Attachment No. 6

Public Communications

1. Kapil Patil
2. Sam Labrador

Attachment No. 6

Mai Thao

From: Kapil Patil [redacted]
Sent: Monday, November 9, 2026 11:15 AM
To: Mai Thao
Subject: Formal Objection and Request for Residential Impact Review – 6556 Hemlock Avenue | MCN 25-0091 | November 17 Hearing
Attachments: 01_Original_Backyard_View_1.jpeg; 02_Original_Backyard_View_2.jpeg; 03_Original_Satellite_Hemlock_Lennar_Retreat.png; 04_Original_Satellite_Residential_Layout_Detail.png; 05_Annotated_Lennar_Retreat_Neighborhood_Map.png; 06_Annotated_Backyard_Roofline_Height_Concern.png; 07_Illustrative_Potential_View_Obstruction_Not_To_Scale.png

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Respected Mai Thao,

I am writing to formally express my concerns and objections to the proposed three-story, 16,805-square-foot development at 6556 Hemlock Avenue, Fontana, California (Master Case No. 25-0091, Conditional Use Permit No. 25-0024).

I am a homeowner in the neighboring Lennar Retreat community, directly across Hemlock Avenue from the existing mosque.

Unfortunately, I will be unable to attend the Planning Commission hearing scheduled for November 17, 2026, at 6:00 PM. I respectfully request that this email and all accompanying attachments be included in the official public hearing record and distributed to the Planning Commissioners before their deliberations.

My concerns involve the significant increase in building height, potential obstruction of existing mountain and sunset views, outdoor amplified sound disturbances, and traffic and parking safety along Hemlock Avenue.

1. Proposed Three-Story Height and Impact on Existing Mountain and Sunset Views

My primary concern is the substantial increase in height associated with the proposed three-story development.

As shown in my attached original backyard photographs, the existing mosque is relatively low-rise, with its roofline approximately aligned with the surrounding residential homes. This currently allows us to enjoy views of Mount Baldy, the San Gabriel Mountains, and the open evening sky.

These views are an important part of our daily lives. My family and I regularly spend time in our backyard enjoying coffee, sunsets, and the surrounding mountain scenery.

After reviewing the proposed architectural illustrations published on the Dar Al Taqwa website (https://daraltaqwa.org/gallery.html), I am concerned that the new three-story structure would rise substantially above the existing building and surrounding residential rooflines.

Even adding one floor could begin obstructing the mountain skyline, while a three-story structure could result in a much greater visual obstruction.

Importantly, **this concern extends beyond my individual property.**

As illustrated in the attached satellite images and annotated neighborhood map, multiple Lennar Retreat residences are located immediately across Hemlock Avenue from the mosque, including attached townhomes north and south of Horizon Street and detached condos farther south toward Sierra Avenue.

These homes could experience similar visual impacts depending on their location and the proposed building's final height and design.

I respectfully request clarification on the following:

- What is the exact proposed building height in feet, including rooftop equipment and architectural features?
- How much taller will the new building be compared with the existing structure?
- Has the City or applicant conducted a visual impact assessment from the neighboring Lennar Retreat residences?
- Have City staff or project representatives visited the affected residential viewpoints to understand the existing views and potential obstruction?
- Have accurate before-and-after visual simulations or line-of-sight studies been prepared from representative backyards or upper floors?
- Have reduced-height alternatives, including one-story or two-story designs, been evaluated?

I request that the City consider requiring representative residential-viewpoint simulations or a story-pole demonstration before granting approval.

The architectural illustrations available online do not adequately demonstrate the proposed building's impact from the neighboring homes.

2. Neighborhood Compatibility and Consultation With Affected Homeowners

The proposed development is immediately adjacent to an established residential community, separated only by Hemlock Avenue.

I understand that the Planning Commission must evaluate applicable Conditional Use Permit findings, including site suitability, neighborhood compatibility, and potential impacts on surrounding properties.

I respectfully request that the City explain what evidence supports a finding that the proposed three-story building is appropriate for this location.

In particular:

- Has the City specifically evaluated the impact on the Lennar Retreat attached townhomes and detached condos facing Hemlock Avenue?
- Have the affected homeowners been consulted directly about the proposed building height and neighborhood impacts, beyond the standard public hearing notification?
- What measures are proposed to minimize the building's visual impact on the surrounding residential community?
- How does the requested setback variance affect the overall site design and neighborhood compatibility?

Although I understand that private scenic views may not carry guaranteed legal protections, I believe the scale of a proposed development and its compatibility with existing neighboring properties deserve careful consideration.

I respectfully request direct outreach to affected Lennar Retreat residents and an opportunity to review the proposed building elevations and visual impact information before a final decision is made.

3. Existing Outdoor Loudspeaker Disturbances and Request to Prohibit Outdoor Amplification

Another significant concern is the existing use of outdoor loudspeakers for amplified prayers and announcements.

On Fridays and certain special occasions, amplified sound is clearly audible from our residential community.

I also recall specific occasions when amplified prayers or announcements occurred very early in the morning and were loud enough to wake me from sleep, despite all my windows being closed and my bedroom being located on the opposite side of the house from the mosque.

With the proposed expansion, I am concerned about the possibility of additional outdoor speakers, greater sound coverage, or increased frequency of amplified announcements.

I request clarification on:

- The number and location of existing outdoor loudspeakers.
- Whether additional outdoor speakers are proposed for the new building.
- Whether any speakers would be installed on exterior walls, rooftops, or other outdoor structures.
- What measures would prevent amplified sound from disturbing nearby residences?

I specifically request that the Planning Commission consider imposing a condition of approval prohibiting exterior loudspeakers and outdoor amplified broadcasts, with amplified prayers and announcements limited to the building's interior.

This concern relates solely to amplified outdoor noise and its effects on neighboring residents, not to religious activities themselves.

If the City does not adopt a complete prohibition, I request enforceable restrictions addressing speaker placement, sound levels, operating hours, and procedures for responding to residential noise complaints.

4. Existing Parking Congestion and Safety Concerns Along Hemlock Avenue

As shown in the attached satellite image and annotated map, Hemlock Avenue runs directly between the mosque and the Lennar Retreat residential community.

Horizon Street also serves as an access and exit route for Lennar Retreat residents.

During Friday gatherings and certain special occasions, Hemlock Avenue frequently becomes crowded with parked vehicles. I have personally observed congestion that makes maneuvering along the street and near residential access points difficult and potentially unsafe.

These concerns already exist with the current facility.

A substantially larger development raises questions about whether additional attendance and parking demand could worsen the existing conditions.

I respectfully request that the City:

- Conduct a parking and traffic assessment during actual peak Friday gatherings and high-attendance special occasions.
- Evaluate existing parking congestion along Hemlock Avenue, particularly near Horizon Street and the Lennar Retreat access points.
- Review whether the proposed on-site parking capacity is sufficient for the anticipated maximum occupancy.
- Assess whether parked vehicles compromise roadway clearance, visibility, turning movements, or emergency vehicle access.
- Consider installing **No Parking signs or designated no-parking zones along portions of Hemlock Avenue where parking creates unsafe conditions or obstructs residential access.**
- Require an appropriate parking and traffic management plan for peak attendance periods.

I specifically request that City traffic engineering staff conduct a field review of Hemlock Avenue during a Friday peak gathering and evaluate whether parking restrictions are necessary near the Lennar Retreat entrance and exit.

5. Request for Supporting Documents and Residential Impact Review

Before approval is granted, I respectfully request access to the following:

1. Complete architectural elevations showing the proposed building's actual height and roofline.
2. Comparisons of the existing and proposed building heights.
3. Any available visual impact assessments, line-of-sight studies, or residential-viewpoint simulations.
4. Documentation of any site inspections or neighborhood outreach involving affected Lennar Retreat residences.

5. Details of existing and proposed outdoor loudspeaker systems and noise mitigation measures.
6. Parking and traffic assessments, particularly for Friday and special-event conditions.
7. The Planning Commission staff report, proposed conditions of approval, and findings supporting the Conditional Use Permit and variance.

If these assessments have not been conducted, I respectfully request an explanation of how the City intends to evaluate the effects on the neighboring residential community before granting approval.

6. Formal Objection and Request to Defer Approval

I respect the mosque's right to serve its community and improve its facilities. My concerns are not about the activities conducted inside the building, but about the proposed scale of the development and its effects on neighboring residents.

I am not opposed to reasonable improvements to the existing facility. However, I object to approval of the proposed three-story development in its current form without adequate review of the concerns described above.

In particular, I request consideration of:

- A lower building height that minimizes obstruction of existing residential mountain and sunset views.
- A documented visual impact assessment from representative Lennar Retreat residences.
- Direct consultation with homeowners facing the proposed development.
- A condition prohibiting exterior amplified speakers and broadcasts.
- A parking and traffic safety review of Hemlock Avenue, including appropriate No Parking restrictions near residential access points.

If sufficient information is not available before the November 17, 2026, hearing, I respectfully request that the Planning Commission continue the hearing or defer its decision until these concerns have been appropriately evaluated.

7. Supporting Photographs and Annotated Reference Images

I am attaching both original photographs and annotated illustrations to help the Planning Commission understand the relationship between the proposed development and the surrounding residential properties.

The original photographs document existing conditions, while the annotated images identify the locations and potential impacts I am asking the City to evaluate.

The illustrative overlays are intended only to communicate the concerns and are not architectural measurements, verified building-height projections, or formal impact studies.

Attachments:

1. **Original Backyard Photograph – View 1:** Existing mosque roofline, neighboring residential rooftops, Mount Baldy, and mountain skyline as viewed from my property.

2. **Original Backyard Photograph – View 2:** Additional perspective showing the existing building height and open mountain and evening-sky views.
3. **Original Satellite Image – Hemlock Avenue and Lennar Retreat:** Existing aerial view of the mosque property, Hemlock Avenue, Horizon Street, and the adjacent residential community.
4. **Original Satellite Image – Residential Layout Detail:** Closer aerial view showing the attached townhomes and detached condos facing Hemlock Avenue.
5. **Annotated Neighborhood Map – Lennar Retreat Homes Potentially Affected:** Reference illustration identifying the mosque property, Lennar Retreat residences along Hemlock Avenue, the Horizon Street access/exit, and reported parking congestion areas.
6. **Annotated Backyard View – Existing Roofline and Potential Height Impact:** Reference illustration identifying the existing roofline, mountain skyline, and area of concern associated with a taller building.
7. **Illustrative View Impact Image – Potential Mountain and Sunset Obstruction:** Conceptual illustration of the possible visual impact from increased building height, not to scale and not based on approved architectural elevations.

For further reference, the applicant's published architectural illustrations can be viewed at: https://daraltaqwa.org/gallery.html.

I respectfully request that this correspondence and all attachments be included in the official public hearing record and made available to the Planning Commissioners before the hearing.

Since I cannot attend in person, please confirm in writing that my comments and attachments have been received and will be considered. I'd appreciate your response to my questions and the information requested.

Thank you for your time and consideration.

Sincerely,
Kapil Patil
Homeowner, Lennar Retreat Community
Fontana, California


6556
NOTICE OF FILING



Stone
Reservoir

Horizon St

Hemlock Ave

Park Ln

nland Valley Islamic
ciety - Dar Al-Taqwa

Mansard Ln

Hemlock Ave

Google Maps

Stone
Reservoir

15116

Horizon St

15119

Islamic
-Taqwa

15117

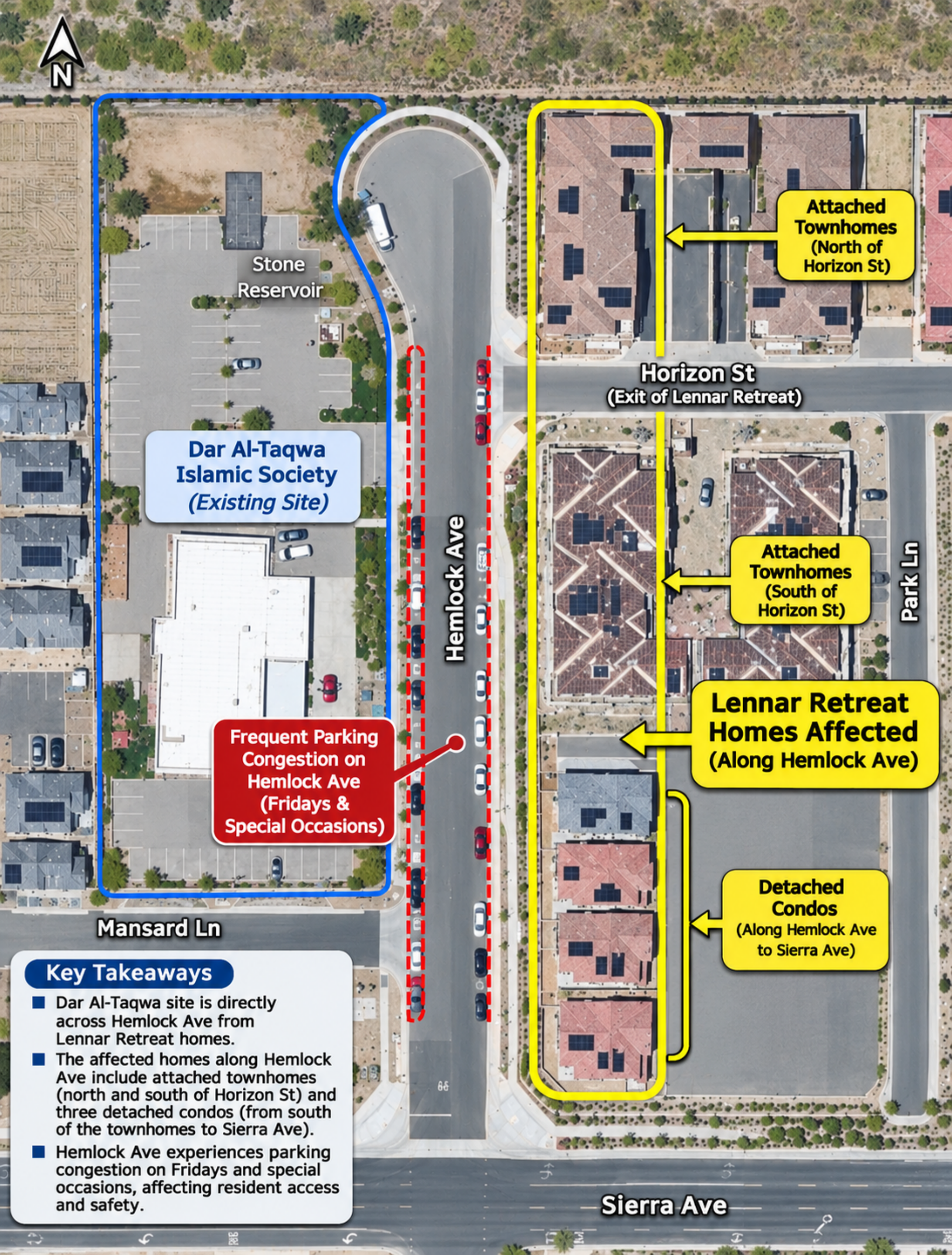
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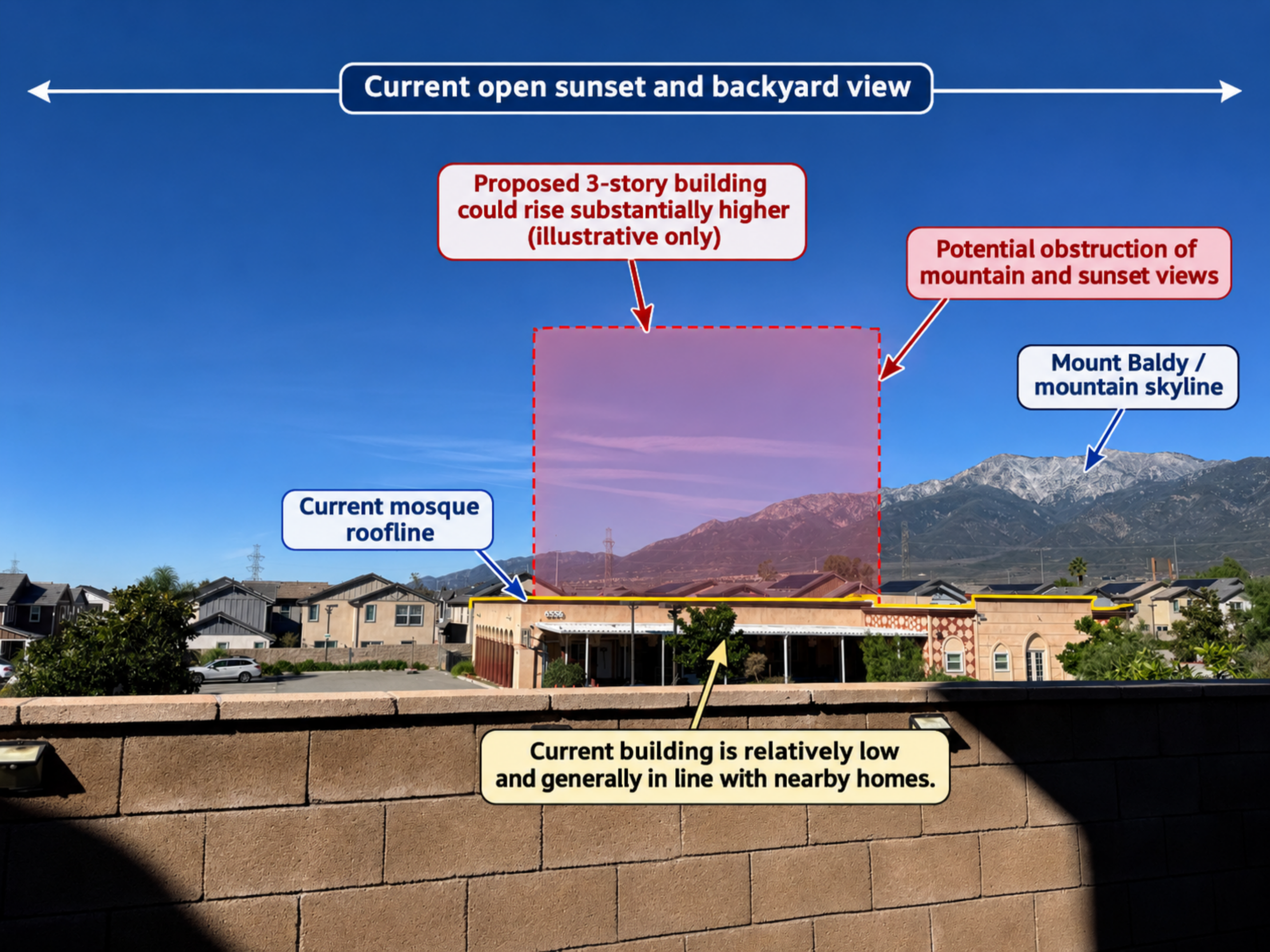
Ln

Mansard Ln

Hemlock Ave

Ric


N
Stone Reservoir
Dar Al-Taqwa Islamic Society (Existing Site)
Attached Townhomes (North of Horizon St)
Horizon St (Exit of Lennar Retreat)
Attached Townhomes (South of Horizon St)
Hemlock Ave
Park Ln
Lennar Retreat Homes Affected (Along Hemlock Ave)
Frequent Parking Congestion on Hemlock Ave (Fridays & Special Occasions)
Detached Condos (Along Hemlock Ave to Sierra Ave)
Mansard Ln
Sierra Ave
Key Takeaways
Dar Al-Taqwa site is directly across Hemlock Ave from Lennar Retreat homes.
The affected homes along Hemlock Ave include attached townhomes (north and south of Horizon St) and three detached condos (from south of the townhomes to Sierra Ave).
Hemlock Ave experiences parking congestion on Fridays and special occasions, affecting resident access and safety.


Current open sunset and backyard view
Proposed 3-story building could rise substantially higher (illustrative only)
Potential obstruction of mountain and sunset views
Mount Baldy / mountain skyline
Current mosque roofline
Current building is relatively low and generally in line with nearby homes.

Sunset / Open Sky View

Possible view blockage from increased building height

Illustrative only — not to scale

Mount Baldy / Mountain View

Current building sits near surrounding rooflines

Current mosque

Mai Thao

From: Sam Labrador [redacted]
Sent: Monday, November 9, 2026 10:59 PM
To: Mai Thao
Subject: Comments on MCN 25-0091 / CUP 25-0024 / VAR 26-0002 / ASP 25-0033 (6556 Hemlock Ave)

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Hi Ms. Thao,

I live at [redacted] directly next to the project site at 6556 Hemlock Avenue (APN 0228-021-10). I received the Notice of Public Hearing for the November 17, 2026 Planning Commission meeting and have questions and requests about the project.

I have household member with a respiratory illness and we are expecting a newborn early next year. Dust, air quality, and noise from both construction and ongoing operations are therefore **serious** health concerns for my family.

Questions:
1. Is any existing building being demolished or replaced, or is the new building an addition?
2. What are the total combined square footage, expected occupancy, and hours of operation after the expansion?
3. Has a noise study, air quality analysis, or parking study been prepared? The CEQA exemption notice does not indicate whether any were.
4. Please send me the staff report, site plan, and elevations when available.

Requested conditions of approval:

- Cameras and privacy**:** Security cameras on the existing property are positioned close to my home, and I can see a camera lens from inside my house. I am concerned about their fields of view. Floodlights also shine directly into my windows at night. I ask that the approval require a camera placement plan showing fields of view, privacy masking for neighboring residences, and shielded, downward-aimed lighting.

- Dust and air quality: A written dust control plan consistent with SCAQMD Rule 403 (regular watering, screening or fencing, covered haul loads, stabilized exits), limits on grading and demolition on high-wind days, and diesel equipment idling limits. Advance notice to adjacent neighbors before grading or demolition phases.

- Construction noise: Construction hours limited to weekday daytime hours, no weekend or early-morning work, and noisy equipment placed away from adjacent homes where possible.

- Operational noise: Limits on outdoor amplified sound, quiet hours in the evening and overnight, and mechanical equipment (HVAC, generators) placed and screened away from neighboring homes.
- Setback variance: I would like to understand the justification for reducing the front setback from 22 feet to 10 feet, and how noise, privacy, and building mass will be addressed for adjacent homes.

- Parking: A plan that keeps overflow parking off Hemlock Avenue and neighborhood streets.

- Contact: A named on-site contact and phone number for complaints during construction and operation.

Please include me on the notification list for this project and enter this email into the public record. I plan to attend the hearing and am happy to discuss any of this by phone.

Thank you for your time.

Sincerely,
Samuel Labrador
[redacted]