



Legislation Text

File #: 21-957, **Version:** 1

FROM:
Planning

TITLE:
Master Case No. (MCN) 20-052; Tentative Tract Map No. 18973 (TTM No. 20-003); Design Review Permit (DRP) No. 20-021 - A request for the subdivision of an existing 0.88 acre lot into a condominium map; and a Design Review for the design and architecture review of 10 condominiums.

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

1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Tentative Tract Map (TTM) No. 19873 (20-003); and,
3. Design Review Permit No. 20-021.

APPLICANT:
Cesar Navarro
475 E. Badillo Street
Covina, CA 91723

LOCATION:
The project site is located at 9154 Date Street APN: (0193-061-03).

REQUEST:
The applicant is requesting the Planning Commission review and approve Tentative Tract Map No. 18973 (TTM No. 20-003) a request for the subdivision of an existing 0.88 acre lot into a condominium map and Design Review Permit No. 20-021 for the design and architecture review of 10 condominiums.

PROJECT PLANNER:
Fernando Herrera, Assistant Planner

I. BACKGROUND INFORMATION:

A. Land Use Designation:

General Plan	Zoning/ Overlay	Existing Land Use
Site: Medium Density Residential (R-M)	Medium-Density Residential (R-2)	Vacant
North: Medium Density Residential (R-M)	Medium-Density Residential (R-2)	Single Family Home
South: Medium Density Residential (R-M)	Medium-Density Residential (R-2)	Multi-Family
East: Medium Density Residential (R-M)	Medium-Density Residential (R-2)	Multi-Family
West: Single Family Residential (R-SF)	Single-Family Residential (R-1)	Single Family Home/Multi-Family

B. Environmental Review Finding:

The proposed project is for the establishment of 10 condominiums. The project site is currently a vacant lot surrounded by development, on five (5) gross acres or less (0.88 acres), and streets, schools, water, and fire protection have already been developed and are provided in the general area. Therefore, it has been determined that the project qualifies for a categorical exemption pursuant to Section No. 15332, Class 32, (Infill Development) of the California Environmental Quality Act (CEQA), and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act.

II. PROJECT DESCRIPTION:

A. Site Area:	Approximately 0.88 adjusted gross acres
B. Lot Development Standards:	<p>Lot Coverage</p> <p>Allowed: 50% maximum coverage</p> <p>Provided: 18.76%</p> <p>Setbacks:</p> <p>Front: 20 feet minimum</p> <p>Rear: 25 feet minimum</p> <p>Side (Interior): 25 feet to the north 15 feet to the south</p> <p>Provided: All setbacks meet established minimums</p> <p>Height</p> <p>Maximum: 35 feet</p> <p>Provided: All of the proposed homes meet the maximum height</p>
C. Density Analysis:	<p>Maximum: 12 du/ acre</p> <p>Proposed: 11.4 du/ acre</p>
D. Parking Analysis:	<p>Vehicle Spaces</p> <p>Required: 2 spaces per unit and one half open space plus one guest parking for every three units (29 spaces required)</p> <p>Provided: 30 spaces</p>

III. ANALYSIS:

The applicant is requesting that the Planning Commission approve Tentative Tract Map No. 18973 (TTM No. 20-003) for the establishment of a condominium map and the proposed architectural and design review for 10 proposed condominiums along with associated site improvements that include landscaping, lighting, block walls and parkway landscaping. The project site is one vacant parcel that totals 0.88 acres. The project is located in the Medium Density Residential (R-2) zoning district and has a General Plan Map Designation of Medium Density Residential (R-M).

Additionally, this project has previously been reviewed for the architecture and design at a workshop with the Planning Commission on March 2, 2021.

Tentative Tract Map No. 18973 (TTM No. 20-003):

As previously mentioned, the project site is located within the R-2 zoning district. The R-2 zone is a “multiple-family zoning district that permits the development of attached and detached single-family, duplex and multiple-family dwellings, as well as condominiums.” The surrounding properties and uses are predominately characterized by a mix of multifamily apartments and single-family homes. The project consists of one (1) parcel totaling approximately 0.88 adjusted gross acres. The applicant is proposing the development of ten condominiums. The proposed condominiums will be within the parameters in the Zoning and Development Code. A point of access will be provided by the development of Date Street which is identified as a collector.

The General Plan encourages a variety of housing including single-family residential developments in order to preserve and enhance stable residential neighborhoods and support a high quality of life and economic prosperity. Land Use Element Goal No. 2, of the 2018 City of Fontana General Plan states that “Fontana development patterns support a high quality of life and economic prosperity” (page 15.34).

Design Review Permit No. 20-021:

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 contemporary design for the condominiums. The contemporary style will utilize clean lines, smooth finishes, and a variety of angles to create a well-designed product that will provide a modern style. The condominiums will incorporate architectural elements such as stone veneer, wood accents, 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 project will provide the three required amenities for residents that include an open space area, a barbeque and picnic area, and a tot lot with multiple play equipment.

The project site is physically suitable in size and shape to support the development of the proposed condos. The allowable density of the R-2 zone is up to 12 units per acre and the proposed density of the development will be 11.3 units per acre, which is within the allowable density. Access will be provided by the development of Date Street which is identified as a collector. 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.

MOTION:

Approve staff recommendation.

ATTACHMENTS:

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

UNDER SEPARATE COVER:

1. 11" x 17" size plans