



## Legislation Text

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**File #:** 21-1736, **Version:** 1

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**FROM:**

Planning Department

**TITLE:**

Master Case No. 22-068; General Plan Amendment No. 22-006 and Zone Change No. 22-008 - A request to amend the general plan land use map and zoning district map in order to provide consistence and cohesiveness for parcels 0241-051-02, -13, -13 and -32 and development sites in the immediate vicinity. (Continued from September 20, 2022)

**RECOMMENDATION:**

Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution No. PC 2022-\_\_\_\_; and forward a recommendation to the City Council to:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report, pursuant to Sections 15162 and 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, an Addendum to the City of Fontana General Plan Environmental Impact Report (State Clearinghouse [SCH] No. 2016021099); and
2. Adopt a Resolution approving General Plan Amendment No. 22-006; and
3. Adopt an Ordinance approving Zone Change No. 22-008.

**APPLICANT:**

City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335

**LOCATION:**

The project includes two sites:

Site 1: One parcel located on the south side of Baseline Avenue, approximately 290 feet east of Juniper Avenue (APN 0241-151-13)

Site 2: Three parcels including 16835 Baseline Avenue (APN 0241-051-16), 16818 Montgomery Avenue (APN 0241-051-02) and 16844 Montgomery Avenue (APN 0241-051-32)

**REQUEST:**

General Plan Amendment No. 22-006 - A request to update General Plan land use map as described below:

*Site 1* - Change the land use designation from General Commercial (C-G) to Multi-Family Medium/High Density Residential (R-MFMH)

*Site 2* - Change the land use designation from Multi-Family Medium/High Density Residential (R-MFMH) to General Commercial (C-G)

Zone Change No. 22-008 - A request to update the Zoning District Map as described below:

*Site 1* - Change the zoning from General Commercial (C-2) to Multi-Family Medium/High Density Residential (R-4)

*Site 2* - Change the zoning from Multi-Family Medium/High Density Residential (R-4) to General Commercial (C-2)

### **PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

### **BACKGROUND INFORMATION:**

- The 2015-2035 General Plan was approved by the City Council on November 13, 2018.
- On February 8, 2022, the City Council voted unanimously (5-0) approving General Plan Amendment No. 21-007 and Zone Change No. 21-008 to update the General Plan land use map and Zoning District Map to change the general plan land use designation and zoning on multiple properties throughout the City of Multi-Family Medium/High Density Residential (R-MFMH/R-4) and Multi-Family High Density Residential (R-MFH/R-5). Additionally, the boundary for the "R-4 Overlay" was designated. These amendments were made to accommodate the 2021-2029 Regional Housing Needs Allocation (RHNA) allocation, as issued by the department of Housing and Community Development (HCD) and the Southern California Association of Governments (SCAG).
- On February 8, 2022, the City Council approved zoning and general plan amendments to accommodate the 2021-2029 RHNA allocation, as issued by HCD and SCAG. The amendments were made for parcels throughout the City to ensure there is sufficient capacity for residential units to potentially be developed. Subsequent to approval of the amendments, it was realized that Sites 1 and 2 were changed in error.

### **PROJECT DESCRIPTION:**

On February 8, 2022, the City Council approved zoning and general plan amendments to accommodate the 2021-2029 RHNA allocation, as issued by HCD and SCAG. The amendments were made for parcels throughout the City to ensure there is sufficient capacity for residential units to potentially be developed. Subsequent to approval of the amendments, it was realized that Sites 1 and 2 were changed in error.

The proposed modifications would modify the subject sites and make them consistent with adjacent parcels. This proposal would change Site 1 from its current C-2/C-G designations to R-4/R-MFMH,

making it consistent with the two (2) adjacent parcels under the same ownership which remained R-4/R-MFMH. This proposal would change Site 2 to from R-4/R-MFMH to C-2/C-G, making it consistent with the adjacent parcels under the same ownership which remain C-2/C-G.

**General Plan Amendment No. 22-006:**

The General Commercial (C-G) land use designation allows for the development of retail, wholesale, auto dealerships and offices, including medical offices and clinics, that can serve a broader, regional population.

The Multi-Family Medium/High Density (R-MFMH) land use designation allows for a higher density multi-family development with a density range of 24.1 to 29 dwelling units per acre. Typical development in this residential category would include mixed-use or multi-family housing such as condominiums, townhomes and apartments.

As previously stated, the proposed General Plan Amendment updates the General Plan land use map to change the general plan land use designation on Site 1 from C-G to R-MFMH and Site 2 from R-MFMH to C-G.

**Zone Change No. 22-008:**

The proposed zone change will change the zoning on Site 1 from General Commercial (C-2) to Multi-Family Medium/High Residential (R-4). Site 2 will be rezoned from Multi-Family Medium/High Density Residential (R-4) to General Commercial (C-2). The proposed changes implement the goals and policies of the General Plan and are consistent with General Plan Amendment No. 22-006, as required by State law.

**ANALYSIS:**

As referenced above, the City Council approved General Plan Amendment No. 21-007 and Zone Change No. 21-008 on February 8, 2022. This provided the potential for 25,582 housing units, which satisfied and exceeds the City's RHNA allocation of 17,519 housing units and recognizes that all property owners may not be interested in or able to develop their land within the next eight years. With the proposed general plan and zoning land use designations for Sites 1 and 22, there is a net loss of 60 units. Table A below provides a breakdown of the number of housing units gained, lost, and the net total number of units. The proposed changes will not impede on the City's ability to meet the RHNA allocation as the reduction in potential units is not significant and still exceeds the City's RHNA allocation by 8,003 units.

| <b>Table A: Total Number of Units</b> |                          |                           |
|---------------------------------------|--------------------------|---------------------------|
|                                       | With Current Designation | With Proposed Designation |
| Site #1 (1-acre site)                 | 0                        | 35                        |
| Site #2 (3-acre site)                 | 95                       | 0                         |
| Total Number of Units                 | - 60                     |                           |

As stipulated by Senate Bill 220 (the Housing Crisis Act of 2019) legislation, any change to the land use designation of a parcel which reduces the residential land use density (as allowed under the general plan and zoning in effect on January 1, 2018), must also replace those loss units. In this

case, all parcels identified as part of this application were designated General Commercial (C-G general plan land use designation/C-2 zoning designation) as of January 1, 2018. Therefore, replacement of units is not required.

**Environmental Finding:**

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an addendum to the comprehensive update to the General Plan (Fontana Forward General Plan Update 2015-2035 Final Environmental Impact Report (FEIR), State Clearinghouse No. 2016021099, dated August 10, 2018, has been prepared for the proposed project and adequately identified any potential impacts associated with this project. The proposed project does not represent significant changes to the approved FEIR related to CEQA since it does not change the assumptions, analysis, conclusions or mitigation. The components of the proposed project do not alter the EIR project's significance conclusions or represent significant new information. Additionally, the proposed project does not require major revisions to the aforementioned EIR, does not lead to new significant environmental effects, or does not lead to substantial increase in the severity of previously identified significant effects. The proposed project does not trigger any of the conditions that warrant preparation of a Subsequent EIR. Therefore, an Addendum to the EIR has been prepared for this proposed project and no further/additional CEQA review is required. Therefore, a Notice of Determination has been prepared. Below is a link to the City of Fontana General Plan EIR: <https://www.fontana.org/2632/General-Plan-Update-2015---2035>

**MOTION:**

Approve staff's recommendation

**ATTACHMENTS:**

1. General Plan Amendment Exhibit
2. Zoning Amendment Exhibit
3. Project Aerial Map
4. Planning Commission Resolution
5. Addendum to the General Plan EIR
6. Public Hearing Notice