



Legislation Text

File #: 21-3108, **Version:** 1

FROM:

Planning Department

TITLE:

Master Case No. 23-003, Design Review No. 23-001- A request for site and architectural approval of a 90-unit multi-family development and associated improvements on approximately 2.35-acre site located east of Laurel Avenue and south of Foothill Boulevard, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

RECOMMENDATION:

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution No. PC 2024-____; and ,

1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Design Review No. 23-001.

APPLICANT:

Paul Tran
2833 Leeward Investment LLC
4010 Watson Plaza Drive, Suite 252
Lakewood, CA 90712

LOCATION:

The project site is located at east of Laurel Avenue and south of Foothill Boulevard (APN: 0246-031-19)

REQUEST:

Design Review No. 23-001 - A request for site and architectural approval for a 90-unit multi-family development within two (2) five-story buildings, and associated improvements on an approximately 2.35-acre lot.

PROJECT PLANNER:

Mai Thao, Assistant Planner

BACKGROUND INFORMATION:

Land Use Table

	General Plan	Zoning/Overlay	Existing Land Use
Site:	R-MFH (Multi Family High Residential)	R-5 (Multi Family High Density Residential)	Vacant land
North:	C-C	C-1 (Community Commercial)	Barber Shop/Auto Center/Dental lab
South:	R-SF	R-1 (Single Family)	Single Family Residences
East:	C-C	C-1 (Community Commercial)	Under Construction
West:	R-SF	R-1 (Single Family)	Single Family Residences

PROJECT DESCRIPTION:

Development Standards	Required	Proposed
Density:	50 du/ac	39.1 du/ac
Setbacks:		
Front:	5 feet	73 feet
Side:	25 feet at SF 5-feet north of SF & east	41 feet 31 feet & 73 feet
Rear:	25 feet	80 feet
Building Height	55 feet	55 feet
Parking:	157.5 spaces	159 spaces
Landscaping:	15 percent	35 percent

ANALYSIS:

The applicant, Paul Tran, is requesting that the Planning Commission approve Design Review (DRP) No. 23-001 for development of a 90-unit multi-family project within two (2) five story buildings and associated on-site and off-site improvements on approximately 2.35-acres.

Design Review (DRP) No. 23-001

The proposed multi-family residential development will be comprised of 90 units within two (2) five-story building, with units ranging in size from 550 square feet to 1,094 square feet. The mix of units includes 26 one-bedrooms, 56 two-bedrooms, and 8 three-bedrooms with 2 different floor plan layouts. Sufficient open space is provided for each unit, ranging from 80 to 125 square feet. The building height is proposed at 55 feet and has setback distance from the front property line at 73 feet, side setback of 73 feet from the eastern property line, side setback of 41 feet from the western property line, and a rear setback of 80 feet. In addition, the applicant is installing landscaping along the perimeter property lines with a variety of trees and vegetation that will complement the overall development.

The applicant proposes a modern architectural style. The architectural features for the proposed buildings will feature an exterior color palette in a neutral color scheme, stucco coated exterior with stone veneer at the façade, and aluminum bronze framed windows. The variation to the building face and roof lines and tower elements at a maximum 55 feet in height will make the project architecturally pleasing and be consistent with the surrounding area. Combined with new landscaping along Foothill Boulevard, street improvements and decorative lighting will enhance the character of the area.

The project site is physically suitable in size and shape to support the development of the residential project. Applicable building codes, zoning codes and fire codes and standards will be met and make for a safe, attractive, and well-designed project.

Grading/Walls:

The parcel is rectangle shaped, elongated in the north to south direction. The topography is relatively flat. The site drains from the north towards the southeast corner of the project site. In addition, there is a drainage and sewer easement on the southeast corner of the site that is currently existing and is designed to adequately serve the development. The applicant proposes a perimeter pilaster wall on the west side of the project site, halfway down the property line and further adding a concrete block wall with stone veneer continuing along the west side and south side of the property. The easterly side of the project site will continue with decorative block wall that is a part of a previously approved project that is currently under construction. Additionally, there will be vehicular and pedestrian concrete paved walkway entrance on the north side with an entry wall and tubular steel metal sliding vehicular gate.

Amenities:

The project includes a 500 square foot indoor gym fitness facility with direct access to an outdoor workout area, two swimming pools, a tot lot, a community garden, barbeque, seating, and lounging areas, all located at the heart of the development. In addition to shared common space, each unit has a balcony.

Site Access/Circulation/Parking:

Access to and from the gated project site will be from Foothill Boulevard. The project will provide 159 parking spaces that include 27 tuck-under garage spaces, 86 regular parking spaces, 27 garage tandem parking spaces, 15 accessible parking spaces, and 4 parallel spaces, adequate to meet City parking requirements. Parking on the south will include carports with solar panels. Off-site improvements will include sidewalks, curb, gutter, street widening, undergrounding of utilities and driveway approach. An existing power pole along Foothill Boulevard will be removed as a part of the project scope of work.

Environmental:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines and Section No. 3.22 (Categorical Exemption) of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, staff has determined that the proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 as a Class 32, In-Fill Development Project. The project site is considered Infill Development and meets the CEQA requirements of Infill: (1) The Project is consistent with the Multi-Family High Residential (R-MFH) designation of the General Plan and the Multi-Family District (R-5); (2) The Project Site is less than five (5) acres; (3) The Project Site has previously been developed, and is not within any known sensitive or threatened habitat area; (4) The

Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project. None of the exceptions in CEQA Guidelines section 15300.2 apply to the Project.

MOTION:

Approve staff recommendation

ATTACHMENTS:

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