PRIOR TO FINAL ACCEPTANCE OF PROJECT

49. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans.
50. The Applicant/Engineer shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.
51. The Applicant/Engineer shall set survey monuments as required by the map and corner records must be recorded with the County.
52. The Applicant/Landscape Architect shall provide a "Landscape Certificate of Compliance" certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).
53. All sewers and storm drains shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspection. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
54. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

SAN BERNARDINO COUNTY FIRE DEPARTMENT:

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

56. *Fire Access Road Width.* Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.
57. *Turnaround.* An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.
58. *Street Signs.* Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.
59. *Fire Lanes.* The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.
60. *Water System 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 BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

The Fire Flow for this project shall be: 1500 GPM for a two hour duration at 20 psi residual operating pressure. Fire Flow is based on a 13,500 Square Foot structure.

61. *Hydrant Marking.* Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.
62. *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 jobsite. California Fire Code Chapter 5.

63. *Combustible Protection.* Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.
64. *Fire Sprinkler-NFPA #13R.* An automatic fire sprinkler system complying with NFPA 13R and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-3
65. *Fire Alarm, Waterflow Monitoring.* A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 72 & SBCoFD Standard F-5.
66. *Fire Extinguishers.* Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.
67. *Commercial Addressing.* Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1
68. *Illuminated Site Diagram.* The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. California Fire Code Chapter 5 & SBCoFD Standard B-1
69. *Key Box.* An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4
70. *Security Gates.* In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3

71. *Secondary Access.* The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1
72. *Spark Arrestor.* An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

END OF CONDITIONS OF APPROVAL



NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION AND 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 No. 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section No. 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. 21-120, GENERAL PLAN AMENDMENT NO. 21-008,
ZONING CODE AMENDMENT NO. 21-010, DESIGN REVIEW NO. 21-043, and
TENTATIVE TRACT MAP NO. 20521 (TTM NO. 21-007)**

The proposed project includes site and architectural review to construct a 68-unit condominium project on one parcel totaling approximately 4.6 adjusted gross acres. The project includes a General Plan Amendment to remove the Auto Center Overlay District boundary from the project site and change the General Plan land use designation from General Commercial (C-G) to Multiple Family (R-3), Zoning Code Amendment to remove the Auto Center Overlay District boundary from the project site and to change the zoning of the lot from General Commercial (C-G) to Multiple Family (R-3), Tentative Tract Map to for a proposed condominium map, and a Design Review for site and architectural review of 68 units, 14 condominium buildings, and various amenities.

**Environmental
Determination:**

Pursuant to Section No. 15070 of the California Environmental Act (CEQA) and pursuant to Section No. 6.04 of the 2019 Local Guidelines for Implementing CEQA an Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program has been prepared for this project.

The Initial Study and Mitigated Negative Declaration are available for public review from September 14, 2022 until October 4, 2022, at the Planning Department counter, and on the City of Fontana's website, <https://www.fontana.org/2137/Environmental-Documents>

**Location of
Property:**

The project site is generally located on the southeast corner of South Highland Avenue and Citrus Avenue at 6697 Citrus Avenue (APN 0240-011-17).



Date of Hearing: October 4, 2022

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 Alejandro Rico, Associate Planner, at (909) 350-6558 or via email at arico@fontana.org

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

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

Publish: September 14, 2022
S.B. Sun Newspaper



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 21-1707
Agenda #: PH-D

Agenda Date: 10/4/2022
Category: Public Hearing

FROM:

Planning Department

TITLE:

Master Case No. 22-051 and Design Review No. 22-027 - a proposal to construct a three (3) story, 24-unit apartment project located in the Multi-Family subdistrict of the Form-Base Code on a single parcel totaling approximately 0.7 adjusted gross acres.

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. 2022-____; 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 Design Review No. 22-027.

APPLICANT:

Andresen Architecture
17087 Orange Way
Fontana, CA 92335

LOCATION:

8969 Newport Avenue (APN: 0194-012-02).

REQUEST:

Design Review No. 22-027 - a proposal to construct a three (3) story, 24-unit apartment project located in the Multi-Family subdistrict of the Form-Base Code over a single parcel totaling approximately 0.7 adjusted gross acres.

PROJECT PLANNER:

Jon Dille, Associate Planner

BACKGROUND INFORMATION:

Land Use Designation:

	General Plan	Zoning / Subdistrict	Existing Land Uses
Site	*WMXU-1	*FBC / Multi-Family Subdistrict	Vacant
North	*WMXU-1	*FBC / Multi-Family Subdistrict	Multi-Family (Newport Village)
South	*WMXU-1	*FBC / Multi-Family Subdistrict	Vacant
East	*WMXU-1	*FBC / Multi-Family Subdistrict	Single-Family Home
West	*WMXU-1	*FBC / Transitional Subdistrict	Single-Family Home
*WMXU-1 – Walkable Mixed-Use Corridor and Downtown			
*FBC – Form-Base Code			

PROJECT DESCRIPTION:

A. <u>Site Area:</u>	Approximately 31,718 square feet (0.7 acre)	
B. <u>Density:</u>	12 to 39 dwelling units per acre	Provided: 32 du/acre
C. <u>Lot Development Standards:</u>	Setbacks	
	Front: 5' minimum	Provided: 5-Foot
	Rear: 10' minimum	Provided: 10-Foot
D. <u>Parking Analysis:</u>		
One-Bedroom – 6	One Space Per Unit	Provided: 6
Two (plus) Bedrooms - 18	1.5 Spaces Per Unit	Provided: 27
		Total: 33

ANALYSIS:

The applicant, Andresen Architecture, is requesting that the Planning Commission review and approve Design Review No. 22-027 a proposal to construct a three (3) story, 24-unit apartment project along with associated site improvements that include landscaping, lighting, block walls, and off-site street improvements.

The project site is one vacant parcel that totals approximately 0.7 acres. The project site has a General Plan Land Use Designation of Walkable Mixed-Use Corridor and Downtown (WMXU-1) and is located in the Form-Based Code (FBC) Multi-Family subdistrict. The density per the Multi-Family subdistrict is a maximum of 39 dwelling units per acre with a minimum of 12 dwelling units per acre. The Multi-Family subdistrict provides higher densities which permits multi-family development such as townhomes, apartments and condominiums. The surrounding properties and uses are predominately characterized by a mix of multi-family apartments and single-family homes. The proposed project is consistent with the development standards identified in the Zoning and Development Code.

Design Review No. 22-027

The proposal has been designed to be compatible with the surrounding uses while also providing a development that has been designed with articulated features (architectural relief, added landscaping, street improvements, and lighting), to enhance the character of the surrounding neighborhood. The applicant has proposed a Mediterranean architectural style for the apartment building. This design style will utilize exposed wood corbels, ornamental detailing, curved window

openings, and light earth tone colors to create a well-designed product that will compliment this architectural style. The apartment building will also incorporate architectural elements such as wood accents, iron work, and decorative lighting to complement the surrounding development. Associated improvements such as lighting, landscaping, parking, and paving would also be a part of this project.

The development will be comprised of 24 units located within a three-story building with one-bedroom, two-bedroom, and three-bedroom units. Six (6) of the units are proposed as one-bedroom units at 875 square feet and 880 square feet. Fifteen (15) of the units are proposed as two-bedroom units at 1,002 square feet each. Three (3) of the units are proposed as three-bedroom units at 1,314 square feet each. Each unit has adequate private open space directly accessible from the private unit. The upper floors units have covered balconies ranging between 74 square feet to 151 square feet. The ground floor units have open yard area in addition to a covered patio ranging between 74 square feet to 147 square feet.

The project site is physically suitable in size and shape to support the development of the proposed apartment building. The maximum density of the Multi-Family subdistrict zone is 39 dwelling units per acre and the proposed number of units is 24 which calculates to 32 dwelling units per acre and is within the allowable density. The main access to the project site will be from Newport Avenue, which is identified as a local street and is designed as a cul-de-sac. The applicable building codes, zoning codes, and fire codes and standards, will make for a safe, attractive, and well-designed project. As proposed, the project is consistent with the development standards of the Zoning and Development Code.

The grading of the properties has a less than a two-percent gradient with no retaining walls required. There is an existing screen wall along the north property line to remain. There is a proposed 6-foot-high decorative screen wall along the south and east property lines.

MOTION:

Approve staff recommendation

ATTACHMENTS:

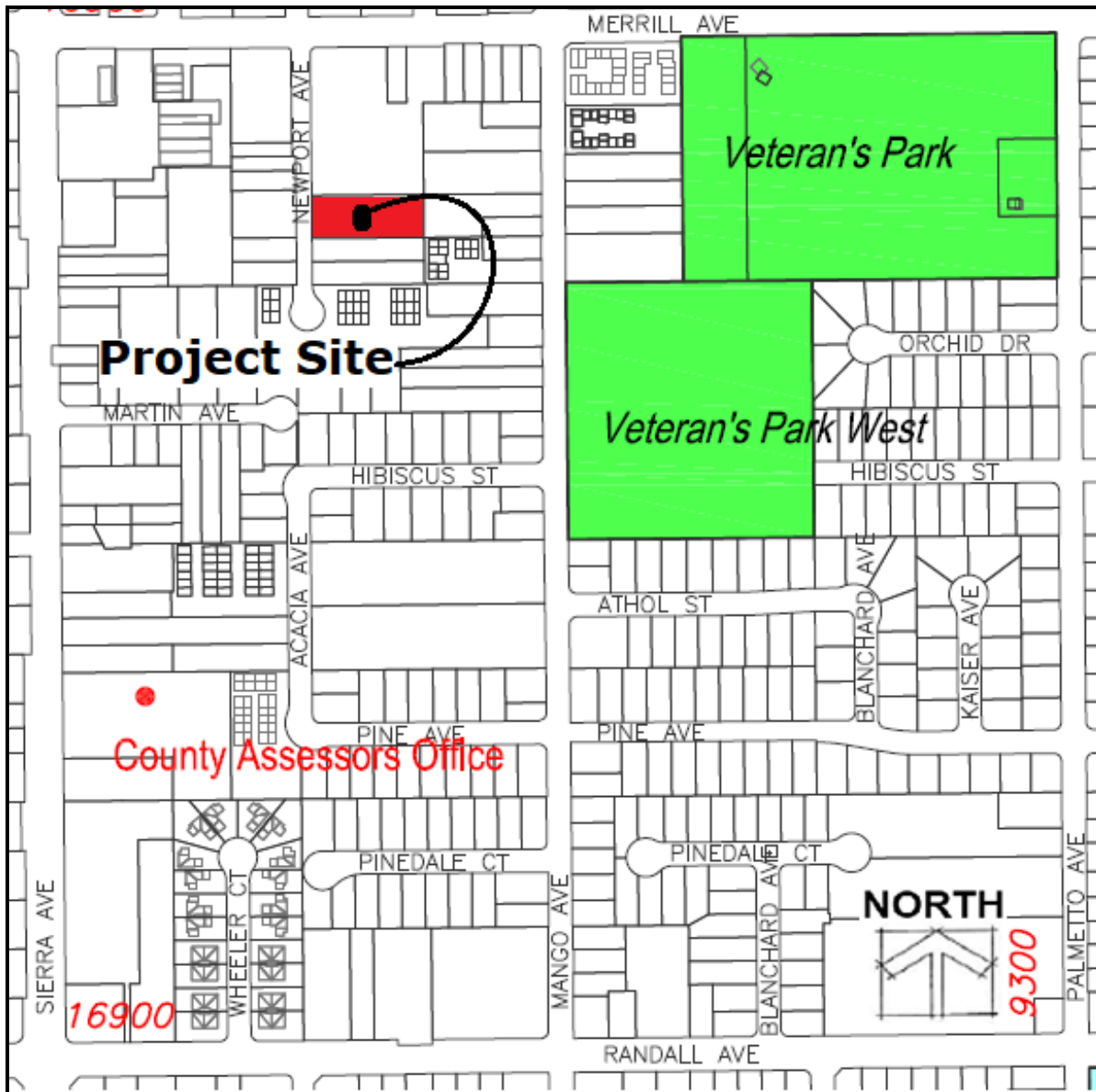
Attachment No. 1 - Vicinity Map

Attachment No. 2 - Project Plans

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

Attachment No. 4 - Notice of Exemption

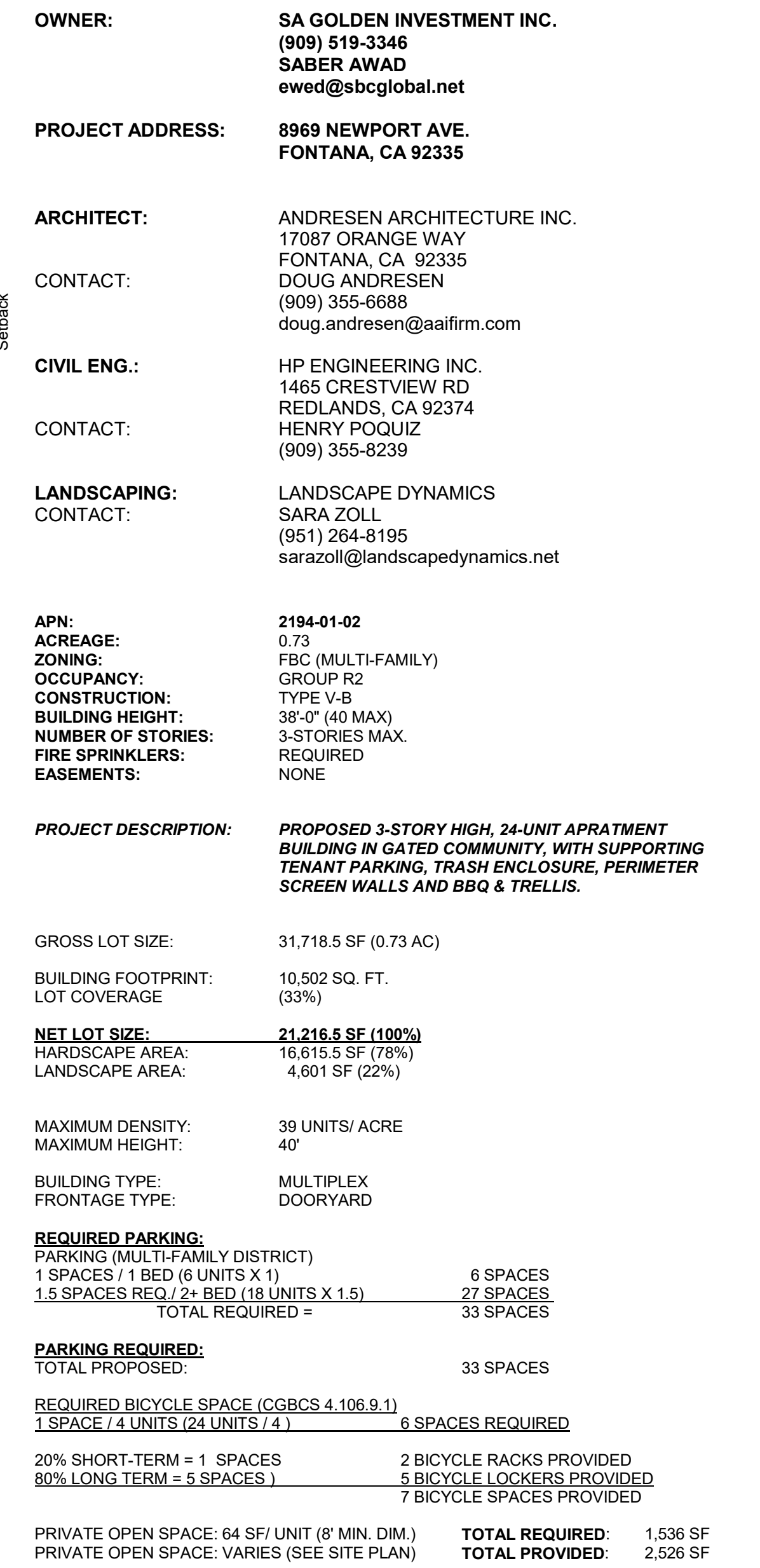
Attachment No. 5 - Notice of Public Hearing



VICINITY MAP

DATE: October 4, 2022

CASE: Master Case No. 22-051
Design Review No. 22-027

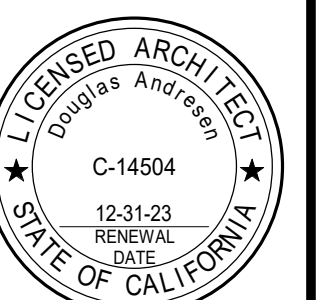


Area Schedule - 1-Bed Apartment (Corner Unit)		Area Schedule - 1-Bed Apartment		Area Schedule - 2-Bed Apartment		Area Schedule - 3-Bed Apartment	
Name	Area	Name	Area	Name	Area	Name	Area
Living		Living		Living		Living	
1-Bed Corner	875 SF	1-Bed Unit	880 SF	2-Bed Unit	1,008 SF	3-Bed Unit	1,314 SF
Non-Living		Non-Living		Non-Living		Non-Living	
Private Open Space	168 SF	Private Open Space	78 SF	Private Open Space	99 SF	Private Open Space	99 SF

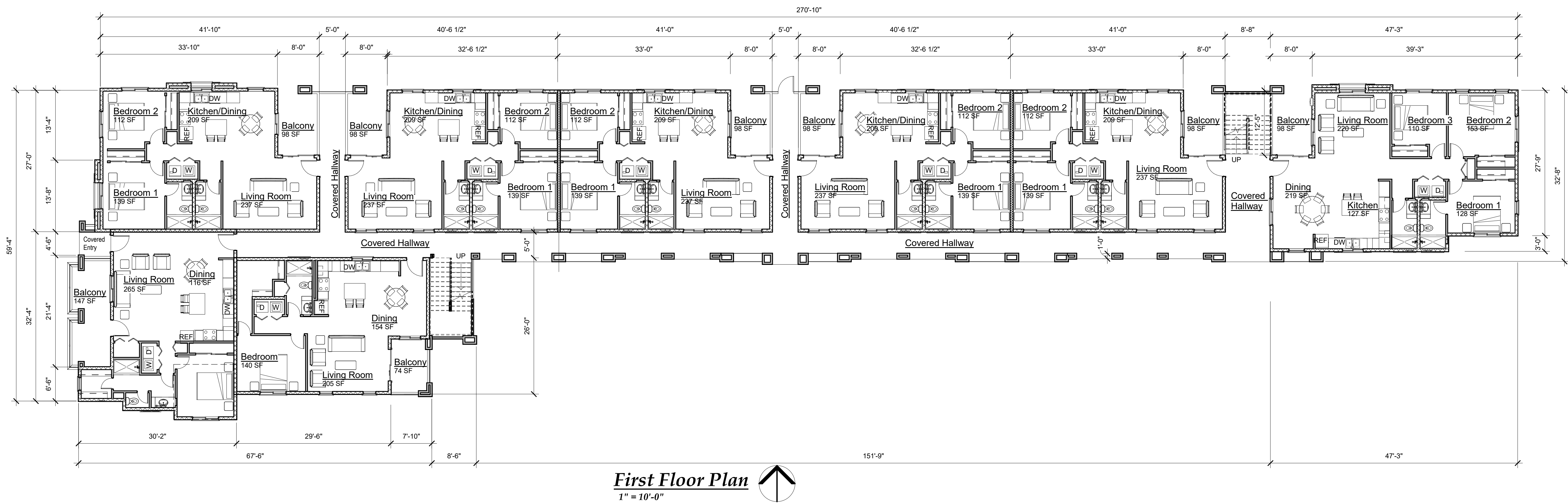
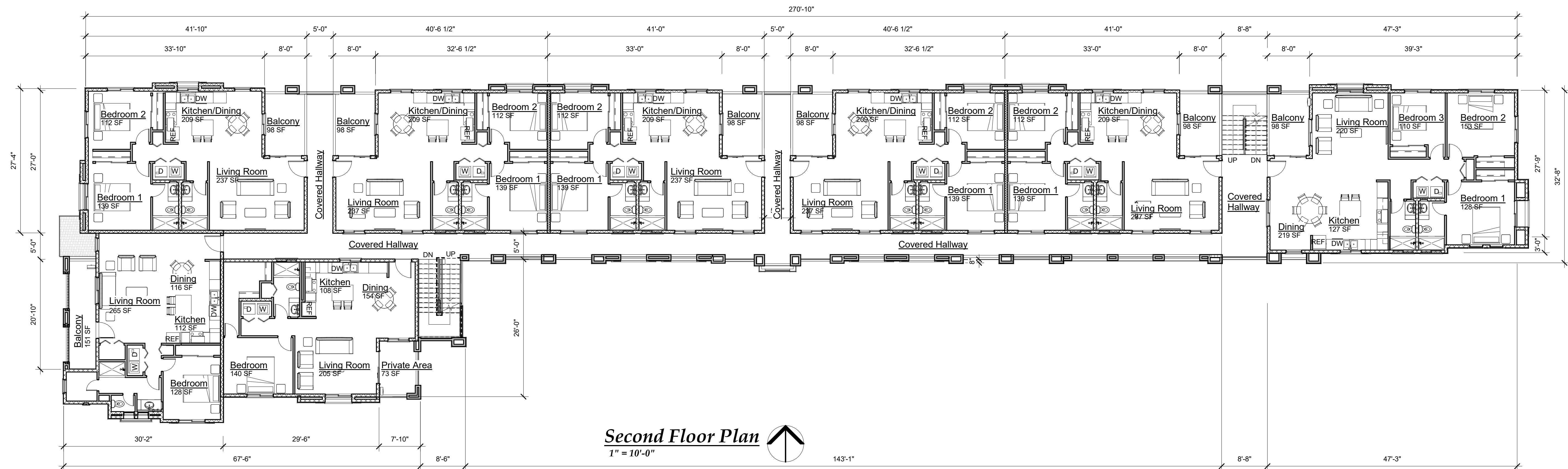
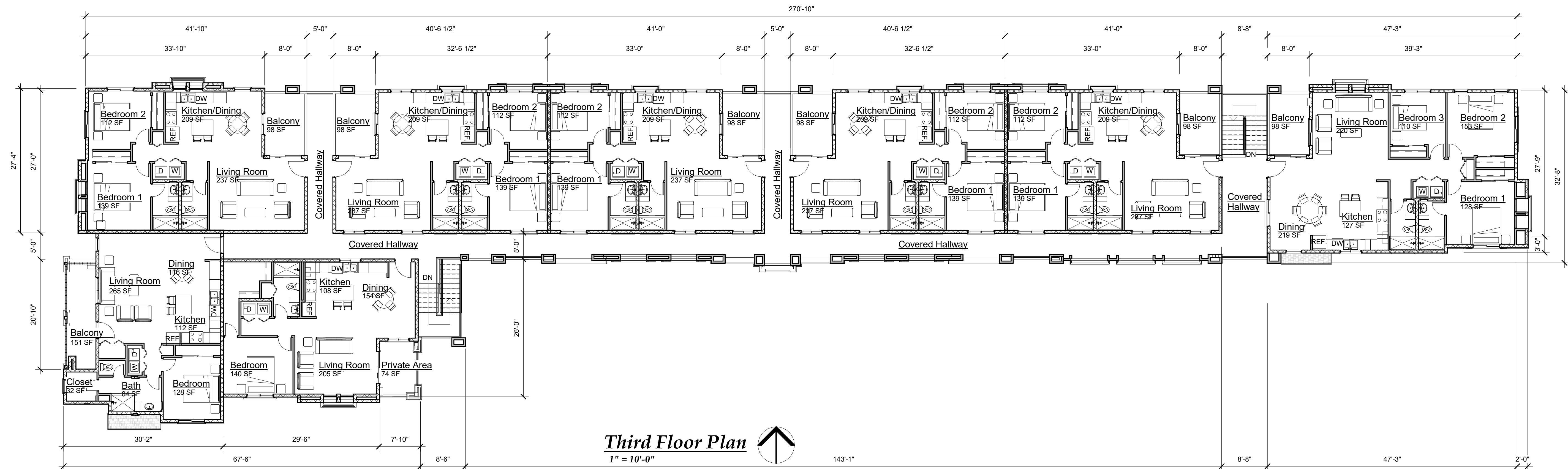
Area Schedule - 3 Stories Building		Area Schedule - 3 Stories Building		Area Schedule - 3 Stories Building	
Name	Area	Name	Area	Name	Area
First Floor		Second Floor		Third Floor	
1-Bed Corner	875 SF	1-Bed Corner	877 SF	1-Bed Corner	877 SF
1-Bed Unit	880 SF	1-Bed Unit	880 SF	1-Bed Unit	880 SF
2-Bed Unit	5,014 SF	2-Bed Unit	5,014 SF	2-Bed Unit	5,014 SF
3-Bed Unit	1,314 SF	3-Bed Unit	1,340 SF	3-Bed Unit	1,340 SF
Living	8,082 SF	Living	8,111 SF	Living	8,111 SF
Hallway	1,623 SF	Hallway	1,386 SF	Hallway	1,386 SF
Private Open Space	842 SF	Private Open Space	802 SF	Private Open Space	802 SF
Non-Living	2,465 SF	Non-Living	2,188 SF	Non-Living	2,188 SF

<i>Sequence of Drawings - DR</i>	
<i>Number</i>	<i>Description</i>
PL1	Site Plan
PL2	Floor Plans
PL3	Exterior Elevations
PL4	Amenities
C-1	Conceptual Grading Plan
1 of 1	Preliminary Landscape Plan

Site Plan

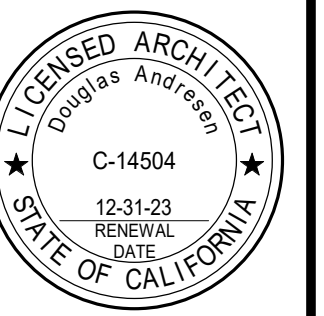


PL1



Proposed 3 Story, 24-Unit Apartment Complex For:
SA Golden Investment Inc.
8969 Newport Ave, Fontana, CA 92335

1 Aug. 2022
22-4395

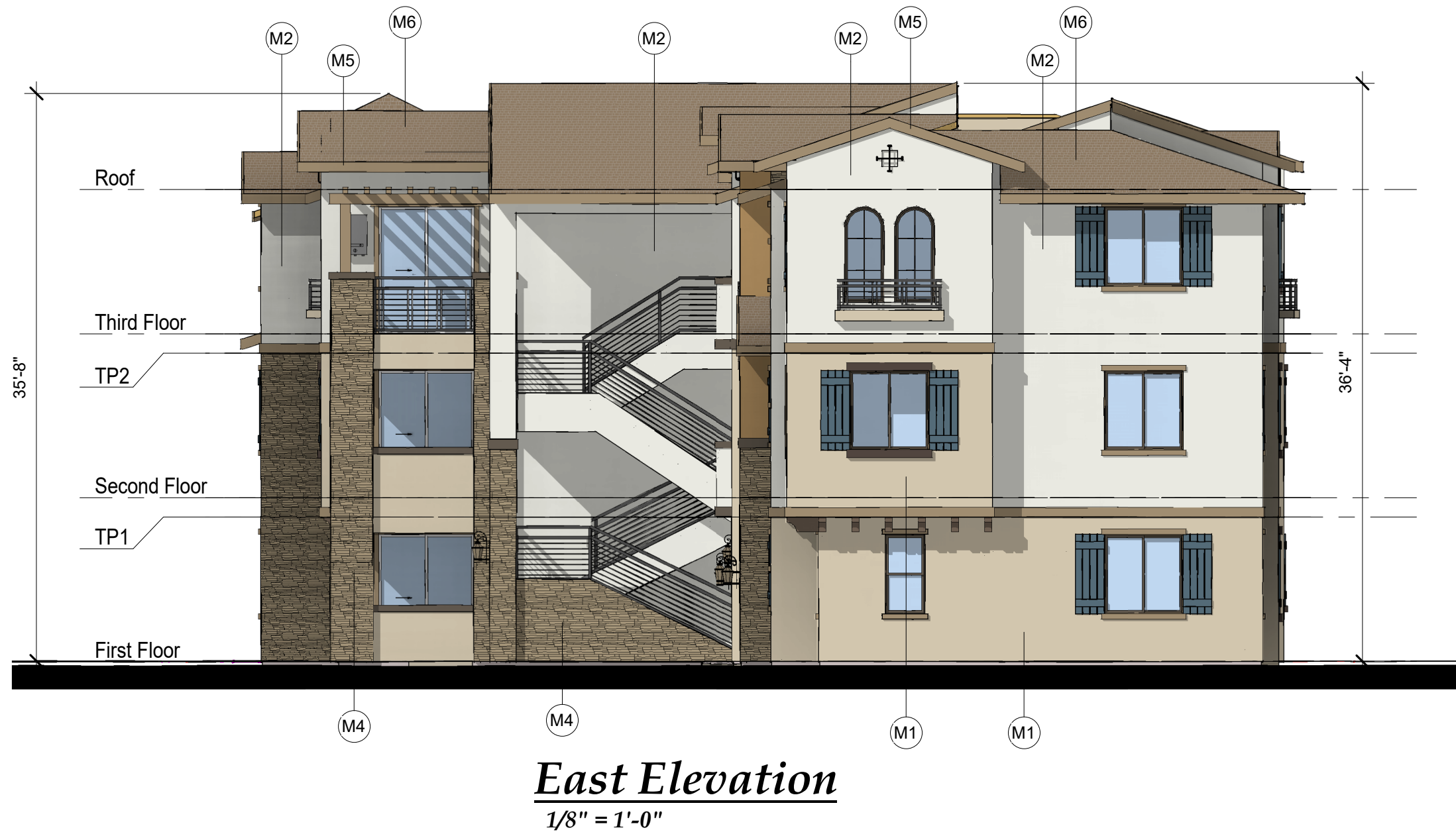


Floor Plans

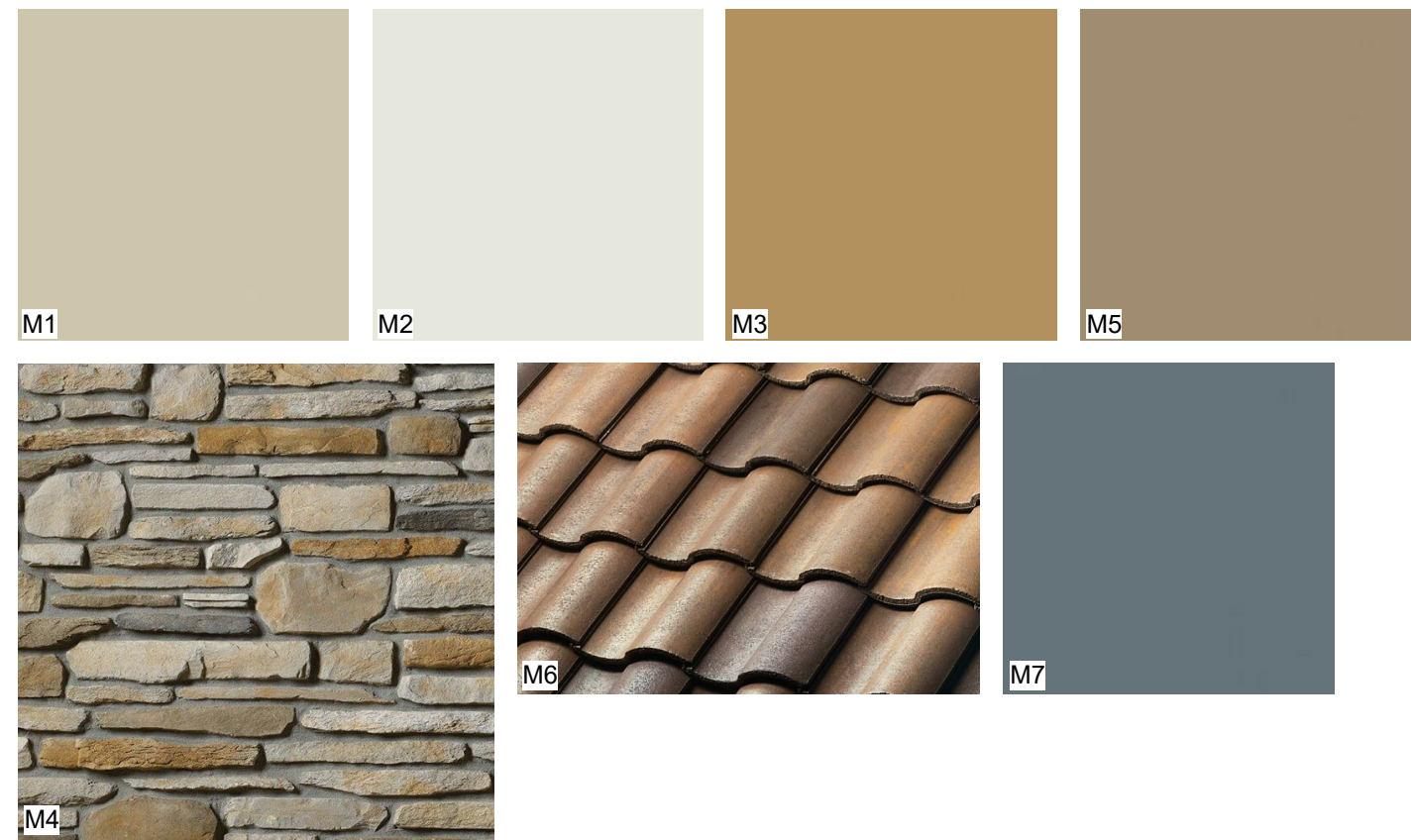
PL2

C:\Users\TammyTheodora\Andresen Architecture Inc\AAI - Access\Projects\4 Projects 2020-2029\2022\22-4395 Safer Newport Apartments\Revit\22-4395 Newport Apartments.rot

8/1/2022 2:59:06 PM



Material Legend Bldg. A			
Mark	Material	Manufacturer	Color
M1	Stucco - Main Color	Dunn-Edwards	"Nomadic Taupe" DE6192
M2	Stucco - Accent Color	Dunn-Edwards	"Chalky" DEC793
M3	Stucco - Accent Color 2	Dunn-Edwards	"Maple View" DE6152
M4	Stone	Boral Cultured Stone	Aspen Southern LedgeStone
M5	Trim & Fascia	Dunn-Edwards	"Tuscan Mosaic" DE6208
M6	Roof Tiles	Boral	Barcelona - Apple Bark
M7	Shutters	Dunn-Edwards	"Wharf View" DEC799





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

Proposed 3 Story, 24-Unit Apartment Complex For:
SA Golden Investment Inc.
8969 Newport Ave, Fontana, CA 92335

1 Aug. 2022

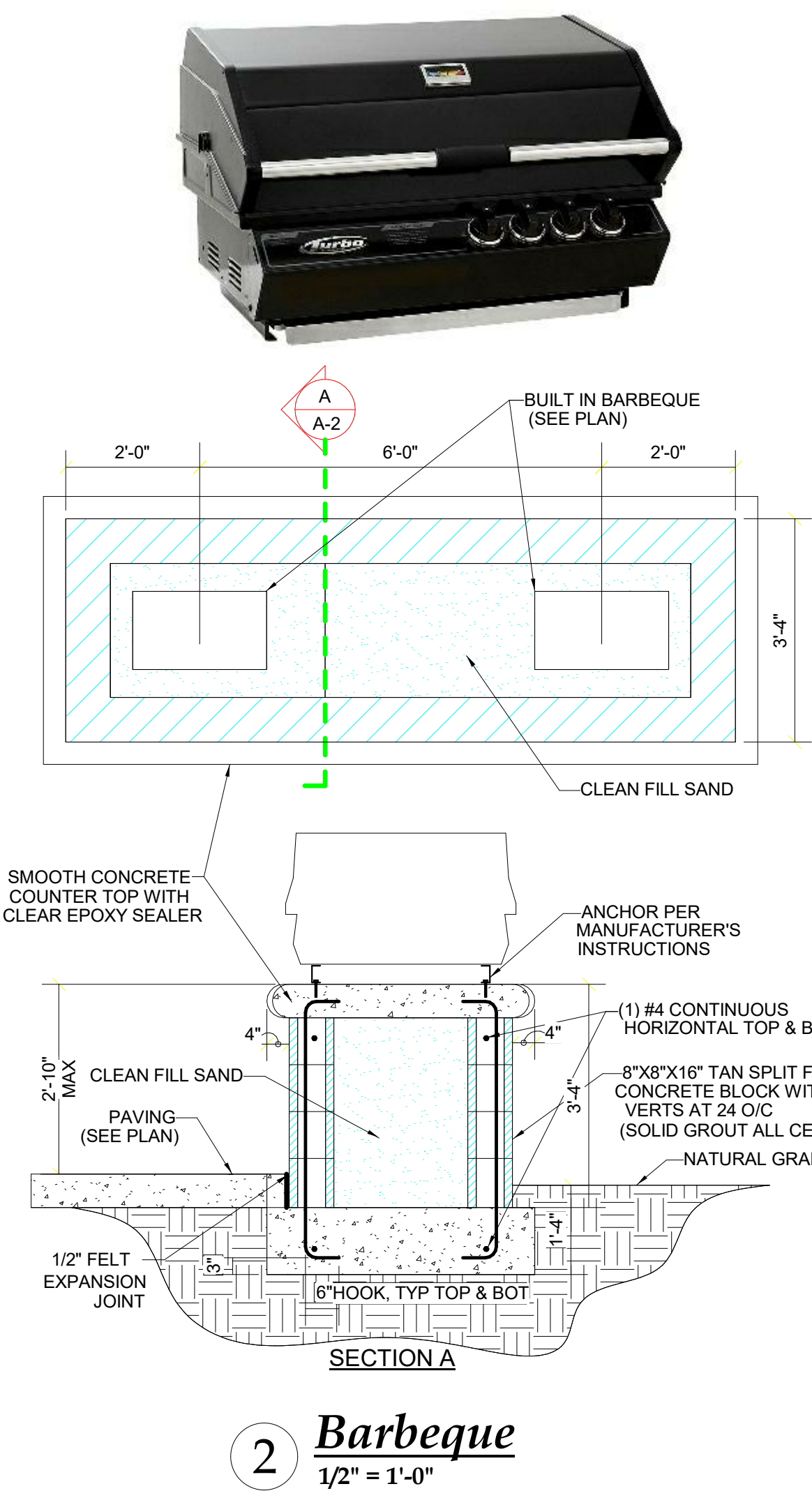
22-4395

Exterior
Elevations

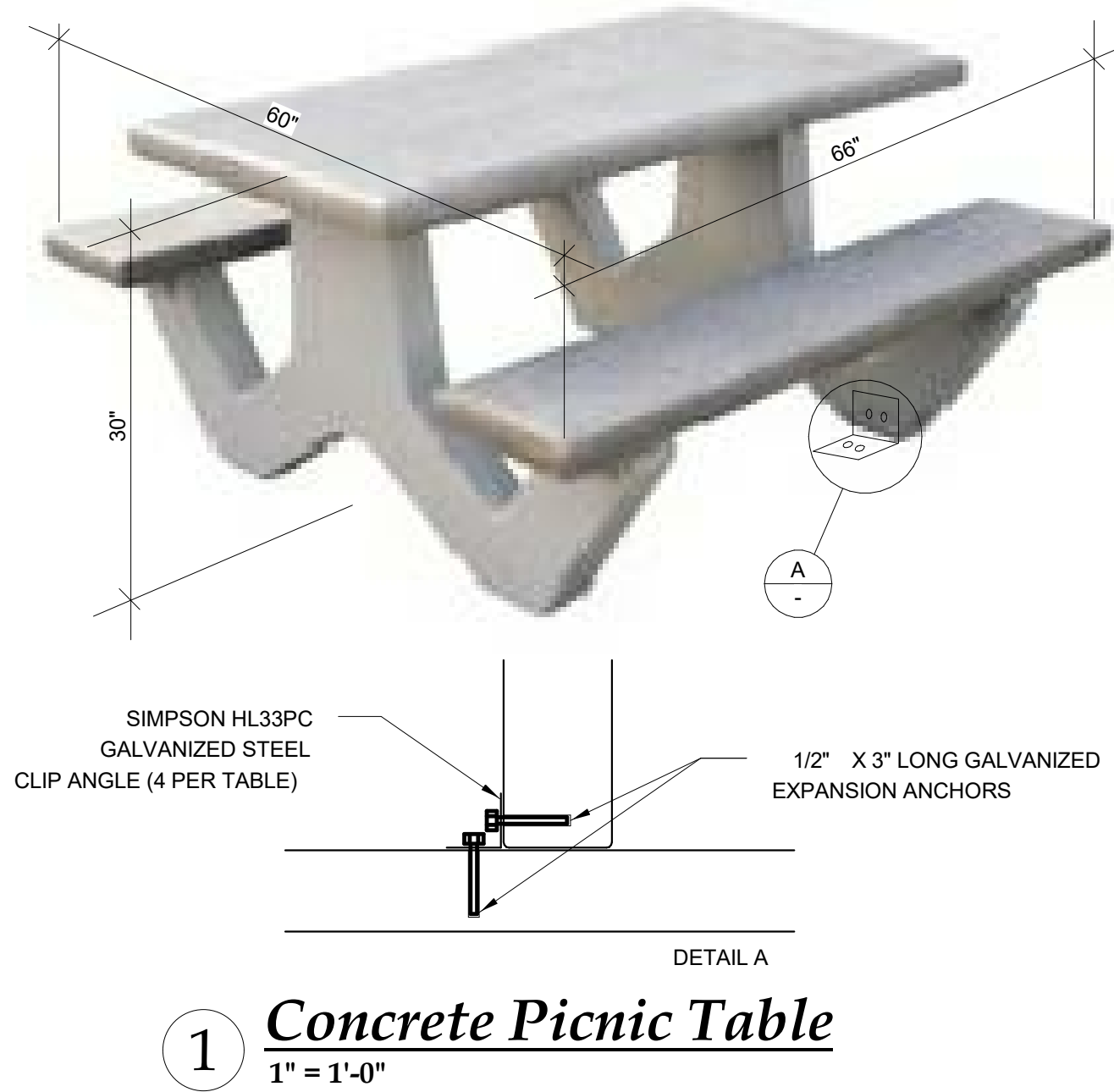


PL3

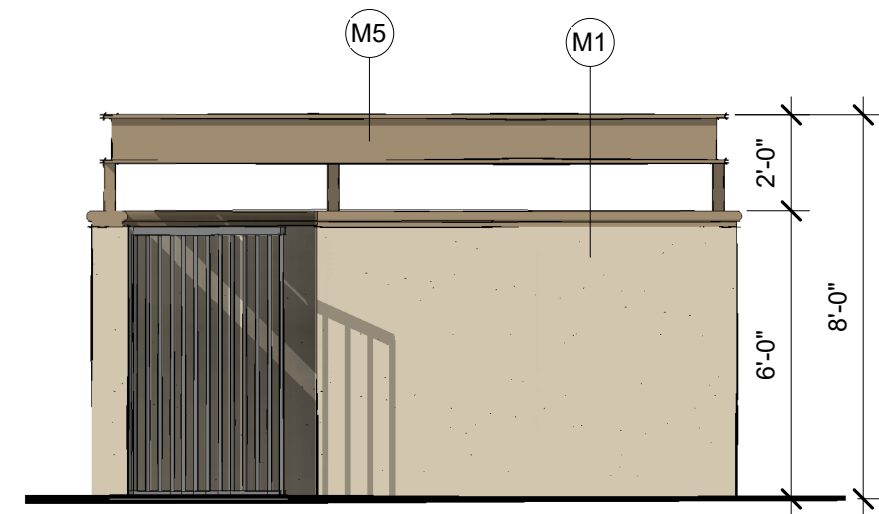
C:\Users\TammyTheodory\Documents\Andresen Architecture Inc\AAI - Access\Projects\4. Projects 2020-2029\2022\22-4395 Super Newport Apartments\Revit\22-4395 Newport Apartments.rvt 8/1/2022 2:59:20 PM



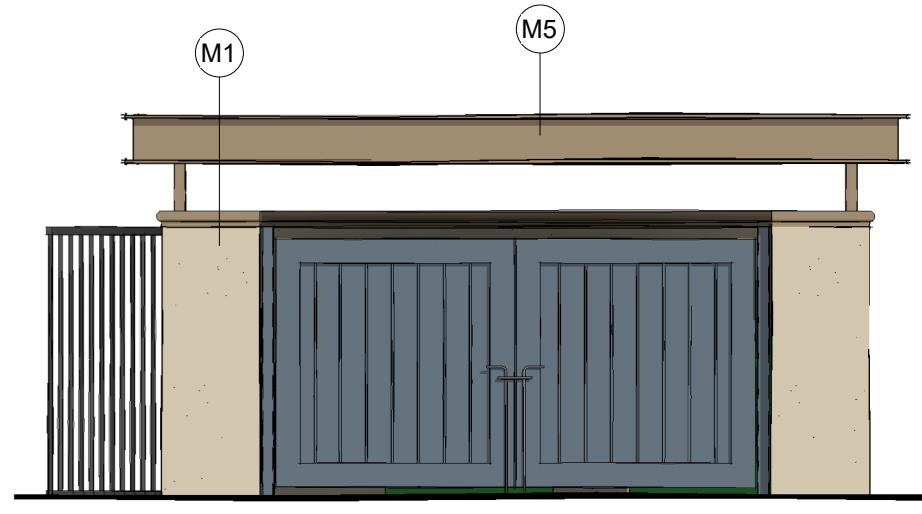
2 **Barbeque**
1/2" = 1'-0"



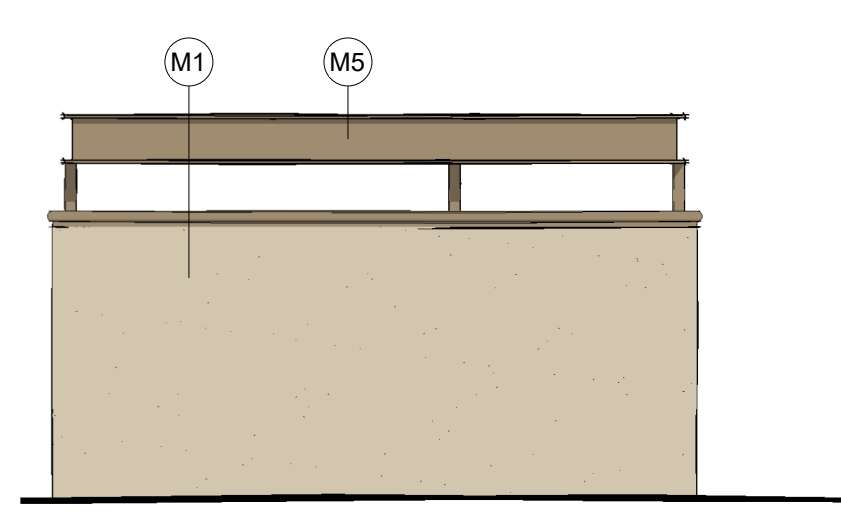
1 **Concrete Picnic Table**
1" = 1'-0"



Trash Enclosure East Elevation
1/4" = 1'-0"



Trash Enclosure South Elevation
1/4" = 1'-0"

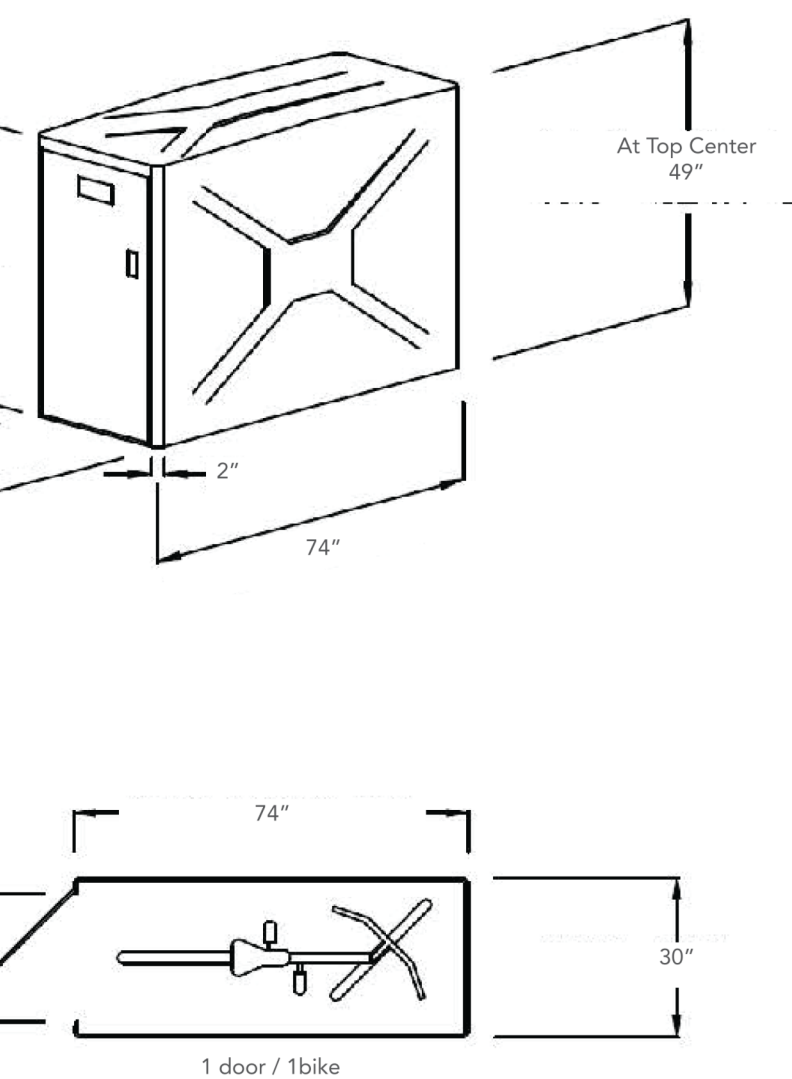


Trash Enclosure West Elevation
1/4" = 1'-0"

Standard	Model: 537-1052
Specifications	
Product Details:	
Capacity	1 door/1 Bike
Materials	<ul style="list-style-type: none">Locker shall be manufactured of molded fiberglass reinforced plastic composite with a smooth "X" and "Y" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be E-glass and polyester resin at 35% ratio.Tensile Strength, 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors.No On Site Assembly Required.Roof shall be crowned for water run-off and all corners shall have a smooth radiused finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage.
Setback:	Please allow 5ft clearance for door
Hardware:	High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors. See last page for anchoring details.
Locks:	2 Standard Lock Options (No Charge) <ul style="list-style-type: none">Fort Lock 7 pin tumbler Pop Out 1" handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three plated hardened steel cams controlling an extruded aluminum locking bar which engages the door frame over three foot span.Heavy duty stainless steel Padlock/U-Lock handle will accommodate high security Padlocks and U-Locks. For U-Locks from 1/2" to 3/4" Diameter. Padlocks and U-Locks not included.

*Subject to change without notice

3 **Bike Locker**
1" = 10'-0"



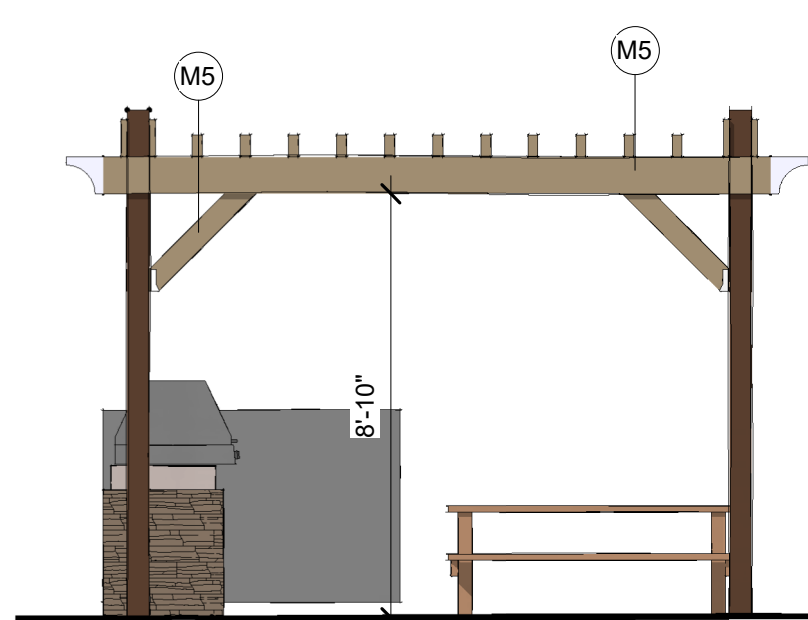
*Subject to change without notice

Standard	Model: 537-1052
Anchoring Information	

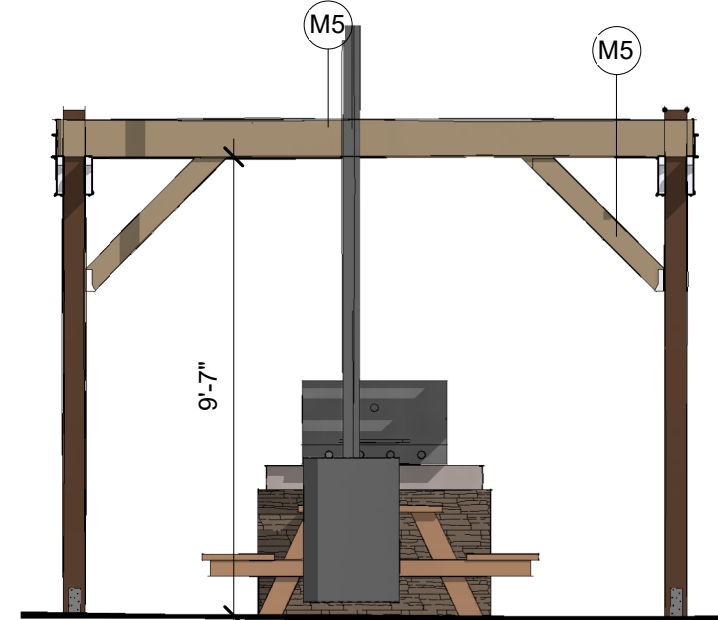
*Subject to change without notice

BBQ Area Roof Plan
1/4" = 1'-0"

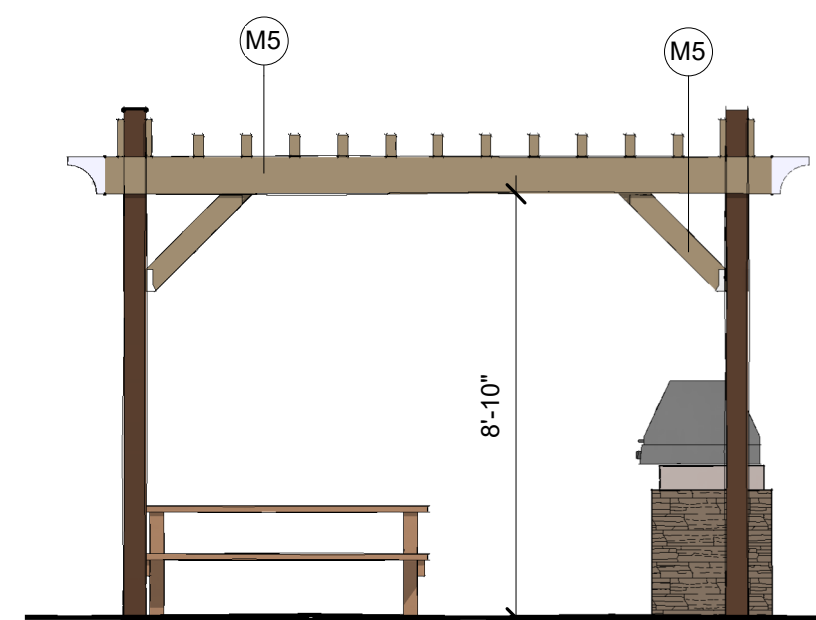
BBQ Area Floor Plan
1/4" = 1'-0"



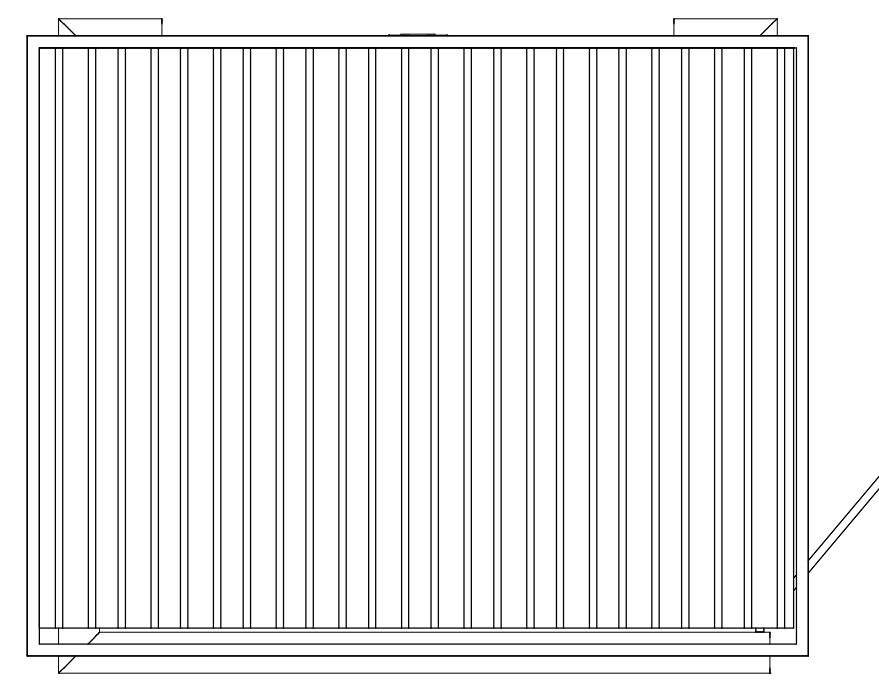
Trellis East Elevation
1/4" = 1'-0"



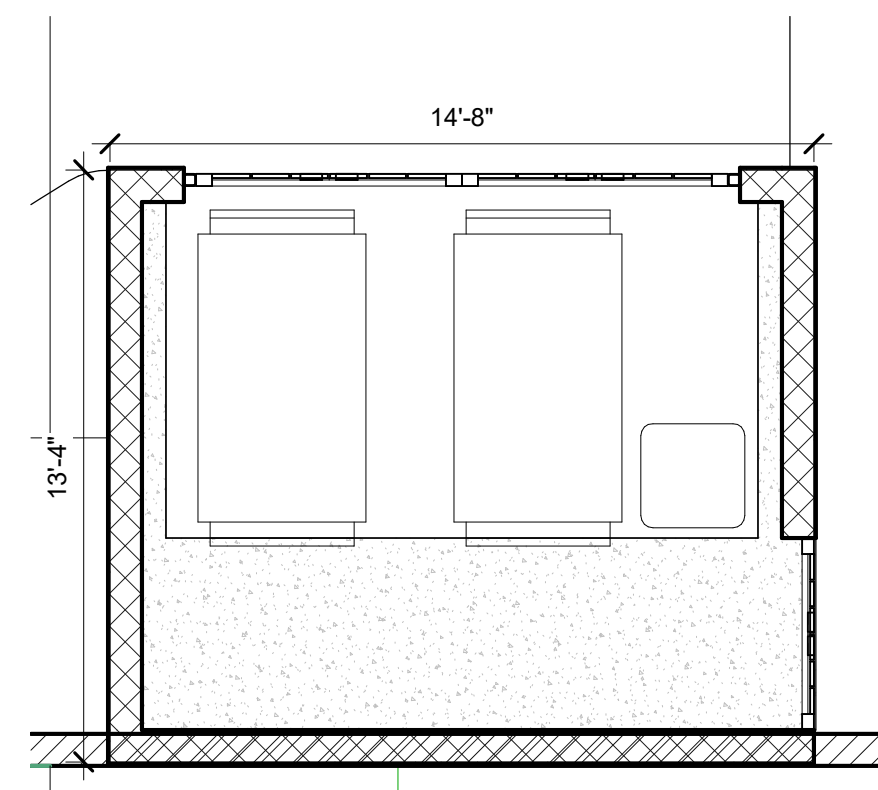
Trellis South Elevation
1/4" = 1'-0"



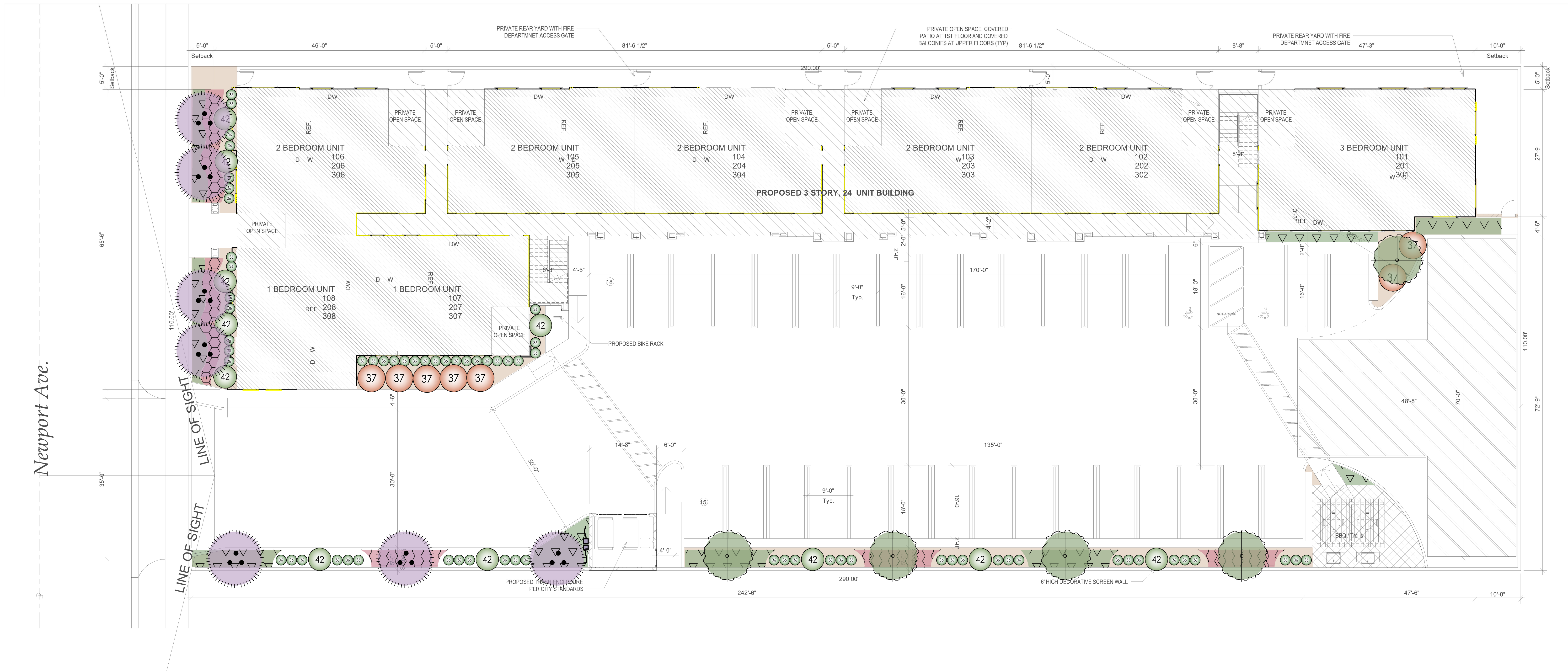
Trellis West Elevation
1/4" = 1'-0"



Trash Enclosure Roof Plan
1/4" = 1'-0"



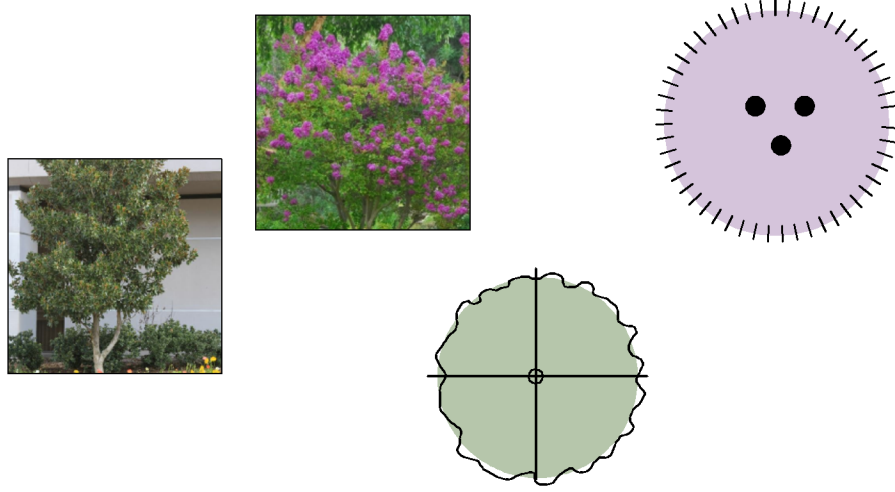
Trash Enclosure Floor Plan
1/4" = 1'-0"



Plant Legend

Symbol	Botanical / Common Name	Foliage OH Notes	Water Cont.	Height Use	Width
--------	-------------------------	------------------	-------------	------------	-------

Trees



Lagerstroemia indica x fauriei 'Zuni'	Deciduous	24" Box	Mod.	9-12'
Zuni Crape Myrtle	Edison friendly	Low Branching	Mod.	8-10'
Magnolia grandiflora 'Little Gem'	Evergreen	24" Box	Mod.	20-25'
Little Gem Dwarf Southern Magnolia		Standard	Mod.	10-15'

Limited Use Area
No visual obstructions over 30" in height in the Limited Use Area created by Sight Lines.
All planters to receive 3" layer shredded bark mulch, except where otherwise shown.

Planting Quantity Requirements
Final planting plan to reflect following quantities:
1 tree / 400 SF landscape; 4,824 SF landscape, 12 trees
3 shrubs / 1 tree; 36 shrubs, 50% to be 5-gallon, 50% to be 1-gallon

PRELIMINARY WATER USE CALCULATIONS

Reference Eto	55.6	Conservation Factor	0.55
Maximum Allowable Water Allocation Equation:		(residential)	
MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]			
Eto	0.62	ETAF	LA
55.6	0.62	0.55	4824
		0.45	0
			91,461 MAWA

Estimated Total Water Use Equation:

ETWU = Eto x 0.62 x ETAF x LA 82,120 ETWU

HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
	LOW/MOD SHRUBS	4776	99%	LOW/MOD	0.40	0.81	55.60	0.62	0.49	4776	81,303	Dripline
	MOD TREES	48	1%	MOD	0.40	0.81	55.60	0.62	0.49	48	817	Dripline
TOTAL LANDSCAPE AREA:		4824								ETWU:	82,120	

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

Plant Legend

Symbol	Botanical / Common Name	Container	Water Use	Height
--------	-------------------------	-----------	-----------	--------

Shrubs

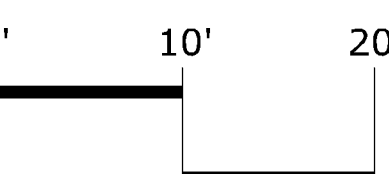
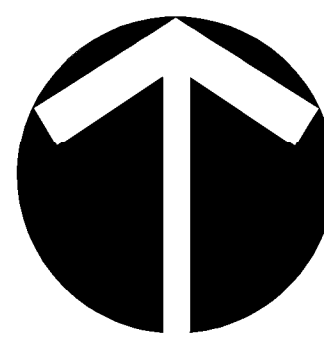
37	Buxus microphylla Boxwood	1 gallon	Moderate	3-4'
42	Pittosporum tobira 'Variegatum' Variegated Japanese Mock Orange	5 gallon	Moderate	4-5'
37	Lantana x 'Moni' Confetti Spreading Lantana	1 gallon	Low	2-3'

Low Growing Shrubs and Groundcovers

▽▽	Carissa macrocarpa 'Tomlinson' Tomlinson Natal Plum	1 gallon	Moderate	2-3'
□	Rosa x 'Noalesa' Flower Carpet Red Rose	1 Gallon	Moderate	2-3'

Vines

□	Grewia occidentalis Espalier (G. caffra) Lavender Star Flower Espalier	1 gallon	Moderate	6-10'
---	--	----------	----------	-------



RESOLUTION PC NO. 2022-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING DESIGN REVIEW NO. 22-027, A REQUEST TO DEVELOP AND OPERATE A 24-UNIT APARTMENT PROJECT WITHIN A THREE-STORY BUILDING ON ONE (1) PARCEL TOTALING APPROXIMATELY 0.7 ADJUSTED GROSS ACRES LOCATED AT 8969 NEWPORT AVENUE (APN: 0194-012-02).

WHEREAS, the City of Fontana received an application on April 20, 2022, for the site and architecture review to construct and operate a 24-unit apartment project within one three-story building totaling approximately 28,317 square feet located within the Multi-Family subdistrict of the Form-Base Code (FBC) Zoning District over one (1) parcel totaling approximately 0.7 adjusted gross acres,

Project Applicant: Andresen Architecture
17087 Orange Way
Fontana, CA 92335

Project Location: 8969 Newport Avenue
APN: 0194-012-02

Site Area: Approximately 0.7 adjusted gross acres

WHEREAS, all of the notices required by statute or the City Municipal Code have been given as required; and

WHEREAS, the proposal is for the establishment of a 24-unit apartment project within one three-story building totaling approximately 28,317 square feet; and

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

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibit “A”** for the Design Review No. 22-027; and

WHEREAS, the project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) and Section No. 3-18 (Certain Infill Projects) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act; and

WHEREAS, the subject site includes one (1) parcel, totaling approximately 0.7 adjusted gross acres, that may have not been previously developed before 1984, and the parcel was part of the original incorporation of the City of Fontana from San Bernardino County on June 25, 1952; and

WHEREAS, pursuant to Article III of the Zoning and Development Code, a multi-family/apartment project up to 39 dwelling units per acre is a permitted use and

requires approval of a Design Review application for the review a by the Planning Commission; 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 September 23, 2022, posted at City Hall and at the project site; and

WHEREAS, on October 4, 2022, a duly noticed public hearing on Design Review No. 22-027 was held by the Planning 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 Planning 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 4, 2022; and

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

NOW, THEREFORE, the Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are incorporated herein by reference.

Section 2. The City of Fontana's Planning Commission hereby makes the following findings for Design Review No. 22-027 in accordance with Section No. 30-120 "Findings for Approval" for Design Review of the 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 site is located approximately 380-foot south of Merrill Avenue on the east side of Newport Avenue, (APN: 0194-012-02). The project site has a General Plan land use designation of, Walkable Mixed-Use Downtown and Corridors (WMXU-1). The WMXU-1 include a variety of medium density to high-density residential types, retail and services, office, entertainment, education, civic, and open space. WMXU-1 residential densities range from 3 to 39 dwelling units per acre.

The General Plan is the document that sets the framework for the City of Fontana and provides the overall policies for development within the community. The General Plan encourages variety of housing including multi-family housing pursuant to the City of Fontana's, General Plan Land Use Element, (Chapter No. 15), Goal No. 1, (Policy 2,). Land Use Element Goal No. 7, which states that "public and private development meets high design standards" (page 15.40 FGP), action A through action D which seeks to integrate

housing projects into existing city grids. The proposed project is an infill project that will add housing into the existing city grids promoting Goal No. 7 mentioned above.

The proposal for the development of 24-unit apartment project is consistent with the Zoning and Development Code for the project site, which is the Form-Based Code, Multi-Family subdistrict. The Multi-Family subdistrict is intended to accommodate multi-family development between 12 dwelling units per acre up to a maximum of 39 dwelling units per acre. Moreover, the proposed project at 24 units equates to 32 dwelling units per acre, complies with the required density and other standards set forth in the Fontana Municipal Code as noted in the staff report and the findings herein.

The project site is not located within any specific plan boundary or a Fire Hazard Overlay 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: The proposed project as identified and referenced in Finding No. 1, above, is located within the Form-Base Code (FBC) Multi-Family subdistrict and has been determined to be aesthetically and architecturally pleasing and compatible with the neighborhood. Improvements including drainage, grading, and sewer will provide a safe and well-designed project. Additionally, the proposed development meets all setback, height, landscaping, design, architecture, parking, access and safety requirements as mentioned in Findings No. 1 to 4 and in the attached Staff Report. The proposed development will enhance the character of the surrounding residential area through appropriate attention to aesthetics and design. The project provides both common amenities and private open areas in excess of what is required by the Zoning and Development Code. In addition, the project features many Crime Prevention in Environmental Design (CPTED) elements and incorporates them into the design.

The project includes street improvements: sidewalks, drainage, grading and perimeter and privacy walls to provide a safe and well-designed neighborhood. The proposed complex has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. During the 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 has been included to provide ample visibility at night. Landscaping has been incorporated to create an attractive atmosphere along adjacent parcels. The proposed project meets or

exceeds the standards of the Zoning and Development Code and will provide a safe design for normal public access.

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 proposed project referenced in Finding No. 1 and Finding No. 2, above, has been designed to enhance and compliment the surrounding neighborhood. The architectural theme for the project is described as Mediterranean. The building will reflect earth tone colors and a brown accent color. This architectural style includes a smooth stucco finish with stone veneer, barrel tile low pitched roofs, arched openings, and covered porches, patios, and balconies. There are added architectural feature like: wood shutters, window trim, and decorative iron work. The development will comply with the required setbacks and will not exceed the maximum height. All other applicable development standards specified in the Zoning and Development Code will be met. The structure will be built pursuant to all applicable building, zoning, and fire codes and standards and therefore, shall promote the public health, safety, and welfare of the surrounding community.

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

Findings of Fact: The proposed project as identified and referenced in Finding No. 1, Finding No. 2, and Finding No. 3, above, has been determined to be appropriate and will result in a safe, well-designed facility. There will be one vehicle access points to the site. The main point of access will be provided to the project from Newport Avenue which is designated as a local street. The proposed project at 24 units is well within the General Plan land use designation and the Multi-Family subdistrict of the Form-Based Code that permits multi-family uses from a minimum of 12 dwelling unit per acre to a maximum of 39 dwelling units per acre. The driveway is designed to accommodate passenger vehicle traffic and service vehicle as necessary. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety.

Section 3. The Planning Commission hereby determines that this project is Categorically Exempt pursuant to Section No. 15332 Class 32, (Infill Development) of the California Environmental Quality Act (CEQA), and Section No. 3.18 of the Local 2019 Guidelines for Implementing CEQA based on the following: (a) the project is consistent with the applicable General Plan land use designation and all applicable General Plan policies as well as with applicable zoning designation and regulations; (b) the proposed

development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value, as habitat for endangered, rare, or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) the site can be adequately served by all required utilities and public services; and that further.

Section 4. Based on the foregoing, the City of Fontana's Planning Commission hereby approves Design Review No. 22-027, subject to the conditions of approval, which are attached hereto as **Exhibit "A"** to this Resolution 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 No. 21081.6.

Section 6. 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 4th day of October 2022.

City of Fontana

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 4th day of October 2022, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Idilio Sanchez, Secretary

Exhibit “A”



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. 22-051
Design Review No. 22-027

DATE: October 4, 2022

LOCATION: 8969 Newport Avenue (APN: 0194-012-02)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
 - A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
 - B. All other Conditions of Approval imposed by this project have been fulfilled.
2. The applicant/developer/property owner shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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

awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

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

3. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections No. 30-23 of the Municipal Code.
4. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.
5. The Director of Planning, or his/her designee, shall have the authority for minor architectural changes focusing on items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.
6. 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
7. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.
8. Foam treatment used for architecture features 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 Community Development.

9. If solar panel systems are installed on the roof of any residential structure, the installation shall be on top or above the approved roof tile. If a solar panel system is flush-mounted to the roof, matching roof tiles shall be replaced immediately upon removal of the solar panels.
10. 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 mailboxes within their development. Any replacements of the mailboxes subsequent to the original installation shall be the responsibility of the developer, each individual homeowner and/or the homeowners association, and the Post Office.
11. No solid masonry wall shall be higher than nine (9) feet from top of ground when used in combination with a retaining wall unless otherwise stated in mitigations for this project.
12. All new block walls that can be seen by public view shall be constructed with a decorative block and capped with a prefabricated block cap. New block walls that cannot be seen by public view could be constructed of CMU block with a masonry cap.
13. Wall-mounted decorative lighting fixtures shall be provided at the front porch area of each main entrance and be a minimum of 18-inches in height.
14. The recreational amenities shall be constructed of a similar material and equipment located in public parks and/or to the satisfaction of the Director of Planning.
15. The applicant/developer/property owner shall employ a certified professional manager or management company to provide maintenance, security, and other services. The professional manager or management company shall be California Association of Community Managers (CACM) certified or equivalent.
16. After the fifteen (15) day appeal period, the applicant shall remove the notice of Filing sign from the project site. The applicant may request a refund of the \$300 sign deposit. The request shall be submitted to the Planning Department.
17. 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 Section No. 30-30 of the Municipal Code.

18. 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.
19. 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.
20. Adhere to the Standard Building Security Specifications of the Fontana Police Department.
21. 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-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 No. 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.
22. At all times, the reception desk within the main lobby shall be manned with either site personnel or a security guard.
23. A digital video surveillance system is required at the premises; 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.
24. 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.

During Construction

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

holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

26. Historic Archaeological Resources

- A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.
- B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.
- C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

27. The construction contractor will use the following source controls at all times:

- A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section No. 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:
 - i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
 - ii. Temporarily enclose localized and stationary noise sources.

Prior To Issuance of Certificate of Occupancy

- 28. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.
- 29. 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.

ENGINEERING LAND DEVELOPMENT:

- 30. 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.
- 31. The applicant/developer/property owner shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section No. 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.
- 32. The applicant/developer/property owner shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

Prior To Issuance of Grading Permit

- 33. The applicant/developer/property owner shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

Prior To Issuance of Construction Permits

34. The applicant/developer/property owner shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.
35. The applicant/developer/property owner shall record right-of-way dedications, easements, reciprocal access agreement as required for the development.
36. The applicant/developer/property owner shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

Prior To Issuance of Final Certificate of Occupancy

37. Applicant/Design Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans.
38. The Applicant/Engineer shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.
39. The Applicant/Engineer shall set survey monuments as required by the map and corner records must be recorded with the County.
40. 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).
41. All sewers and storm drains shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspection. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
42. Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water BMP Transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

BUILDING AND SAFETY DIVISION:

43. 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

44. 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.
45. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
46. All perimeter/boundary walls shall be provided with decorative material and 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.
47. 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.
48. Grading Requirements:
 - A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
 - B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
 - C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
 - D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
 - E. No water course or natural drainage shall be obstructed.
 - F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
 - G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
 - H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

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

structures (buildings) and all adjacent properties during a hundred (100) year storm.

- I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
 1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
 2. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
 3. All proposed drainage structures; and
 4. Any proposed and/or required walls or fencing.
49. All Signs shall be Underwriters Laboratories approved, or equal.
50. Permits are required prior to the removal and/or demolition of structures.
51. 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

52. The following items (as applicable) 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
53. 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.

POLICE DEPARTMENT:

54. A full-time, on-site, professional property management company is required at all times.
55. The multi-family complex shall participate and maintain an active status in the Fontana Police Department's Crime-Free Multi-housing program within six months of occupancy. This will be a Condition of Approval.

56. 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).

FIRE PROTECTION DISTRICT:

57. Jurisdiction. The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
58. Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.
59. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1
60. Street Signs. Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2
61. Fire Lanes. The applicant/developer/property owner shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2
62. Water System Commercial. All water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2

The Fire Flow for this project shall be: 2375 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 32164 square foot structure.

63. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2
64. Water System Certification. The applicant applicant/developer/property owner 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 jobsite. California Fire Code Chapter 5
65. Combustible Protection. Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5
66. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1
67. Fire Alarm, Manual or Automatic. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72
68. Fire Alarm, Waterflow Monitoring. A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 72 & SBCoFD Standard F-5
69. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9
70. Commercial Addressing. Commercial, industrial, or multi-family developments shall have the street address installed on the building with numbers that are a minimum six (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch

numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

71. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4
72. In the event, the applicant installs security gates, they must meet the following requirements. In commercial, industrial, or multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3

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 Division
8353 Sierra Avenue
Fontana, CA 92335

1. Project Title: **Master Case No. 22-051**
Design Review No. 22-027
2. Project Location: **8969 Newport Avenue (APN: 0194-012-02)**
3. (a) Project Location - City: **Fontana, CA 92335**
(b) Project Location - County: **San Bernardino**
4. Description of nature, purpose, and beneficiaries of Project: **Design Review No. 22-027 – a proposal to construct a 24-unit apartment project within one three-story building located in the Multi-Family subdistrict of the Form-Base Code over a single parcel totaling approximately 0.7 adjusted gross acres.**
5. Name of Public Agency approving project: **City of Fontana**
6. Name of Person or Agency carrying out project: **Andresen Architecture**
17087 Orange Way
Fontana, CA 92335
7. 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. 3-18 (Certain Infill Projects) the 2019 Local Guidelines for Implementing CEQA.**
 - (e) ☐ Declared Emergency.
 - (f) ☐ Statutory Exemption. State Code section number: _____
 - (g) ☐ Other Explanation: _____
8. Reason why project was exempt: **This project site is considered In-Fill Development and meets the CEQA requirement of In-Fill.**
9. Contact Person: Jon S. Dille, Associate Planner Telephone: (909) 350-6681

Date Received for Filing: _____

(Clerk Stamp Here)

Salvador Quintanilla
Senior Planner



NOTICE OF EXEMPTION AND PUBLIC HEARING

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

In compliance with Section No. 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. 22-051 and Design Review No. 22-027

A request to construct a 24-unit apartment project within one three-story building located in the Multi-Family District of the Form-Base Code over a single parcel totaling approximately 0.7 adjusted gross acres.

**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:**

8969 Newport Avenue
(APN: 0194-012-02)

Date of Hearing:

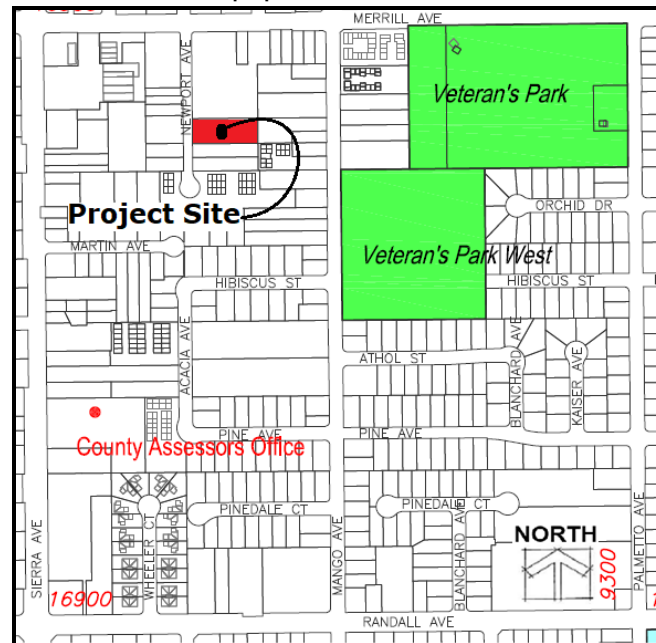
October 4, 2022

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 Jon Dille, Associate Planner, at (909) 350-6681 or by email at jdille@fontana.org.

ATTACHMENT NO. 5



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.



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 21-1750

Agenda #:

Agenda Date: 10/4/2022

Category: Director Comments

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: October 4, 2022

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

<u>CITY COUNCIL OCTOBER 11, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
--------------------------------------	----------------	------------------

1. MCN#22-110; MCA#22-007 Zoning and Development Code Amendments to Chapter 2, 9, 25, 26, 30, & 33	Salvador Quintanilla	Public Hearing
--	----------------------	----------------

<u>CITY COUNCIL OCTOBER 25, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
--------------------------------------	----------------	------------------

1. MCN#22-068; GPA#22-006; ZC#22-008 Redesignation of 1 parcel from General Commercial to Multi-Family/High Residential and Redesignation of 3 parcels from Multi-Family Medium/ High Residential to General Commercial APN:0241-051-13, and 0241-051-02, -16, & -32	Cecily Session-Goins	Public Hearing
2. MCN#21-120; GPA#21-008; ZCA#21-010; DRP#21-043; TTM#20521 (21-007) 68-Unit Condominium Project 6697 Citrus Ave.	Alejandro Rico	Public Hearing



MEMORANDUM

TO: Planning Commission

FROM: Patty Nevins, Director of Planning *PN*

RE: Agenda for Upcoming Planning Commission Items

DATE: October 4, 2022

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

<u>PLANNING COMMISSION OCTOBER 18, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#22-060; CUP#22-016 Star Crab Restaurant Type 41 ABC License 9870 Sierra Ave.	Mai Thao	Public Hearing
2. MCN#22-026; CUP#22-008; DRS#22-013 Electronic/Digital Billboard 8050 Sierra Ave. (SWC of Sierra Ave. and Paine St.)	Cecily Session-Goins	Public Hearing
3. MCN#22-023; CUP#22-006; DRS#22-009 Electronic/Digital Billboard 16115 Foothill Blvd. (SEC of Foothill Blvd. and Citrus Ave.)	Cecily Session-Goins	Public Hearing
4. MCN#22-024; CUP#22-007; DRS#22-010 Electronic/Digital Billboard NEC of Sierra Ave. and Slover Ave.	Cecily Session-Goins	Public Hearing
5. MCN#22-088; DRP#22-045 262 Multi-Family Units Ventana at Duncan Canyon Planning Area (PA) 1B	Alexia De La Torre	Public Hearing