8353 Sierra Avenue
Fontana, CA 92335

File #: 21-2431
Agenda #: PH-A

Agenda Date: 10/17/2023
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. 22-037, General Plan Amendment No. 22-005, Zoning District Map Amendment No. 22-006, Development Code Amendment No. 22-007, and Design Review No. 22-020: A request for the Planning Commission for land use designation amendments on 2.4 gross acres (APNs: 0230-041 -33, -44, -52, -60, and -61) and the development of a new 24-unit apartment project on two (2) parcels, APNs 0230-041-52 and -60, totaling approximately 0.9 gross acres, pursuant to a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

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. 2023-___ and forward a recommendation to the City Council to:

1. Adopt the Mitigated Negative Declaration and direct staff to file a Notice of Determination; and

2. Adopt a resolution approving General Plan Amendment (GPA) No. 22-005; and

3. Adopt an ordinance approving Zone Change Amendment (ZCA) No. 22-006; and

4. Adopt an ordinance approving Development Code Amendment (ZCA) No. 22-007, and

5. Adopt a resolution approving Design Review (DR) No. 22-020.

APPLICANT:
SA Golden Investment, Inc.
6226 Cooper Avenue
Fontana, CA 92336

LOCATION:
The project site is located at 8155 Banana Avenue, APNs: 0230-041-33, -44, -52, -60, and -61

REQUEST:

General Plan Amendment (GPA) No. 22-005 - a proposal to amend Exhibit 15.8 in Chapter 15 (Land Use, Zoning and Urban Design) of the General Plan to change the General Plan land use designation from Single-Family Residential (R-SF) to Walkable Mixed Used Corridor & Downtown

(WMXU-1) and to change Exhibit No. 15.9 to identify the for the properties of APNs: 0230-041-33, -44, -52, -60, and -61 as Walkable Mixed Use Corridor & Downtown (WMXU-1).

Zoning District Map Amendment (ZCA) No. 22-006 - a proposal to change the zoning map (Zoning District Map) from Residential-Single Family (R-1) to Form-Based Code (FBC) for the properties of APNs: 0230-041-33, -44, -52, -60, and -61, approximately 2.4 adjusted gross acres total.

Development Code Amendment (ZCA) No. 22-007 - a proposal to change the text to update the Form-Based Code map, in Section 30-406, (Zoning and Development Code) to identify the subject properties as Route 66 Gateway subdistrict on APNs: 0230-041-33, -44, -52, -60, and -61 totaling approximately 2.4 adjusted gross acres.

Design Review Project (DR) No. 22-020 - a request for the site and architectural review for the development of a 24-unit multi-family project within the Route 66 Gateway subdistrict over two (2) parcels totaling approximately 0.9 adjusted gross acres.

PROJECT PLANNER:
Jon Dille, Associate Planner

BACKGROUND INFORMATION:

Existing **Land Use Designations:**

Land Use Designation:

	General Plan	Zoning - Subdistrict	Existing Land Use
Site:	Single-Family Residential (R-SF)	Single-Family Residential (R-1)	Single-Family Homes
North:	Public Facility (P-PF) and Walkable Mixed-Use Corridor and Downtown (WMXU-1)	Public Facility (P-PF) and Form-Based Code (FBC) - Route 66 Gateway	Fire Station No. 73 Commercial Center
South:	Single-Family Residential (R-SF)	Single-Family Residential (R-1)	Condominium Project
East:	Public Facility (P-PF)	Public Facility (P-PF)	Almond Elementary
West:	Walkable Mixed-Use Corridor and Downtown (WMXU-1)	Form-Based Code (FBC) - Route 66 Gateway	Single-Family Home

PROJECT DESCRIPTION:

A. **Site Area:** Approximately 2.4 adjusted gross acres total

B. Density:

Allowed: 39 dwelling units per acre (Maximum)

Proposed: 20.9 dwelling units per acre

C. Building Height:

Allowed: 70-Foot (Maximum)

Proposed: 39-Foot

D. Setback Analysis

Required:

Front:	0-Foot (Minimum)/ 10-foot (Maximum)
Side, Interior:	5-Foot (Minimum)
Rear:	5-Foot (Minimum)
Provided:	
Front:	5-Foot
Side, Interior:	5-Foot
Rear:	40-Foot

E. Parking Analysis

Total Required Parking:	33 Spaces
Total Parking Provided:	36 Spaces

ANALYSIS:

The applicant, SA Golden Investment, Inc. is requesting that the Planning Commission review and forward a recommendation of approval to the City Council for a General Plan Amendment application to change the General Plan land use map, Exhibit No. 15.8, from Single-Family Residential (R-SF) to Walkable Mixed Used Corridor & Downtown (WMXU-1) and to identify the subject properties as Walkable Mixed Use (WMXU-1) on Exhibit No. 15.9, a Zone Change Amendment application to update the zoning map (Zoning District Map) from Residential-Single Family (R-1) to Form-Based Code (FBC), a Zone Change Amendment application (Zoning and Development Code) to change the Form-Based Code map, Section 30-406, to identify the subject properties as Route 66 Gateway on APNs: 0230-041-33, -44, -52, -60, and -61, and Design Review Project application for the development of a new 24-unit apartment within the Route 66 Gateway, subdistrict, on two (2) parcels for APNs: 0230-041-52, and -60 totaling approximately 0.9 adjusted gross acres.

General Plan Amendment (GPA) No. 22-005

The proposal would amend Exhibit 15.8 in Chapter 15 (Land Use, Zoning and Urban Design) of the General Plan to change the General Plan land use designation from Single-Family Residential (R-SF) to Walkable Mixed Used Corridor & Downtown (WMXU-1) and to change Exhibit No. 15.9 to identify the for the properties of APNs: 0230-041-33, -44, -52, -60, and -61 as Walkable Mixed Use Corridor & Downtown (WMXU-1).

The proposed General Plan amendment is consistent with the goals and policies of the Housing Element in the General Plan. The project is consistent with the following goals of the Housing Element.

- Provide adequate housing to meet the needs of all residents in Fontana.
- Provide a high standard of quality in existing affordable housing stock.

Furthermore, the proposed project will meet the following policies of the Housing Element of the General Plan:

- Goal No.1, Policy No. 1.1, by providing a “Establish a range of rental and for sale housing opportunities in the city” and
- Goal No. 1, Policy No. 1.3 - “Promote the development and access to housing affordable to all income levels in Fontana”

The amendment will present an opportunity for development to be constructed at a higher density

which will allow City to have a wider variety of housing types for residents. This amendment will increase the unit count and provide opportunity for attainable or market rate housing. Also, this amendment will assist the City of Fontana in meeting its Regional Housing Needs Assessment (RHNA) numbers. This change will increase the unit count from the existing maximum of 12 residential units (2.4 acres x 5.0 units/acre = 12 compared to 93 residential units (2.4 acres x 39 units/acre = 93). The proposed amendment will increase the potential residential units count by 61 units.

Zoning District Map Amendment (ZCA) No. 22-006

The proposal would change the zoning map (Zoning District Map) from Residential-Single Family (R-1) to Form-Based Code (FBC) for the properties of APNs: 0230-041-33, -44, -52, -60, and -61, approximately 2.4 adjusted gross acres total. The Zoning District Map amendment would ensure that zoning for the project site is consistent with the proposed General Plan Amendment.

Development Code Amendment (ZCA) No. 22-007

The proposal would amend the Development and Zoning Code (Chapter 30 of the Fontana Municipal Code) text to update the Form-Based Code map, in Section 30-406, (Zoning and Development Code) to identify the subject properties as Route 66 Gateway subdistrict on APNs: 0230-041-33, -44, -52, -60, and -61 totaling approximately 2.4 adjusted gross acres.

Design Review Project (DR) No. 22-020

The project includes the development of a 24-unit multi-family project within the Route 66 Gateway subdistrict over two (2) parcels totaling approximately 0.9 adjusted gross acres.
The 24 dwelling units are contained within one (1) three-story building totaling approximately 43,986 square feet. The project consists of three (3) floor plans ranging size from 944 square feet to 1,333 square feet. The units are proposed at 1-bedrooms (944 square feet), 2-bedrooms (1,090 square feet), and 3-bedrooms (1,333 square feet). The project site is located on east side of Banana Avenue approximately 270 feet south of the southeast corner of the intersection of Foothill Boulevard and Banana Avenue.

The applicant has proposed a Tuscan architectural style for the apartment buildings. The elevations include varying warm and neutral hues. A variety of design features and materials are provided on the elevations such as stone veneer, arched wall openings, decorative window treatment and shutters, varied rooflines, and other features appropriate to the Tuscan architecture. The variety in color and material will provide for an architecturally pleasing project that will enhance the character of the neighborhood.

Site Access/Circulation/Parking

The site shall be accessed through one main drive aisle off Banana Avenue. Side-by-side parking is located to the north and east sides of the building. The drive aisle will include improvements including paving of the drive aisle with curbing on both sides and ADA access path on the north side. There will be 36 parking spaces provided for residents and guests. No parking is allowed on the

main drive aisle; however, parking is allowed on Banana Avenue.

The pedestrian access from the street shall be along the north side of the site along the one main drive aisle. The access to the individual units will be through a courtyard opening within the middle of the building, this will provide access to all three (3) stories. There are openings to the courtyard on the east and west sides of the building. The pedestrian walkways are well defined by landscaping and lights.

Grading/Walls

The grading is consistent throughout the site. The grade is similar to the adjacent properties except along west, east, and north sides of the primary site. The project site has been graded to allow surface water to drain to area drains along the concrete "V" dich. The area drains will collect the nuisance water and gravity flow into individual chambers. The overflows from the chamber shall be piped to the paved public street.

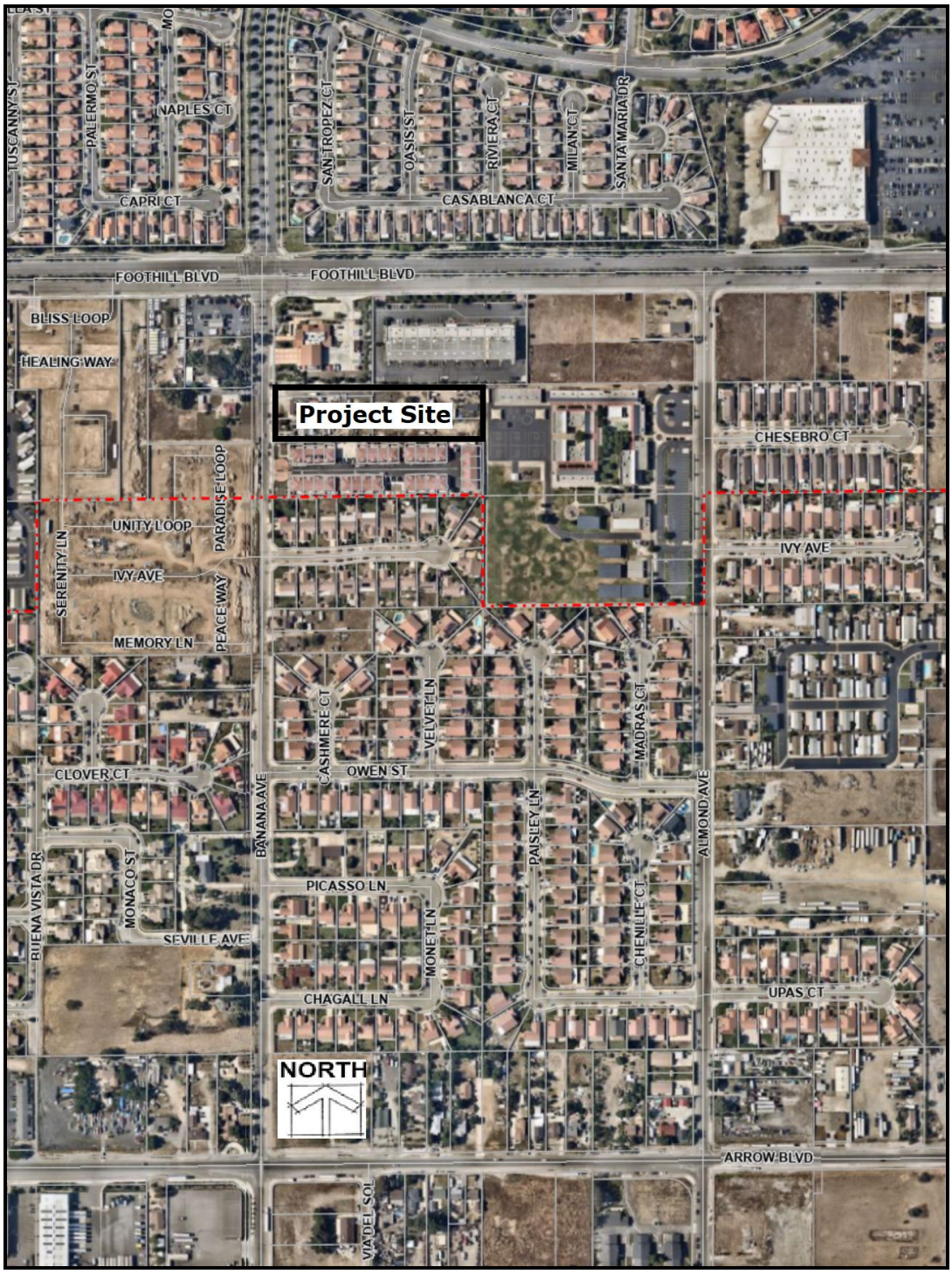
The site has an existing decorative block wall and CMU wall of 6-feet in height along most of the property lines. A new perimeter wall, where needed, is proposed as a combination wall consisting of a maximum of 3-foot of retaining and 6-foot decorative garden wall.

In addition, the applicant is proposing appropriate drainage, grading, and perimeter walls to provide a safe and well-designed project. The project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. The proposed project meets or exceeds the standards of the Zoning and Development Code and will provide a safe design for normal public access.

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 would 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; a Notice of Determination have been prepared for the Planning Commission's consideration. The mitigation measures from the Mitigation Monitoring and Reporting Program are included herein as part of the Conditions of Approval. The IS/MND for this project can be found at <https://www.fontanaca.gov/2137/Environmental-Documents>.

MOTION:
Approve Staff Recommendation.

ATTACHMENTS:
1. Vicinity Map
2. Project Plan Set
3. General Plan Amendment Exhibit
4. Zone Change Exhibit
5. Form-Based Code Subdistrict Exhibit
6. Planning Commission Resolution, Findings, and Conditions of Approval
7. Notice of Determination
8. Notice of Intent and Public Hearing Notice



CITY OF FONTANA PLANNING DEPARTMENT

VICINITY MAP

DATE: October 17, 2023

CASE: Master Case No. 22-037
General Plan Amendment No. 22-005
Zoning District Map Amendment No. 22-006
Development Code Amendment No. 22-007
Design Review No. 22-020

ATTACHMENT NO. 1

Attachment No. 2



Proposed 3 Story 24-Unit Apartment Building for:

SA Golden Investment Inc.

8155 Banana Avenue, Fontana, CA 92335

ANDRESEN ARCHITECTURE INC.

17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

OWNER:	SA GOLDEN INVESTMENT INC. (909) 519-3346 SABER AWAD ewed@sbcglobal.net
PROJECT ADDRESS:	8155 BANANA AVE. FONTANA, CA 92335
ARCHITECT:	ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY FONTANA, CA 92335
CONTACT:	DOUG ANDRESEN (909) 355-6688 doug.andresen@aaifirm.com

APN:	0230-041-60
ACREAGE:	0.87
EXISTING ZONING:	R-1
PROPOSED ZONING:	ROUTE 66 GATEWAY DISTRICT
OCCUPANCY:	GROUP R2
CONSTRUCTION:	TYPE V-B
BUILDING HEIGHT:	38'-0" (70 MAX)
NUMBER OF STORIES:	3-STORIES (5 MAX)
FIRE SPRINKLERS:	REQUIRED
EASEMENTS:	EXISTING ACCESS EASEMENT
PROJECT DESCRIPTION:	*PROPOSED 3-STORY 24-UNITS APARTMENT BUILDING. WITH SUPPORTING TENANT PARKING, PERIMETER SCREEN WALLS, TRASH ENCLOSURE, SITE LIGHTING, SECURITY CAMERAS AND SITE LANDSCAPING.*
BUILDING TYPE:	HYBRID
FRONTAGE TYPE:	DOORYARD
GROSS LOT SIZE:	38,160 SF (0.87 AC)
BUILDING FOOTPRINT:	11,300 SQ. FT.
TOTAL LOT COVERAGE:	29.6%
NET LOT SIZE:	26,860 SF (100%)
HARDSCAPE AREA:	21,323 SF (79%)
LANDSCAPE AREA:	5,537 SF (21%)
MAXIMUM DENSITY:	39 UNITS/ ACRE
MAXIMUM HEIGHT:	70'

REQUIRED PARKING (FORM-BASED CODE - ROUTE 66 GATEWAY DISTRICT):

1 SPACES / 1 BED (6 UNITS X 1)	6 SPACES
1.5 SPACES REQ / 2+ BED (18 UNITS X 1.5)	27 SPACES
TOTAL REQUIRED PARKING:	33 SPACES

PROPOSED PARKING (FORM-BASED CODE - ROUTE 66 GATEWAY DISTRICT):

OPEN REGULAR 9' x 18'	36 SPACES
TOTAL PROPOSED PARKING:	36 SPACES

REQUIRED BICYCLE SPACE

1 SPACE / 4 UNITS (24 UNITS / 4)	6 SPACES REQUIRED
20% SHORT-TERM = 2 SPACES	2 BICYCLE RACKS PROVIDED
80% LONG TERM = 5 SPACES)	6 BICYCLE LOCKERS PROVIDED
	8 BICYCLE SPACES PROVIDED

REQUIRED PRIVATE OPEN SPACE:	64 SF. MIN. / UNIT (6' MIN. DIM.)
PROVIDED PRIVATE OPEN SPACE:	99 SF. FOR 1 BEDROOM UNITS 116 SF. FOR 2 BEDROOM UNITS 81 SF. FOR 3 BEDROOM UNITS
REQUIRED PRIVATE STORAGE:	125 CF. MIN. / UNIT
PROVIDED PRIVATE STORAGE:	14 SF. x 12' HIGH = 126 CF.

3-STORY BUILDING

1ST FLOOR:	8 UNITS	(2) 1-BED + (2) 2-BED + (4) 3-BED
2ND FLOOR:	8 UNITS	(2) 1-BED + (2) 2-BED + (4) 3-BED
3RD FLOOR:	8 UNITS	(2) 1-BED + (2) 2-BED + (4) 3-BED
	24 UNITS/BLG.	

	LIVING SPACE	PRIV. AREA /BALCONY	HALLWAY	TOTAL
1ST FLOOR:	9,140 SF	804 SF	1,356 SF	11,300 SF
2ND FLOOR:	9,016 SF	888 SF	807 SF	10,711 SF
3RD FLOOR:	9,016 SF	888 SF	807 SF	10,711 SF
TOTAL:	27,172 SF	2,580 SF	2,970 SF	32,722 SF

BUILDING FOOTPRINT AREA

3-STORY BLG:	11,300 SF

1 BED - 1ST FLOOR (6 UNITS)

CONDITIONED AREA:	930 SF
OPEN/BALCONY:	102 SF
TOTAL:	1,032 SF

2 BED 1ST FLOOR (6 UNITS)

CONDITIONED AREA:	1,022 SF
OPEN/BALCONY:	118 SF
TOTAL:	1,140 SF

3 BED 1ST FLOOR (12 UNITS)

CONDITIONED AREA:	1,309 SF
OPEN/BALCONY:	91 SF
TOTAL:	1,400 SF

1 BED - 2ND & 3RD FLOOR (12 UNITS)

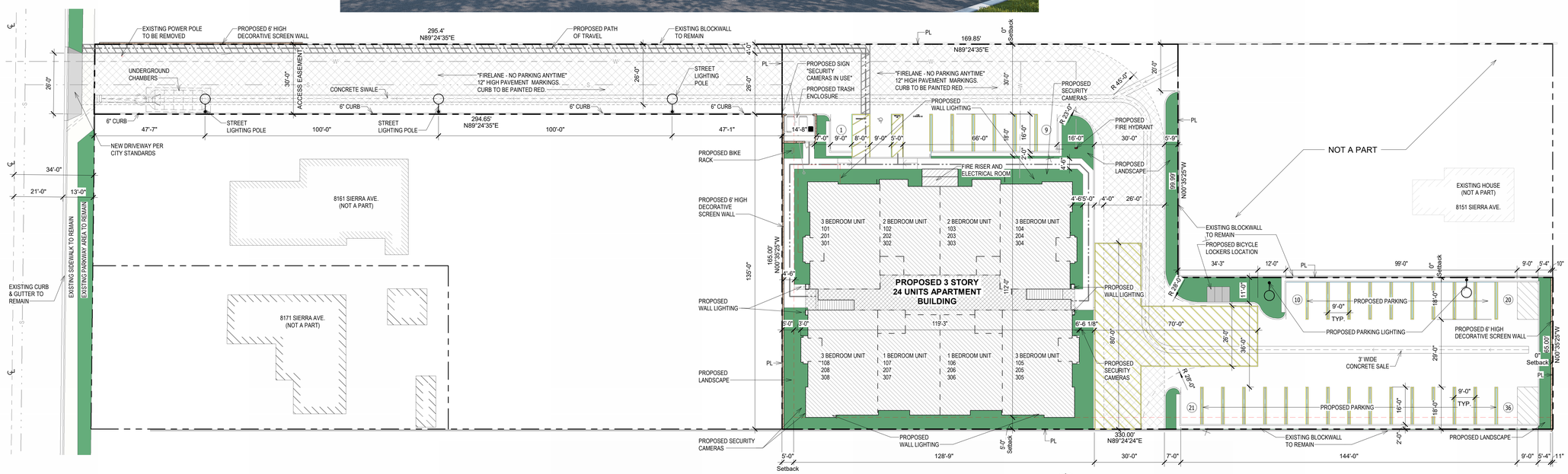
CONDITIONED AREA:	894 SF
PRIVATE AREA:	102 SF
BALCONY:	36 SF
TOTAL:	1,032 SF

2 BED - 2ND & 3RD FLOOR (12 UNITS)

CONDITIONED AREA:	996 SF
PRIVATE AREA:	118 SF
BALCONY:	26 SF
TOTAL:	1,140 SF

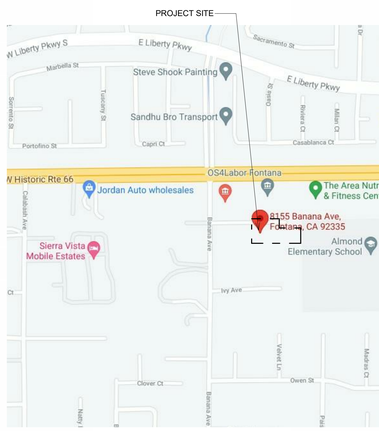
3 BED - 2ND & 3RD FLOOR (24 UNITS)

CONDITIONED AREA:	1,309 SF
PRIVATE AREA:	81 SF
TOTAL:	1,390 SF

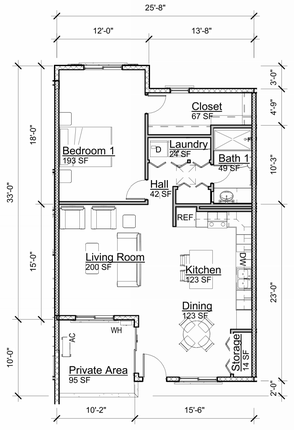


Site Plan

1" = 20'-0"

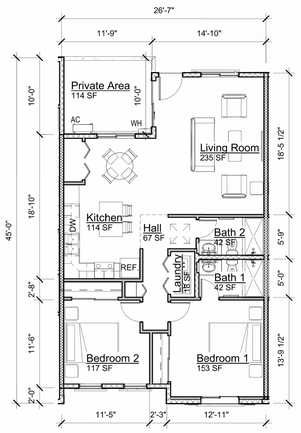


Vicinty Map



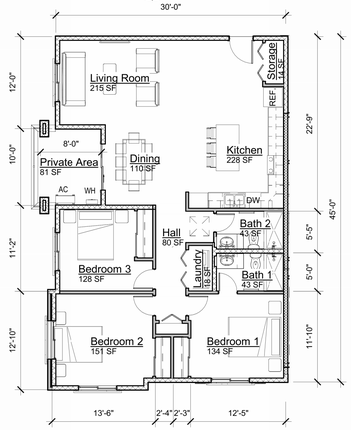
1 Bedroom Unit Typ.

1/8" = 1'-0"



2 Bedroom Unit Typ.

1/8" = 1'-0"



3 Bedroom Unit Typ.

1/8" = 1'-0"

SECURITY FEATURES:

A. ON-SITE MANAGER
B. PARKING LOT LIGHTING
C. 24-HOURS VIDEO SURVEILLANCE

Sequence of Drawings - DR

Number	*Description*
PL1	Site Plan
PL2	Floor Plans
PL3	Floor Plans
PL4	Elevations
CG1	Conceptual Grading Plan
CL1	Conceptual Landscape Plan

Proposed 3 Story 24-Unit Apartment Building for:

SA Golden Investment Inc.

8155 Banana Avenue, Fontana, CA 92335

29 Aug. 2023

21-4187

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Site Plan

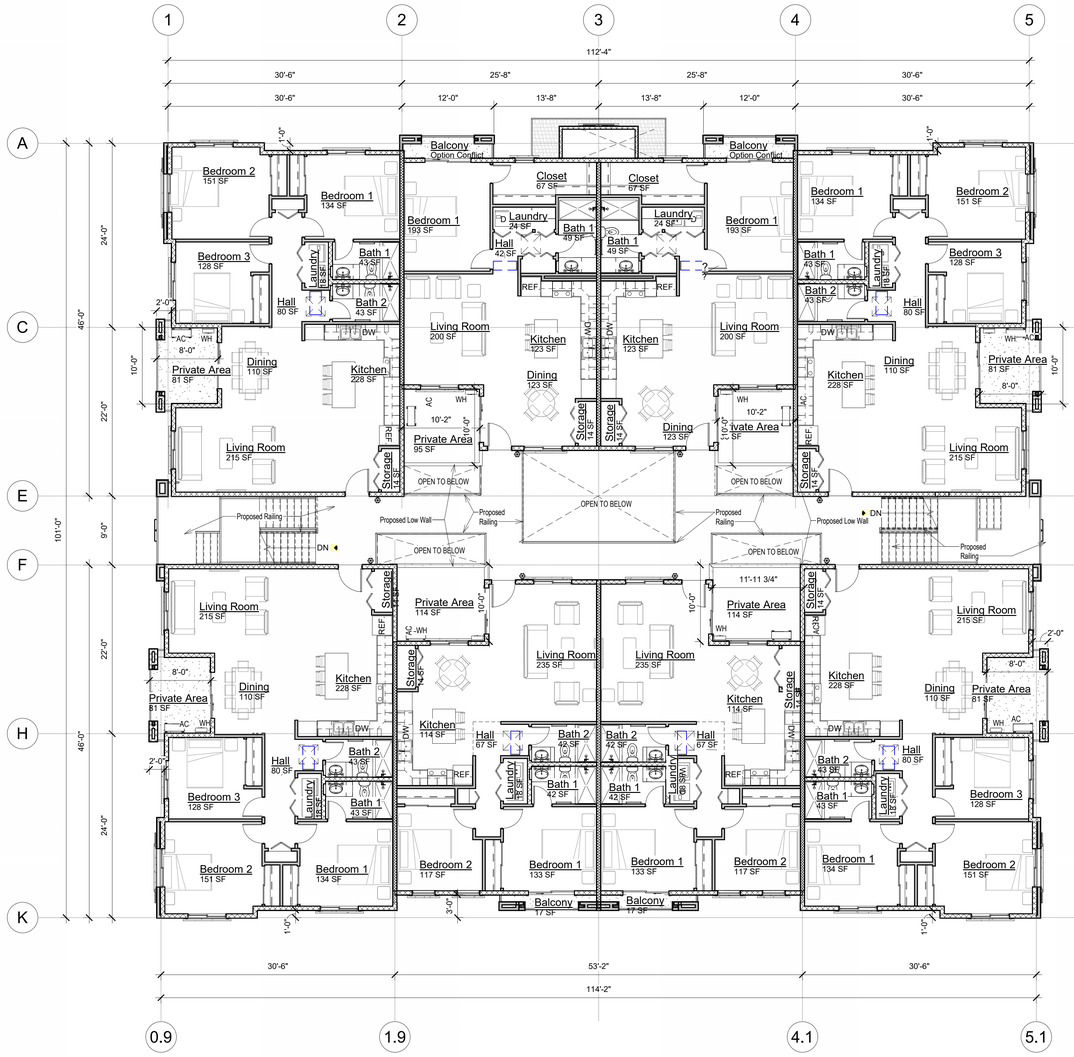
PL1

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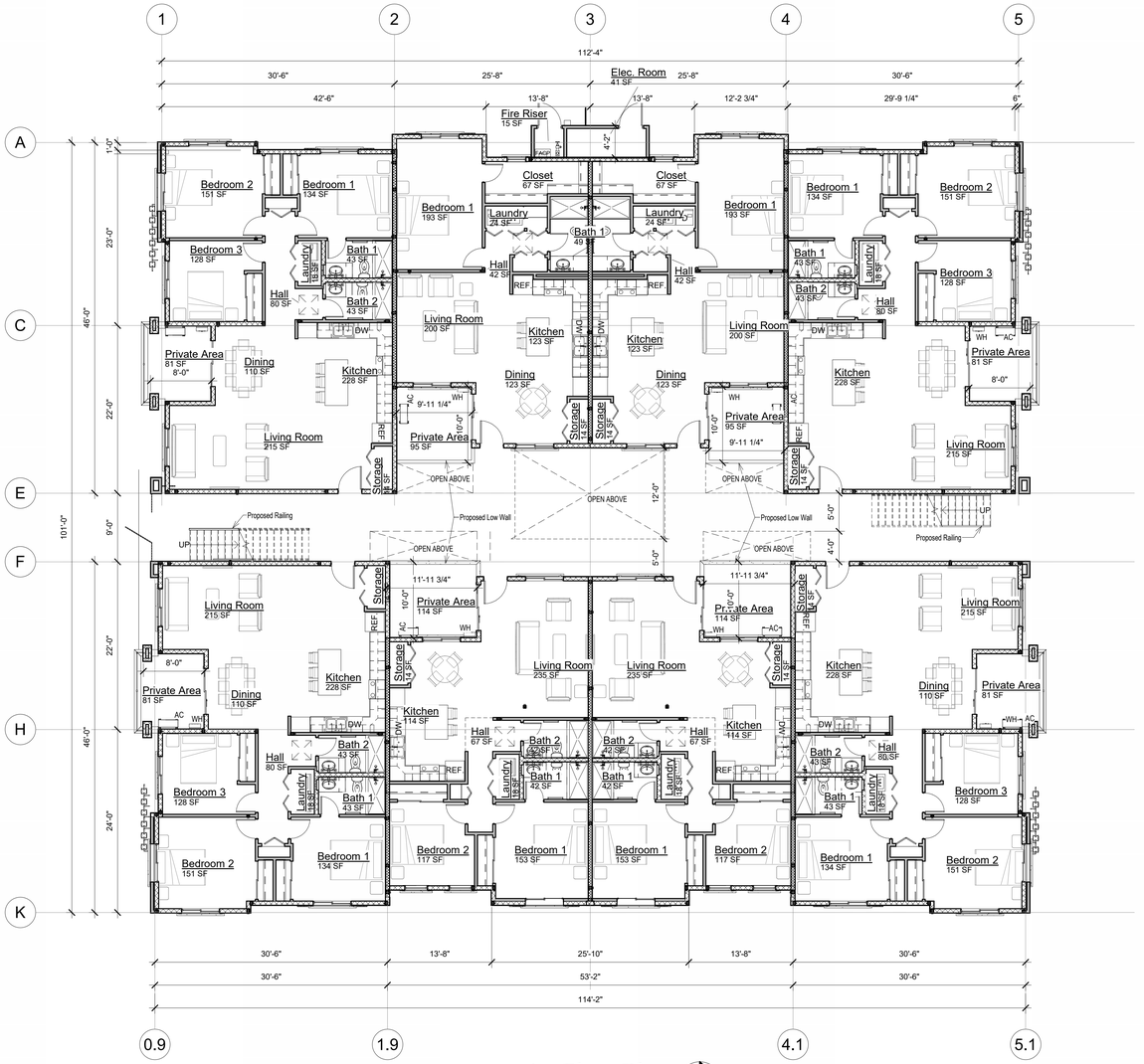
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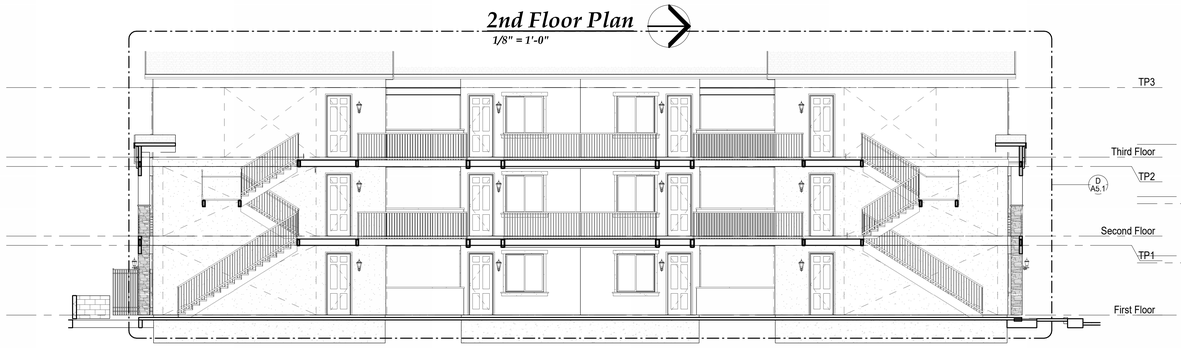
2nd Floor Plan

1/8" = 1'-0"



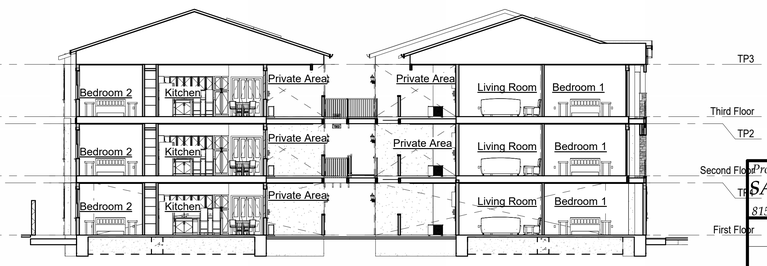
1st Floor Plan

1/8" = 1'-0"



Section A

1/8" = 1'-0"



Section B

3/32" = 1'-0"

Proposed 3 Story 24-Unit Apartment Building for:
SA Golden Investment Inc.
8155 Banana Avenue, Fontana, CA 92335

29 Aug. 2023
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1 22 Jun. 2023 P.C.C.

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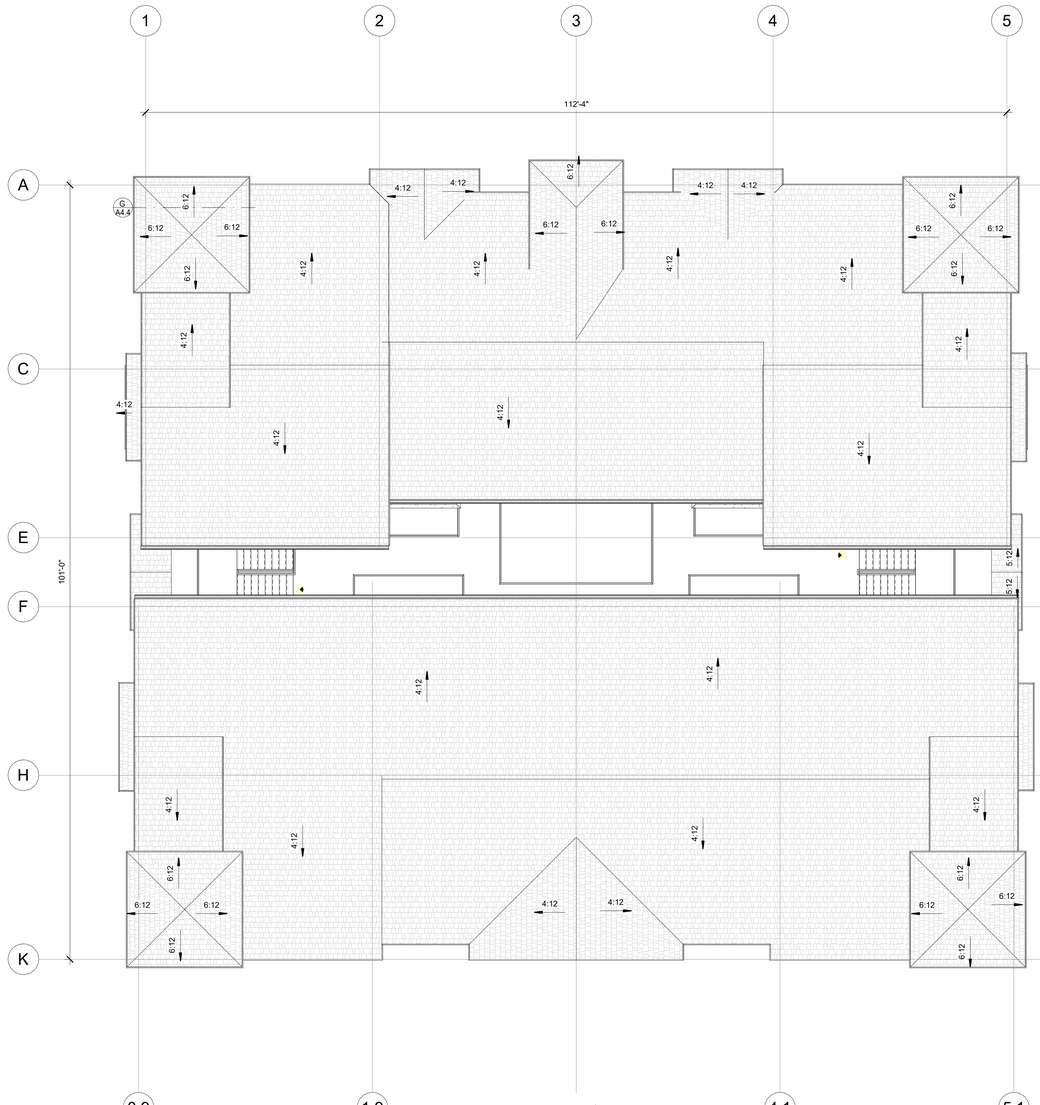
Floor Plans

PL2

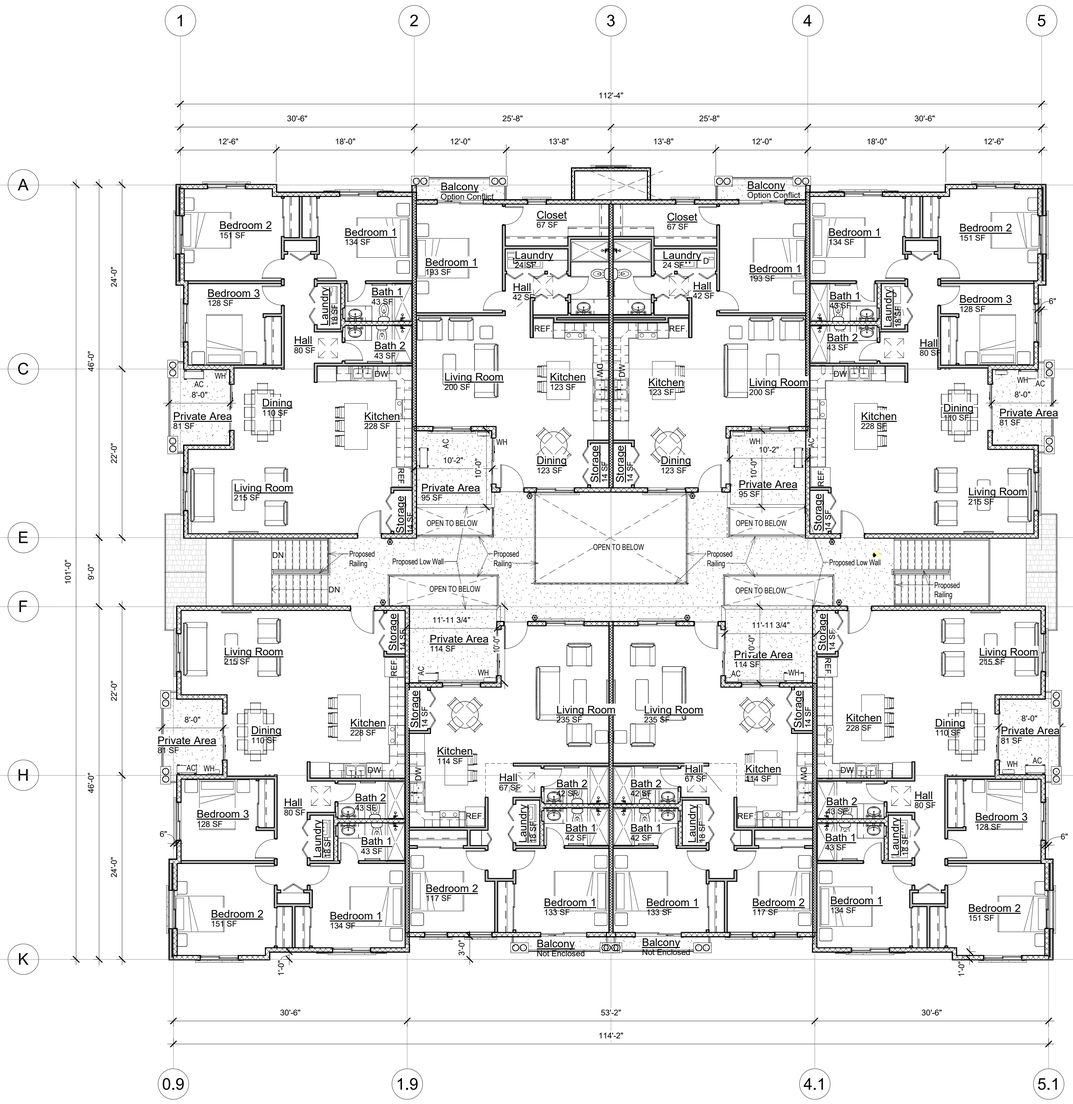
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Roof Plan
1/8" = 1'-0"



3rd Floor Plan
1/8" = 1'-0"

Proposed 3 Story 24-Unit Apartment Building for:
SA Golden Investment Inc.
8155 Banana Avenue, Fontana, CA 92335

29 Aug. 2023	1 22 Jun. 2023 P.C.C.
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Floor Plans

PL3

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



North Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

Material Legend			
Mark	**Material**	**Manufacturer**	**Color**
M1	Main Color	Dunn-Edwards	DEC793 Chalky
M2		Dunn-Edwards	
M3	Accent Color 2	Dunn-Edwards	DE6152 Maple View
M4	Stone	Boral Cultured Stone	
M5	Trim & Fascia	Dunn-Edwards	DE6208 Tuscan Mosaic
M6	Roof tiles	Boral	-
M7	Shutters	Dunn-Edwards	DEC799 Wharf View

Proposed 3 Story 24-Unit Apartment Building for:
SA Golden Investment Inc.
8155 Banana Avenue, Fontana, CA 92335

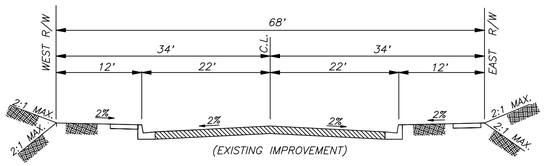
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LICENSED ARCHITECT Douglas Andresen C-14504 12-31-23 RENEWAL DATE STATE OF CALIFORNIA

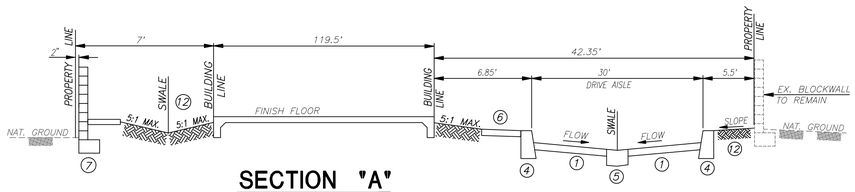
Elevations

PL4

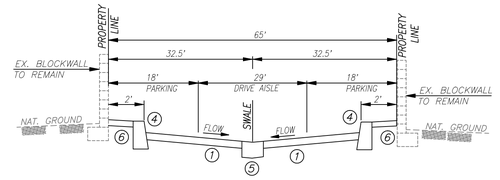
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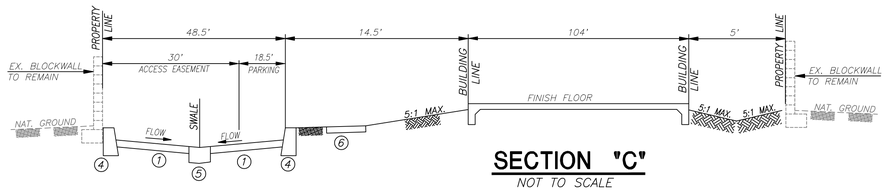
STREET CROSS-SECTION
BANANA AVENUE
NOT TO SCALE



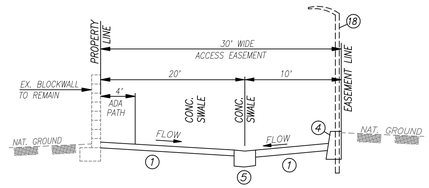
SECTION "A"
NOT TO SCALE



SECTION "B"
NOT TO SCALE



SECTION "C"
NOT TO SCALE

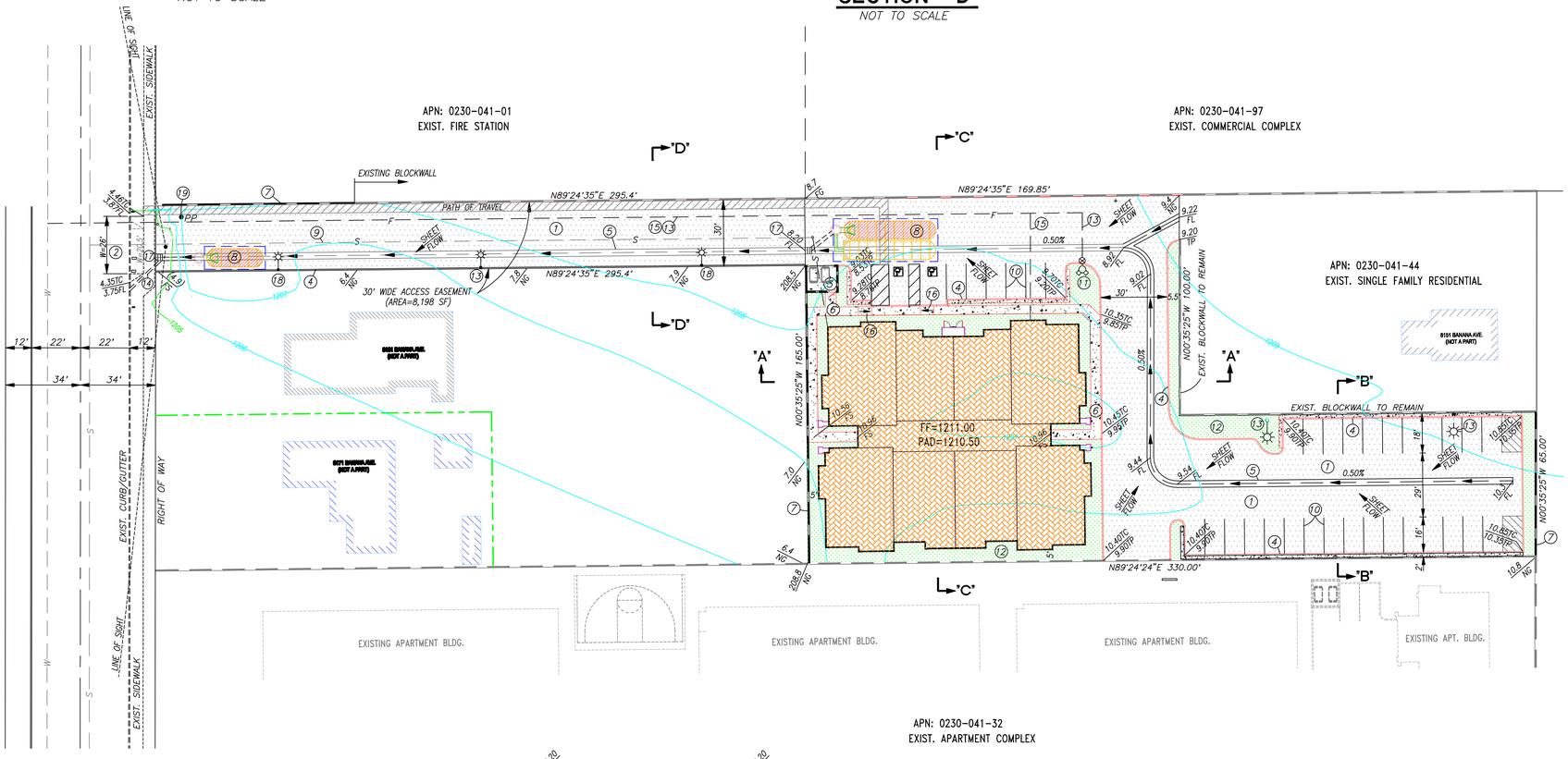


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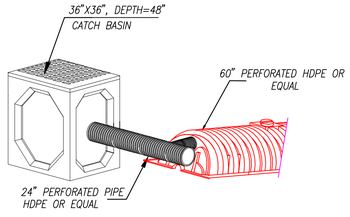
SCALE: 1"=30'

KEY NOTES:

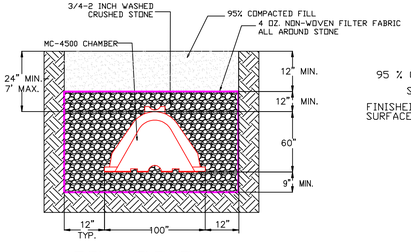
1. PCC OVER AGGREGATE BASE, SECTION PER SOIL'S REPORT
2. WIDEN EXISTING DRIVEWAY TO 26' WIDE
3. TRASH ENCLOSURE PER CITY STD.
4. 6" PCC CURB PER CITY STANDARD NO. 1000
5. 3' WIDE CONCRETE SWALE
6. 4" THICK PCC PAVING, WIDTH VARIES
7. 6' HIGH BLOCK WALL ON TOP OF 3' RET. WALL
8. UNDERGROUND INFILTRATION SYSTEM
9. 6" SEWER LATERAL PER CITY STANDARDS
10. PAVEMENT STRIPING
11. FIRE HYDRANT
12. LANDSCAPING PER LANDSCAPE PLAN
13. 6" FIRE LINE
14. UNDERSIDEWALK DRAIN
15. WATER SERVICE
16. HANDICAP RAMP PER ADA STANDARDS
17. 36"X36" CATCH BASIN
18. SITE LIGHTING PER ARCHITECT'S PLAN
19. RELOCATE EXISTING POWER POLE



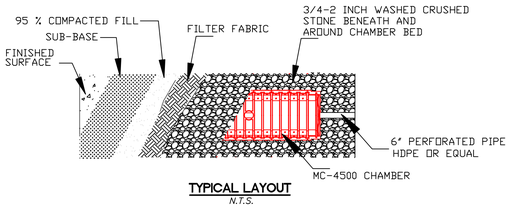
= ASPHALT PAVING
= LANDSCAPE AREA
= APARTMENT BLDG.
= PCC PAVING



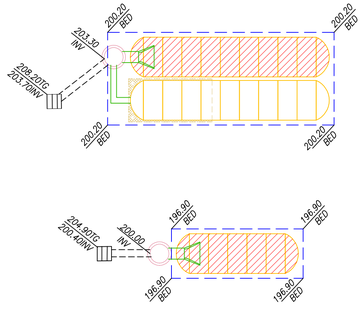
TYPICAL CONNECTION
N.T.S.



TYPICAL ELEVATION
N.T.S.



TYPICAL LAYOUT
N.T.S.



HP ENGINEERING, INC.
CIVIL ENGINEERING ◦ LAND SURVEYING
1465 CRESTVIEW ROAD, REDLANDS, CA. 92374
Tel. (909) 335-8239 Fax (909) 335-9940

REGISTERED PROFESSIONAL ENGINEER
HENRY C. POON
No. 37037
Exp. 6-30-22
CIVIL
STATE OF CALIFORNIA

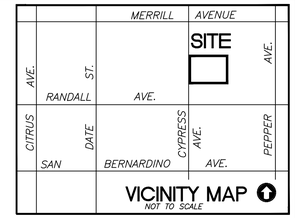
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DATE: APRIL 14, 2022

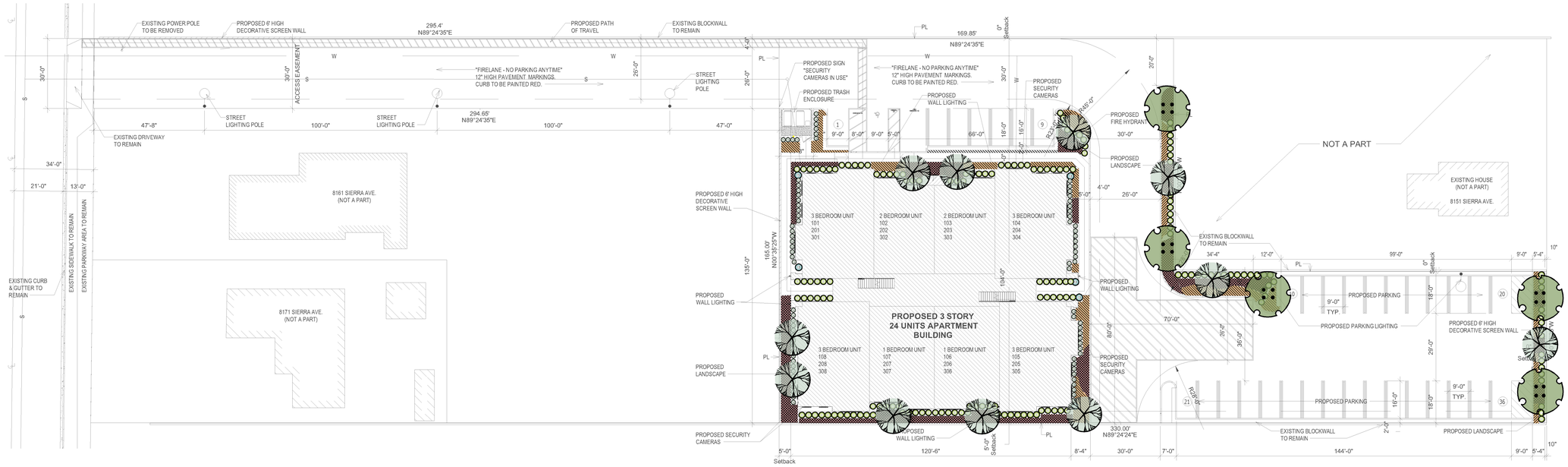
BENCH MARK:
DESCRIPTION: 2" BRASS CAP ON TOP OF CURB AT THE EASTERLY END OF OF THE CURB RET. , N.E. COR. SIERRA AVE. AND MILLER AVE.
ELEVATION: 1364.32

PROPERTY AREA = 38,390 S.F.
30' WIDE ACCESS EASEMENT AREA = 8,198 S.F.

CONCEPTUAL GRADING PLAN
APN: 0230-041-60
8155 BANANA AVENUE

FOR:
S.A. GOLDEN INVESTMENTS





PRELIMINARY WATER USE CALCULATIONS

Reference Eto 55.6 **Conservation Factor** 0.55 (residential)

Maximum Allowable Water Allocation Equation:

MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]

Eto	0.62	ETAF	LA	1-ETAF	SLA		
55.6	0.62	0.55	5,566	0.45	0	105,529	MAWA

Estimated Total Water Use Equation:

ETWU = Eto x 0.62 x ETAF x LA **94,751 ETWU**

HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
	SHRUBS/TREES	5,566	100%	LOW/MODERATE	0.40	0.81	55.60	0.62	0.49	5566	94,751	Dripline
										ETWU	94,751	
									Total Landscape		5,566	

Note: Landscape to be installed with low-volume drip irrigation and automatic, weather sensing irrigation controller.

NOTE: PLANT QUALITY REQUIREMENTS

ALL PLANT MATERIALS SHALL BE FULL VIGOROUS & HEALTHY NURSERY STOCK - INCLUDING THE TOP OF PLANT AND THE ROOT SYSTEM. ALL PLANT MATERIALS SHALL MEET THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) THE LANDSCAPE ARCHITECT MUST BE CONTACTED REGARDING ALL PLANT MATERIALS AS THEY ARRIVE ON-SITE, PRIOR TO THEIR INSTALLATION. THE LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIALS FOR INSTALLATION ON-SITE OR SHALL BE SENT REPRESENTATIVE PHOTOGRAPHS OF SAME. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNACCEPTABLE PLANT MATERIALS.

UNACCEPTABLE CONDITIONS FOR PLANTS IN GENERAL:

PLANT MATERIALS THAT ARE THE INCORRECT SPECIES. PLANTS MATERIALS WITH APPARENT FUNGAL DISEASE (MILDEW, RUST, BLACK-SPOT, ETC.). PLANTS THAT ARE DEFOLIATED DUE TO STRESS OR DISEASE. FOLIAGE THAT IS CHLOROTIC, WIND OR FROST BURNED, OR IN ANY OTHER WAY DAMAGED.

UNACCEPTABLE CONDITIONS FOR ROOT SYSTEMS:

PLANTS WITH EXPOSED ROOTS, GIRDLED ROOTS, OVERGROWN OR UNDERSIZED ROOT SYSTEMS WILL BE CONSIDERED UNACCEPTABLE.

TREE SELECTION:

TREES ARE REQUIRED TO STAND ON THEIR OWN WITHOUT THE SUPPORT OF THE NURSERY STAKE. TREES MUST ALSO BE FREE OF DISEASE, INFESTATIONS, SIGNS OF HEAVY PRUNING WITHIN THE CANOPY, BROKEN PRIMARY LIMBS OR LEADERS, AND DAMAGE. NEW TREES PLANTED WITHIN THE PROJECT AREA ARE TO BE INSTALLED PER THE DETAIL BELOW. THE TREE PIT IS TO BE EXCAVATED TO MEASURE 3 X ROOT BALL AT THE FINISH GRADE SURFACE AND BE TAPERED TO ROOT BALL WIDTH AT PIT BOTTOM. DO NOT OVER-EXCAVATE THE TREE PIT DEPTH. AFTER TREE PLACEMENT THE TREE PIT IS TO BE BACKFILLED WITH CLEAN NATIVE SOIL ONLY. TREES ARE TO BE TRIPLE STAKE AS SHOWN ON DETAILS.

ROOT BARRIER:

USE LINEAL ROOT BARRIER WHEN TREE IS WITHIN 5' MIN. DISTANCE ADJACENT TO HARDSCAPE AREAS. ROOT BARRIERS SHALL BE INSTALLED IN SHEETS PARALLEL WITH HARDSCAPE W/ TOP EDGE PLACED 1" BELOW GRADE. ROOT BARRIER SHALL EXTEND THE EXPECTED LENGTH OF TREE CANOPY AS SHOWN PER PLAN. BARRIERS SHALL BE PLACED AT A SLIGHT ANGLE (75°) WITH BASE OF BARRIER DIRECTED UNDER HARDSCAPE & AWAY FROM TREE.

Planting Legend

	Botanical / Common Name	Kc	Height Width
	Trees:		
	Magnolia grandiflora 'St. Mary' St. Mary Southern Magnolia	0.4 Evergreen	20-25' 15-20'
	Lagerstroemia indica 'Natchez' Natchez Crape Myrtle	0.4 Deciduous	20' 20'
	Shrubs		
W	Buxus microphylla Japanese Boxwood	0.4	3-4' 2-4'
6	Carissa macrocarpa 'Tomlinson' Tomlinson Natal Plum	0.4	2-3' 3'
10	Euonymus japonicus 'Variegated' Variegated Boxleaf Euonymus	0.4	1-2' 1'
13	Podocarpus elongatus 'Icee Blue' Icee Blue Yellowwood	0.4	15-25'
	Groundcovers		
	Lantana camara 'Robpatrai' Patriot Rainbow Compact Lantana	0.3	12" 15"
	Osteospermum African Daisy	0.3	1-2' 1-2'

GROUND WOOD MULCH

ALL LANDSCAPED SWALE AREAS ARE TO RECEIVE A 3" LAYER OF FOREST FLOOR MULCH OR APPROVED EQUAL.

0' 20' 40'

Ecosystem Urban UES Solutions
LandscapeDynamics.net
Landscape Dynamics
URBAN | ECOSYSTEM | SOLUTIONS
Landscape Architecture - Consulting
Water Management - Certified Arboriculture
(951) 264-4839
DESIGN PROJECT MANAGER:
Greg Zoli
gregzoli@landscapedynamics.net
(951) 264-4839

Preliminary Landscape Plan

Proposed 24 Units, 3 Story Building

8155 Banana Avenue, Fontana, CA 92335

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST THREE DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

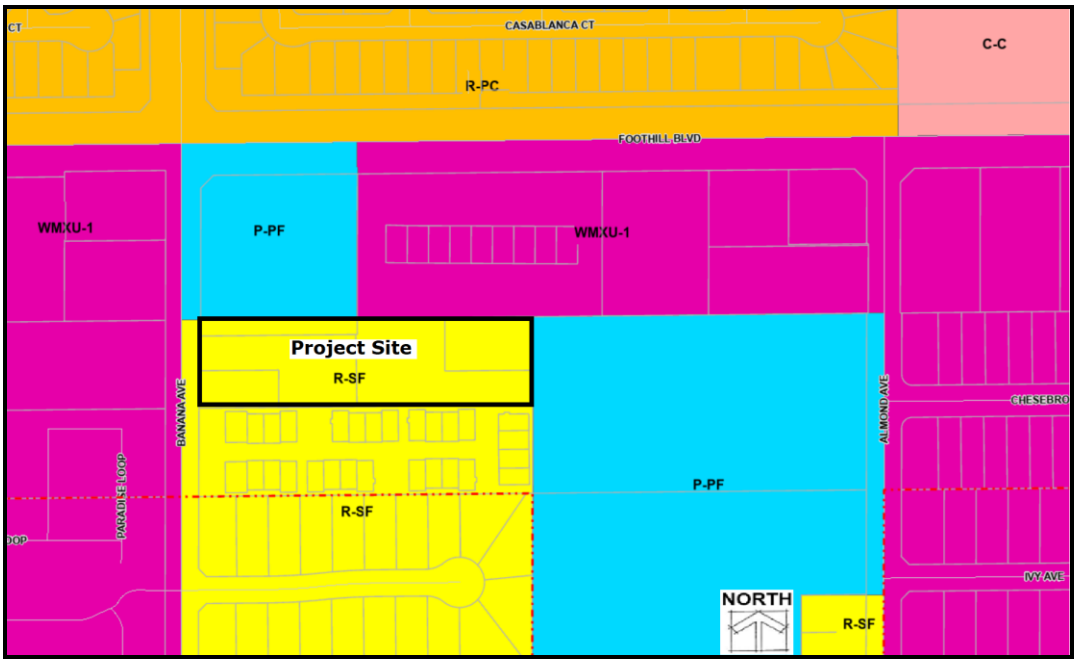
LICENSED LANDSCAPE ARCHITECT
GREGORY PAUL ZOLI
5204
April 14, 2022
Renewal Date
Apr. 14, 2022
Date
STATE OF CALIFORNIA

April 14, 2022

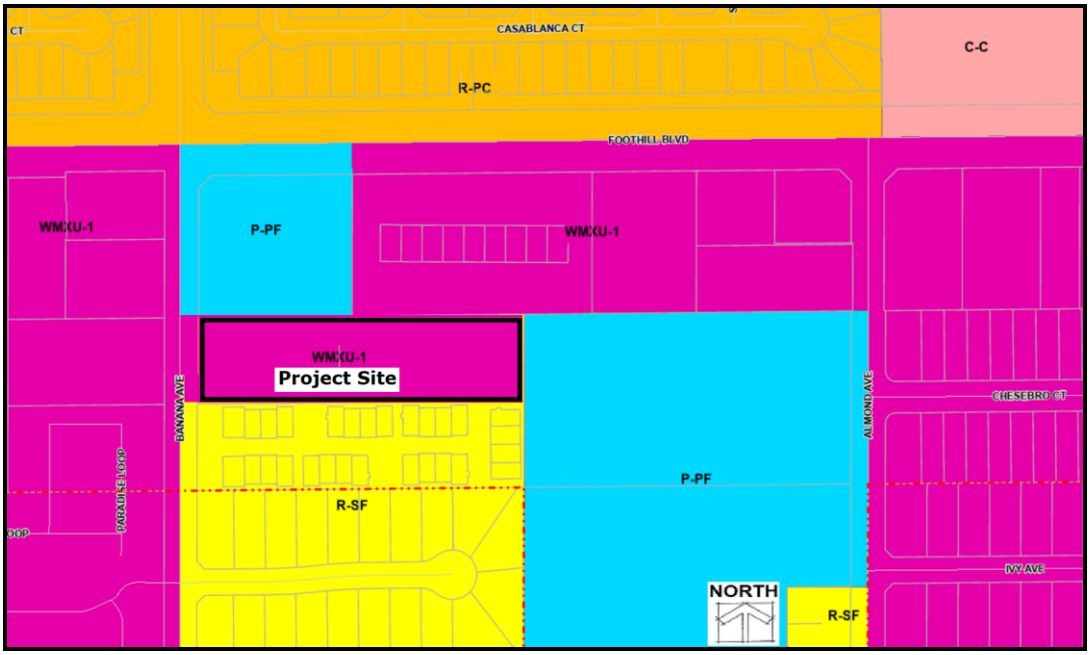
DESCRIPTION JOB NO. 519

SHEET 1 of 1

PLOT DATE: 4/14/2022, 11:39 AM



Existing General Plan Land Use Designation



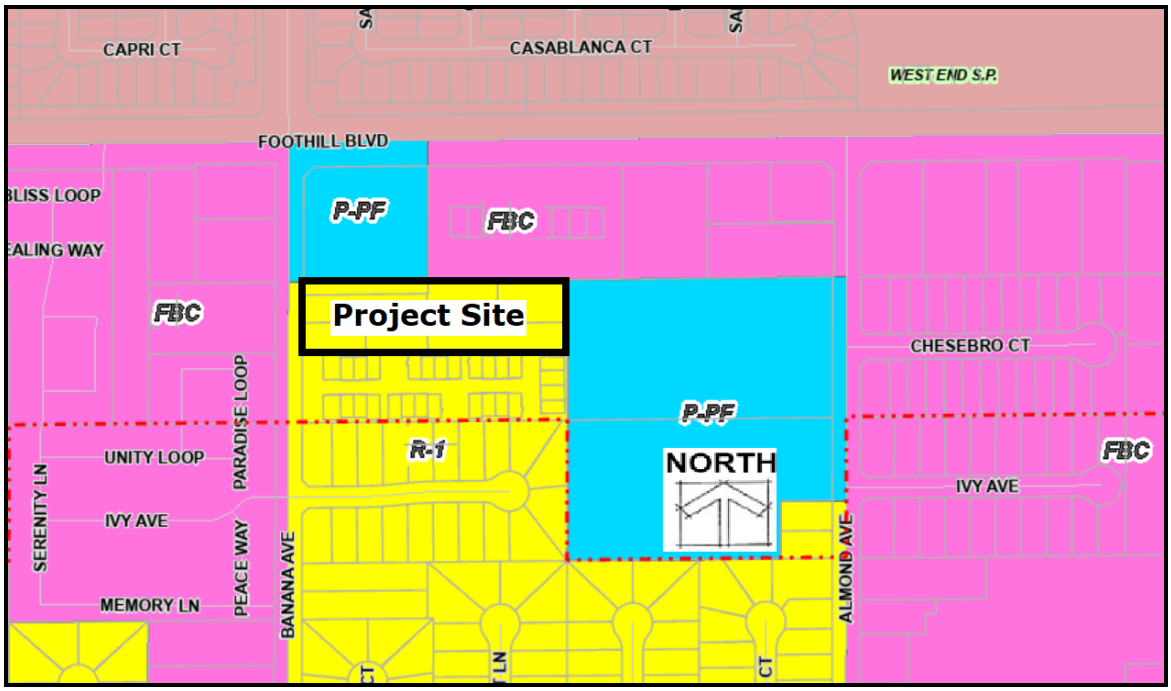
Proposed Walkable Mixed-Use Corridor and Downtown (WMXU-1)

CITY OF FONTANA PLANNING DEPARTMENT

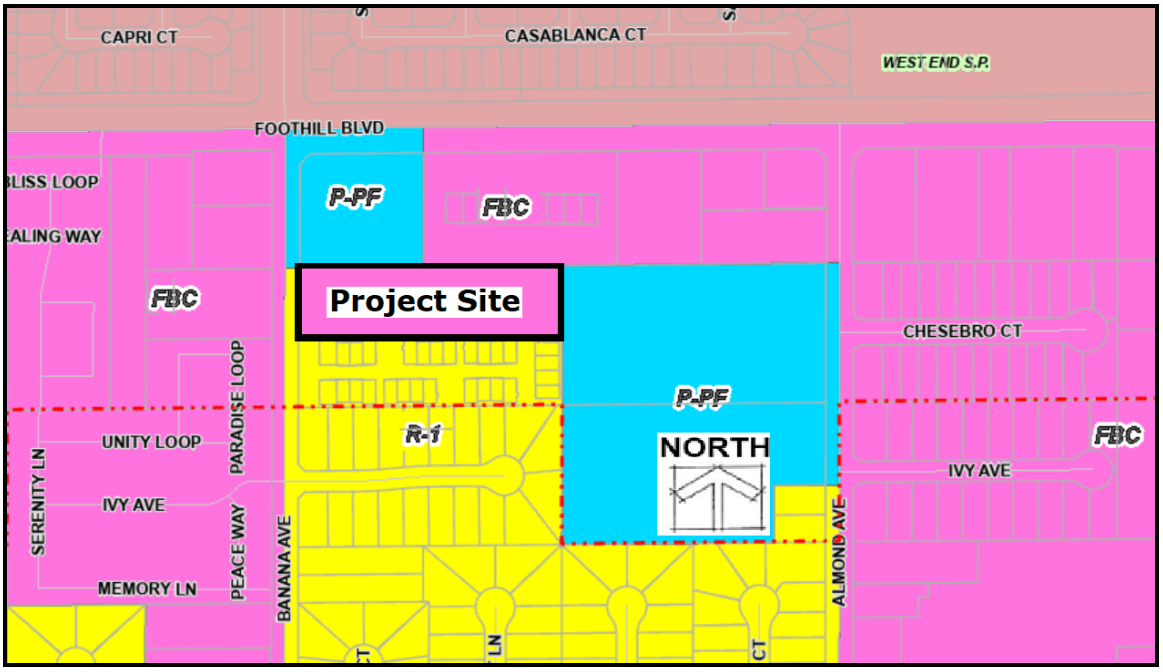
GENERAL PLAN EXHIBIT

DATE: October 17, 2023

CASE: Master Case No. 22-037
General Plan Amendment No. 22-005
Zoning District Map Amendment No. 22-006
Development Code Amendment No. 22-007
Design Review No. 22-020



Existing Zoning District – Single-Family (R-1)



Proposed Zoning District - Form-Base Code (FBC)

CITY OF FONTANA PLANNING DEPARTMENT

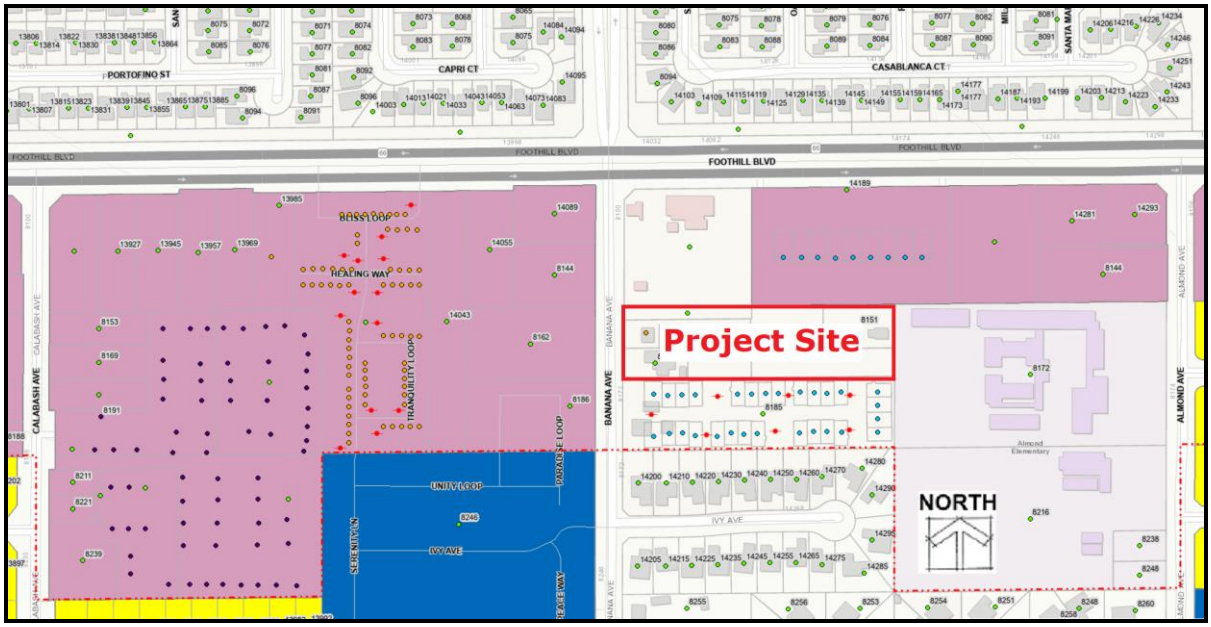
ZONE CHANGE EXHIBIT

DATE: October 17, 2023

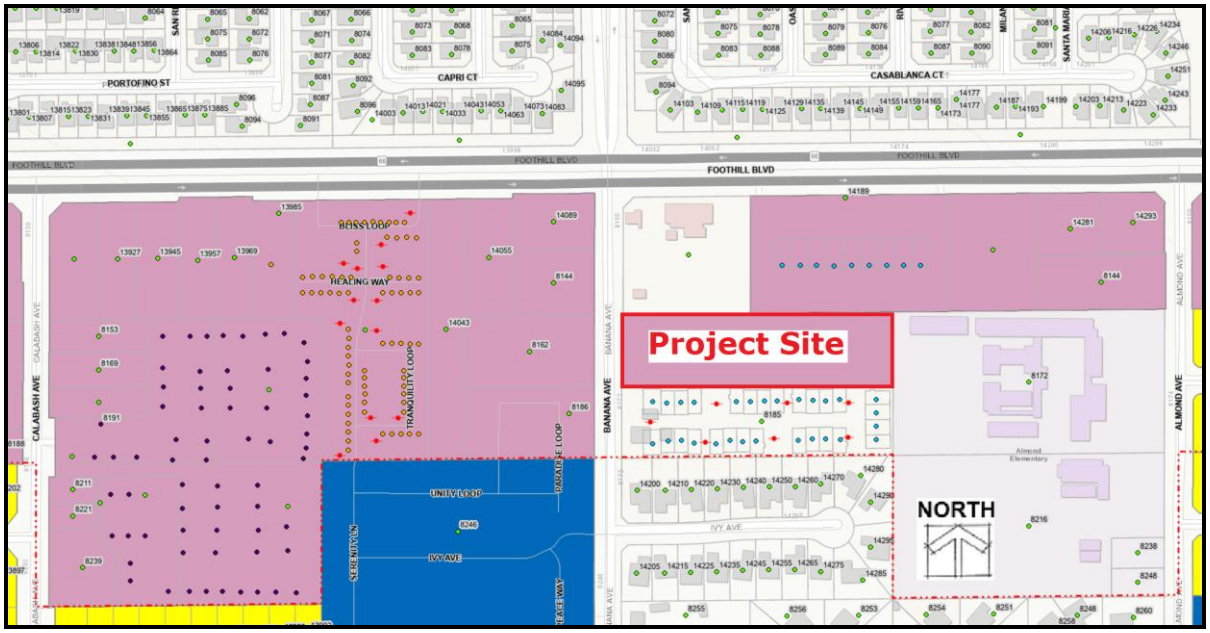
CASE: Master Case No. 22-037
General Plan Amendment No. 22-005
Zoning District Map Amendment No. 22-006
Development Code Amendment No. 22-007
Design Review No. 22-020

ATTACHMENT NO. 4

CITY OF FONTANA PLANNING DEPARTMENT



Existing Form-Base Code Subdistrict Map – N/A



Proposed Form-Base Code Subdistrict Map – Route 66 Gateway

FORM-BASE CODE SUBDISTRICT EXHIBIT

DATE: October 17, 2023

CASE: Master Case No. 22-037
General Plan Amendment No. 22-005
Zone Change No. 22-006
Zone Change No. 22-007, and
Design Review No. 22-020

RESOLUTION NO. PC 2023-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND DIRECT STAFF TO FILE THE NOTICE OF DETERMINATION, AND APPROVE GENERAL PLAN AMENDMENT NO. 22-005, APPROVE ZONING DISTRICT AMENDMENT NO. 22-006, APPROVE DEVELOPMENT CODE AMENDMENT NO. 22-007, FOR APNs: 0230-041-33, -44, -52, -60, AND -61 TOTALING APPROXIMATELY 2.4 ACRES, AND APPROVE DESIGN REVIEW PROJECT NO. 22-020 for APNs: 0230-041-52 and -60 TOTALING APPROXIMATELY 0.9 ACRES.

WHEREAS, APNs: 0230-041-33, -44, -52, -60, and -61 were incorporated into the City of Fontana on June 21, 2005 (Annex 2968); and

WHEREAS, on March 8, 2022, the City of Fontana ("the City") received a General Plan Amendment Application, Zoning District Map Amendment Application, Development Code Amendment Application and Design Review Project Application from SA Golden Investment, Inc. ("Applicant No. 1") and the City of Fontana ("Applicant No. 2") to construct a new 24-unit apartment project for five (5) existing lots on the east side of Banana Avenue approximately 270 feet south of the southeast corner of the intersection of Foothill Boulevard and Banana Avenue APNs: 0230-041-33, -44, -52, -60, and -61; and

WHEREAS, General Plan Amendment No. 22-005 changes the designation of the project area on the General Plan land use map for Exhibit No. 15.8 in Chapter 15 of the City's General Plan, from Single-Family Residential (R-SF) to Walkable Mixed Use Corridor & Downtown (WMXU-1) and changes the General Plan land use category changes map for Exhibit No. 15.9 in Chapter 15 of the City's General Plan, to Walkable Mixed Use Corridor & Downtown (WMXU-1) as well; and

WHEREAS, the General Plan amendment is consistent with the goals and policies of the Housing Element in the General Plan; and

WHEREAS, Zone Change Amendment No. 22-006 modifies the current zoning for APNs 0230-041-33, -44, -52, -60, AND -61 in the Zoning District Map from Single-Family Residential (R-1) to Form-Based Code (FBC); and

WHEREAS, Development Code Amendment No. 22-007 changes the Form-Based Code map, as part of Section No. 30-406, to declare APNs: 0230-041-33, -44, -52, -60, and -61 a Route 66 Gateway; and

WHEREAS, Design Review No. 22-020 establishes a new 24-unit apartment project on two (2) parcels for APNs 0230-041-52 and -60, totaling approximately 0.9 gross acres; and

WHEREAS, the Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for the Design Review (DRP No. 22-020); and

WHEREAS, the project will meet the following policies of the Housing Element of the General Plan; and

WHEREAS, pursuant to the California Environmental Act (CEQA) and the 2019 Local Guidelines for Implementing CEQA, an Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program (MMRP) was prepared and signed on August 9, 2023, and concluded that no significant impacts would be caused by the project; 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, all of the notices required by statute and the City Municipal Code have been given as required; 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 local San Bernardino Sun Newspaper on September 27, 2023, posted at City Hall and at the project site; and

WHEREAS, on October 17, 2023, a duly noticed public hearing on General Plan Amendment No. 22-005, Zone Change Amendment No. 22-006, Development Code Amendment No. 22-007 and Design Review No. 22-020 was held by the Planning Commission to consider testimony and evidence presented at the Public Hearing held with respect hereto; and

WHEREAS, the Planning Commission carefully considered all information, evidence and testimony pertaining to the project presented at its Public Hearing on October 17, 2023; 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. CEQA. 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 approve General Plan Amendment No. 22-005 and Design Review No. 22-020, and adopt an Ordinance approving Zone Change No. 22-006 and Zone Change No. 22-007 subject to the findings as indicated herein and the Conditions of Approval have been prepared and are attached hereto as **Exhibit "A".**

Section 3. General Plan Amendment. The City of Fontana Planning Commission hereby makes the following findings for General Plan Amendment No. 22-005 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 General Plan Land Use designation for APNs: 0230-041-33, -44, -52, -60, and -61 will be amended from Single-Family Residential (R-SF) to Walkable Mixed Used Corridor & Downtown (WMXU-1), which will provide an opportunity for the City to gain additional residential units for more housing. This project will bring a variety of residential units to the City. The additional residential units will help contribute to the long-term growth of the City. Furthermore, amendment is consistent with the goals and policies in the General Plan and reflects the current desires and needs of the citizens.

Section 4. Zoning District Map Amendment. The City of Fontana Planning Commission hereby makes the following findings for Zoning District Map Amendment No. 22-006 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 Zoning District Map will change for APNs: 0230-041-33, -44, -52, -60, and -61 from Residential-Single Family (R-1) to Form-Base Code (FBC) (map boundary change). The surrounding streets are adequate to provide for the future development of multi-family housing. The project will bring long-term growth for the City and will promote and motivate additional growth around this area. The zone change will allow for the development of a multi-family housing project that will reviewed by the City's Planning, Fire and Building Department. Additionally, this future development will be required to meet all Fire Code, Building Code and Fontana Municipal Code standards. Therefore, the zone change will promote public's health, safety, or general welfare.

Section 5. Development Code Amendment. The City of Fontana Planning Commission hereby makes the following findings for Development Code Amendment (ZCA) No. 22-007 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 Development Code Amendment will change the Form-Based Code map for APNs: 0230-041-33, -44, -52, -60, and -61 and declare the location a Route 66 Gateway sub district. The Route 66 Gateway sub district will bring long-term growth for the City and will promote and motivate additional growth around this area. The Development Code Amendment will allow the development of a multi-family housing project that will reviewed by the City's Planning, Fire and Building Departments. Additionally, the future development will be required to meet all Fire Code, Building Code, and Fontana Municipal Code standards. Therefore, the Development Code Amendment will promote public's health, safety, or general welfare.

Section 6. Design Review. The City of Fontana's, Planning Commission hereby makes the following findings for Design Review No. 22-020 in accordance with Section No. 30-120 "Findings for Approval" for Design Review of the Zoning and Development Code:

Finding No. 1: **The proposal is consistent with the General Plan, Zoning and Development Code, and any applicable Specific Plan.**

Findings of Fact: The project site is located on east side of Banana Avenue approximately 270 feet south of the southeast corner of the intersection of Foothill Boulevard and Banana Avenue. The project site has a General Plan land use designation of Single-Family Residential (R-SF). After the approval of General Plan Amendment No. 22-005, to change the General Plan land use map from Single-Family Residential (R-SF) to Walkable Mixed Use Corridor & Downtown (WMXU-1) for the properties of APNs: 0230-041-33, -44, -52, -60, and -61, totaling approximately 2.4 adjusted gross acres total, the project site will be consistent with the WMXU-1 land use designation. The WMXU-1 designation is intended to provide for the creation of areas that allow residents and visitors to walk, bike and

take transit to other uses for work, study, shopping, entertainment, recreation and civic activities. Furthermore, the project will provide compact residential development within walking distance of planned public transit stops and neighborhood shopping areas. Uses include a variety of medium-density to high-density residential types, commercial and open space. WMXU-1 residential densities range from 3 to 39 dwelling units per acre. The designation was created to cover the half-mile walking distance radii (known as “walksheds”) from planned public transit stops. This use will be allowed within the applicable General Plan land use area.

The General Plan is the document that sets the framework for the City of Fontana and provides the overall policies for development within the community. Furthermore, the General Plan encourages variety of development including residential uses.

The Applicant has request a site and architectural review of a new 24-unit apartment project over two parcels, APNs 0230-041-52 and -60, totaling approximately 0.9 gross acres. The total building area is approximately 43,986 square feet, within one (1) three-story building with 1-bedrooms (944 square feet), 2-bedrooms (1,090 square feet), and 3-bedrooms (1,333 square feet) units.

The project will encompass a Tuscan architectural style for the apartment buildings. The elevations include varying warm and neutral hues. A variety of design features and materials are provided on the elevations such as stone veneer, arched wall openings, decorative window treatment and shutters, varied rooflines, and other features appropriate to the Tuscan architecture. The variety in color and material will provide for an architecturally pleasing project that will enhance the character of the neighborhood.

This development meets the criteria contained in the Design Review section of the Municipal Code. Additionally, the project is aesthetically enhanced with architectural detail and the site design incorporates elements resulting in a desirable development. The buildings will not exceed the maximum height of 38-foot. The project has high-quality architectural design and will be an appropriate and desirable development for the community.

Finding No. 2: **The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable development promoting the public health, safety, and welfare of the community.**

Findings of Fact: The project is located within the Route 66 Gateway subdistrict of the Form-Base Code (FBC) zoning district and has been determined to be aesthetically and architecturally pleasing and compatible with the neighborhood. The apartment complex is contemporary and true to

style and compatible with the surrounding homes, resulting in high-quality architectural design appropriate and desirable for the surrounding community. The development will enhance the character of the surrounding residential area through appropriate attention to aesthetics and design.

The project includes street improvements: sidewalks, drainage, grading, and perimeter walls to provide a safe and well-designed complex. The project has been reviewed by the City of Fontana's Planning, Engineering, Building and Safety, and Fire Prevention Departments ("Departments") for site circulation, access, and safety. The Departments have determined that the project meets or exceeds the standards of the Zoning and Development Code and will provide a safe design for normal public access provided the project complies with the Conditions of Approval.

Finding No. 3: **The proposal, in its design and appearance, is aesthetically and architecturally pleasing resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.**

Findings of Fact: The project will provide much needed improvements to the project site and surrounding area. The project includes street improvements: sidewalks, drainage, grading and perimeter walls to provide a safe and well-designed complex. The apartment complex has been reviewed by the City of Fontana's Planning, Engineering, Building and Safety, and Fire Prevention Departments ("Departments") for site circulation, access, and safety. The Departments have determined that the project meets or exceeds the standards of the Zoning and Development Code and will provide a safe design for normal public access provided the project complies with the Conditions of Approval. This structure will be built pursuant to all applicable building, zoning and fire codes standards and therefore, shall promote the public health, safety, and welfare of the surrounding community.

Finding No. 4: **The site improvements are appropriate and will result in a safe, well-designed facility.**

Findings of Fact: The project has been determined to be appropriate and will result in a safe, well-designed facility. There will be one (1) main vehicle access points to the site. The main entrance will be accessed from Banana Avenue. The driveway is designed to accommodate passenger vehicle traffic and service vehicles, as necessary. The project has been reviewed by the City of Fontana's Planning, Engineering, Building and Safety, and Fire Prevention Departments ("Departments") for site circulation, access, and safety. The Departments have determined that the project meets or exceeds the

standards of the Zoning and Development Code and will result in a safe, well-designed facility provided the project complies with the Conditions of Approval. The character of the surrounding neighborhood reflects residential uses consisting primarily of multi-family dwellings, attached and detached single-family homes.

Section 7. Approval. Based on the foregoing, the City of Fontana Planning Commission recommends that the City Council adopts the following:

- A resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program and direct staff to file the Notice of Determination;

- A resolution adopting General Plan Amendment No. 22-005;

- A resolution adopting Design Review No. 22-020; and

- An Ordinance approving Zone Change No. 22-006 and Development Code No. 22-007 subject to the findings as indicated herein and the Conditions of Approval have been prepared and are attached hereto as **Exhibit "A".**

Section 8. 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 – Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code Section No. 21081.6.

Section 9. Certification. The Secretary shall certify to the adoption of this Resolution.

Section 10. Effective Date. This Resolution shall become effective immediately upon adoption.

Section 11. Severability. If any provision of this Resolution or the application of any provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

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

City of Fontana

_____
Cathline Fort, Chairperson

ATTEST:

I, Ralph Thrasher, 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 the 17th day of October 2023, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ralph Thrasher, Secretary

Exhibit "A"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Design Review No. 22-020
Master Case No. 22-037

DATE: October 17, 2023

LOCATION: The project site is located at 8155 Banana Avenue APNs: 0230-041-33, -44, -52, -60, and -61

PLANNING DEPARTMENT:

1. The applicant/developer/property owner 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.

   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.

2. This Design Review shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.

3. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.

4. This project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code

5. 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 all of the following have occurred:

   A. All requirements of the City of Fontana's Municipal Code shall be complied with.

   B. All Conditions of Approval imposed on this project have been fulfilled.

   C. All of the improvements, construction, alteration, and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's final inspection and acceptance of the work.

6. Upon discovery of any cultural tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All cultural tribal 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.

   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.

   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.

7. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the residential structure until corrections are approved in writing by all appropriate staff.

8. The construction contractor will use the following source controls at all times:
   A. Use of noise-producing equipment will be limited to the interval from 8:00 a.m. to 5:00 p.m., Monday through Friday.
   B. 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.
   C. 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.
   D. Have only necessary equipment onsite.
   E. 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:
      i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
      ii. Temporarily enclose localized and stationary noise sources.

9. Prior to Certificate of Occupancy, a Property Maintenance Agreement shall be entered into, with the City of Fontana to maintain all landscaping, parking lot, drainage, lighting, and paved areas within the project in accordance with the standards of repair, maintenance and cleanliness specified in the plans submitted and approved by the Planning Department. If such landscaping, parking lot, drainage, lighting and paved areas are not maintained, such Agreement grants to the City such rights of access, ingress and egress upon and across the project site as deemed necessary to undertake and complete corrective action and assess actual City cost against the applicant/owner/tenant and against the property. The Agreement shall also be incorporated by referencing the Covenants, Conditions and Restrictions (CC&R's) recorded against the property, if any, and recorded with the County Recorder's office.

10. The Director of Planning, or his/her designee, shall have the authority for minor architectural changes focusing around items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.

11. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material of a minimum of ¼ inch thick, or as determined by the Director of Planning.

12. If solar panel systems are installed on the roof of any residential structure, the installation shall be on top or above the approved roof tile. If a solar panel system is flush-mounted to the roof, matching roof tiles shall be replaced immediately upon removal of the solar panels.

13. No solid masonry wall shall be less than a minimum of six (6) foot tall and no higher than nine (9) foot from top of ground when used in combination with a retaining wall unless otherwise stated in mitigations for this project.

14. All new block walls shall be constructed with a decorative block and capped with a prefabricated block cap to match the existing walls on the adjacent properties, where applicable.

15. Wall-mounted decorative lighting fixtures shall be provided at the front porch area.

16. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning.

17. The applicant/developer/property owner shall employ a certified professional manager or management company to provide maintenance, security, and other services. The professional manager or management company shall be California Association of Community Managers (CACM) certified or equivalent.

18. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manger's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.

19. The current Development Fees shall be paid.

20. All future monument signs shall be reviewed under a separate Design Review Sign application.

21. The applicant/developer/property owner shall comply with the mitigation measures identified in the Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program as approved by the City Council on _____.

22. The applicant/developer/property owner shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

Prior to Issuance of Building /Construction Permits

23. The applicant/developer/property owner 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.

ENGINEERING LAND DEVELOPMENT:

24. 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.

25. The applicant/developer/property owner 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 No. 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

26. The applicant/developer/property owner 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

27. The applicant/developer/property owner 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.

28. The applicant/developer/property owner shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

Prior To Issuance of Construction Permits

29. The applicant/developer/property owner shall provide a Land Improvement Agreement with accompanying security. The agreement shall be executed on City-provided forms.
30. The applicant/developer/property owner shall provide a Land Improvement Agreement with accompanying security. The agreement shall be executed on City-provided forms.
31. The applicant shall a) record a lot line adjustment to merge both parcels together and b) dedicate right-of-way on Banana Avenue.
32. The applicant shall record an easement with the adjacent property owner for proposed improvements through the frontage of 8161 Banana Avenue.
33. The applicant/developer/property owner 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 Issuance of Final Certificate of Occupancy

34. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans.
35. The Applicant/Engineer shall replace any existing survey monuments damaged or removed during construction.
36. 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).
37. 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.
38. 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.
39. 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 AND SAFETY DEPARTMENT:

40. The applicant/developer/property owner shall design the project to show compliance with the latest adopted edition of the following codes as applicable:

    A. California Building Code
    B. California Residential Code
    C. California Electrical Code
    D. California Mechanical Code
    E. California Plumbing Code
    F. California Energy Code
    G. California Fire Code
    H. California Green Building Standards Code

41. The applicant/developer/property owner 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.

42. The requirements of the Department of Environmental Health Services and the South Coast Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

43. The applicant/developer/property owner 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.

44. The applicant/developer/property owner 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.

45. The applicant/developer/property owner 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 (0.5) 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 and Safety Department.

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.

46. The applicant/developer/property owner is required to obtain permits prior to the removal and/or demolition of structures.

47. The applicant/developer/property owner 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

48. The following items (as applicable) shall be completed and/or submitted to Building and Safety Department 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

49. A complete accessibility plan will be required to show compliance with CBC Ch 11.

50. Please be aware that a Construction Waste Management Plan (CWMP) will be required at time of plan check submittal. For more information regarding waste diversion, please contact Burrtec Waste at (909) 889-0911.

51. For more information related to Building & Safety, please visit our web page at https://www.fontana.org/136/Building-Safety.

FIRE PROTECTION DISTRICT:

52. 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/developer/property owner 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.

53. Fire Access Road Width: Prior to map recordation, (if applicable), 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 Chapter 5 & SBCoFD Standard A-1

54. Turnaround: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. The applicant/developer/property owner shall construct and maintain the approved turnaround at all times.

55. 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 Chapter 5 & SBCoFD Standard A-2

56. Water System: Prior to Lot Line Adjustment 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 BB 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 (4"x2.5"x2.5") 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 Chapter 5 & SBCoFD Standard W-2

    The Fire Flow for this project shall be: 2,500 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 43,986 square foot structure.

57. Hydrant Marking**:** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2

58. Water System Certification. The applicant/developer/property owner 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. California Fire Code Chapter 5

59. 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 Chapter 5

60. Fire Sprinkler-NFPA #13: An automatic fire sprinkler system complying with National Fire Protection Association (NFPA) 13 and Fire Department standards are 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. California Fire Code Chapter 9 & SBCoFD Standard F-1

61. Fire Sprinkler-NFPA #13R: An automatic fire sprinkler system complying with National Fire Protection Association (NFPA) 13R and Fire Department standards are 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. California Fire Code Chapter 9 & SBCoFD Standard F-3

62. Fire Alarm, Waterflow Monitoring: A water flow monitoring fire alarm system complying with the California Fire Code, National Fire Protection Association (NFPA) and all applicable codes is required for 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 Chapter 9, NFPA 72 & SBCoFD Standard F-5

63. Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9

64. Addressing: The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

65. Illuminated Site Diagram: The applicant/developer/property owner shall submit for review and approval a site diagram plan to the Fire Department. The applicant/developer/property owner shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. California Fire Code Chapter 5 & SBCoFD Standard B-1

66. 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. California Fire Code Chapter 5 & SBCoFD Standard A-4

END OF CONDITIONS OF APPROVAL

NOTICE OF DETERMINATION

TO: _X_ County Clerk, County of San Bernardino

_X_ Office of Planning and Research

FROM: City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, CA 92335

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

Project Title: Master Case No. 22-037, General Plan Amendment No. 22-005, Zoning District Map Amendment No. 22-006, Development Code Amendment No. 22-007, and Design Review No. 22-020.

State Clearinghouse Number: 2009091089

Name of Person or Agency carrying out project: SA Golden Investment, Inc., 6226 Cooper Avenue, Fontana, CA 92336.

Project Location: The project site is located at 8155 Banana Avenue, APNs: 0230-041-33, -44, -52, -60, and -61.

Project Description: Master Case No. 22-037, General Plan Amendment No. 22-005, Zoning District Map Amendment No. 22-006, Development Code Amendment No. 22-007, and Design Review No. 22-020, and final Initial Study (IS), Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program for a new 24-unit apartment project on two (2) parcels, APNs 0230-041-52 and -60, totaling approximately 0.9 gross acres.

This is to certify that the City of Fontana approved the above described project on October 17, 2023 and made the following determinations:

1. The project __X__ will ___ will not have a significant effect on the environment.
2. An Environmental Impact Report (EIR) was prepared and fully analyzed the effects of the project. The EIR thoroughly analyzed and discussed all potential environmental impacts.
3. Mitigation measures X were ____ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations X was __ was not adopted for this project.
5. Findings X were ___ were not made pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Addenda are specified as follows:

   Custodian: City of Fontana, Planning Department
   Location: 8353 Sierra Avenue, Fontana, CA 92335

_____
Salvador Quintanilla
Senior Planner

Date Received for Filing

ATTACHMENT NO. 7

FONTANA
CALIFORNIA

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

Si desea información en Español referente a esta notificación o proyecto, favor de comunicarse al (909) 350-6728.

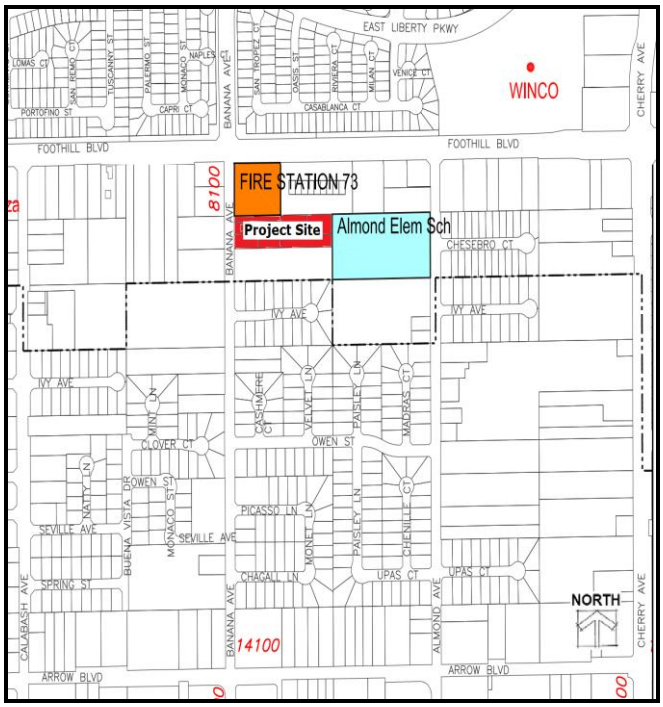
In compliance with Section No. 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification shall be made 48 hours prior to the meeting to 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. 22-037, General Plan Amendment No. 22-005, Zone Change Amendment No. 22-006, Zone Change Amendment No. 22-007, and Design Review No. 22-020

A request for the Planning Commission to review and forward a recommendation to the City Council for a General Plan Amendment to change General Plan land use map from Single-Family Residential (R-SF) to Walkable Mixed Used Corridor & Downtown (WMXU-1), a Zone Change Amendment to update the Zoning District Map from Residential-Single Family (R-1) to Form-Based Code (FBC), a Zone Change Amendment (text) to change the Form-Based Code map to identify the subject properties as Route 66 Gateway on APNs: 0230-041-33, -44, -52, -60, and -61, totaling approximately 2.4 adjusted gross acres, and a Design Review Project Application to develop a new 24-unit apartment project on two (2) parcels, APNs 0230-041-52 and -60, totaling approximately 0.9 gross acres.

Environmental Determination: An Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and 2019 Local Guidelines for implementing the California Environmental Quality Act. 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 for the Planning Commission's consideration.



ATTACHMENT NO. 8

FONTANA
CALIFORNIA

Location of Property:	8155 Banana Avenue APNs: 0230-041-33, -44, -52, -60, and -61
Date of Hearing:	October 17, 2023
Place of Hearing:	City Hall Council Chambers 8353 Sierra Avenue Fontana, CA 92335
Time of Hearing:	6:00 pm

Should you have any questions concerning this project, please contact Jon Dille, Associate Planner, at (909) 350-6681 or by email at jdille@fontanaca.gov.

The environmental documents can be viewed by going to the link below: https://www.fontanaca.gov/2137/Environmental-Documents.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION AT THE PLANNING DEPARTMENT, CITY HALL. PLEASE CONTACT THE PLANNER LISTED ABOVE.

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.

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