



Legislation Text

File #: 21-1624, **Version:** 1

FROM:

Planning Department

TITLE:

Master Case No. 22-036 and Design Review No. 22-019; A request for site and architectural review and approval for the construction of 249 single-family homes ranging in size from 1,905 square feet to 3,251 square feet in the Arboretum Specific Plan.

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 has been reviewed under a previous Final Environmental Impact Report (State Clearing House No. (2006071109), pursuant to Section 15162 through 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Determination; and,
2. Approve Design Review No. 22-019.

APPLICANT:

Adrian Hermanson
Lennar Homes of California
980 Montecito Drive, Suite 302
Corona, CA 92879

LOCATION:

The project site is located on the southwest corner of Duncan Canyon Road and Sierra Avenue.

REQUEST:

Design Review No. 22-019 is a request for site and architectural review and approval to construct 249 single-family homes ranging in size from 1,905 square feet up to 3,251 square feet.

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

BACKGROUND INFORMATION:

- A. Land Use Designations:

	<u>General Plan Designation</u>	<u>Zoning and District</u>	<u>Existing Land Use</u>
Site:	Residential Planned Community (R-PC)	Arboretum Specific Plan (The Gardens)	Vacant
North:	Residential Planned Community (R-PC) and Community Commercial (C-C)	Arboretum Specific Plan (The Resort)	Vacant
South:	Residential Planned Community (R-PC)	Arboretum Specific Plan (The Gardens)	Vacant
East:	Multiple-family high density residential (R-MFH) and General Commercial (C-G)	Multiple-family high density residential (R-5) and General Commercial (C-2)	Vacant
West:	Residential Planned Community (R-PC)	Arboretum Specific Plan (The Gardens)	Vacant

B. Previous Approvals:

1. On September 23, 2009, the City Council approved the Arboretum Specific Plan and the Arboretum SP Environmental Impact Report (Resolution 2009-089)
2. On November 8, 2016, the City Council approved a specific plan amendment to change the existing land use designation from R-MF (Residential Multi-Family) - 8.1 to 16.0 dwelling units per acre to R-MF (Residential Multi-Family) - 3.0 to 8.0 dwelling units per acre.
3. On June 22, 2021, the City Council approved a specific plan amendment to allow for a density transfer from within the Gardens Village Planning Area as well as Tentative Tract Map No. 20363 to subdivide the subject site for the purpose of single-family residential development.

PROJECT DESCRIPTION:

A. Project Area: Approximately 44.5 acres

B. Building Analysis:

Plan	S.F.	No. of Bedrooms	No. of Bathrooms	No. of Garage Spaces
Average 4,000 square foot lots				
1	2,449	4	3	2
2	2,666	4	3	2
3	2,877	4	3	2
Average 4,950 square foot lots				
1	1,905	3	2	2
2	2,985	5	3	3
3	3,105	5	3	3
Average 6,000 square foot lots				
1	2,336	4	3	3
2	3,251	5	4	3
3	3,339	4/3 and junior accessory dwelling unit)	3.5	3

C. Building Height

Permitted: 35 feet (maximum)

Proposed: 27 feet (maximum)

ANALYSIS:

The applicant, Adrian Hermanson on behalf of Lennar Homes of California, is requesting that the Planning Commission review and approve Design Review No. 22-019 to construct 249 single-family homes ranging in size from 1,905 square feet up to 3,339 square feet to be constructed on Tract Map No. 20363 within Garden Village planning area (G-8, G-9 and G-10) of the Arboretum Specific Plan.

Design Review:

The applicant is proposing Spanish, Prairie and California Craftsman architectural styles. The styles are included in the menu of residential architectural styles in the Arboretum Specific Plan. The Spanish elevations will utilize white and light earth tone colors, concrete S-tiles for roofing, arched door openings, decorative shutters and other style-appropriate details. The Prairie style homes will feature concrete flat tile roofs, light siding tones, stone veneer, and hip roofs. Homes utilizing the California Craftsman style have stone accents, decorative knee braces, exposed rafter tails, board and batten, and other elements contributing to the architectural style.

The development will comply with the required setbacks and will not exceed the maximum height or maximum lot coverage. All other applicable development standards in the Arboretum Specific Plan will be met.

Environmental:

Pursuant to the Initial Study (IS) prepared for the Arboretum Specific Plan, a Final EIR (SCH No. 2006071109) was prepared for the project and was certified by the City Council on September 23,

2009. Based on CEQA Guidelines, Sections 15162 through 15164 et seq, and Section 8.10 of the City of Fontana's 2019 local CEQA Guidelines, staff has determined that the previously certified Final EIR has adequately identified the impacts associated with Design Review No. 22-019; a Notice of Determination is determined to be adequate for this project and has been prepared for the Planning Commission's consideration. The Final EIR for the Arboretum Specific Plan can be viewed at the following link: <https://www.fontana.org/1278/Arboretum-Specific-Plan>.

MOTION:

Approve staff's recommendation

ATTACHMENTS:

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