



Legislation Details (With Text)

**File #:** 21-1713      **Version:** 1      **Name:**  
**Type:** Public Hearing      **Status:** Agenda Ready  
**File created:** 9/8/2022      **In control:** Planning Commission  
**On agenda:** 10/4/2022      **Final action:**  
**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).

**PROJECT PLANNER:**

Salvador Quintanilla, Senior Planner

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment No. 1 - Vicinity Map, 2. Attachment No. 2 - Tentative Parcel Map No. 20400, 3. Attachment No. 3 - Project Plans, 4. Attachment No. 4 - Planning Commission Resolution, Findings, and Conditions of Approval, 5. Attachment No. 5 - Notice of Determination, 6. Attachment No. 6 - Notice of Intent and Public Hearing Notice

Date	Ver.	Action By	Action	Result
10/4/2022	1	Planning Commission		

**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.

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**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
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**PROJECT DESCRIPTION:**

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

	Proposed:	39.9 DU/acre
<b>D. Parking Analysis (within 1/2" mile from a public transit station):</b>	<b>Vehicle Spaces</b>	
	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)
<b>E. Building/ Units Analysis:</b>	Minimum Square Footage:	550 Square Feet
<b>Wrap Building (4-story)</b>	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)
<b>Big House Buildings (2-story)</b>	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