



Legislation Text

File #: 21-1718, **Version:** 1

FROM:

Planning Department

TITLE:

Master Case No. 21-120; General Plan Amendment No. 21-008; Zoning Code Amendment No. 21-010; Tentative Tract Map 20521 (TTM No. 21-007); Design Review Project No. 21-043 - A request to develop 68 attached condominium units with fourteen buildings on a 4.6-acre lot near the intersection of South Highland Avenue and Citrus Avenue.

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, forward a recommendation to the City Council to:

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file the Notice of Determination and,
2. Adopt a resolution approving General Plan Amendment No. 21-008; and,
3. Adopt an ordinance approving Zoning Code Amendment No. 21-010; and,
4. Adopt a resolution approving Tentative Tract Map No. 20521 (TTM No. 21-007); and Design Review No. 21-043.

APPLICANT:

PRL Enterprises
6997 Citrus, LLC
16866 Seville Avenue
Fontana, CA 92335

LOCATION:

6697 Citrus Avenue, Fontana, CA 92336 (APN: 0240-011-17).

REQUEST:

1. General Plan Amendment No. 21-008 is a request change the site's General Plan land use designation from General Commercial (C-G) to Multi Family Residential (R-MF) and to remove the project site from the Fontana Auto Center Overlay District identified on the General Plan Land Use map. Changing the Land Use designation to R-MF and removing this site from the Overlay would allow the applicant to develop a multi-family project.
2. Zoning Code Amendment No. 21-010 is a request to remove the project site from the Fontana

Auto Center Overlay District and change the zoning district from General Commercial (C-2) to Multi Family (R-3). Removing this site from the Overlay and changing the Land Use designation to R-MF would allow the applicant to develop a multi-family project.

3. Tentative Tract Map No. 20521 (TTM No. 21-007) is a proposal to establish 68 attached residences on the project site as condominiums (APN: 0240-011-17) totaling 4.6 acres.
4. Design Review No. 21-043 is a proposal for site and architectural review for 68 detached residential units on approximately 4.6 acres, with a density of 14.8 du/ac.

PROJECT PLANNER:

Alejandro Rico, Associate Planner

BACKGROUND INFORMATION:

Existing Land Use Designations:

	General Plan	Zoning	Existing Land Use
Site:	Existing: General Commercial (C-G) Proposed: Multi-Family Residential (R-MF)	Existing: General Commercial (C-2) Proposed: Multi Family (R-3)	Vacant
North:	General Commercial (C-G)	General Commercial (C-2)	Vacant Lot
South:	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
East:	Single Family (R-SF)	Single Family Residential (R-1)	Single Family Residential

PROJECT DESCRIPTION:

- A. Site Area:
Approximately 4.6 acres
- B. Lot Coverage:
Maximum Lot Coverage: 50%
Provided: 34%
- C. Building/Unit Analysis:
Maximum Allowed: 24 dwelling units per acre
Provided: 14.8 dwelling units per acre
- D. Parking Analysis:
Automobile Spaces Required: 193 Spaces
Automobile Spaces Provided: 193 Spaces
- E. Landscaping:
Minimum Requirement: 15%
Proposed: 23%

ANALYSIS:

The applicant is requesting that the Planning Commission review and recommend to the City Council, approval of a 68-unit condominium project on approximately 4.6 acres, with a density of 14.8 du/ac. Currently, the site is vacant with sidewalk, curb and gutter improvements on built along Citrus Avenue.

General Plan Amendment (GPA 21-008):

The General Plan amendment is a request to modify the General Plan Land Use designation of the project site and remove it from the Fontana Auto Center Overlay District as identified on the General Plan Land Use map. Currently, the proposed development is within the Fontana Auto Center Overlay District which does not permit residential housing. Changing the land use designation from General Commercial (C-G) to Multi-Family Residential (R-MF) and removing the parcel from the Overlay District is required to allow for multi-family residential development.

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. General Plan policies promoting this strategy include, "Promote interconnected neighborhoods with appropriate transitions between lower intensity and higher intensity land uses" (General Plan 15.34) and "Establish a range of rental and for sale housing opportunities in the city" (Housing Plan 4-3). As required in the General Plan, the design will follow sound urban design strategies with a well designed and attractive project.

Zoning Code Amendment (ZCA 21-010):

The Zoning Code amendment is a request to modify the Fontana Auto Center Overlay District and Zoning District of the project site. The proposed development is within the Fontana Auto Center Overlay District identified within the Zoning and Development Code; the overlay boundaries would be modified to remove the project site. The Zoning Map/Zoning District is proposed to be changed from General Commercial (C-2) to Multiple Family (R-3). These amendments would serve to allow the developer to build a multi-family project on the site.

Tentative Tract Map No. 20521 (TTM No. 21-009):

As previously mentioned, the project site is proposed to be zoned R-3 for multi-family development. 68 attached units are proposed with fourteen (14) buildings. The Tentative Tract Map request is to allow for the units to be sold as condominiums to individual owners.

Design Review No. 21-043:

The applicant has proposed a high-quality architecture contemporary craftsman style to be built for this project of 68 attached units as detailed above. Fourteen (14) two (2) story buildings are proposed for these condominium units. Architectural features include concrete tiles, wide window frames, window shutters, wood siding, roof mounted windows, accent fascia, stone veneer and carriage lights. Also, proposed is a variety of buildings with different color schemes to add variety to the design. Units are proposed with three (3) bedrooms, a kitchen, two (2) car garage, storage space, washer and dryer room and private patio area for each unit.

Power lines will be placed underground and parkway landscaping will be installed. A block wall currently exists along the southern and eastern property lines and the developer will build a block

wall along the northern property line. A six-foot-high wrought iron fence is proposed along the western property line.

An entry statement is proposed along Citrus Avenue. The entryway will have dense landscaping and decorative paving. Amenities include a cornhole gaming area, tot lot, lawn area and Bar-B-Que area in a centralized location. 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 a cornhole gaming area and dog park.

Some infrastructure improvements along Citrus Avenue are existing with curb and gutter, and sidewalk. The developer will be required to underground utility poles, provide landscaping in the parkway and construct a driveway for vehicular access to the site.

Environmental:

An Initial Study (IS) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA). Based on the information in the IS, no significant impact is anticipated as a result of project implementation, with mitigation incorporated, and a Mitigated Negative Declaration has been prepared per Section 15070 of the California Environmental Quality Act and per Section 6.04 of the City of Fontana 2019 Local Guidelines for Implementing the California Environmental Quality Act. The pertinent California Environmental Quality Act (CEQA) environmental documents can be viewed at <https://www.fontana.org/2137/Environmental-Documents>

MOTION:

Approve staff recommendation

ATTACHMENTS:

1. Vicinity Map
2. Project Plans
3. General Plan Amendment
4. Zoning Code Amendment
5. Planning Commission Resolution, Findings and Conditions of Approval
6. Notice of Public Hearing