



Legislation Details (With Text)

**File #:** 21-3148      **Version:** 1      **Name:**  
**Type:** Public Hearing      **Status:** Agenda Ready  
**File created:** 7/3/2024      **In control:** Planning Commission  
**On agenda:** 7/16/2024      **Final action:**  
**Title:** Master Case No. 21-120-R2; Design Review No. 21-043-R2 - A request to modify previously approved elevations for a 68 unit attached residential condominium project, on an approximately 4.6 acre site located at 6697 Citrus Avenue, pursuant to a previously adopted Mitigated Negative Declaration.

**RECOMMENDATION:**

Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution No. PC 2024-\_\_\_\_\_.

1. Find that the project has been reviewed under a previously adopted Mitigated Negative Declaration (“MND”) analyzing all potential impacts of the Project, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq.), State CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.), and Section 8.09 of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA and that no further analysis is required, and direct staff to file a Notice of Determination, and

2. Approve Design Review No. 21-043-R2

**APPLICANT:**

D.R. Horton  
2280 Wardlow Cir, Ste 100  
Corona, CA 92878

**LOCATION:**

6697 Citrus Avenue (APN: 0240-011-17).

**PROJECT PLANNER:**

Alejandro Rico, Associate Planner

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment No. 1 - Vicinity Map, 2. Attachment No. 2 - Project Plans, 3. Attachment No. 3 - Planning Commission Resolution and Conditions of Approval, 4. Attachment No. 4 - Notice of Determination, 5. Attachment No. 5 - Public Hearing Notice

Date	Ver.	Action By	Action	Result
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**FROM:**

Planning Department

**TITLE:**

Master Case No. 21-120-R2, Design Review No. 21-043-R2, - A request to modify previously approved elevations for a 68 unit attached residential condominium project, on an approximately 4.6

acre site located at 6697 Citrus Avenue, pursuant to a previously adopted Mitigated Negative Declaration.

**RECOMMENDATION:**

Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution No. PC 2024-\_\_\_\_\_.

1. Find that the project has been reviewed under a previously adopted Mitigated Negative Declaration (“MND”) analyzing all potential impacts of the Project, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq.), State CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.), and Section 8.09 of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA and that no further analysis is required, and direct staff to file a Notice of Determination, and
2. Approve Design Review No. 21-043-R2

**APPLICANT:**

D.R. Horton  
2280 Wardlow Cir, Ste 100  
Corona, CA 92878

**LOCATION:**

6697 Citrus Avenue (APN: 0240-011-17).

**REQUEST:**

Design Review No. 21-043-R2 - A request to modify the previously approved elevations and minor site plan changes for a 68 unit detached residential condominium project on approximately 4.6 acres.

**PROJECT PLANNER:**

Alejandro Rico, Associate Planner

**BACKGROUND INFORMATION:**

The original approval for this project was for the construction of a 68 unit condominium project on a 4.6 acre site. A General Plan Amendment (GPA No. 21-008) and Zoning Code Amendment (ZCA No. 21-010) were simultaneously approved to support the multi-family project, along with a Tract Map (TTM No. 21-007) to allow the developer to sell each unit individually as condominiums. The original project utilized a craftsman style architecture with amenity areas including paseos.

Land Use Table:

	General Plan	Zoning/Specific Plan	Existing Use
Site:	Multi- Family- Residential (R-MF)	Multiple Family R-3	Vacant
North	General Commercial (C-G)	General Commercial (C-2)	Vacant
South	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
West	Single Family (R-SF)	Single Family Residential (R-1)	Single Family Residential

**PROJECT DESCRIPTION:**

- A. Site Area: 201,565 square feet (approximately 4.6 acres)
  
- B. Lot Coverage Maximum: 50%  
Provided: 34%
  
- C. Building/Unit Analysis: Maximum Allowed: 24 units per acre  
Provided: 14.8 units per acre
  
- D. Parking Analysis:  
Automobile Spaces Required: 193 spaces  
Automobile Spaces Provided: 193 spaces
  
- E. Landscaping:  
Minimum Requirement: 15%  
Proposed: 20%

**ANALYSIS:**

The applicant, D.R. Horton, is requesting that the Planning Commission review and approve Design Review No.21-043-R2, which is a request to modify the previously approved elevations, for a 68 unit multi-family residential project on approximately 4.6 acres.

**Design Review No. 21-043-R2:**

The applicant originally proposed a craftsman style of architectural for the 68 unit multi-family residential project, which was approved by the City Council on October 25, 2022 as part of Design Review No. 21-043. As previously mentioned, Design Review No. 21-043-R2 is a request to modify the previously approved architectural elevations from a Craftsman style to a Spanish style. There are minor changes proposed to the site plans which include changes to the locations of amenity areas and outdoor benches.

Architectural features of the new Spanish style include concrete roof tiles, stucco finish, decorative clay pipes, wrought iron pot shelf, metal window ornaments, black window frames and recessed window details. Also, proposed is a variety of buildings with light color schemes to add variety to the design. Units are proposed with three (3) bedrooms, a kitchen, two (2) car garages, storage space, washer and dryer room and private patio area for each unit with low stucco wall and decorative tile. Some infrastructure improvements along Citrus Avenue are existing with curbs and gutters, and sidewalks. Power lines will be placed underground, and parkway landscaping will be installed.

The amenities will generally remain the same as approved by DRP No. 21-043, including cornhole court gaming areas, a tot lot, dog area, outdoor benches, lawn area and Bar-B-Que area in a centralized location. The applicant is proposing to move the cornhole gaming areas and outdoor benches. 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 the dog park.

Existing infrastructure improvements along Citrus Avenue include curbs and gutters, and sidewalks. Power lines will be placed underground, and parkway landscaping will be installed.

The Conditions of Approval have mostly stayed the same with Engineering Conditions of Approval using a new set of Conditions that are standard and the Planning Department requiring that the amount of outdoor benches used match the original approval.

#### Grading/Walls

The topography of the Project Site is relatively flat. The existing drainage pattern is from the north to the southwest.

The Project will construct a six-foot-high block wall along the northern property line, with a six-foot-high wrought iron fence proposed along the western property line. A block wall currently exists along the southern and eastern property lines.

#### Site Access/Circulation/Parking:

Vehicular access to and from the site will be provided via Citrus Avenue, connecting the residents to the complex. An entry statement is proposed along Citrus Avenue with dense landscaping and decorative paving. The Project design incorporates safety measures for automobiles and pedestrians in the area. 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.

#### **Environmental:**

On October 25, 2022, the City adopted a Mitigated Negative Declaration/Initial Study (MND), approved a Mitigation Monitoring and Reporting Program and approved Design Review No.21-043. Staff has determined that, pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162-15164, the previously approved MND analyzed potential impacts and there will be no new impacts associated with this project. Therefore, no additional analysis is required and a Notice of Determination should be filed.

#### **MOTION:**

Approve Staff's recommendation

#### **ATTACHMENTS:**

1. Vicinity Map
2. Project Plan Set
3. Planning Commission Resolution, Findings, and Conditions of Approval
4. Notice of Determination
5. Public Hearing Notice