



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 21-1926
Agenda #: PH-E

Agenda Date: 1/17/2023
Category: Public Hearing

FROM:

Planning Department

TITLE:

Master Case Number (MCN) 22-052: General Plan Amendment (GPA) No. 22-003, Zoning Code (District Map) Amendment (ZCA) No. 22-004, Zoning Code Amendment (ZCA) No. 22-012 and Design Review (DRP) No. 22-028 - A request to amend the general plan land use designation and zoning designation from Multi-Family Residential and Multi-Family High Density Residential to Multi-Family Medium/High Density Residential in order to construct a multi-family residential development comprised of 88 units and five accessory dwelling units, on-site amenities, parking, landscaping and other on-site and off-site improvements on a 3.64 acre site located on the west side of Sierra Avenue between Ramona Avenue and San Jacinto Avenue.

RECOMMENDATION:

Based on the information contained within this staff report, and subject to the attached findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2023- _____, and forward a recommendation to the City Council to:

1. Adopt the Initial Study/Mitigated Negative Declaration/Monitoring and Reporting Program and, pursuant to Sections 15162 through 15164, and Section 15183 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. Adopt a resolution approving General Plan Amendment No. 22-003;
3. Adopt an ordinance approving Zoning Code (District Map) Amendment No. 22-004;
4. Adopt an ordinance approving Zoning Code Amendment No. 22-012
5. Adopt a resolution approving Design Review No. 22-028.

APPLICANT:

Raymond Allard
Allard Engineering
16866 Seville Avenue
Fontana, CA 92335

LOCATION:

7578 Sierra Avenue (APNs: 0241-071-41 and -42)

REQUEST:

General Plan Amendment No. 22-003 - A proposal to amend the general plan land use designation on two (2) parcels from Multi-Family Residential (R-MF) and Multi-Family High Density Residential (R-MFH) to Multi-Family Medium/High Density Residential (R-MFMH)

Zoning Code (District Map) Amendment No. 22-004 - A proposal to amend the zoning designation on two (2) parcels from Multi-Family Residential (R-3) and Multi-Family High Density Residential (R-5) to Multi-Family Medium/High Density Residential (R-4).

Zoning Code Amendment No. 22-012 - A request to amend the required setback between the Multi-Family Medium/High Density Residential (R-4) zoning district and the Medium Density Residential (R-3) zoning district from 15 feet to 10 feet.

Design Review No. 22-028 - A proposal for site and architectural review and approval for a multi-family development containing 88 units and five accessory dwelling units, clubhouse with pool and spa, courtyard, garden area, carports, garages and other onsite and off-site improvements.

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

BACKGROUND INFORMATION:

Land Use Designations:

	General Plan	Zoning /Overlay	Existing Land Use
Site:	Multi-Family Residential (R-MF) and Multi-Family High Density Residential (R-MFH)	Multi-Family Residential (R-3) and Multi-Family High Density Residential (R-5)	Vacant
North:	Multi-Family Residential (R-MF)	Multi-Family Residential (R-3)	Church
South:	Walkable Mixed-Use I (WMXU-1)	Form-Based Code – Transitional Sub-District	Multi-Family Residential Dwellings
East:	Medium Density Residential (R-M)	Medium Density Residential (R-2)	Single-Family Residential Dwellings
West:	Multi-Family Residential (R-MF)	Multi-Family Residential (R-3)	Single-Family Residential and Vacant

PROJECT DESCRIPTION:

A. Project Area

Parcel 1: 1.90 acres
Parcel 2: 1.82 acres
Total Site: 3.64 acres

B. Development Standard Analysis

Allowable Density: 24.1-39.0 dwelling units per acre
Proposed Density: 24.1 dwelling units per acre
Parking Required: 1.75 spaces per unit maximum
No guest parking requirement

Parking Provided: 1.73 spaces per unit
15 guest parking spaces total

C. Unit Sizes

Minimum Allowed Unit Size: 550 square feet
Maximum Allowed Unit Size: 1,800 square feet

Proposed Units

2-bedroom units: 930 - 1,068 square feet
3-bedroom units: 1,240 - 1,309 square feet

ANALYSIS:

The applicant, Ray Allard on behalf of S&K Investments LLC, is proposing the development of 88 multi-family units and five accessory dwelling units on two vacant parcels totaling approximately 3.64 acres. The project site is located on the west side of Sierra Avenue between Ramona Avenue and San Jacinto Avenue.

General Plan Amendment No. 22-003 and Zoning Code (District Map) Amendment No. 22-004:

The project includes a request for a general plan amendment and zone change from Multi-Family Residential (R-MF/R-3) and Multi-Family High Density Residential (R-MFH/R-5) to Multi-Family Medium/High Density Residential (R-MFMH/R-4). The proposed land use designation allows for a density range of 24.1-39.0 dwelling units. This change will be compatible with the allowable densities for adjacent parcels. Parcels to the north and west are zoned Multi-Family Residential (R-3) with an allowable density range of 12-24 dwelling units per acre. The parcel to the south is part of the Transitional sub-district of the Form-Based Code (FBC) zoning district and is currently developed with a multi-family development.

When the City Council approved the general plan and zone changes on February 8, 2022 for the sixth cycle Housing Element, it provided the potential for 25,582 housing units, which exceeds the City's RHNA allocation of 17,519 housing units; this was in recognition of the fact that 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 designation for the site, there will be a gain of eight units. The figure below provides a breakdown of the number of housing units gained.

Parcel No. 1 - Maximum units with current R3 zoning: 46; with proposed R4 zoning: 74
Parcel No. 2 - Maximum units with current R5 zoning: 93; with proposed R4 zoning: 73

Total maximum units with current designations is 139 units.
Total maximum units with proposed designation is 147 units.

The proposed land use designation change meets the requirements of Senate Bill 330, as the proposed designations will allow for more residential units than the existing designations.

Zoning Code Amendment No. 22-012:

The applicant is proposing to amend the zoning and development code standard pertaining to the required setback for buildings on parcels zoned Multi-Family Medium/High Density Residential (R-4) from buildings on parcels zoned Multi-Family Residential (R-3). The current minimum setback requirement is 15 feet, and the proposed requirement is 10 feet. The provision of 10 feet between the building and the property line allows for an efficient use of the parcel while providing ample separation for buildings on adjacent parcels. The proposed amendment, if approved, would be codified and would apply to this project as well as future developments in the R-4 zoning district adjacent to properties in the R-3 zoning district.

Design Review No. 22-028:

The applicant is proposing two- and three-bedroom units/accessory dwelling units in two- and three-story buildings on the site. The proposed units are within the allowable density and sizes for the Multi-Family Medium/High Density Residential (R-4) zoning district. The development complies with all other standards in the Zoning and Development Code.

The development will be gated for privacy and security purposes, with two-way access provided from San Jacinto Avenue. Additionally, one gate for emergency vehicle access (EVA) will be located on Ramona Avenue.

The three-story buildings will be located at the corners of the development adjacent to Ramona Avenue and San Jacinto Avenue. The remaining buildings will be two stories.

The proposed buildings will utilize the Craftsman architectural style with several variations in colors, rooflines and siding materials in the utilization of the style. This provides a cohesive appearance and provides visual interest and distinction. Craftsman elements such as dormer windows, vertical and horizontal siding, gable roofs, deep earth tones, and triangular knee braces are present on the proposed buildings.

Amenities are centrally located in the proposed development. A pool, spa, two-story club house with lounges, gym, tot lot and dog park will be available for use by all residents. Each unit will also have private open space in the form of balconies and patios.

Grading/Walls

The grading is consistent throughout the site and is the same as the adjacent properties. A six-foot tall masonry screen wall will replace an existing chain link fence along the westerly property line. Units adjacent to Ramona Avenue, Sierra Avenue and San Jacinto Avenue will take primary access from the sidewalk and will be secured with a four-foot high tubular steel fences and gates with pilasters. The north and south property lines will be further secured with tubular steel fencing with pilasters on areas not adjacent to walk-up unit access. Vehicular and EVA access will be secured with six-foot tall tubular steel gates and pilasters.

Environmental:

An Initial Study (IS), Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and the 2019 Local Guidelines for Implementing CEQA. Based on the information in the IS, the project could not have a significant effect on the environment as a result of project implementation and the Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program. The Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program can be found at <https://www.fontana.org/2137/Environmental-Documents>.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

Attachment No.1 - Vicinity Map

Attachment No. 2 - Project Plans

Attachment No. 3 - General Plan and Zoning Exhibit

Attachment No. 4 - Planning Commission Resolution

Attachment No. 5 - Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration and Notice of Public Hearing



NORTH



VICINITY MAP

DATE: January 17, 2023

CASE: Master Case No. 22-052
General Plan Amendment No. 22-003
Zoning Code (District Map) Amendment
No. 22-004
Zoning Code Amendment No. 22-012

Proposed Apartments For:
Sierra Ridge
7578 Sierra Avenue, Fontana, CA 92335



Site Plan
1" = 20'-0"

Project Information

OWNER: MARC KOGAN
22801 VENTURA BLVD., SUITE 111
WOODLAND HILLS, CA 91364
(818) 915-3715
CONTACT: MARC KOGAN
pacifilandco@gmail.com

PROJECT ADDRESS: 7578 SIERRA AVENUE
FONTANA, CA 92335

ARCHITECT: ANDRESEN ARCHITECTURE, INC.
17087 ORANGE WAY
FONTANA, CA 92335
(909) 355-6688
CONTACT: DOUG ANDRESEN
doug.andresen@aafirm.com

APN: 0241-071-41 & 42
ZONING EXISTING: R-3
ZONING PROPOSED: R-2/U
CONSTRUCTION: V-B
FIRE SPRINKLERS: AUTOMATIC LIFE SAFETY SPRINKLER SYSTEM REQUIRED. OWNER SHALL SUBMIT DETAIL PLANS AND HYDRAULIC CALCULATIONS TO THE FIRE AGENCY FOR APPROVAL. MINIMUM WATER SUPPLY SHALL BE A ONE-INCH METER OBSTRUCTION SUCH AS CEILING FIXTURES THAT INTERFERE WITH SPRINKLER OPERATION SHALL NOT BE PERMITTED.

NUMBER OF STORIES: 2-STORIES TYP. (3-STORIES AT CORNER UNITS)

PROJECT DESCRIPTION: PROPOSED 80 TOWNHOMES, 8 FLATS PLUS 4 ADUS AND OFFICE WITH 1 ADU/CARETAKER UNIT ABOVE WITH AMENITIES. EACH UNIT HAS A 2-CAR GARAGE (1-CAR GARAGE AT CORNER ADU UNITS)

MAXIMUM DENSITY: 24.1 - 39 UNITS/ACRE (3.64AC x 24.1 = 88 UNITS)

MAXIMUM HEIGHT: 40 FT

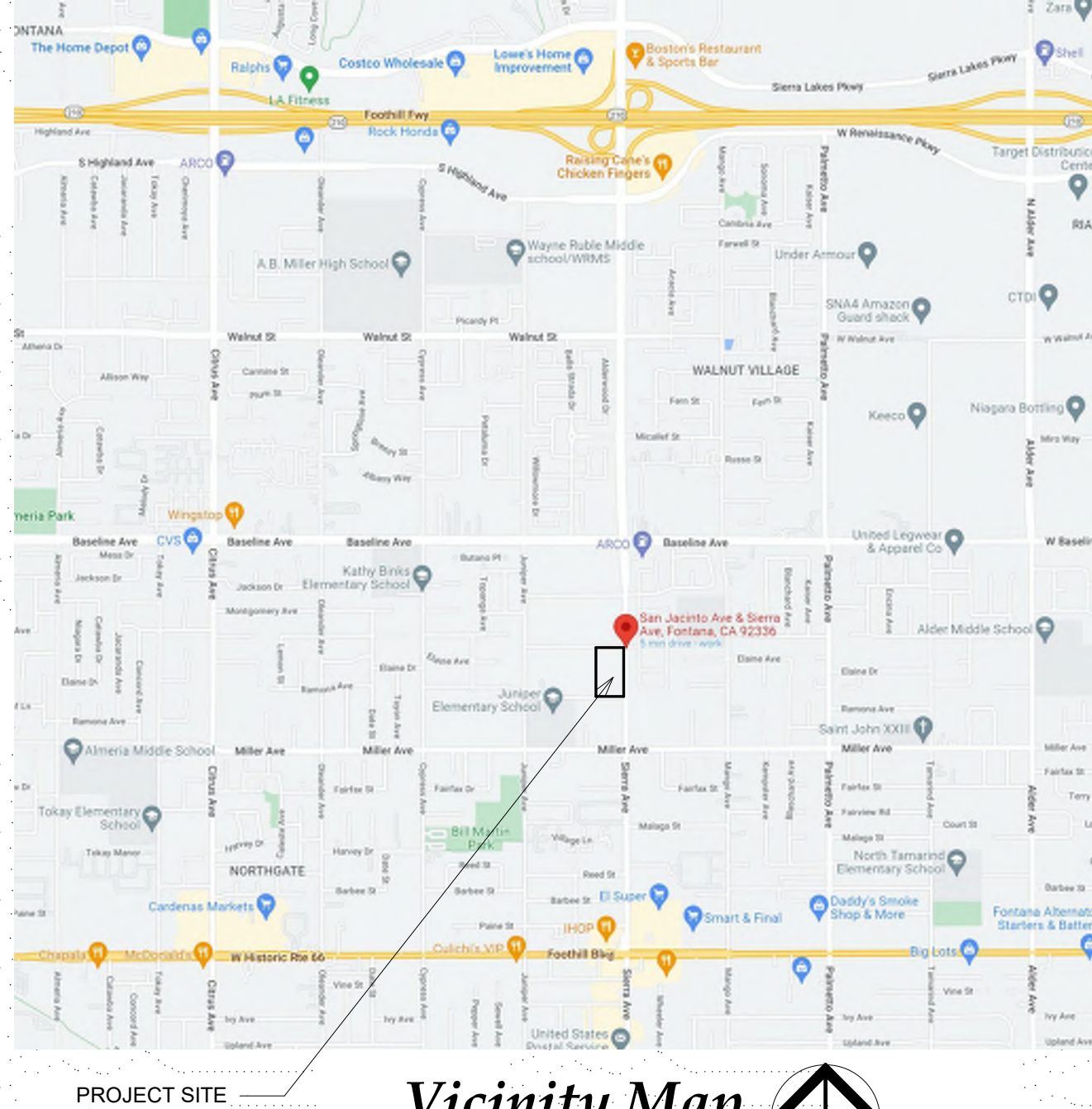
LOT AREA: 158,738 SF (3.64 AC.)
LOT COVERED AREA: 79,827 SF (50.3%)

NET LOT AREA: LANDSCAPE AREA:		78,911 SF (100%) 60,822 SF (77%) 18,089 SF (23%)			
PARKING ANALYSIS (TABLE 30-455)		REQUIRED	PROVIDED		
(88 UNITS x 1.75) = OFFICE 443 SF / 1250 = 15 ADU UNITS = GUEST PARKING = TOTAL PARKING =		154 SPACES 2 SPACES 0.0 SPACES 0.0 SPACES 163 SPACES	176 SPACES (168 COVERED + 8 OPEN) 2 SPACES 5 SPACES (4 COVERED + 1 OPEN) 8 SPACES (INC. 2 ACCESSIBLE SPACES) 195 SPACES		
ALLOWABLE AREA FACTOR - TABLE 506.2 R-2 SM (WITHOUT AREA INCREASE): 21,000 SF x FLOOR BUILDING AREA					
BUILDING AREAS		CONDITIONED	UNCONDITIONED	TOTAL AREA x FLR	
BUILDING 1		3,553 SF	7,041 SF	10,594 SF	
BUILDING 2, 7, 8		9,372 SF	909 SF	10,281 SF (1-ADU 1,008 SF)	
BUILDING 3, 5, 6		2,893 SF	874 SF	3,767 SF (1-ADU 1,008 SF)	
BUILDING 4		4,133 SF	2,517 SF	6,650 SF	
BUILDING 9		2,667 SF	7,459 SF	10,126 SF (1-ADU 1,008 SF)	
BUILDING 10 (OFF+ADU)		10,173 SF	909 SF	11,082 SF (1-ADU 1,008 SF)	
BUILDING 11		2,893 SF	874 SF	3,767 SF (1-ADU 1,008 SF)	
BUILDING 12		4,133 SF	2,517 SF	6,650 SF	
BUILDING 13		2,667 SF	7,459 SF	10,126 SF (1-ADU 1,008 SF)	
BUILDING 14		10,173 SF	909 SF	11,082 SF (1-ADU 1,008 SF)	
CLUBHOUSE BLDG		2,215 SF	2,090 SF	4,305 SF	
CLUBHOUSE BLDG		4,005 SF	947 SF	4,952 SF	
CLUBHOUSE BLDG		1,032 SF	88 SF	1,120 SF	
CLUBHOUSE BLDG		953 SF	79 SF	1,032 SF	
PROJECT SUMMARY					
NEW CONSTRUCTION		PROPOSED USES/FEATURES		TOTAL SF No. STORIES APPROX H	
1 BUILDING (BLDG 1)		14 UNITS	24,882 SF	3-STORY	37' - 0"
9 BUILDINGS (BLDG 2, 7 TO 14)		5 UNITS	75,228 SF	2-STORY	25' - 7"
3 BUILDINGS (BLDG 3, 5, 6)		15 UNITS	30,354 SF	2-STORY	25' - 7"
1 BUILDING (BLDG 4)		15 UNITS	26,344 SF	3-STORY	37' - 0"
1 BUILDING (Unit 53)		OFFICE & ADU	1,496 SF	2-STORY	25' - 8"
TRASH ENCLOSURE		5 UNITS (1905SF)	950 SF	N/A	N/A
COMMON/OPEN		ALONG THE MAIN DRIVEWAY	2,104 SF	2-STORY	24' - 8"
		CLUBHOUSE WITH INDOOR GYM, POOL AND SPA, AND 6 BARBEQUES BETWEEN BUILDINGS 11 AND 12.	1,973 SF	N/A	N/A
		GAME ROOMS	1,053 SF	N/A	N/A
		TOT LOT BETWEEN BUILDINGS 6 AND 7.	727 SF	N/A	N/A
		DOG RUN BETWEEN BUILDINGS 2 AND 3			
TOTAL OPEN SPACE		OPEN SPACE	9,715 SF (INC. COMMON/OPEN)		
		PRIVATE OPEN SPACE	15,243 SF (163 SF/UNIT)		

Footprint Area		
Name	Area	unit
Building 1	10,737 SF	14 Units
Building 2	4,370 SF	5 Units
Building 3	5,231 SF	6 Units
Building 4	11,599 SF	15 Units
Building 5	5,231 SF	6 Units
Building 6	5,231 SF	6 Units
Building 7	4,370 SF	5 Units
Building 8	4,370 SF	5 Units
Building 9	4,324 SF	5 Units
Building 10	4,324 SF	5 Units
Building 11	4,324 SF	5 Units
Building 12	4,324 SF	5 Units
Building 13	4,324 SF	5 Units
Building 14	4,325 SF	5 Units
Clubhouse	1,117 SF	
Office & ADU	680 SF	1 Unit
TE	947 SF	
Total Footprint Area	79,784 SF	

Sequence of Drawings - DR		
Number	Description	
PL1	Site Plan	
PL2	Typ. Floor Plans	
PL3	Exterior Elevs. Typ. Bldg.	
PL4	Exterior Elevs. Clubhouse	
PL5	Exterior Elevs. Office + ADU	
PL6	Exterior View. Corner Unit	
PL7	Street View 3D	
C1	Conceptual Grading	
L1	Landscape Conceptual	

Area Schedule Unit A Typ. Left		Area Schedule Unit A Typ. Interior		Area Schedule Unit A Typ. Right	
Name	Area	Name	Area	Name	Area
Typ. Left Unit - 1st Floor	447 SF	Typ. Interior Unit - 1st Floor	443 SF	Typ. Right Unit - 1st Floor	448 SF
Typ. Left Unit - 2nd Floor	860 SF	Typ. Interior Unit - 2nd Floor	801 SF	Typ. Right Unit - 2nd Floor	870 SF
Unit Typ. - Conditioned	1,307 SF	Unit Typ. - Conditioned	1,243 SF	Unit Typ. - Conditioned	1,317 SF
Typ. Left Unit - Garage	422 SF	Typ. Interior Unit - Garage	418 SF	Typ. Right Unit - Elec. & F. Riser	46 SF
Unit Typ. - Unconditioned	422 SF	Unit Typ. - Unconditioned	418 SF	Typ. Right Unit - Garage	423 SF
				Unit Typ. - Unconditioned	469 SF
Area Schedule Corner 1st Floor Typ.		Area Schedule Corner 2nd Floor Typ.		Area Schedule Corner 3rd Floor Typ.	
Name	Area	Name	Area	Name	Area
Electrical Room	144 SF	Typ. Corner Unit - ADU	1,008 SF	Typ. Corner Unit - ADU	1,068 SF
Fire Riser Room	38 SF	Typ. Corner Unit - Center	920 SF	Typ. Corner Unit - Center	954 SF
Typ. Corner Unit - Auto Court	1,005 SF	Typ. Corner Unit - Sierra	908 SF	Typ. Corner Unit - Sierra	912 SF
Typ. Corner Unit - Garages	1,940 SF	Corner Typ. - Conditioned	2,836 SF	Corner Typ. - Conditioned	2,933 SF
Typ. Corner Unit - Storage	153 SF				
Typ. Corner Unit - Stairs	408 SF	Typ. Corner Unit - Balcony	180 SF	Typ. Corner Unit - Balcony	232 SF
Corner Typ. - Unconditioned	3,686 SF	Typ. Corner Unit - Hallway	381 SF	Typ. Corner Unit - Hallway	383 SF
		Corner Typ. - Unconditioned	909 SF	Typ. Corner Unit - Stairs	259 SF
				Corner Typ. - Unconditioned	874 SF
Area Schedule Clubhouse		Area Schedule ADU & Office			
Name	Area	Name	Area		
Clubhouse 1st Floor	1,032 SF	ADU	947 SF		
Clubhouse 2nd Floor	953 SF	Office Bldg.	480 SF		
Clubhouse - Conditioned	1,985 SF	Rental Office / ADU - Conditioned	1,427 SF		
Clubhouse Balcony	79 SF				
Stairs	88 SF	Stairs	69 SF		
Clubhouse - Unconditioned	167 SF	Rental Office / ADU - Unconditioned	69 SF		

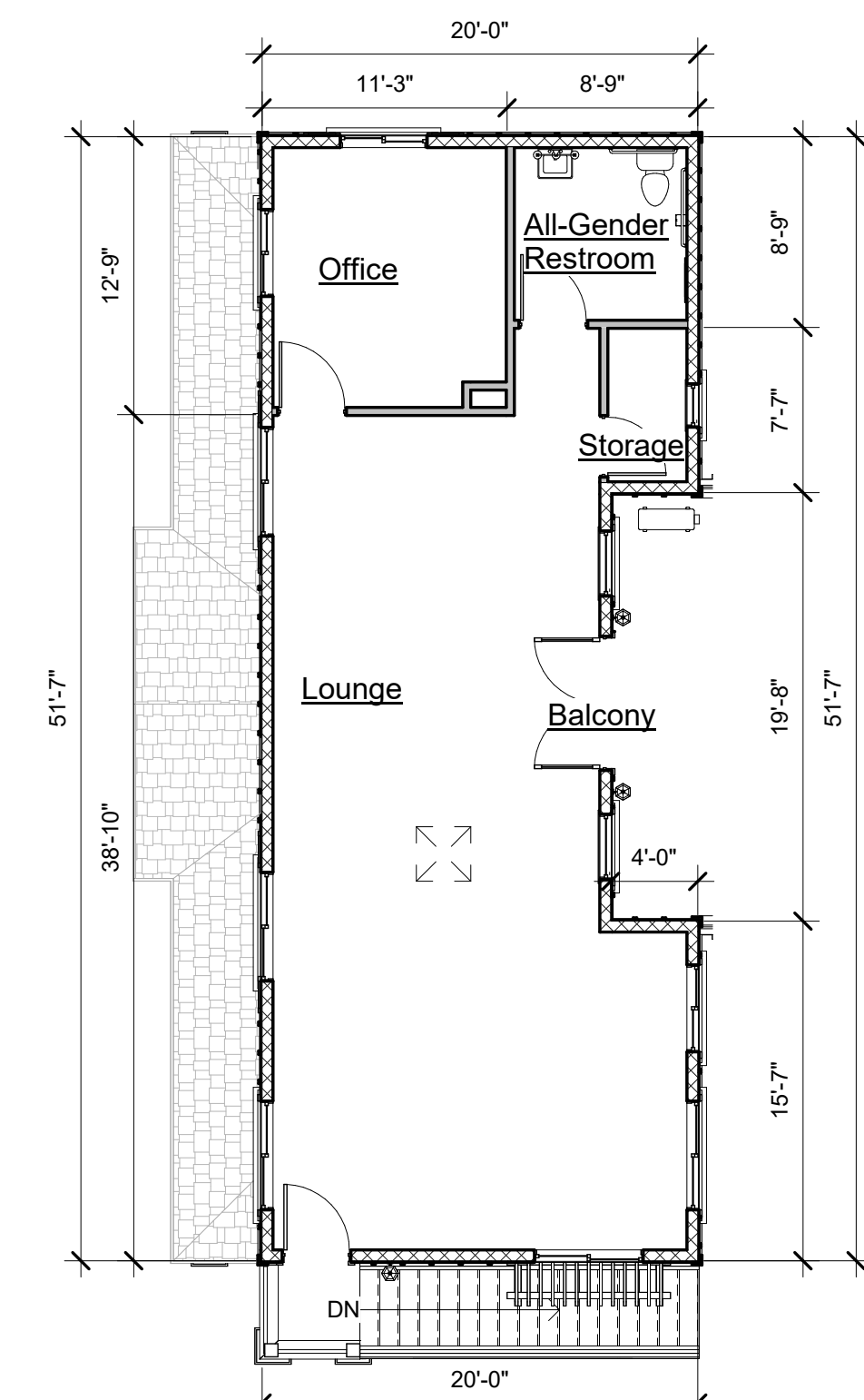


Proposed Apartments For:
Sierra Ridge
7578 Sierra Avenue, Fontana, CA 92335
15 Dec. 2022
19-3603

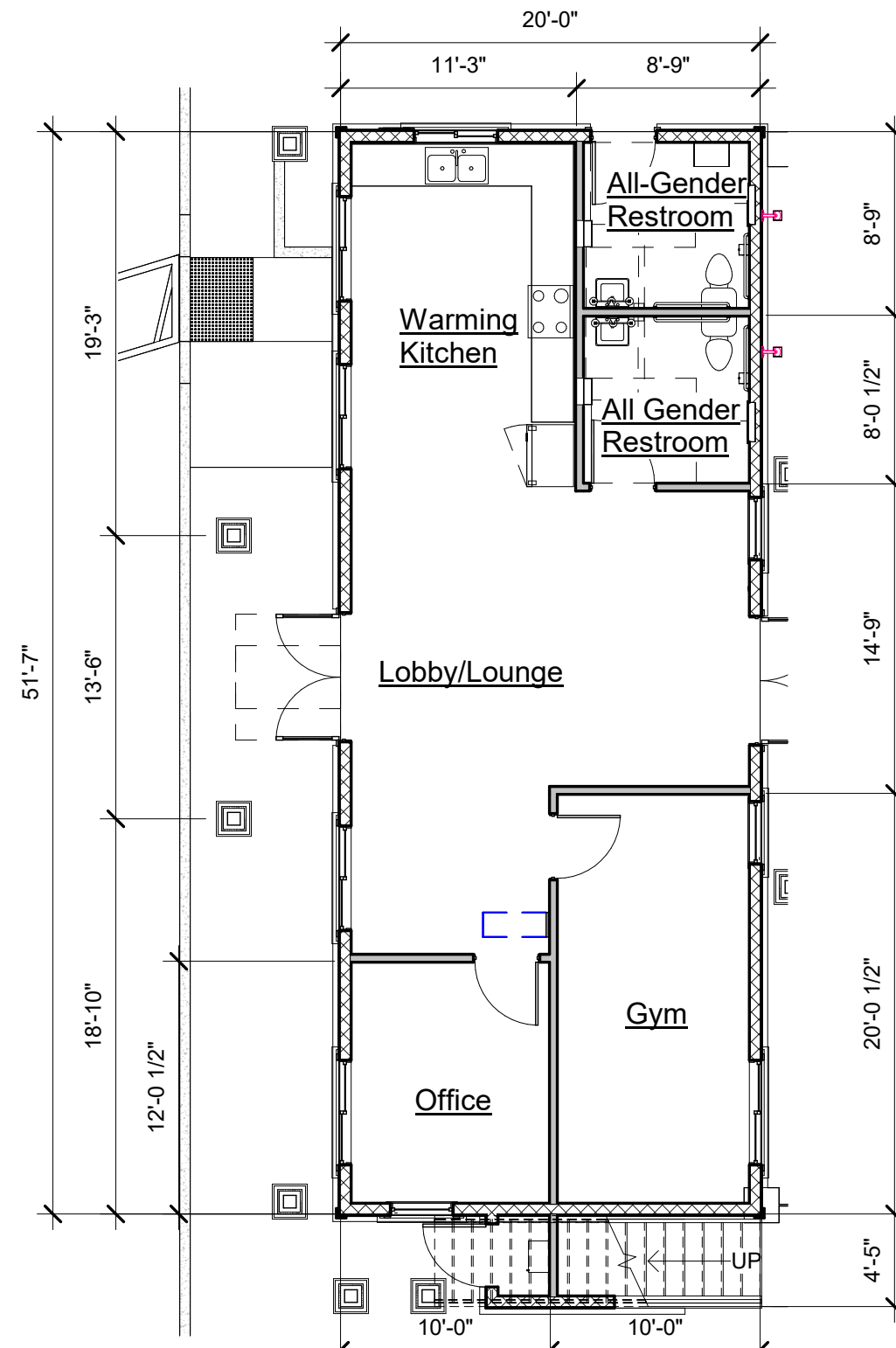
Site Plan
PL1

Area Schedule Unit A Typ. Left	
Name	Area
Typ. Left Unit - 1st Floor	447 SF
Typ. Left Unit - 2nd Floor	860 SF
Unit Typ. - Conditioned	1,307 SF
Typ. Left Unit - Garage	422 SF
Unit Typ. - Unconditioned	422 SF

Area Schedule Unit A Typ. Right	
Name	Area
Typ. Right Unit - 1st Floor	448 SF
Typ. Right Unit - 2nd Floor	870 SF
Unit Typ. - Conditioned	1,317 SF
Typ. Right Unit - Elec. & F. Riser	46 SF
Typ. Right Unit - Garage	423 SF
Unit Typ. - Unconditioned	469 SF

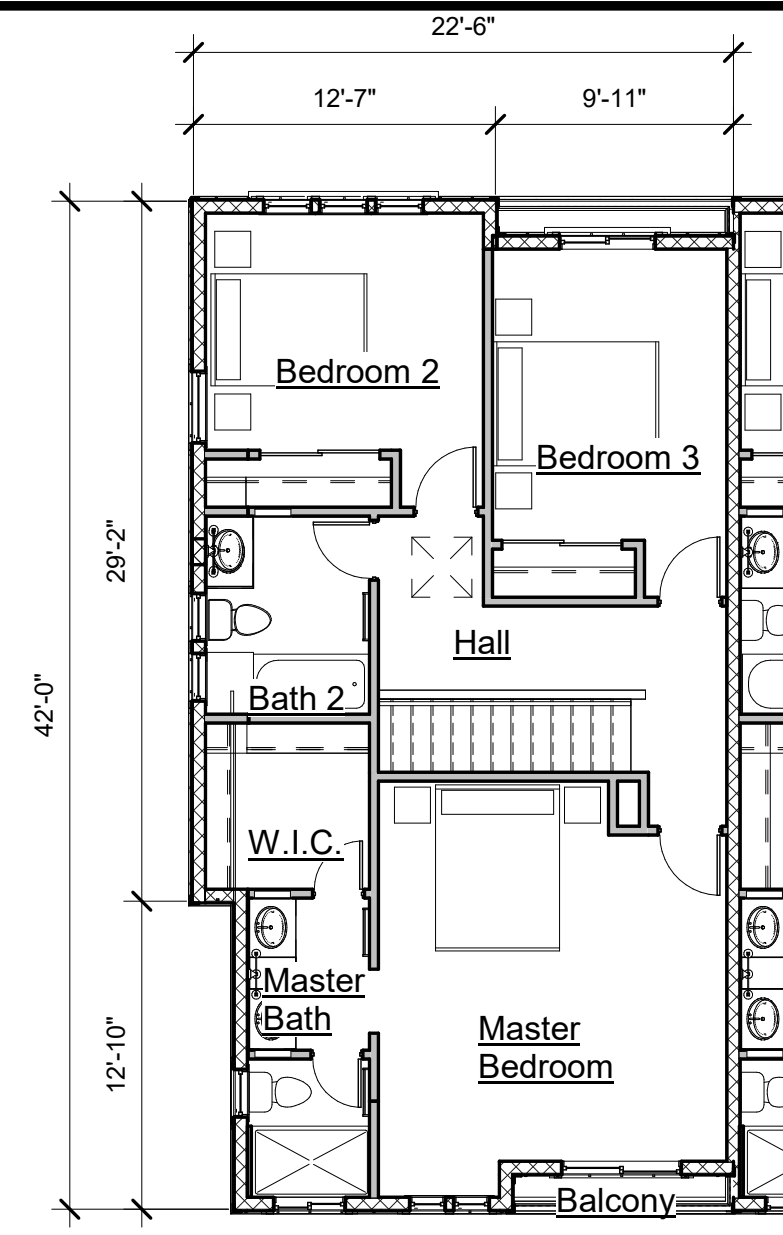


Second Floor - Clubhouse
1/8" = 1'-0"

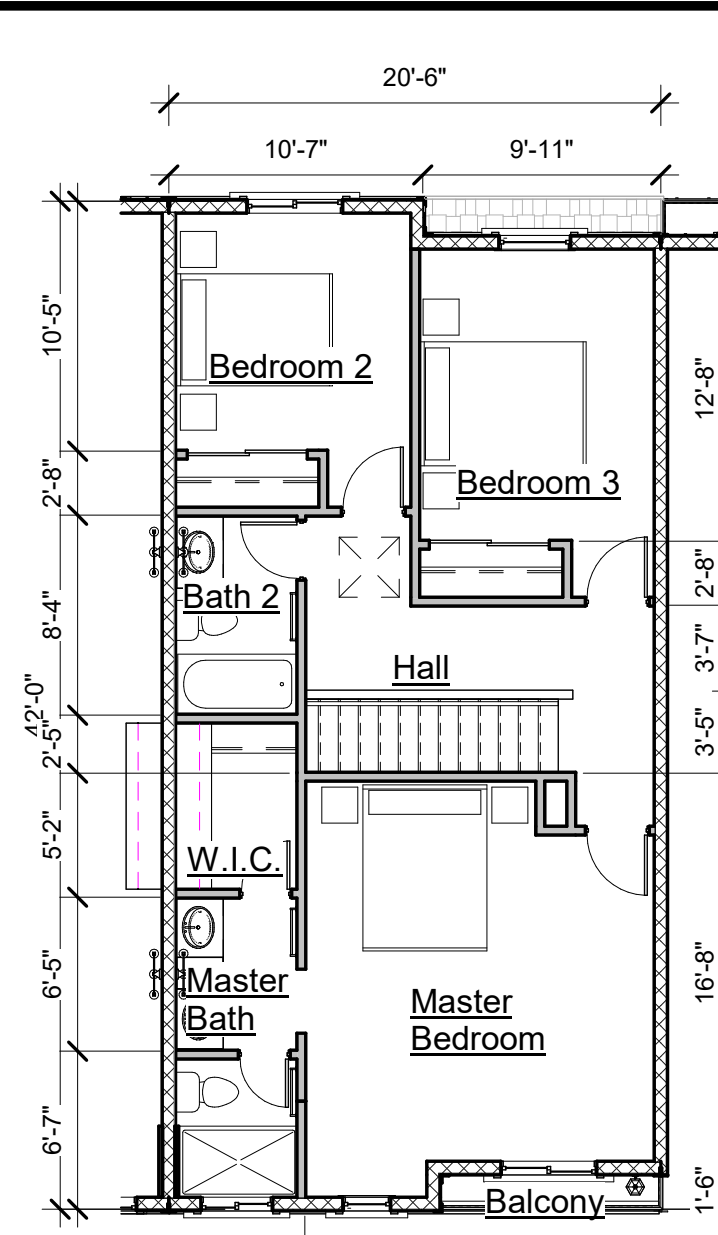


First Floor - Clubhouse
1/8" = 1'-0"

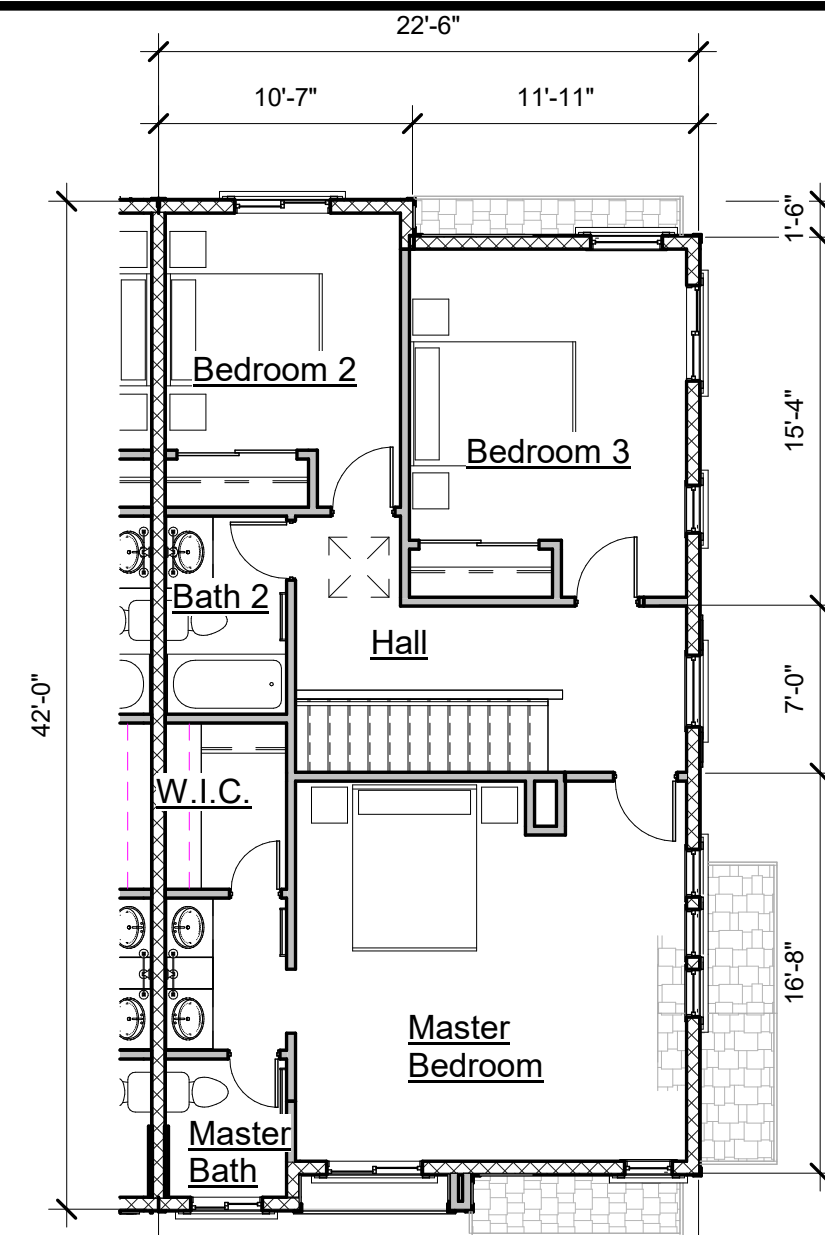
Area Schedule Clubhouse	
Name	Area
Clubhouse 1st Floor	1,032 SF
Clubhouse 2nd Floor	953 SF
Clubhouse - Conditioned	1,985 SF
Clubhouse Balcony	79 SF
Stairs	68 SF
Clubhouse - Unconditioned	167 SF



End Unit - Left
1/8" = 1'-0"

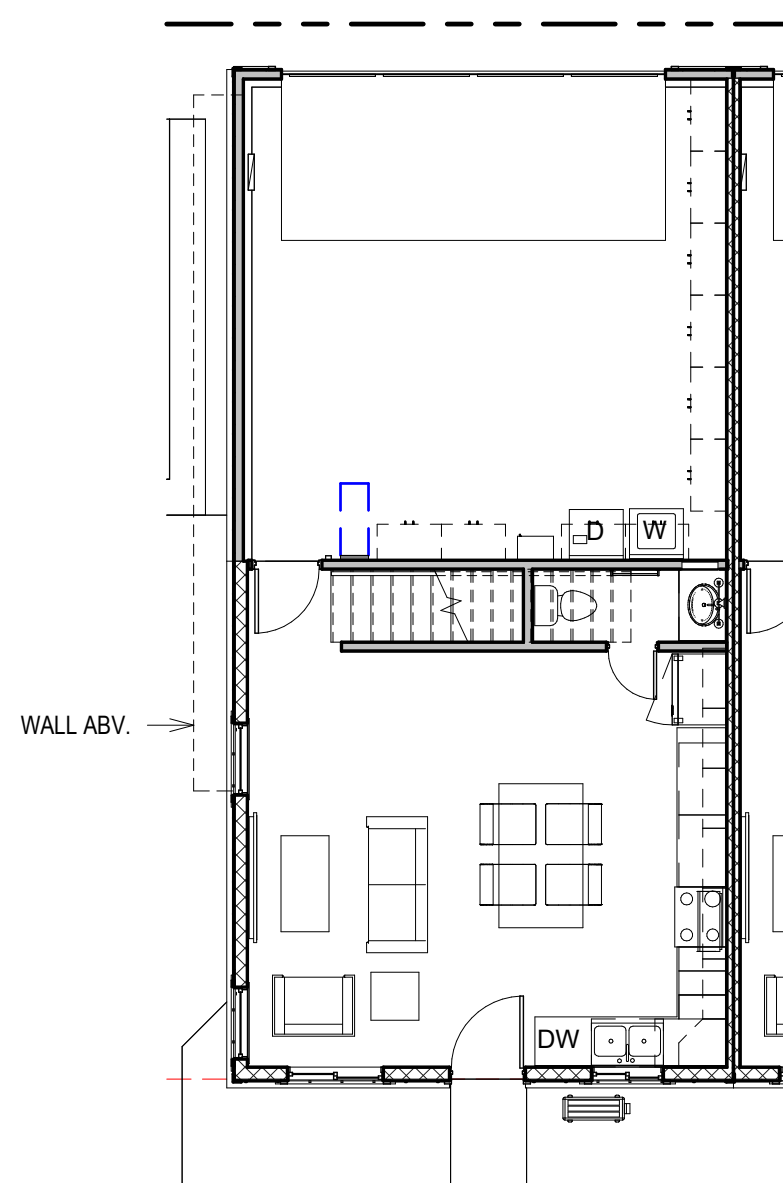


Second Floor - Interior Unit
1/8" = 1'-0"

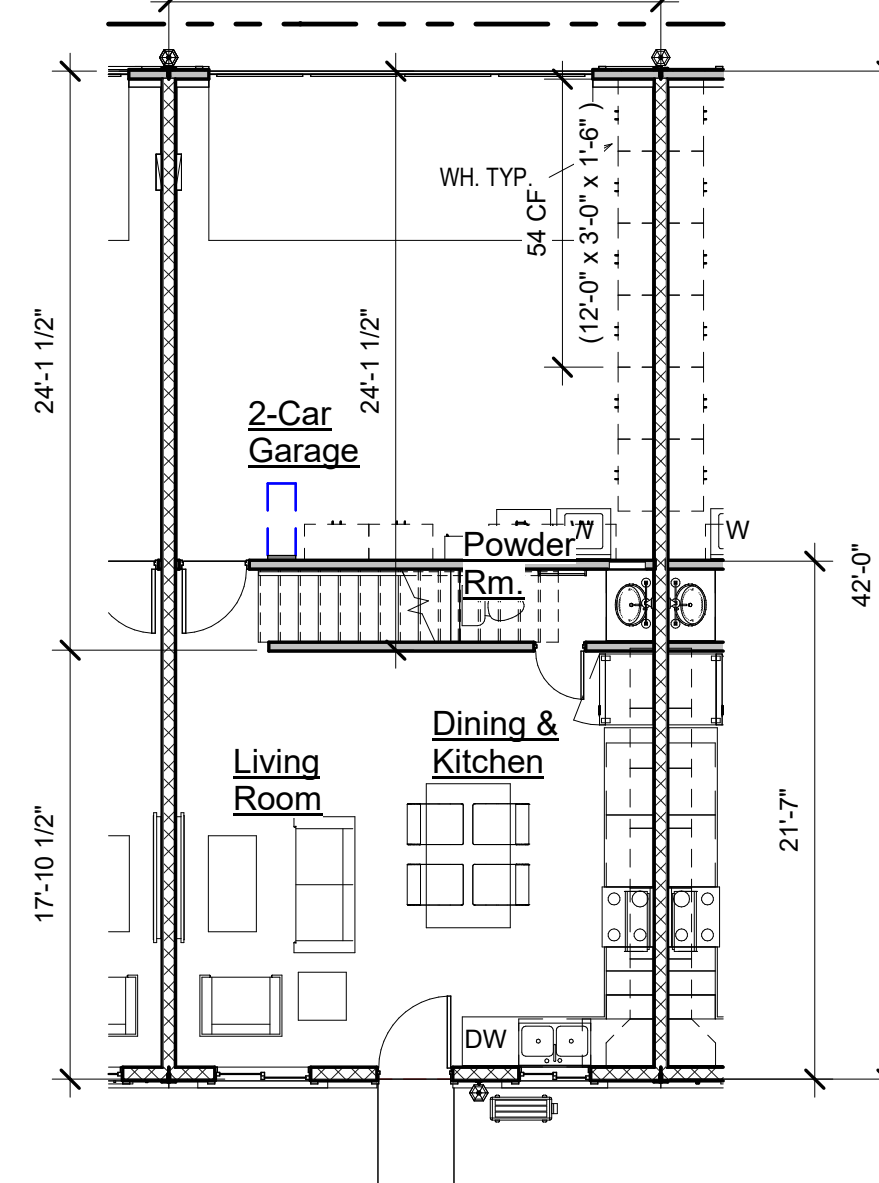


End Unit - Right
1/8" = 1'-0"

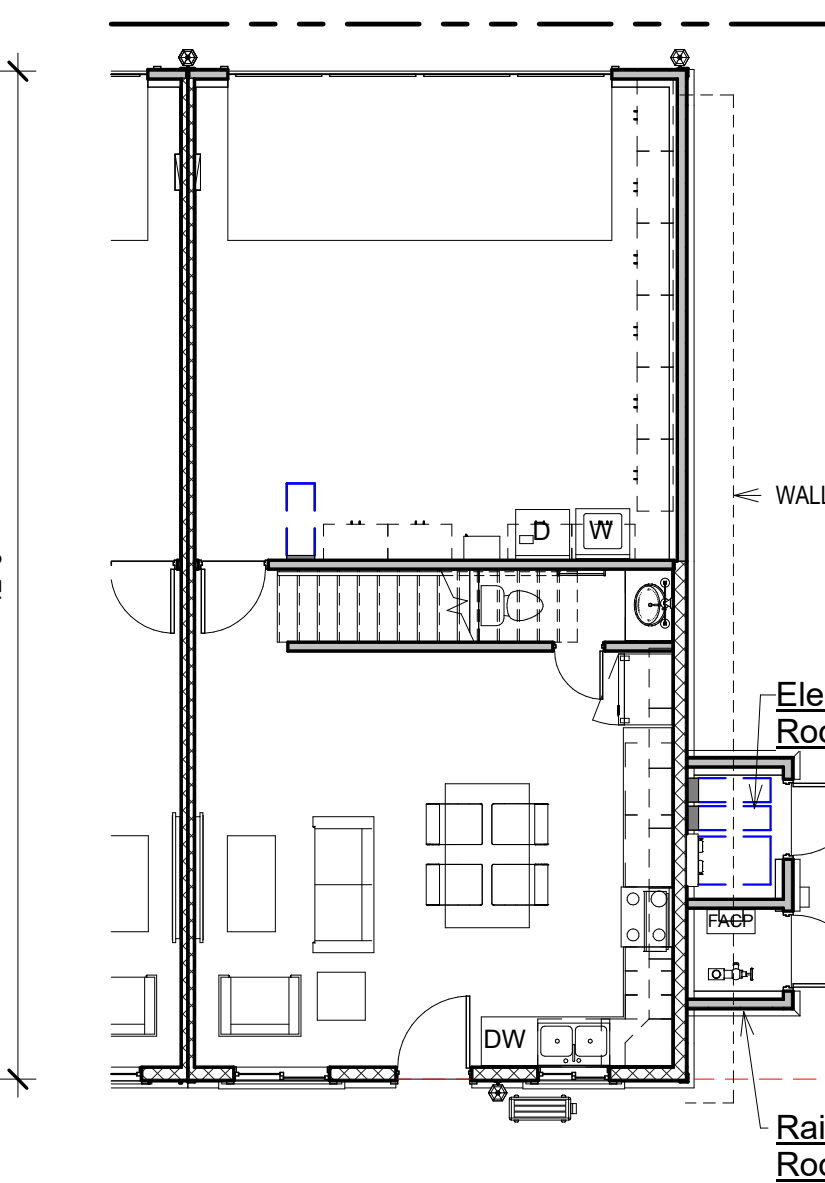
Area Schedule Unit A Typ. Interior	
Name	Area
Typ. Interior Unit - 1st Floor	443 SF
Typ. Interior Unit - 2nd Floor	801 SF
Unit Typ. - Conditioned	1,243 SF
Typ. Interior Unit - Garage	418 SF
Unit Typ. - Unconditioned	418 SF



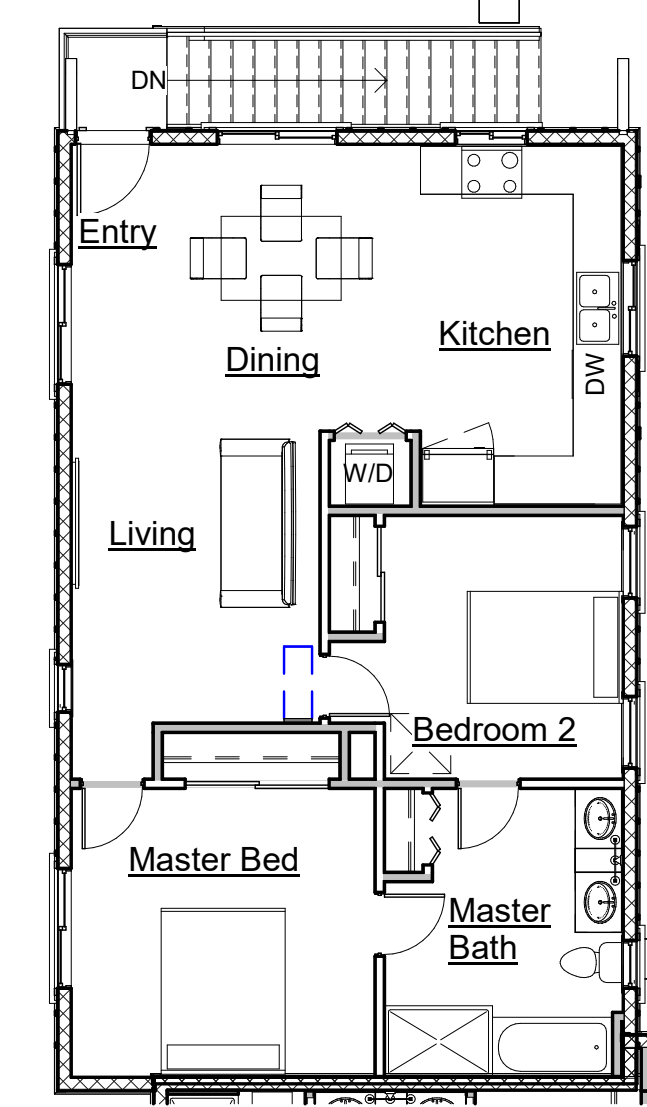
End Unit - Left
1/8" = 1'-0"



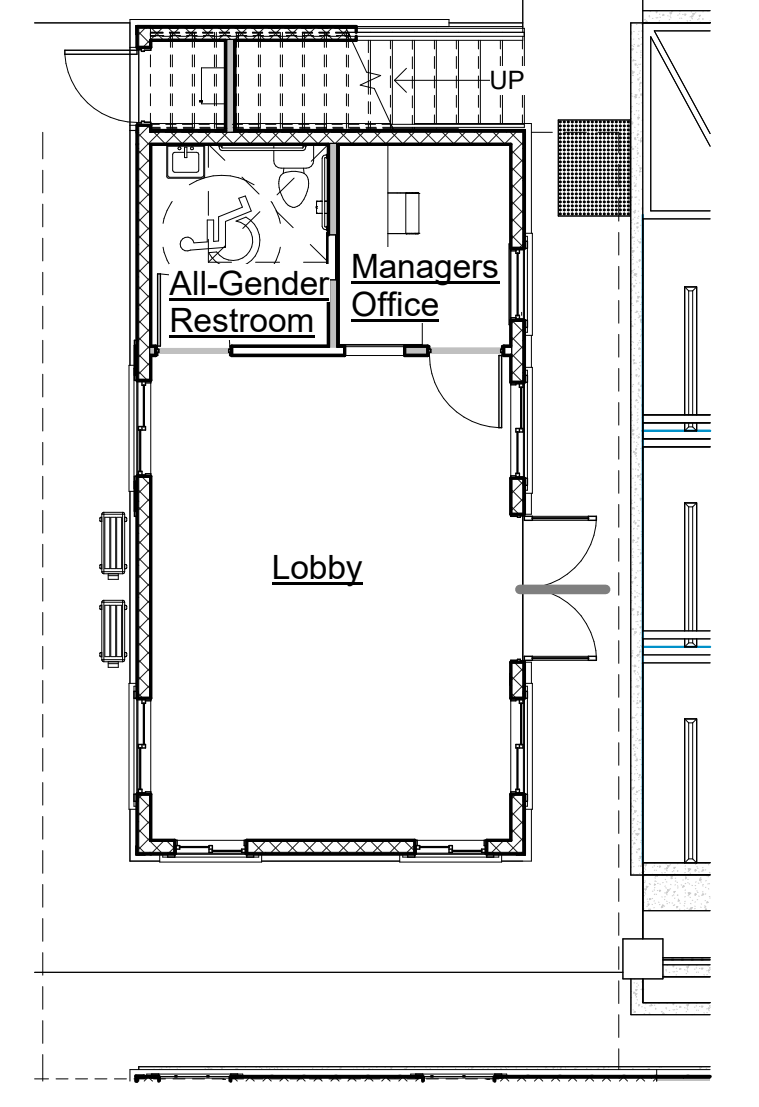
First Floor - Interior Unit
1/8" = 1'-0"



End Unit - Right
1/8" = 1'-0"

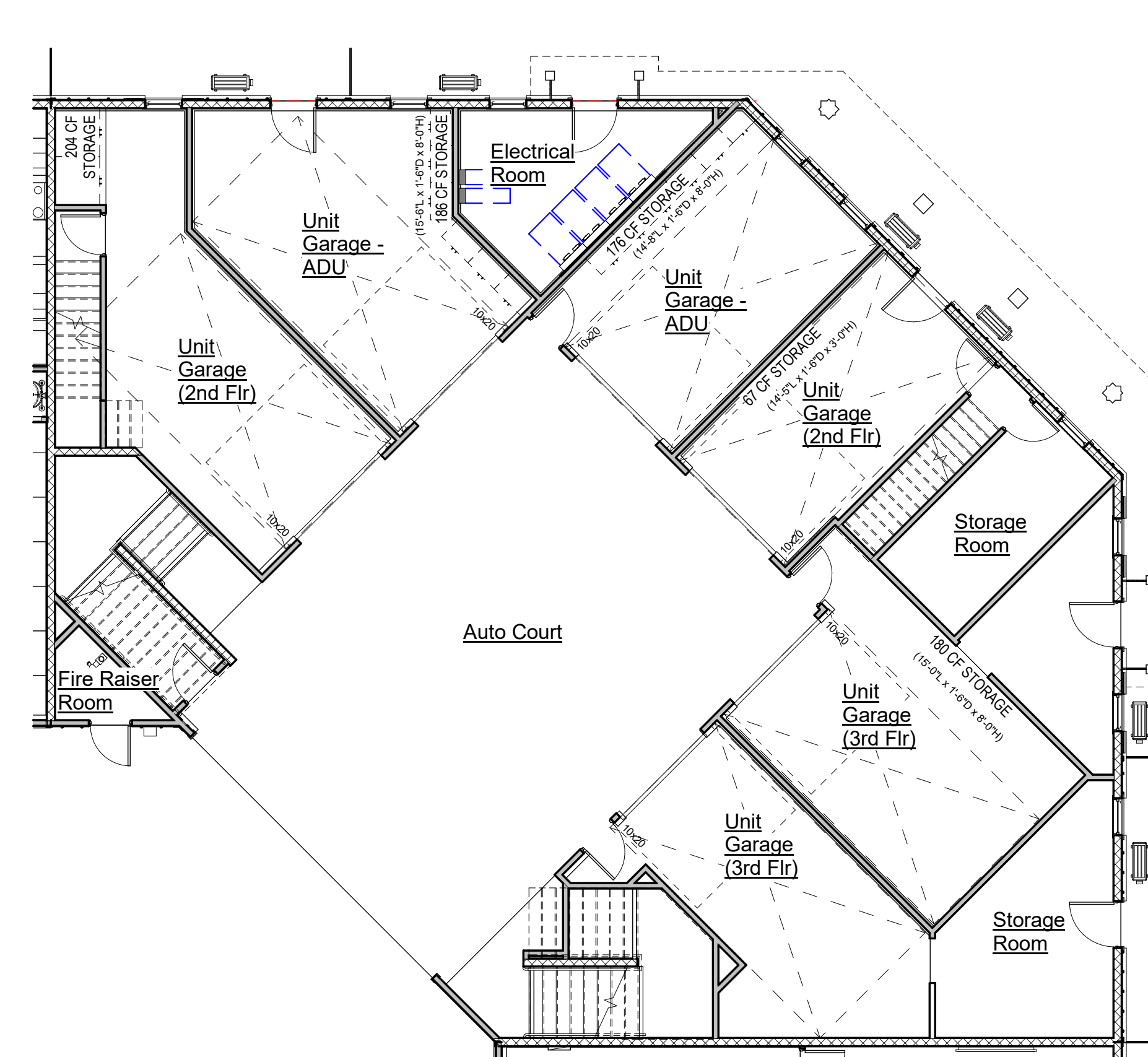
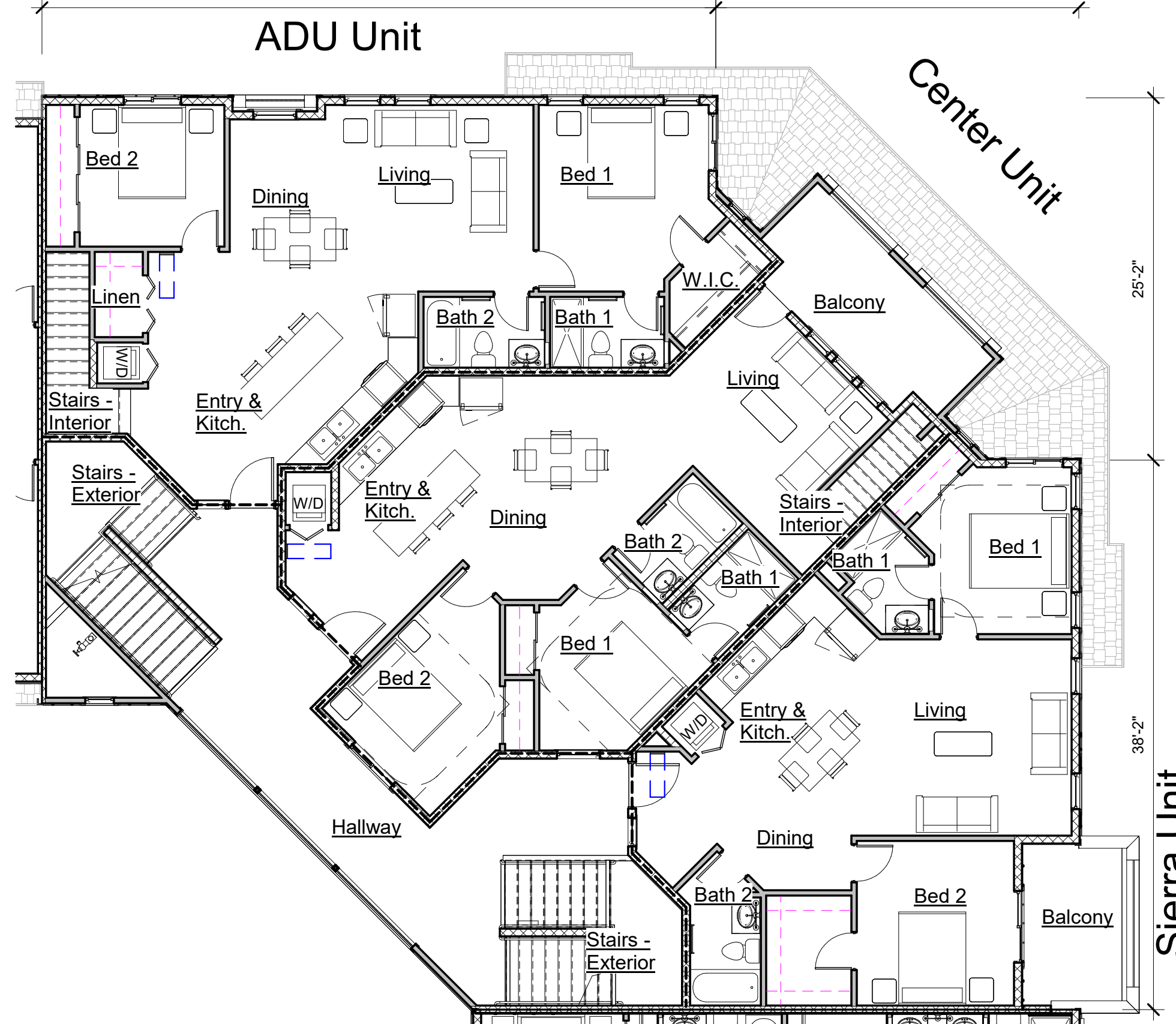
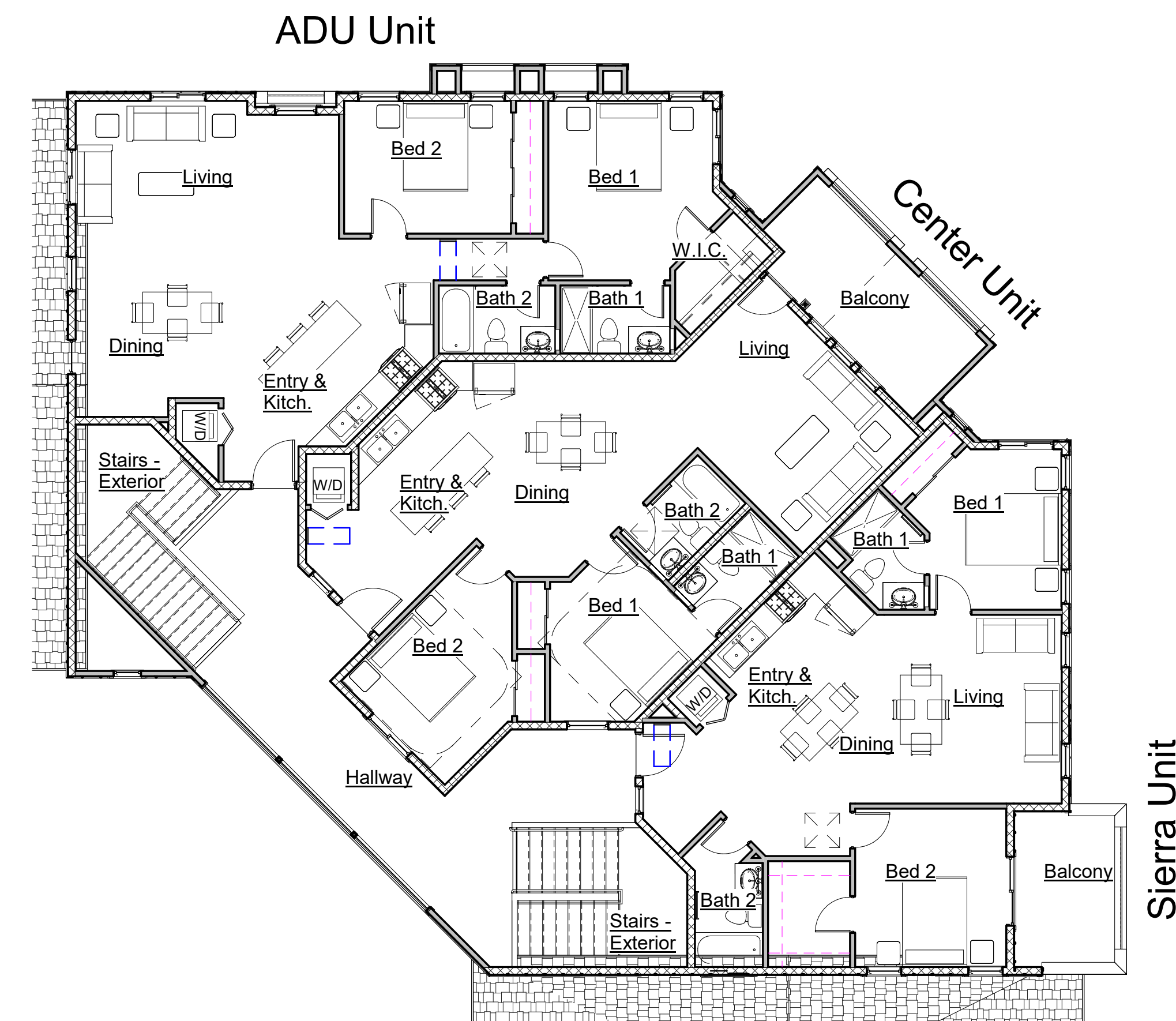


Second Floor - Office + ADU
1/8" = 1'-0"



First Floor - Office + ADU
1/8" = 1'-0"

Area Schedule ADU & Office	
Name	Area
ADU	947 SF
Office Bldg.	480 SF
Rental Office / ADU - Conditioned	1,427 SF
Stairs	69 SF
Rental Office / ADU - Unconditioned	69 SF



Area Schedule Corner 3rd Floor Typ.	
Name	Area
Typ. Corner Unit - ADU	1,068 SF
Typ. Corner Unit - Center	954 SF
Typ. Corner Unit - Sierra	912 SF
Corner Typ. - Conditioned	2,933 SF
Typ. Corner Unit - Balcony	232 SF
Typ. Corner Unit - Hallway	383 SF
Typ. Corner Unit - Stairs	259 SF
Corner Typ. - Unconditioned	874 SF

Third Floor - Corner Units
1/8" = 1'-0"

Area Schedule Corner 2nd Floor Typ.	
Name	Area
Typ. Corner Unit - ADU	1,008 SF
Typ. Corner Unit - Center	920 SF
Typ. Corner Unit - Sierra	908 SF
Corner Typ. - Conditioned	2,836 SF
Typ. Corner Unit - Balcony	180 SF
Typ. Corner Unit - Hallway	381 SF
Typ. Corner Unit - Stairs	348 SF
Corner Typ. - Unconditioned	909 SF

Second Floor - Corner Units
1/8" = 1'-0"

Area Schedule Corner 1st Floor Typ.	
Name	Area
Electrical Room	144 SF
Fire Raiser Room	38 SF
Typ. Corner Unit - Auto Court	1,005 SF
Typ. Corner Unit - Garages	1,940 SF
Typ. Corner Unit - Stairs	153 SF
Typ. Corner Unit - Storage	408 SF
Corner Typ. - Unconditioned	3,688 SF

First Floor - Corner Units
1/8" = 1'-0"

Proposed Apartments For:
Sierra Ridge
7578 Sierra Avenue, Fontana, CA 92335

15 Dec. 2022	
19-3603	

Typ. Floor Plans PL2



Front Elevation - Plan "A"
1/4" = 1'-0"



Rear Elevation - Plan "A"
1/4" = 1'-0"



Right Elevation - Plan "A"
1/4" = 1'-0"



Left Elevation - Plan "A"
1/4" = 1'-0"

Material Schedule

KEY	COLOR (TO MATCH)	DESCRIPTION
1A		ROOFING - EAGLE-BEL AIR - 4595 DARK CHARCOAL
2A		FASCIAL/TRIM - DUNN EDWARDS PAINT - DARK ENGINE DE6350
3B		FIBERCEMENT SIDING - JAMES HARDIE - EVENING BLUE
3B2		FIBERCEMENT SIDING - JAMES HARDIE - LIGHT MIST
3C		FIBERCEMENT SIDING - JAMES HARDIE - COBBLE STONE
3W		FIBERCEMENT SIDING - JAMES HARDIE - ARCTIC WHITE
4B		FIBERCEMENT SIDING - JAMES HARDIE - NIGHT GRAY

	HARDIE PLANK LAP SIDING		HARDIE PANEL VERTICAL SIDING & BATTEN		HARDIE ARCHITECTURAL PANEL - MOUNDED SAND
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ANDRESEN
ARCHITECTURE
INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed Apartments For:
Sierra Ridge
7578 Sierra Avenue, Fontana, CA 92335

15 Dec. 2022

19-3603

Exterior Elevs.
Typ. Bldg.

PL3





Front Elevation - Clubhouse
1/4" = 1'-0"



Right Elevation - Clubhouse
1/4" = 1'-0"



Rear Elevation - Clubhouse
1/4" = 1'-0"

POOL SHOWER HEADS
(ONLY COLD WATER)



Left Elevation - Clubhouse
1/4" = 1'-0"

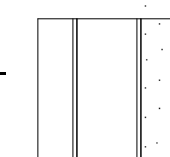
Material Schedule

KEY COLOR (TO MATCH), DESCRIPTION

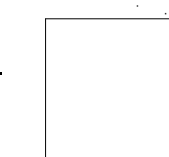
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3B	FIBERCEMENT SIDING -	JAMES HARDIE	-	EVENING BLUE
3B2	FIBERCEMENT SIDING -	JAMES HARDIE	-	LIGHT MIST
3C	FIBERCEMENT SIDING -	JAMES HARDIE	-	COBBLE STONE
3W	FIBERCEMENT SIDING -	JAMES HARDIE	-	ARCTIC WHITE
4B	FIBERCEMENT SIDING -	JAMES HARDIE	-	NIGHT GRAY



HARDIE PLANK
LAP SIDING



HARDIE PANEL VERTICAL
SIDING & BATTEN



HARDIE ARCHITECTURAL
PANEL - MOUNDED SAND

Proposed Apartments For: Sierra Ridge 7578 Sierra Avenue, Fontana, CA 92335		
15 Dec. 2022		
19-3603		
Exterior Elevs. Clubhouse		PL4



Front Elevation - Office + ADU
1/4" = 1'-0"



Right Elevation - Office + ADU
1/4" = 1'-0"

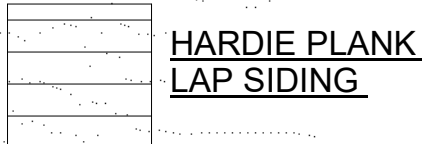


Rear Elevation - Office + ADU
1/4" = 1'-0"

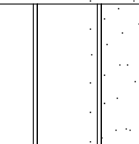
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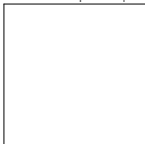
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3B2	FIBERCEMENT SIDING -	JAMES HARDIE	-	LIGHT MIST
3C	FIBERCEMENT SIDING -	JAMES HARDIE	-	COBBLE STONE
3W	FIBERCEMENT SIDING -	JAMES HARDIE	-	ARCTIC WHITE
4B	FIBERCEMENT SIDING -	JAMES HARDIE	-	NIGHT GRAY



HARDIE PLANK
LAP SIDING

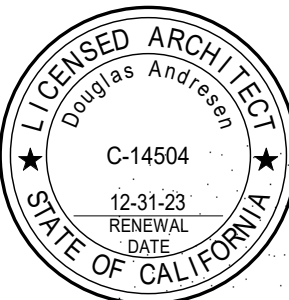


HARDIE PANEL VERTICAL
SIDING & BATTEN



HARDIE ARCHITECTURAL
PANEL - MOUNDED SAND

Proposed Apartments For:	
Sierra Ridge	
7578 Sierra Avenue, Fontana, CA 92335	
15 Dec. 2022	▲
19-3603	▲

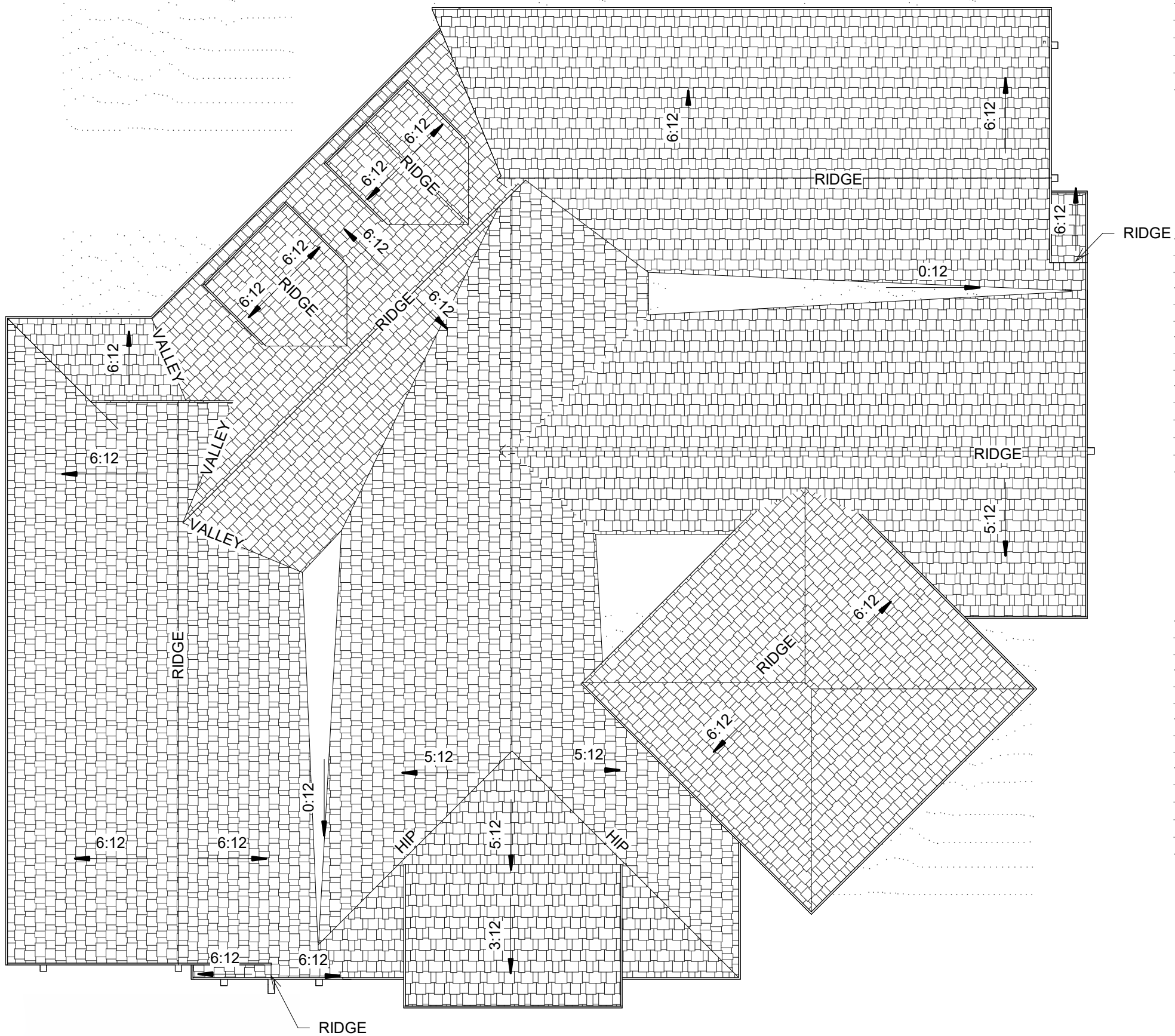


Exterior Elevs.
Office + ADU

PL5



Front Elevation - Corner Unit
1/4" = 1'-0"



Roof Plan - Corner Unit
1/8" = 1'-0"



Left Elevation - Corner Unit
1/4" = 1'-0"

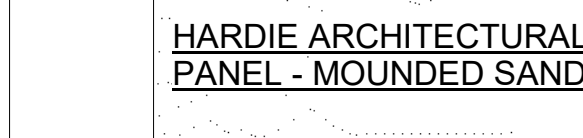
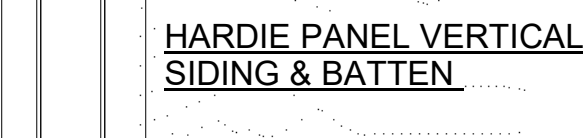
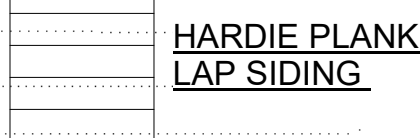


Right Elevation - Corner Unit
1/4" = 1'-0"

Material Schedule

KEY COLOR (TO MATCH), DESCRIPTION

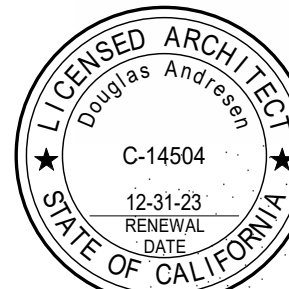
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4B	FIBERCEMENT SIDING -	JAMES HARDIE	-	NIGHT GRAY



Proposed Apartments For:
Sierra Ridge
7578 Sierra Avenue, Fontana, CA 92335

15 Dec. 2022

19-3603



**Exterior Elevs.
Corner Unit**

PL6



Street View - Sierra Ave & Ramona Ave.

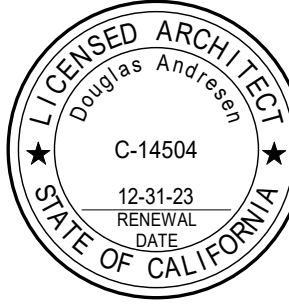


Sierra Ave. & San Jacinto Ave.

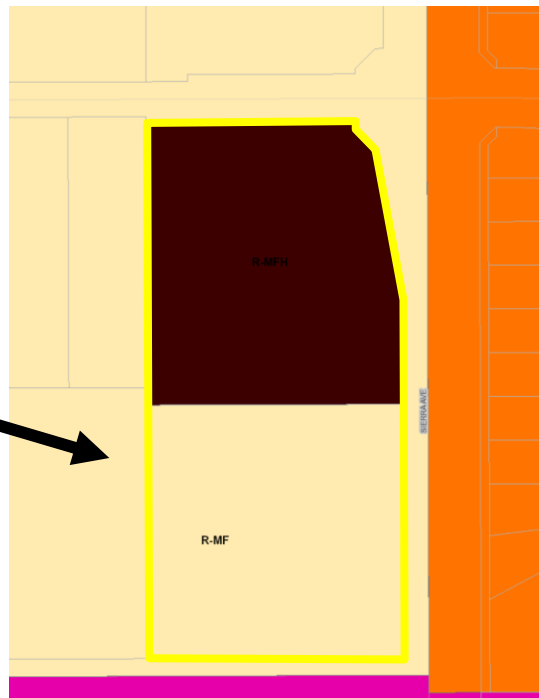


ANDRESEN
ARCHITECTURE
INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

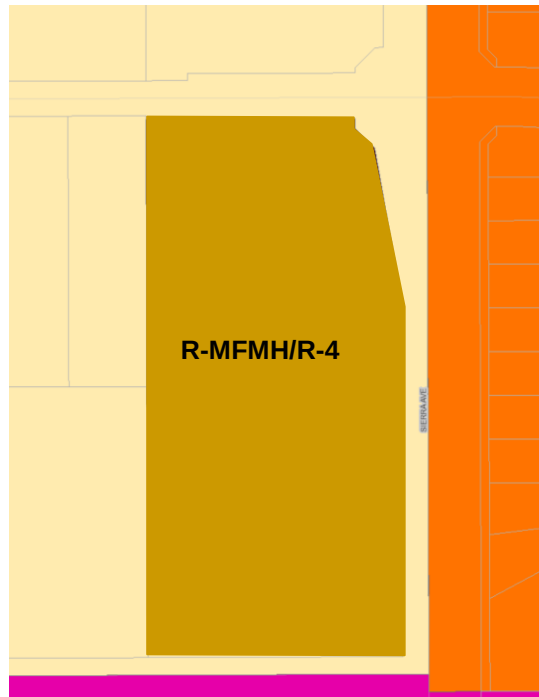
Proposed Apartments For:	
Sierra Ridge	
7578 Sierra Avenue, Fontana, CA 92335	
15 Dec. 2022	▲▲
19-3603	▲▲
Street View 3D	
PL7	



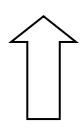
Subject Site



EXISTING GENERAL PLAN AND ZONING DESIGNATIONS
MULTI-FAMILY RESIDENTIAL (R-MF/R-3) AND MULTI-FAMILY HIGH DENSITY RESIDENTIAL (R-MFH/R-5)



NORTH



PROPOSED GENERAL PLAN AND ZONING DESIGNATIONS
MULTI-FAMILY MEDIUM/HIGH DENSITY RESIDENTIAL (R-MFMH/R-4)

GENERAL PLAN AND ZONING

DATE: January 17, 2023

CASE: Master Case No. 22-052
General Plan Amendment No. 22-003
Zoning Code (District Map)
Amendment No. 22-004
Zoning Code Amendment No. 22-012

RESOLUTION PC NO. 2023-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM AND DIRECT STAFF TO FILE THE NOTICE OF DETERMINATION; AND FORWARD TO THE CITY COUNCIL A RECOMMENDATION OF ADOPTION OF A RESOLUTION APPROVING GENERAL PLAN AMENDMENT NO. 22-003 TO AMEND THE GENERAL PLAN LAND USE DESIGNATION ON TWO (2) PARCELS FROM MULTI-FAMILY RESIDENTIAL (R-MF) AND MULTI-FAMILY HIGH DENSITY RESIDENTIAL (R-MFH) TO MULTI-FAMILY MEDIUM/HIGH DENSITY RESIDENTIAL (R-MFMH), ADOPTION OF AN ORDINANCE APPROVING ZONING CODE (DISTRICT MAP) AMENDMENT NO. 22-004 TO AMEND THE ZONING DESIGNATION ON TWO (2) PARCELS FROM MULTI-FAMILY RESIDENTIAL (R-3) AND MULTI-FAMILY HIGH DENSITY RESIDENTIAL (R-5) TO MULTI-FAMILY MEDIUM/HIGH DENSITY RESIDENTIAL (R-4), ADOPTION OF AN ORDINANCE APPROVING ZONING CODE AMENDMENT NO. 22-012 TO AMEND THE REQUIRED SETBACK BETWEEN THE MULTI-FAMILY MEDIUM/HIGH DENSITY RESIDENTIAL (R-4) ZONING DISTRICT AND THE MEDIUM DENSITY RESIDENTIAL (R-3) ZONING DISTRICT FROM 15 FEET TO 10 FEET, AND ADOPTION OF A RESOLUTION APPROVING DESIGN REVIEW NO. 22-028 FOR THE CONSTRUCTION OF AN 88 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, AN ON-SITE MANAGER'S OFFICE, AMENITIES, AND OTHER ON-SITE IMPROVEMENTS ON A 3.64 UNIT SITE AT 7578 SIERRA AVENUE (APNS: 0241-071-41 AND -42).

WHEREAS, the City of Fontana received an application on April 20, 2022, a proposal to construct a multi-family residential development comprised of 88 units and five accessory dwelling units, on-site amenities, parking, landscaping and other on-site and off-site improvements on a 3.64 acre site located on the west site of Sierra Avenue between Ramona Avenue and San Jacinto Avenue.

Project Applicant: Ray Allard
Allard Engineering
16866 Seville Avenue
Fontana, CA 92335

Project Location: The project site is located on the west side of Sierra Avenue, between San Jacinto Avenue and Ramona Avenue at 7578 Sierra Avenue (APNs: 0241-071-41 and -42)

Project Site Area: 3.64 adjusted gross acres

WHEREAS, on January 17, 2023, the Planning Commission received a staff

report and all the information, evidence, and public testimony and considered General Plan Amendment No. 22-003, Zoning Code (District Map) Amendment No. 22-004, Zoning Code Amendment No. 22-012 and Design Review No. 22-028; and,

WHEREAS, the City of Fontana wishes to protect and preserve the quality of the life throughout the City, through effective land use and planning; and,

WHEREAS, pursuant to Section No. 15070 California Environmental Act (CEQA), and pursuant Section No. 6.04 of the 2019 Local Guidelines for Implementing CEQA, an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared in December 2022, and concluded that no significant impacts would be caused by the project, therefore, a Notice of Determination was prepared for the project; and,

WHEREAS, Conditions of Approval have been prepared and are attached hereto as Exhibit “A” for Design Review No. 22-028; and,

WHEREAS, the owners of property within 660 feet of the proposed project site were notified via public hearing notice mailer prior to the Public Hearing; and a notice of the public hearing was published in the *Fontana Herald* newspaper on December 23, 2022, at City Hall and at the project site; and,

WHEREAS, the Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all the information, evidence, and testimony presented at its public hearing on January 17, 2023; and,

WHEREAS, General Plan Amendment No. 22-003, Zoning Code (District Map) Amendment No. 22-004, Zoning Code Amendment No. 22-012 and Design Review No. 22-028 are supported by goals and policies of the General Plan; and

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are incorporated herein by reference.

Section 2. The City of Fontana Planning Commission hereby makes the following findings for General Plan Amendment No. 22-003 in accordance with Section 30-31 “Purpose” of the Fontana Zoning and Development Code:

Finding: **The purpose and intent is to keep an updated General Plan to reflect the current desires and needs of the citizens for the long-term growth of the City.**

Findings of Fact: The applicant is proposing to change the General Plan Land Use Designation of the site from Multi-Family Residential (R-MF) and Multi-Family High Density Residential (R-MFH) to Multi-Family Medium/High Density Residential (R-MFMH). This would allow for

the construction of a 92-unit (88 units and five accessory dwelling units) multi-family development with associated on-site and off-site improvements. This development will assist with need for residential units City of Fontana and the surrounding area.

Section 3. The City of Fontana Planning Commission hereby makes the following findings for Zoning Code (District Map) Amendment No. 22-004 in accordance with Section 30-40 “Purpose” of the Fontana Zoning and Development Code:

Finding: **The Zoning and Development Code may be amended by changing the development standards (text) or zoning designation map boundaries of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety, or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.**

Findings of Fact: The applicant is proposing to change the General Plan Land Use Designation of the site from Multi-Family Residential (R-MF) and Multi-Family High Density Residential (R-MFH) to Multi-Family Medium/High Density Residential (R-MFMH). This would allow for the construction of a 92-unit (88 units and five accessory dwelling units) multi-family development with associated on-site and off-site improvements. This development will assist with the need for residential units in the City of Fontana and the surrounding area.

Section 3. The City of Fontana Planning Commission hereby makes the following findings for Zoning Code (District Map) Amendment No. 22-012 in accordance with Section 30-40 “Purpose” of the Fontana Zoning and Development Code:

Finding: **The Zoning and Development Code may be amended by changing the development standards (text) or zoning designation map boundaries of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety, or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.**

Findings of Fact: The applicant is proposing to amend the development standard pertaining to the minimum separation between buildings in the Multi-Family Medium/High Density Residential (R-4) zone and the Multi-Family Residential (R-3) zone. The development standard, as proposed, would provide ample separation while allowing for the efficient use of the site area for multi-family residential, thereby

allowing for the development of the proposed project as well as future projects in the same zoning category. This development will assist with the need for higher density residential developments in the City of Fontana and the surrounding area.

Section 4. The City of Fontana Planning Commission hereby makes the following findings for Design Review No. 22-028 in accordance with Section 30-111 of the Fontana Zoning and Development Code:

Finding No. 1: This proposal meets or exceeds the criteria contained in Division 2 of the Zoning and Development Code and will result in an appropriate and desirable development.

Findings of Fact: The project, as proposed, is a request for the Planning Commission to review and forward a recommendation of approval for the site and architectural design for the proposed 88 units residential development. The units have two to three bedrooms and range in size from 930 to 1,309 square feet. Ingress and egress from the site will be taken from San Jacinto Avenue and an emergency vehicle access is proposed on Ramona Avenue. The development will be gated for security and privacy purposes. The development will be comprised of two- and three-story buildings.

The project will be an appropriate and desirable development for the area. With the requested associated general plan amendment and zone change from Multi-Family Residential and Multi-Family High Density Residential to Multi-Family Medium/High Density Residential, the project will meet or exceed the criteria contained in the Design Review section of the Fontana Zoning and Development Code.

Finding No. 2: The proposal is in its design and appearance is aesthetically and architecturally pleasing while enhancing the character of the surrounding neighborhood.

Findings of Fact: As indicated in Finding No. 1, the proposed multi-family development has been designed in the Craftsman style of architecture with the appropriate characteristics to exemplify the style, such as vertical and horizontal siding, decorative rafter tails, dormer-style windows, shutters, etc. Additionally, variations to the building face and roof lines will be architecturally pleasing and will provide individual identity to the units. Access to and from the project site would be provided from San Jacinto Avenue with an emergency vehicle access from Ramona Avenue. The proposed residential development will be compatible with the multi-family development to the south and the single-family development to the east and will provide a quality, aesthetically please development for the surrounding neighborhood.

Finding No. 3: The site improvements are appropriate and will result in a safe, well designed facility.

Findings of Fact: The proposed development complies with the Zoning and Development Code standards. The improvements include amenities, site circulation, parking, landscaping, lighting, driveways, sidewalks and decorative paving.

Finding No. 4: The proposal is consistent with the General Plan and applicable Specific Plan.

Findings of Fact: The proposed general plan land use designation of Multi-Family Medium/High Density Residential (R-MFMH) is intended for higher-density multi-family development up to 39 dwelling units per acre. The proposed development meets the intention of the general plan designation.

Finding No. 5: The proposal promotes the public health, safety, and welfare of the community.

Findings of Fact: The proposed project as described in the above findings will result in the construction of a new multi-family development. All new improvements such as driveways, sidewalks, drive aisles, etc. will comply with all applicable building, zoning, and fire codes and standards, and therefore, shall promote the public health, safety, and welfare of the surrounding community.

Section 5. The Planning Commission has reviewed and considered the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the proposed project. The Planning Commission finds that the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program contain a complete and accurate reporting of all the environmental impacts associated with the Project. The Planning Commission further finds that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been completed in compliance with the 2019 Local CEQA Guidelines and the State CEQA Guidelines.

Section 6. Based on the foregoing, the City of Fontana Planning Commission recommends that the City Council adopts a resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program and direct staff to file the Notice of Determination and adopt a resolution approving General Plan Amendment No. 22-003, adopt an ordinance approving Zoning Code (District Map) Amendment No. 22-004, adopt an ordinance approving Zoning Code Amendment No. 22-012 and adopt a resolution approving Design Review No. 22-028, subject to the findings as indicated herein and the Conditions of Approval, have been prepared and are attached hereto as **Exhibit “A”**.

Section 7. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 8. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 17th day of January, 2023.

City of Fontana

Cathline Fort, Chairperson

ATTEST:

I, Idilio Sanchez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on this 17th day of January 2023, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Idilio Sanchez, Secretary

EXHIBIT “A”



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. (MCN) 22-052
Design Review (DRP) No. 22-028

DATE: January 17, 2023

LOCATION: The project site is located on west side of Sierra Avenue between San Jacinto Avenue and Ramona Avenue at 7578 Sierra Avenue (APNs: 0241-071-41 and -42)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:
 - A. All requirements of the Fontana City’s Municipal Code shall be complied with.
 - B. All Conditions of Approval imposed on this project have been fulfilled.
2. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant’s proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys’ fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys’ fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any

part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. This project shall comply with all applicable provisions, regulations and development standards of the Fontana Zoning and Development Code.

4. Historic Archaeological Resources

A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

5. The construction contractor shall use the following source controls at all times:

A. Construction shall be limited to 7:00 am to 6:00 pm on weekday, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and holidays unless it is approved by the Building Inspector for cases that are considered urgently necessary as defined in Section No. 18-63(7) of the Municipal Code. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.

B. The construction contractor will ensure that all construction equipment, fixed

or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

- C. Have only necessary equipment onsite.
- D. Use manually-adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
 - E. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
 - F. Temporarily enclose localized and stationary noise sources.
 - G. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
- 6. Any foam treatment used for architecture treatments and/or projections located on the first floor shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.
- 7. All proposed Accessory Dwelling Units (ADUs) shall meet the City of Fontana Development Code at the time of building permit issuance irrespective of being shown on any previous plans.
- 8. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.
- 9. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.
- 10. The current development fees must be paid prior to issuance of building/construction permits.
- 11. After the fifteen (15) day appeal period, the applicant shall remove the notice of Filing sign from the project site. The applicant may request a refund of the \$300 sign deposit. The request shall be submitted to the Planning Department.

ENGINEERING LAND DEVELOPMENT:

- 12. The project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line

shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

13. The applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.
14. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

15. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

PRIOR TO MAP RECORDATION

16. Applicant shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

17. The Applicant shall record lot line adjustment and a summary vacation as required for the development.
18. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO CERTIFICATE OF OCCUPANCY

19. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans.
20. The Applicant/Engineer shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.
21. The Applicant/Landscape Architect shall provide a "Landscape Certificate of Compliance" certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).

PRIOR TO FINAL ACCEPTANCE OF PROJECT

22. Applicant/Design Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans.
23. The Applicant/Engineer shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.
24. Applicant/Landscape Architect shall provide a "Landscape Certificate of Compliance" certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).
25. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
26. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
27. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

BUILDING & SAFETY:

28. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.
29. The applicant shall comply with the requirements of the South Coast Air Quality Management District (909-396-2000). SCAQMD requirements shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
30. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

31. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.
32. The applicant shall comply with the following grading requirements:
 - A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
 - B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
 - C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
 - D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
 - E. No water course or natural drainage shall be obstructed.
 - F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
 - G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
 - H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

- I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
 1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
 2. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
 3. All proposed drainage structures; and
 4. Any proposed and/or required walls or fencing.

33. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

34. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
- A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad elevation certification
 - E. Rough grade inspection signed off by a City Building Inspector
35. If hazardous substances are used and/or stored, the applicant shall provide a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials, may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

SAN BERNARDINO COUNTY FIRE DEPARTMENT:

36. **Jurisdiction.** The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
37. **Fire Access Road Width.** Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code sec 503, SBCFD Standard 503.1
38. **Turnaround.** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns. California Fire Code sec 503, SBCFD Standard 503.1

39. **Street Signs.** Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site. California Fire Code sec. 505, SBCFD Standard 505.1
40. **Fire Lanes.** The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCFD Standard 501.
41. **Water System Commercial.** Prior to map recordation, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix B of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code sec 508, SBCFD Standard 508.1
42. The Fire Flow for this project shall be: 3375 GPM for a 2 hour duration at 20 psi residual operating pressure. Fire Flow is based on a 102,330 sq.ft. structure.
43. **Hydrant Marking.** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCFD Standard 508.5.2.
44. **Water System Certification.** The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the jobsite.
45. **Combustible Protection.** Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code sec 508, SBCFD Standard 508.1
46. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. SBCFD Standard 903.
47. **Fire Alarm, Waterflow Monitoring.** A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required or fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire

Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code sec. 907, SBCFD Standard 907 FA-M.

48. **Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code sec. 906.
49. **Key Box.** An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. SBCFD Standard 506
50. **Security Gates.** In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. SBCFD Standard 503.1.2
51. **Material Identification Placards.** The applicant shall install, in all locations deemed appropriate by the Fire Department, approved material identification placards on the outside of all buildings and/or storage tanks that store hazardous or flammable materials. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Standard 2703.5.
52. **Secondary Access.** The development shall have a minimum of 2 points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCFD Standard 503.1

END OF CONDITIONS OF APPROVAL



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

***SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O
PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.***

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

**MASTER CASE NO. 22-052, GENERAL PLAN AMENDMENT NO. 22-003, ZONING CODE
AMENDMENT NO. 22-004, ZONING CODE AMENDMENT NO. 22-012
AND DESIGN REVIEW NO. 22-028.**

The applicant, Ray Allard of Allard Engineering on behalf of S&K Investments LLC, is requesting to amend the general plan land use designation and zoning designation from Multi-Family Residential (R-MF/R-3) and Multi-Family High Density Residential (R-MFH/R-5) to Multi-Family Medium/High Density Residential (R-MFMH) in order to construct a multi-family development comprised of 88 dwelling units and five accessory dwelling units, on-site amenities, parking, landscaping and other on-site and off-site improvements on a 3.64 acre site located on the west side of Sierra Avenue between Ramona Avenue and San Jacinto Avenue.

**Environmental
Determination:**

A Mitigated Negative Declaration (MND) has been prepared pursuant to 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.

Location:

7578 Sierra Avenue (APNs: 021-071-41 and -42)

Date of Hearing:

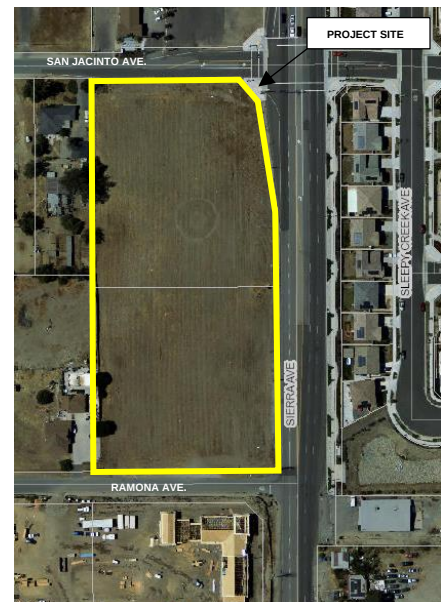
January 17, 2023

Place of Hearing:

City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing:

6:00 P.M.





Should you have any questions concerning this project, please contact **Cecily Session-Goins, Associate Planner**, at (909) 350-6723 or CSGoins@fontana.org.

The period for comment regarding the mitigated negative declaration for this project is from December 28, 2022, to January 17, 2023. The initial study and proposed mitigated negative declaration are available for review at City Hall (8353 Sierra Avenue Fontana, CA 92335) and online at <https://www.fontana.org/2137/Environmental-Documents>. Please submit your comments via email to Cecily Session-Goins at CSGoins@fontana.org.

The project site is not listed as a hazardous waste site described in any lists as enumerated under Section 65962.5 of the Government Code.

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DEPARTMENT, CITY HALL.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.