Welcome to the meeting of the City of Fontana Planning Commission. A complete agenda packet is located in the binder on the table in the lobby of the Grover W. Taylor Council Chambers Fontana, CA 92335. To address the Planning Commission, please fill out a card located at the entrance to the left indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the Planning Commission Secretary. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act, the Grover W. Taylor Council Chambers Fontana, CA 92335 is wheel chair accessible and a portable microphone is available.

Traduccion en Espanol disponible a peticion. Favor de notificar al Departamento "City Clerk". Para mayor informacion, favor de marcar el numero 350-7602.

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

SPECIAL PRESENTATIONS:

A. Oath of Affirmation of Allegiance:

Oath of Affirmation of Allegiance to newly appointed Planning Commissioners:

- Angela Garcia
- Raj Sangha
PUBLIC COMMUNICATIONS:

This is an opportunity for citizens to speak to the Planning Commission for up to five minutes on items not on the Agenda, but within the Planning Commission's jurisdiction. The Planning Commission is prohibited by law from discussing or taking immediate action on non-agendized items.

A. Public Communications:

CONSENT CALENDAR:

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below - there will be no separate discussion on these items prior to the time Planning Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion. Does any member of the public wish to address the Planning Commission regarding any item on the Consent Calendar before the vote is taken?

A. Approval of Minutes:

   Approve the Regular Planning Commission Meeting Minutes of February 5, 2019.

   Approve Consent Calendar Items as recommended by staff.

PUBLIC HEARINGS:

To speak on Public Hearing Items, fill out a card at the microphone stand indicating favor or opposition and give it to the Planning Commission Clerk. Each person will be allowed five minutes to address the Planning Commission. 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 delivered to the Planning Commission at, or prior to, the Public Hearing.

All Public Hearings will be conducted following this format:

(a) hearing opened  
(b) written communication  
(c) council/staff comments  
(d) applicant comments (applicant not limited to 5 minutes)  
(e) oral - favor  
(f) oral - opposition  
(g) hearing closed

A. Master Case No. 18-092; Design Review No. 18-024 - Design Review is a request to construct nine (9) single-family homes within previously approved Tract Map No. 20176 (TTM No. 18-004).

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. 2019 - _____; and,

1. Find that the project is Categorically Exempt pursuant to Section No. 15301, Class No. 32, (In-Fill Development) and Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act (CEQA), and direct staff to file a Notice of Exemption; and,

2. Approve Design Review No. 18-024, for site and architectural review of nine (9) single-family homes.

APPLICANT:
Shareef Awad
998 Teakwood Avenue
Bloomington, CA 92316

LOCATION:
16580 San Bernardino Avenue (APN: 0193-212-17).

REQUEST:
Design Review is a request to construct nine (9) single-family homes within previously approved Tract Map No. 20176 (TTM No. 18-004).

PROJECT PLANNER:
Fernando Herrera
Assistant Planner

B. Master Case No. 18-091; Time Extension for Tentative Tract Map No. 18974 (TTM No. 14-002EX); Design Review No. 18-025 - Tentative Tract Map Extension is a request for a two (2) year time extension for the previously approved Tentative Tract Map No. 18974. Design Review is a request to construct five (5) single-family homes within previously approved Tract Map No. 18974 (Tentative Tract Map No. 14-002).

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. 2019 - _____; and,

1. Find that the project is exempt pursuant to Section No. 15332, Class No. 32, (In-Fill Development) of the California Environmental Quality Act and Section No. 3.21 of the 2018 Local Guidelines for implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and,

2. Approve a two (2) year time extension for Tentative Tract Map No. 18974 (TTM No. 14-002EX), extending the expiration date to October 18, 2020; and,

3. Approve Design Review No. 18-025 for site and architectural review of five (5) single-family homes.

APPLICANT:
Masters Development, LLC
P.O. Box 784
Bloomington, CA 92316
LOCATION:
The project site is located on the east side of Knox Avenue south of Curtis Avenue and north of Sierra Lakes Parkway (APN: 1108-071-06; 07).

REQUEST:
Tentative Tract Map Extension is a request for a two (2) year time extension for the previously approved Tentative Tract Map No. 18974. Design Review No. 18-025 is a request to construct five (5) single-family homes within previously approved Tract Map No. 18974 (Tentative Tract Map No. 14-002).

PROJECT PLANNER:
Fernando Herrera
Assistant Planner

C. Master Case No. 18-097; Tentative Tract Map No. 20230 (TTM No. 18-012) - Tentative Tract Map No. 20230 is a proposal to subdivide one (1) parcel of approximately 3.0 adjusted gross acres into 12 lots for future development of single-family homes.

Based on the information contained within this staff report, and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2019-____; and,

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the CEQA, and Section No. 3.21 (Certain Infill Projects) of the Local Guidelines for Implementing the California Environmental Quality Act, 2018 and direct staff to file a Notice of Exemption; and,
2. Approve Tentative Tract Map No. 20230.

APPLICANT:
Core Equity Properties, LLC
17592 Seventeenth Street, Suite No. 100
Tustin, CA  92780

LOCATION:
The project site is located at 17366 Merrill Avenue (APN: 0192-242-58).

REQUEST:
Tentative Tract Map No. 20230 is a proposal to subdivide one (1) parcel of approximately 3.0 adjusted gross acres into 12 lots for future development of single-family homes. The lots range in size from approximately 6,000 square feet to approximately 11,650 square feet with an average of approximately 8,120 square feet.

PROJECT PLANNER:
Jon S. Dille
Associate Planner
UNFINISHED BUSINESS:
   A. None.

NEW BUSINESS:
   A. None.

DIRECTOR COMMUNICATIONS:
   A. Director Communications:
      Upcoming cases scheduled for City Council and Planning Commission.

      An update of future City Council agenda items for February 26, 2019, March 12, 2019, and March 26, 2019 for the Planning Commission's information.

      An update of future Planning Commission agenda items for March 5, 2019 and March 19, 2019 for the Planning Commission's information.

COMMISSION COMMENTS:
   A. Planning Commission Remarks:

WORKSHOP:
   A. None.

ADJOURNMENT:
   A. Adjourn to a Regular Planning Commission Meeting on March 5, 2019 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.
CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, February 5, 2019, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Sanchez called the meeting to order at 6:01 p.m.

Present: Chairperson Sanchez, Vice Chairperson Quiroga, and Secretary Fort

Absent: None

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Associate Planner Jon Dille; Associate Planner Brett Hamilton; Planning Intern Alexia De La Torre; Administrative Secretary Maria Torres; and Commission Secretary Ysela Aguirre

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Fr. Benedict Nwachukwu-Udaku, Sacred Heart Catholic Church, the Pledge of Allegiance was led by Vice Chairperson Quiroga.

SPECIAL PRESENTATIONS:

A. Recognition of Planning Commissioners:

Mayor Warren recognized Commissioner Meyer for his years of service to the Planning Commission. Commissioner Meyer was present to accept the recognition.

Mayor Warren recognized Commissioner Vasquez for her service to the Planning Commission. Commissioner Vasquez was not present to accept the recognition.

Benjamin Lopez, on behalf of County Supervisor Rutherford, recognized Commissioner Meyer for his service to the Planning Commission.
Maria Arias, on behalf of Senator Connie Leyva, recognized Commissioner Meyer for his service to the Planning Commission.

Maha Rizvi, on behalf of Assembly Member Eloise Gomez Reyes, recognized Commissioner Meyer for his service to the Planning Commission.

B. Oath of Affirmation of Allegiance:

The Oath of Affirmation of Allegiance was administered by Mayor Acquanetta Warren and Council Member Cothran to Commissioner Cathline Fort, Commissioner Daniel Quiroga, and Commissioner Idilio Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Attorney Kathleen Moreno requested a continuance of Public Hearing Item A.

CONSENT CALENDAR:

A. Approval of Minutes:


ACTION: A motion was made by Secretary Fort and seconded by Vice Chairperson Quiroga to approve the Minutes of the January 15, 2019, Planning Commission Meeting. Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, Fort; NOES: None; ABSTAIN: None)

PUBLIC HEARINGS:

A. Master Case No. 18-061; Conditional Use Permit No. 15-023R1; Conditional Use Permit No. 15-021R1 - Conditional Use Permit (CUP) No. 15-023R1 is a request to modify the hours of operation for an existing restaurant in conjunction with an existing California Department of Alcoholic Beverage Control (ABC) Type 47 (On-Sale for a Restaurant); and Conditional Use Permit (CUP) No. 15-021R1 is a request to extend the hours of live entertainment.

The Public Hearing was opened.

Mickie Bender spoke on incidences with the applicant’s property and in opposition to the project.

Bill Bender spoke in opposition to the extension of the hours.

Georgina Ortega spoke in opposition to the extension of the hours and spoke on an incident at the property.

The Public Hearing was closed.
ACTION: By consensus, the Planning Commission continued this item to the March 5, 2019, Planning Commission Meeting.

B. Master Case No. 16-004R1; Conditional Use Permit No. 16-004R1 - Review and approval of a Conditional Use Permit (CUP) amendment to CUP No. 16-004 to expand an existing 1,590 square foot restaurant (Mariscos del Pacifico) operating with a California Department of Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine, for a Bona Fide Public Eating Place) license and add 737 square feet of tenant space (for a total of 2,327 square feet).

Planning Intern Alexia De La Torre provided the staff report.

Discussion was held on an error on the maps; staff will correct the error.

Discussion was held on the current hours of operation.

The Public Hearing was opened.

Speaking for the applicant, Edgar Montoya.

Applicant has read, understood and agreed to the conditions of approval.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Chairperson Sanchez and seconded by Secretary Fort to adopt Resolution PC No. 2019-008; and, 1) Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.21 of the Local 2018 Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 16-004R1 subject to the attached Findings and Conditions of Approval. Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, Fort; NOES: None; ABSTAIN: None)

C. Master Case No. 18-066; Tentative Parcel Map No. 19974 (TPM No. 18-006) - A request to subdivide one (1) parcel of approximately 6.82 adjusted gross acres into two (2) parcels for commercial development.

Associate Planner Jon Dille provided the staff report.

The Public Hearing was opened.

Maryam Tung requested more information on the project and requested a list of permitted uses.

Associate Planner Dille spoke on the applicant not having a project planned, but must follow permitted commercial uses.
The Public Hearing was closed.

Secretary Fort clarified that the project was just a subdivision with no zoning changes; and whatever project is planned, must be go along with existing zoning.

**ACTION:** Motion was made by Secretary Fort and seconded by Vice Chairperson Quiroga to adopt Resolution PC No. 2019-009; and, 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) and Section No. 15315 (Class 15, Minor Land Divisions) of the CEQA and per Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act (CEQA), and direct staff to file a Notice of Exemption; and, 2) Approve Tentative Parcel Map No. 19974 (TPM No. 18-006). Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, Fort; NOES: None; ABSTAIN: None)

D. **Master Case No. 18-077; Tentative Tract Map No. 20212 (TTM No. 18-009); Master Case No. 18-076; Tentative Tract Map No. 20214 (TTM No. 18-008) - Tentative Tract Map No. 20212: subdivide approximately 16.11 gross acres into seven (7) lots for the purpose of future development of townhomes in Planning Area 1 of the Summit at Rosena Specific Plan; Tentative Tract Map No. 20214 is a request to subdivide approximately 75.7 gross acres into Planning Areas 10-19 of the Summit at Rosena Specific Plan.**

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on Condition of Approval No. 63 on super page 119 of 147, being stricken as it is not applicable to the project since it will be a privately maintained park.

Discussion was held on the number of subdivisions.

Discussion was held on the maintenance of the private parks.

Discussion was held on the number of lots equating to the number of homes.

The Public Hearing was opened.

Speaking for the applicant, Craig Moraes, spoke on the planned park amenities.

Applicant has read, understood and agreed to the conditions of approval.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Secretary Fort and seconded by Chairperson Sanchez to adopt Resolution PC No. 2019-010; and, 1) Find that the previously certified Summit at Rosena Specific Plan Environmental Impact Report (SCH No. 200421079) adopted and certified by the City Council on March 22, 2006, has adequately identified the impacts associated with the project, pursuant to Section 15162 of the CEQA Guidelines and direct staff to file a Notice of Determination; and, 2) Approve Tentative Tract Map No. 20212...
UNFINISHED BUSINESS:

A. None.

NEW BUSINESS:

A. None.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for the February 12, 2019, and February 26, 2019, meetings for the Planning Commission's information; and an update of future Planning Commission items for the February 19, 2019, and March 5, 2019, regular meetings for the Planning Commission's information.

Director AbuBakar congratulated the reappointed Commissioners.

Director AbuBakar congratulated the new Commissioners to be sworn in at the next meeting.

Director AbuBakar thanked Commissioner Meyer for the accolades tonight and thanked staff for their hard work that make it possible.

Director AbuBakar reminded the Commissioners of the Goal Setting meeting on Saturday, February 9, 2019, from 9:00 a.m. to 12:00 p.m.

Director AbuBakar reminded the Commissioners regarding the League of California Cities Planning Commissioners Academy being held March 6-8, 2019, in Long Beach, California.

Director AbuBakar spoke on the new Commissioners being sworn in on February 19, 2019.

Director AbuBakar spoke on the Respectful Workplace Training being held on March 23, 2019, from 8:00 a.m. to 10:30 a.m. at the Jessie Turner Health and Fitness Center.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Secretary Fort thanked Commissioner Meyer for his work on the Planning Commission.
Secretary Fort spoke on serving with Commissioner Vasquez on the Planning Commission.

Secretary Fort spoke on working as one unit and missing the outgoing Commissioners.

Secretary Fort welcomed the new Commissioners and is looking forward to building a working relationship with them.

Vice Chairperson Quiroga thanked Commissioner Meyer for his service and leadership.

Vice Chairperson Quiroga thanked Commissioner Vasquez for her service to the Planning Commission.

Vice Chairperson Quiroga is looking forward to working with the new Commissioners.

Vice Chairperson Quiroga thanked Mayor Warren and the City Council for giving the Commissioners an opportunity to serve Fontana.

Vice Chairperson Quiroga thanked his wife, parents, sister, and children for their support.

Chairperson Sanchez spoke on having the honor of serving on the Planning Commission.

Chairperson Sanchez spoke on Commissioner Meyer being a support on the Commission.

Chairperson Sanchez spoke on Commissioner Vasquez giving her heart and soul to the Planning Commission; she will be missed.

Chairperson Sanchez spoke on being honored that Mayor Warren was present to swear the Commissioners in.

Chairperson Sanchez spoke on being excited to welcome new Commissioners Garcia and Sangha.

Commissioner Sanchez requested tonight’s meeting be adjourned in memory of Nadine Rotolo.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:12 p.m. in memory of Nadine Rotolo to a Regular Planning Commission Meeting on February 19, 2019 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.
Ysela Aguirre
Commission Secretary


_____________________________________
Idilio Sanchez
Chairperson
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. 2019 - _____; and,

1. Find that the project is Categorically Exempt pursuant to Section No. 15301, Class No. 32, (In-Fill Development) and Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act (CEQA), and direct staff to file a Notice of Exemption; and,
2. Approve Design Review No. 18-024, for site and architectural review of nine (9) single-family homes.

APPLICANT:
Shareef Awad  
998 Teakwood Avenue  
Bloomington, CA  92316

LOCATION:
16580 San Bernardino Avenue (APN: 0193-212-17).

REQUEST:
Design Review is a request to construct nine (9) single-family homes within previously approved Tract Map No. 20176 (TTM No. 18-004).

PROJECT PLANNER:
Fernando Herrera  
Assistant Planner

DISCUSSION:
See attached staff report for additional information.

FISCAL IMPACT:
None.
MOTION:
Approve staff recommendation.

REVIEWED BY:

[Signature]
Orlando Hernandez
Planning Manager

APPROVED BY:

[Signature]
Zai AbuBakar
Director of Community Development

ATTACHMENTS:

<table>
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<tr>
<th>Description</th>
<th>Type</th>
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<tr>
<td>Staff Report and Attachments 1-6</td>
<td>Backup Material</td>
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ITEM: PH-A
Report to the
Planning Commission

PLACEMENT: Public Hearing

APPLICATION: Master Case No. 18-092
Design Review No. 18-024

DATE: February 19, 2019

APPLICANT: Shareef Awad
998 Teakwood Avenue
Bloomington, CA 92316

LOCATION: The project site is located on the east side of Chantry Avenue north of San Bernardino Avenue, 16580 San Bernardino Avenue (APN: 0193-212-17).

REQUEST: Design Review No, 18-024 is a request to construct nine (9) single-family homes within previously approved Tract Map No. 20176 (TTM No. 18-004).

PROJECT PLANNER: Fernando Herrera, Assistant Planner

I. BACKGROUND INFORMATION:

A. Existing Land Use Designation:

<table>
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<th>Zoning</th>
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<td>Public Facility (P-PF)</td>
<td>Jack Bulik Park</td>
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<td>South:</td>
<td>Public Facility (P-PF)</td>
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<td>Cypress Elementary School</td>
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<td>West:</td>
<td>Single Family Residential (R-SF)</td>
<td>Single-Family Residential (R-1)</td>
<td>Single-Family Homes</td>
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</table>
B. Environmental Review Finding:

The proposed design review for the development of nine (9) single-family homes is exempt pursuant to Section No. 15332, Class No. 32, (In-Fill Development) of the California Environmental Quality Act (CEQA) and Section No. 3.21 of the 2018 Local Guidelines for Implementing the CEQA.

C. Previous Approvals/Special Circumstances:

- Tentative Tract Map No. 20176 was approved by the Planning Commission on August 21, 2018 to subdivide a parcel of approximately 4.64 acres into nine (9) new single-family lots and one parcel of 2.58 acres with an existing place of assembly.

II. PROJECT DESCRIPTION:

A. Project Area: 4.64 adjusted gross acres

B. Parcel/Lot Analysis:

Residential Lots:
Minimum lot size (required): 6,000 sq. ft. with an average of 7,200 sq. ft.
Minimum lot size (provided): 6,899 sq. ft.
Largest lot: 9,507 sq. ft.
Average lot size: 7,724 sq. ft.

C. Setback Analysis:

Required:
Front: 25 foot setback to residential living space (habitable area). Minimum 19 foot setback to a porch
Side: 15 foot aggregate setback with a minimum of 5 feet per side
Rear: 20 foot minimum setback

D. Building Height:

Permitted: Maximum 35 feet
Proposed: Maximum 25 feet 7 inches

E. Building/Unit Analysis:

Minimum Square Footage
Required: 1,850 square feet
Proposed: 1,866 square feet (smallest)
2,498 square feet (largest)

Density
Maximum: 5.0 dwelling units per acre
Proposed: 4.3 dwelling units per acre
Parking
Required: A minimum two-car garage is required for homes with three (3) to four (4) bedrooms, a minimum three-car garage is required for homes with five (5) to six (6) bedrooms.

Proposed:

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<tr>
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<th>No. of Bedrooms</th>
<th>Enclosed Garage</th>
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<tr>
<td>Plan 1866</td>
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<td>Plan 2171 A</td>
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<td>Plan 2171 B</td>
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<td>2</td>
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<td>Plan 2498 A</td>
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<td>3</td>
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</tr>
<tr>
<td>Plan 2498 C</td>
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III. ANALYSIS:

The applicant, Shareef Awad, is requesting that the Planning Commission review and approve Design Review No. 18-024, an application for site design and architectural elevations for nine (9) single-family homes within previously approved Tract Map No. 20176.

Design Review:
The proposed project is within the Single-Family Residential (R-1) zoning district. There is one (1) point of ingress/egress on Chantry Avenue. The applicant has proposed three (3) floor plans with a total of six (6) varying elevations for the plans. The proposed single-family residential units exceed the minimum square footage requirements specified in the Zoning and Development Code and will not exceed the maximum height of 35 feet. The maximum lot coverage, required setbacks, and all applicable development standards will comply with those specified in the Zoning and Development Code.

The General Plan encourages a variety of housing including single-family residential developments in order to preserve and enhance stable residential neighborhoods and support a high quality of life and economic prosperity. Land Use Element Goal No. 2, of the 2018 City of Fontana General Plan states that “Fontana development patterns support a high quality of life and economic prosperity” (page 15.34). The proposed single-family residential units are consistent with the City’s General Plan and the City of Fontana development standards as set forth by Goal No. 7, which states that “public and private development meets high design standards” (page 15.40).

The proposed dwelling units exceed the minimum square footage requirements specified in the Single-Family Residential (R-1) zoning district of the Fontana Zoning and Development Code. The proposed project also complies with the 45% maximum lot coverage, required setbacks, and all applicable development standards specified in the Fontana Zoning and Development Code. All the homes will meet the minimum enclosed garage space requirement. Plans 1866, 2171 A, and B will have two-car garages and floor plans 2498 A, B, and C will have a three-car garage. Additionally, there are no homes being proposed with more than six (6) bedrooms.
Architecture:
The applicant is proposing architecture styles described as Craftsman, Tuscan, and Spanish, in light earth tone and neutral colors (i.e. brown, tan, beige, white, light blue etc.). Architectural relief utilized for the proposed homes consists of stone veneer, decorative window treatments, varied roof lines, architectural “pop-outs,” porches, and other features appropriate to each theme. The use of a variety of colors and decorative shutters of a contrasting color will further add architectural diversity to each plan.

All units are designed with concrete tile roofing material coordinated to match the color scheme of each elevation. Additionally, all garage doors will incorporate windows and varied door colors and patterns appropriate for each plan. The development, by its design and proposed features, will meet and/or exceed the requirements of the Zoning and Development Code.

IV. 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. 2019 - _____; and,

1. Find that the project is Categorically Exempt pursuant to Section No. 15301, Class No. 32, (In-Fill Development) and Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act (CEQA), and direct staff to file a Notice of Exemption; and,

2. Approve Design Review No. 18-024, for site and architectural review of nine (9) single-family homes.

Planner: Fernando Herrera
Assistant Planner

Reviewed by: Orlando Hernandez
Planning Manager

Approved by: Zai AbuBakar
Director of Community Development
Attachments:
   1. Vicinity Map
   2. Site Plan
   3. Elevations
   4. Resolution with Findings and Conditions of Approval
   5. Notice of Exemption
   6. Public Hearing Notice

Under Separate Cover:
   1. Full size plans
   2. Reduced color copies of the Enhanced Elevations
Plan 1866 Elevations

DATE: February 19, 2019
CASE: Master Case No. 18-092
Design Review No. 18-024

ATTACHMENT NO. 3
Plan 2171 Elevations

DATE: February 19, 2019
CASE: Master Case No. 18-092
Design Review No. 18-024
Plan 2498 Elevations

DATE: February 19, 2019
CASE: Master Case No. 18-092
Design Review No. 18-024
RESOLUTION PC NO. 2019-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING DESIGN REVIEW NO. 18-024 FOR ARCHITECTURAL REVIEW OF NINE (9) SINGLE-FAMILY HOMES WITHIN THE PREVIOUSLY APPROVED TENTATIVE TRACT MAP NO. 20176.

WHEREAS, the City of Fontana received an application on August 23, 2018, Design Review No. 18-024, for architectural review of nine (9) single-family homes to be constructed on approximately 4.64 adjusted gross acre site within previously approved Tentative Tract Map No. 20176.

Project Applicant:  Shareef Awad
1998 Teakwood Avenue
Bloomington, CA 92316

Project Location:  The project site is located on the east side of Chantry Avenue north of San Bernardino Avenue and further defined as Tract Map No. 20176.

Site Area:  4.64 adjusted gross acres

WHEREAS, the subject site was incorporated from San Bernardino County as part of the City of Fontana on June 25, 1952; and

WHEREAS, pursuant to Section 30-104 of the Fontana Zoning and Development Code, residential projects of nine (9) units or more requires approval of a Design Review by the Planning Commission; and

WHEREAS, pursuant to Section 30-159.A of the Fontana Zoning and Development Code, a single-family residential project up to five (5) dwelling units per acre is a permitted use and requires approval of a Design Review by the Planning Commission; 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, Conditions of Approval have been prepared and are attached hereto as Exhibit "A" for the Design Review; and

WHEREAS, the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Section 15332; Class 32, (In-Fill Development) and Section No. 3.21 of the 2018 Local Guidelines for Implementing CEQA, and

WHEREAS, Tentative Tract Map 18-004 (Tentative Tract Map No. 20176) was approved by the Planning Commission on October 18, 2016 pursuant to CEQA
guidelines, Section No. 15301, Class No. 32, (In-Fill Development) of the California Environmental Quality Act and Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act; 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 Fontana Herald newspaper on February 8, 2019, posted at City Hall and at the project site; and

WHEREAS, the Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all of the information, evidence, and testimony presented at its public hearing on February 19, 2019; and

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

NOW, THEREFORE, the Commission RESOLVES as follows:

Section 1. The City of Fontana Planning Commission hereby makes the following findings for Design Review No. 18-024 in accordance with Section 30-111 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1: This proposal meets or exceeds the criteria contained in Chapter 30 and will result in an appropriate and desirable development.

Findings of Fact: Design Review No. 18-024 is a request for site and architectural review of nine (9) single-family homes within previously approved Tentative Tract Map No. 20176 (Tentative Tract Map No. 18-004).

The applicant is proposing architecture styles described as Craftsman, Tuscan, and Spanish, which reflect light earth tone and neutral colors (i.e. brown, tan, beige, light blue, etc.). Architectural relief utilized for the proposed homes consists of stone veneer, decorative window treatments, varied roof lines, architectural "pops-outs," banding, porches, and other features appropriate to each theme. The use of a variety of colors and decorative shutters of a contrasting color will further add architectural diversity to each plan.

All units are designed with tile roofing material coordinated to match the color scheme of each elevation. Additionally, all garage doors will incorporate windows and varied door colors and patterns appropriate for each plan.

As described this project meets the criteria contained in the design review section of the Fontana Zoning and Development Code. The
project has high quality architectural design, appropriate screening from the public right-of-way and will be an appropriate and desirable development.

The proposed single-family housing will be built on lots greater than City of Fontana minimum standard requirements. The project offers appropriate and desirable development within the City of Fontana.

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

Findings of Fact: The proposal as indicated in Finding No. 1 has been designed to enhance and compliment the surrounding neighborhood. The architectural theme for the project is described as Craftsman, Tuscan, and Spanish. The proposed homes are contemporary and have stayed true to the various architectural styles. The result is a high-quality architectural design appropriate and desirable for the surrounding neighborhood. The proposed development will enhance the character of the surrounding neighborhood through appropriate attention to aesthetics and design.

The use of a variety of colors and decorative elements such as shutters and window treatment further establish the architectural diversity of each building. Additionally, the homes will be enhanced with additional features such as “pop outs”, shutters, and banding. These enhancements will provide an aesthetically pleasing street scene for the entire development and will enhance the character of the surrounding neighborhood.

Finding No. 3: The site improvements (building, parking, circulation, site and building lighting, and on-site landscaping) are appropriate and will result in a safe, well designed facility.

Findings of Fact: The proposed development complies with the City of Fontana Zoning and Development Code. Improvements including streets, sidewalks, drainage, and grading, will provide a safe and well-designed neighborhood.

The site improvements have been reviewed by the Fire, Building and Safety Engineering and Police Departments. During the project review process, changes were made to the plans to ensure that the project is a well-designed project. Street lighting and on-site lighting has been included to provide ample visibility at night. Landscaping has been incorporated to create an attractive atmosphere along adjacent parcels.
Finding No. 4: The proposal is consistent with the General Plan and applicable Specific Plan.

Findings of Fact: The proposal as described in Finding No. 1 is consistent with the General Plan designation for the project site which is Single Family Residential (R-SF) The General Plan, which sets the framework for the City of Fontana is a document that provides the overall policies for development within the community and does not specifically regulate development standards. The General Plan encourages a variety of housing including single-family residential developments in order to preserve and enhance stable residential neighborhoods and support a high quality of life and economic prosperity. Land Use Element Goal No. 2, of the 2018 City of Fontana General Plan states that “Fontana development patterns support a high quality of life and economic prosperity” (page 15.34). The proposed single-family residential units are consistent with the City’s General Plan and the City of Fontana development standards as set forth by Goal No. 7, which states that “public and private development meets high design standards” (page 15.40).

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

Findings of Fact: The proposed single-family residential homes will be built pursuant to all applicable building and fire codes standards, in addition to the Conditions of Approval as referenced herein. The development is also consistent with the vision of the General Plan and therefore shall promote the public health, safety and welfare of the surrounding community.

Section 2. The City of Fontana Planning Commission hereby determines that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development), and Section No. 3.21 of the Local 2018 Guidelines for Implementing the California Environmental Quality Act.

Section 3. Based on the foregoing, the City of Fontana Planning Commission hereby approves Design Review No. 18-024, subject to the Conditions of Approval, which are attached hereto as Exhibit “A” to this Resolution and incorporated herein by this reference.

Section 4. 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 Community Development Department – Planning Division, 8353
Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 5. The Secretary shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 19th day of February, 2019.

City of Fontana

__________________________
Idilio Sanchez, Chairperson

ATTEST:

I, Cathline Fort, 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 19th day of February 2019, by the following vote, to-wit:

AYES: 
NOES: 
ABSENT: 
ABSTAIN: 

__________________________
Cathline Fort, Secretary
“Exhibit A”

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 18-092
Design Review No. 18-024

DATE: February 19, 2019

LOCATION: The project site is located on the east side of Chantry Avenue north of San Bernardino Avenue.

PLANNING DIVISION:

1. Design Review No. 18-024 is a request to construct nine (9) single-family homes within previously approved Tract Map No. 20176 as shown on Exhibits 1 through 3 in the staff report approved by the Planning Commission on February 19, 2019.

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 Division inspection, has commenced within this period.

3. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant’s proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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

Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant’s sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. The following are basic, flexible plotting and design criteria for development under new Design Reviews. Variations and possible additional criteria may be added by the Commission to individual Design Reviews based upon Planning Commission consideration of individual circumstances:

- A. A floor plan shall not be used consecutively more than three times in a row (whether reversed or not).
- B. If the same floor plan is used for adjacent homes, one shall be the reverse of the other and have a different elevation.
- C. No more than 65% of any one floor plan shall be used on any cul-de-sac or along any street between intersecting streets (Section No. 5-16).
- D. No two adjacent homes using the same floor plan shall have the same exterior color scheme/treatment.
- E. The proposed homes shall have varying setbacks. Minimum variation shall be four (4) feet unless located on a curvilinear street, which provides a varied street scene, and then the variation shall be three (3) feet. When one and two story homes are adjacent, the two-story home should have the larger front setback.
- F. A variety of designs shall be used on car garage doors, with no two adjoining homes that have the same floor plan and elevation using the same garage door pattern. In no case shall more than three homes of any floor plan or elevation have the same garage door pattern in a row. All homes shall be provided with car garage door windows in a variety of designs.
- G. All garage doors shall be metal, sectional and roll-up.
- H. Trim with a stucco covering may be painted in a contrasting color. The contrasting color should be color compatible with the trim color.
- I. The Director of Community Development, 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's. 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.
J. Wall-mounted decorative lighting fixtures shall be provided at the front porch area as well as on each side of the garage door. All exterior light fixtures shall be a minimum of 18 inches in length.

K. All front doors shall provide a window or other decorative treatment.

L. All homes shall upgrade the hardscape used within the concrete walkway(s) leading to the front door of the house in order to complement the home's exterior architectural elements. (Example: decorative patterned scoring; exposed aggregate finishes; stamped concrete, etc.) (This requirement shall be identified on the phasing site plan that is submitted to the Building and Safety Division for plan check. A detail of the types of hardscape to be used on the walkways shall also be shown on the phasing site plan.)

M. 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 Community Development.

N. Steel gates with privacy screening (defined as a material used on the steel gate to obscure the view of the back yard from the street) shall be required for side yards.

O. All block walls shall be capped with a prefabricated block cap. Interior block walls not visible from public view may be capped with a rounded mortar/concrete cap.

P. The following shall be provided in all garages:

1. Install one automatic garage door opener for the double garage door; at a minimum;

2. Install one overhead receptacle for each overhead garage door installed; and,

3. In addition to any required receptacles for laundry appliances (washer and dryer) located in the garage, install at least one duplex receptacle on each wall of the garage.

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

6. Any foam treatment used for architecture treatments and/or projections located on the first floor shall be covered with concrete or similar durable material a minimum of ¾ inch thick, or as determined by the Director of Community Development.

7. The applicant shall post the most recent City of Fontana General Plan map, size 24-inches by 36-inches, in all offices selling new homes in the subdivision, whether on-site or remote. The project site/tract boundary shall be clearly delineated on the General Plan map. Additionally, a 24-inch by 36-inch map showing the school district boundaries (for all districts in the City) shall be displayed. The General Plan information and school district boundaries may be included on the same map. The
maps shall be clearly and prominently displayed and be visible to all persons entering the sales office.

8. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

9. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.

10. The current development fees must be paid prior to issuance of building/construction permits.

11. 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 Manager’s decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections No. 30-30 and Sections No. 30-31 of the Municipal Code.

12. The developer shall provide clustered and/or individual mail box(es) for the delivery of mail to future residents of the development in a convenient location that does not block the line of sight. The mail boxes shall be made of durable material and shall be installed in a manner that is resistant to vandalism and meets the requirements of the Post Office. The Post Office currently approves freestanding mailboxes that are F-series and wall-mounted boxes that are 4C series. The developer is responsible for contacting the Post Office for the type and location of the mail boxes within their development. Any replacements of the mail boxes subsequent to the original installation shall be the responsibility of the developer, each individual homeowner and/or the homeowners association, and the Post Office.

PRIOR TO CERTIFICATE OF OCCUPANCY

13. The applicant shall have fully provided, constructed, or otherwise meet all Planning Division’s requirements per approved plans, and shall have addressed all punch list items to the satisfaction of the Director of Community Development.

14. All future monument signs shall be reviewed under a separate Design Review Sign application.
15. The applicant shall remove the notice boards after the item has been approved and the 15-day appeal period has lapsed. The date in which the boards shall be removed is Wednesday March 6th, 2019, so be it that there has not been an appeal filed with the City of Fontana Planning Division.

POLICE DEPARTMENT:


ENGINEERING DIVISION:

17. Land Development Standard Conditions from TTM18-000004 shall continue to apply to this development.

BUILDING & SAFETY DIVISION:

18. Shall comply 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

19. Automatic fire suppression systems shall be installed in all new construction per Article II, Chapter 11 of the Code of the City of Fontana. 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.

20. The requirements of 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.

21. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.

22. All perimeter/boundary walls shall be 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.
23. All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

24. The Tract or Parcel map shall record prior to the issuance of any building permits.

25. 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, 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. No water course or natural drainage shall be obstructed.

E. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

F. Drainage water shall not pass from an "improved" type of drainage structure to an "unimproved" type of drainage structure (e.g., concrete swale to slag or dirt swale) unless otherwise approved by the Building Official.

G. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

H. 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.

26. All signs shall be Underwriters Laboratories approved or equal.

27. Permits are required prior to the removal and/or demolition of structures.

28. All homes in this project shall connect to the public sewer system.

29. All exterior lighting shall be orientated, 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

30. The following items (as applicable) shall be completed and/or submitted to Building & Safety prior to the issuance of building permits for this project:
   A. Precise grading plans shall be approved
   B. Rough grading completed
   C. Compaction certification
   D. Pad elevation certification
   E. Rough grade inspection signed off by a City Building Inspector.

31. 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.

PUBLIC WORKS DEPARTMENT:

32. All landscape and irrigation plans shall comply with the City of Fontana Standard Specifications.

33. Provide a CFD exhibit showing all proposed letter lots, Landscape Medians, WQMP and any existing and proposed street lights

34. Maintain Intersection Sight Distance for all intersections (City Standard Drawing 140) taking into account plant height, elevation changes, monument walls, garden and retaining walls. Accumulative height shall not exceed thirty (30) inches.

35. All landscape and irrigation design shall incorporate drought tolerant plant materials and water efficient irrigation systems. (Ordinance #1087) Article IV Sec. 28-91 F.C.C. and AB 1881Ordinance.
36. City Landscape Inspector is responsible for streetscape inspections and final recommendation for acceptance of all Landscape areas and parks.

37. Street trees are required to be planted in accordance with city standards. Species to be selected by Landscape Architect and approved by Landscape Development and Parks and Landscape Department.

38. Walls with in the landscape areas or park areas shall be coated with Victrocem anti-graffiti coating or as directed by city staff during plan check.

39. Parks shall be design with the input of the Parks and landscape Department. Parks shall be design per the Public Works Park Design Standards.

40. The developer shall submit to the Parks and Landscape Department the following for plan check:

   A. Landscape Submittal Form (completely filled out)
   B. Two (2) complete sets of planting and irrigation plans, details and specifications.
   C. Conceptual Landscape Design Plan as approved by the Development Advisory Board and/or Planning Commission.
   D. Two (2) sets of Cost Estimates
   E. CFD quantity estimate form
   F. One (1) set of the Conditions of Approval from D.A.B and/or the Planning Commission
   G. Water Conservation Landscape Package if applicable (Landscape and Construction must be approved prior to issuance of building/construction permits)

41. A landscape plan and installation schedule in accordance with City Guidelines and Specifications for all areas between any curb and right of way line or perimeter wall shall be submitted to and approved by the City. The plans shall show that safe sight distance standards are met and indicate topographical information, plant species, sizes and location, and also show the related irrigation system/controls and water meter service points.

END OF CONDITIONS OF APPROVAL
NOTICE OF EXEMPTION

TO: Clerk of the Board of Supervisors
County of San Bernardino
385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0130

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

1. Project Title: Master Case Number 18-092 and Design Review 18-024

2. Project Location - Specific: The project site is a rectangularly shaped property consisting of one parcel (APN: 0193-2121-17) of approximately 4.64 adjusted gross acres of which 2.58 acres is already developed with a place of assembly located east of Chantry Avenue and north of San Bernardino Avenue.

3. (a) Project Location - City: Fontana, CA 92335
(b) Project Location - County: San Bernardino

4. Description of nature, purpose, and beneficiaries of Project: A request for the Design Review for the architecture and design of nine single family homes for a previously approved tract map No. 20176.

5. Name of Public Agency approving project: City of Fontana

6. Name of Person or Agency carrying out project: City of Fontana

7. Exempt status: (Check one)
   (a) Ministerial project.
   (b) Not a project.
   (c) Emergency Project.
   (d) X Categorical Exemption. State type and class number: Exempt under Section No. 15301, Class No. 32, (Infill Development) of the California Environmental Quality Act.
   (e) Declared Emergency.
   (f) Statutory Exemption. State Code section number:
   (g) Other. Explanation:

8. Reason why project was exempt: This project is solely for the Design Review for the architecture and Design of nine proposed single-family homes. The subdivision of the land has been determined to be Categorically Exempt Pursuant to Section 15301, Class 32 (In-Fill Development) of the California Environmental Quality Act (CEQA) and Section No. 3.21 of the 2018 Local Guidelines for Implementing CEQA.

9. Contact Person: Fernando Herrera, Assistant Planner Telephone: (909) 350-7608

Date Received for Filing: ____________________________
Orlando Hernandez
Planning Manager

(Clerk Stamp Here)

ATTACHMENT NO. 5
NOTICE OF PUBLIC HEARING

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

Master Case No. 18-092; Design Review No. 18-024

A request for architectural and site review of nine (9) single-family homes located on the east side of Chantry Avenue, north of San Bernardino Avenue. The proposal includes three (3) floor plans that encompass three (3) architectural styles. The architectural styles include a Spanish theme, a Craftsman theme, and a Tuscan theme. The project is located within the Single-Family Residential (R-1) zoning district. The site was previously subdivided under Tentative Tract Map Number 20176.

Environmental Determination: This project has been determined not to have a significant effect on the environment and is Exempt pursuant to Section No. 15301 (In-fill Development) of the California Environmental Quality Act and Section No. 3.21 of the 2018 Local Guidelines for implementing the California Environmental Quality Act.

Location of Property: The project site is located on the east side of Chantry Avenue north of San Bernardino Avenue (APN: 0193-212-17).

Date of Hearing: February 19, 2019

Place of Hearing: City Hall Council Chambers
8553 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.

Project Site

Should you have any questions concerning this project, please contact Fernando Herrera, Assistant Planner, at (909) 350-7608 or by e-mail at fherrera@fontana.org.

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DIVISION, CITY HALL. IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.
ACTION REPORT
February 19, 2019

FROM: Community Development Department

SUBJECT: Master Case No. 18-091; Time Extension for Tentative Tract Map No. 18974 (TTM No. 14-002EX); Design Review No. 18-025 - Tentative Tract Map Extension is a request for a two (2) year time extension for the previously approved Tentative Tract Map No. 18974. Design Review is a request to construct five (5) single-family homes within previously approved Tract Map No. 18974 (Tentative Tract Map No. 14-002).

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. 2019 - _____; and,

1. Find that the project is exempt pursuant to Section No. 15332, Class No. 32, (In-Fill Development) of the California Environmental Quality Act and Section No. 3.21 of the 2018 Local Guidelines for implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and,
2. Approve a two (2) year time extension for Tentative Tract Map No. 18974 (TTM No. 14-002EX), extending the expiration date to October 18, 2020; and,
3. Approve Design Review No. 18-025 for site and architectural review of five (5) single-family homes.

APPLICANT:
Masters Development, LLC
P.O. Box 784
Bloomington, CA 92316

LOCATION:
The project site is located on the east side of Knox Avenue south of Curtis Avenue and north of Sierra Lakes Parkway (APN: 1108-071-06; 07).

REQUEST:
Tentative Tract Map Extension is a request for a two (2) year time extension for the previously approved Tentative Tract Map No. 18974. Design Review No. 18-025 is a request to construct five (5) single-family homes within previously approved Tract Map No. 18974 (Tentative Tract Map No. 14-002).

PROJECT PLANNER:
DISCUSSION:
See attached staff report for additional information.

FISCAL IMPACT:
None.

MOTION:
Approve staff recommendation.

ATTACHMENTS:

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<tr>
<td>Staff Report and Attachments 1-6</td>
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ITEM: PH-B
Report to the Planning Commission

PLACEMENT: Public Hearing

APPLICATION: Master Case No. 18-091
Time Extension for Tentative Tract Map No. 18974 (TTM No. 14-002EX)
Design Review No. 18-025

DATE: February 19, 2019

APPLICANT: Masters Development LLC
PO Box 784
Bloomington, CA 92316

LOCATION: The project site is located on the east side of Knox Avenue south of Curtis Avenue and north of Sierra Lakes Parkway (APN: 1108-071-06; 07).

REQUEST: Tentative Tract Map Extension No. 14-002EX is a request for a two (2) year time extension for the previously approved Tentative Tract Map No. 18974. Design Review No. 18-025 is a request to construct five (5) single-family homes within previously approved Tract Map No. 18974 (Tentative Tract Map No. 14-002).

PROJECT PLANNER: Fernando Herrera, Assistant Planner

I. BACKGROUND INFORMATION:

A. Existing Land Use Designation:

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<td>Single-Family Homes and vacant</td>
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</table>
B. **Environmental Review Finding:**

Time Extension for Tentative Tract Map No. 18974 (Tentative Tract Map No. 14-002EX) and Design Review No. 18-025 are exempt pursuant to Section No. 15332, Class No. 32, (In-Fill Development) of the California Environmental Quality Act (CEQA) and Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act.

C. **Previous Approvals/Special Circumstances:**

- Tentative Tract Map No. 18974 was approved by the Planning Commission on October 18, 2016, to subdivide a parcel of approximately 1.78 acres into 5 lots for the purpose of single-family homes.

II. **PROJECT DESCRIPTION:**

A. **Project Area:** 1.78 adjusted gross acres

B. **Parcel/Lot Analysis:**

<table>
<thead>
<tr>
<th>Residential Lots:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size (required):</td>
<td>10,000 sq. ft.</td>
</tr>
<tr>
<td>Minimum lot size (provided):</td>
<td>10,874 sq. ft.</td>
</tr>
<tr>
<td>Largest lot:</td>
<td>14,621 sq. ft.</td>
</tr>
<tr>
<td>Average lot size:</td>
<td>12,017 sq. ft.</td>
</tr>
</tbody>
</table>

C. **Setback Analysis:**

- Required:
  - Front: 25 foot setback to residential living space (habitable area). Minimum 19 foot setback to a porch
  - Side: 20 foot aggregate setback with a minimum of 5 feet per side
  - Rear: 20 foot minimum setback

D. **Building Height:**

- Permitted: Maximum 35 feet
- Proposed: Maximum 26 feet

E. **Building/Unit Analysis:**

- Minimum Square Footage
  - Required: 1,500 square feet
  - Proposed: 2,426 square feet (smallest)

Parking

- Required: A minimum two-car garage is required for homes with three (3) to four (4) bedrooms, a minimum three-car garage is required for homes with five (5) to six (6) bedrooms, and a minimum four-car garage is required for homes with seven (7) bedrooms.
III. ANALYSIS:

The applicant, Masters Development LLC, is requesting that the Planning Commission review and approve a two-year time extension for Tentative Tract Map No. 18974 (TTM14-002EX) as well as Design Review No. 18-025 for site design and architectural elevations for five (5) single-family homes.

**Tentative Tract Map Extension:**
The applicant is requesting that the Planning Commission grant a two-year time extension for Tentative Tract Map No. 18974. The Tentative Tract Map was originally approved by the Planning Commission on October 18, 2016 with an expiration date of October 18, 2018. If the time extension is approved, the map will expire on October 18, 2020.

**Design Review:**
The proposed project is within the Residential Planned Community (R-PC) zoning district. There is one (1) point of ingress/egress on Knox Avenue. The applicant has proposed three (3) floor plans with two (2) elevations for two (2) of the plans and a different elevation for the third. The proposed single-family residential units exceed the minimum square footage requirements of 1,500 square feet as specified in the Zoning and Development Code and will not exceed the maximum height of 35 feet. The maximum lot coverage, required setbacks, and all applicable development standards will comply with those specified in the Zoning and Development Code.

The General Plan encourages a variety of housing including single-family residential developments in order to preserve and enhance stable residential neighborhoods and support a high quality of life and economic prosperity. Land Use Element Goal No. 2, of the 2018 City of Fontana General Plan states that “Fontana development patterns support a high quality of life and economic prosperity” (page 15.34). The proposed single-family residential units are consistent with the City’s General Plan and the City of Fontana development standards as set forth by Goal No. 7, which states that “public and private development meets high design standards” (page 15.40).

The proposed dwelling units exceed the minimum square footage requirements specified in the Residential Planned Community (R-PC) zoning district of the Fontana Zoning and Development Code. The proposed project also complies with the 45% maximum lot coverage, required setbacks, and all applicable development standards specified in the Fontana Zoning and Development Code. All the homes will meet the minimum enclosed garage space requirement. Plan 2426 A and B will have two-car garages and floor plans 2610, 2805 A and 2805 B will have a three-car garage.
Additionally, there are no homes being proposed with more than six (6) bedrooms.

**Architecture:**
The applicant is proposing architecture styles described as Craftsman, Cottage, and Spanish, in light earth tone and neutral colors (i.e. brown, tan, beige, white, light blue etc.). Architectural relief utilized for the proposed homes consists of stone veneer, decorative window treatments, varied roof lines, architectural "pop-outs," porches, and other features appropriate to each theme. The use of a variety of colors and decorative shutters of a contrasting color will further add architectural diversity to each plan.

All units are designed with concrete tile roofing material coordinated to match the color scheme of each elevation. Additionally, all garage doors will incorporate windows and varied door colors and patterns appropriate for each plan. The development, by its design and proposed features, will meet and/or exceed the requirements of the Zoning and Development Code.

**IV. 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. 2019 - ____: and,

1. Find that the project is exempt pursuant to Section No. 15332, Class No. 32, (In-Fill Development) of the California Environmental Quality Act and Section No. 3.21 of the 2018 Local Guidelines for implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and,

2. Approve a two (2) year time extension for Tentative Tract Map No. 18974 (TTM No. 14-002EX), extending the expiration date to October 18, 2020; and,

3. Approve Design Review No. 18-025 for site and architectural review of five (5) single-family homes.

**Planner:**

Fernando Herrera
Assistant Planner

Reviewed by:

Orlando Hernandez
Planning Manager

Approved by:

Zai AbuBakar
Director of Community Development
Regular Planning Commission Meeting - February 19, 2019

Attachments:
1. Vicinity Map
2. Tentative Tract Map No. 18974/ Site Plan
3. Elevations
4. Resolution with Findings and Conditions of Approval
5. Notice of Exemption
6. Public Hearing Notice

Under Separate Cover:
1. Full size plans
2. Reduced color copies of the Enhanced Elevations
Plan 2426
Elevations

DATE: February 19, 2019
CASE: Master Case No. 18-091
Design Review No. 18-025
Tentative Tract Map 14-002EX
Plan 2805 Elevations

DATE: February 19, 2019

CASE: Master Case No. 18-091
Design Review No. 18-025
Tentative Tract Map No. 14-002EX
RESOLUTION PC NO. 2019-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING A TWO-YEAR TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 18974 (TTM NO. 14-002EX) AND DESIGN REVIEW NO. 18-025 FOR ARCHITECTURAL REVIEW OF FIVE (5) SINGLE-FAMILY HOMES LOCATED ON THE EAST SIDE OF KNOX AVENUE SOUTH OF CURTIS AVENUE AND NORTH OF SIERRA LAKES AVENUE.

WHEREAS, the City of Fontana received an application on September 27, 2018, for a time extension to Tract Map No. 18974 (TTM No. 14-002EX).

WHEREAS, the City of Fontana received an application on August 23, 2018, for Design Review No. 18-025 for architectural review of five (5) single-family homes to be constructed on approximately 1.78 adjusted gross acre site within the previously approved Tentative Tract Map No. 18974;

Project Applicant: Masters Development LLC
15541 Curtis Avenue
Fontana, CA 92336

Project Location: The project site is located on the east side of Knox Avenue south of Curtis Avenue and north of Sierra Lakes Parkway and further defined as Tract Map No. 18974.

Site Area: 1.78 adjusted gross acres

WHEREAS, the subject site was annexed from San Bernardino County into the City of Fontana on October 8, 1981; and

WHEREAS, pursuant to Section 30-104 of the Fontana Zoning and Development Code, residential projects of five (5) units or more requires approval of a Design Review by the Planning Commission; and

WHEREAS, pursuant to Section 30-159.A of the Fontana Zoning and Development Code, a single-family residential project up to 3 dwelling units per acre is a permitted use and requires approval of a Design Review by the Planning Commission; 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, Conditions of Approval have been prepared and are attached hereto as Exhibit “A” for the Tentative Tract Map Time Extension and Exhibit “B” for the Design Review; and

ATTACHMENT NO. 4
WHEREAS, Tentative Tract Map 18974 (Tentative Tract Map No. 14-002EX) is exempt pursuant to CEQA guidelines, Section No. 15332, Class No. 32, (In-Fill Development) of the California Environmental Quality Act and Section No. 3.21 of the 2018 Local Guidelines for implementing the California Environmental Quality Act; 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 Fontana Herald newspaper on February 8, 2019, posted at City Hall and at the project site; and

WHEREAS, the Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all of the information, evidence, and testimony presented at its public hearing on February 19, 2019; and

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

NOW, THEREFORE, the Commission RESOLVES as follows:

Section 1. The City of Fontana Planning Commission hereby makes the following findings for Tentative Tract Map 18974 (TTM No. 14-002EX) in accordance with Section 26-55 (e) "Hearing; criteria for approval" of the Fontana Municipal Code:

Finding No. 1: That the proposed map is consistent with the city’s general plan and any applicable specific plan.

Findings of Fact: Tentative Tract Map No. 18974 (TTM No. 14-002EX) is a request for a two (2) year time extension of a previously approved Tentative Tract Map No. 18974 that seeks to develop five (5) parcels for the development of single-family homes. The proposed development of the homes is consistent with the General Plan Map designation of Residential Planned Community (R-PC).

Finding No. 2: That the design or improvements of the proposed subdivision are consistent with the general plan and any applicable specific plan.

Findings of Fact: The design of the proposed will establish five (5) single-family homes on a cul-de-sac. All street improvements will be constructed pursuant to applicable building, zoning, and fire code standards. The site is physically suitable for this type of subdivision and the development of the single-family homes.

Finding No. 3: That the site is physically suitable for the type and density of development proposed.
Findings of Fact: The project site in its shape and topography is suitable for this development. The project site is approximately 1.78 adjusted gross acres and would accommodate five (5) single-family lots. The lot sizes range from 10,000 square feet to 14,621 square feet with an average of 12,017 square feet. The minimum lot size in the Residential Planned Community (R-PC) Zoning District is 10,000 square feet. The lot sizes are consistent with surrounding single-family development. All street improvements will be constructed pursuant to applicable building, zoning, and fire code standards. The site is physically suitable for this type of subdivision and the development of the single-family homes.

Finding No. 4: That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Findings of Fact: The design of this previously approved subdivision and the proposed improvements as described in Finding No. 1 through Finding No. 3 above complies with the City of Fontana’s Municipal Code requirements, Conditions of Approval (referenced herein), and will not have any impact on the environment or substantially and avoidably injury to fish, wildlife, or their habitat.

Finding No. 5: That the design of the subdivision or the type of improvements will not cause serious public health problems.

Findings of Fact: The proposed single-family residential homes will be built pursuant to all applicable building and fire codes standards, in addition to the Conditions of Approval as referenced herein. The development is also consistent with the vision of the General Plan and therefore shall promote the public health, safety and welfare of the surrounding community.

Finding No. 6: That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The planning commission may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to easements previously acquired by the public.

Findings of Fact: The design of the subdivision as described in Finding No. 1 through No. 5 complies with the City of Fontana’s Municipal Code, Zoning and Development Code requirements and will not conflict with
easements acquired by the public for access through or use of the property within the proposed subdivision.

**Section 2.** The City of Fontana Planning Commission hereby makes the following findings for Design Review No. 18-025 in accordance with Section 30-111 "Findings for approval" of the Fontana Zoning and Development Code:

**Finding No. 1:** This proposal meets or exceeds the criteria contained in Chapter 30 and will result in an appropriate and desirable development.

**Findings of Fact:** Design Review No. 18-025 is a request for the site and architectural review of five (5) single-family homes in the previously approved Tentative Tract Map No. 18974.

The applicant is proposing architecture styles described as Craftsman, Cottage, and Spanish, which reflect light earth tone and neutral colors (i.e. brown, tan, beige, light blue, etc.). Architectural relief utilized for the proposed homes consists of stone veneer, decorative window treatments, varied roof lines, architectural "pops- outs," banding, porches, and other features appropriate to each theme. The use of a variety of colors and decorative shutters of a contrasting color will further add architectural diversity to each plan.

All units are designed with tile roofing material coordinated to match the color scheme of each elevation. Additionally, all garage doors will incorporate windows and varied door colors and patterns appropriate for each plan.

As described this project meets the criteria contained in the design review section of the Fontana Zoning and Development Code. The project has high quality architectural design, appropriate screening from the public right-of-way and will be an appropriate and desirable development.

This project meets the criteria contained in the design review section of the Municipal Code. The architecture of the project meets or exceeds the quality standards of the City of Fontana. The proposed single-family housing will be built on lots greater than City of Fontana minimum standard requirements. The project offers appropriate and desirable development within the City of Fontana.

**Finding No. 2:** The proposal in its design and appearance is aesthetically and architecturally pleasing while enhancing the character of the surrounding neighborhood.
Findings of Fact: The proposal as indicated in Finding No. 1 has been designed to enhance and compliment the surrounding neighborhood. The architectural theme for the project is described as Craftsman, Cottage, and Spanish. The proposed homes are contemporary and have stayed true to the various architectural styles. The result is a high-quality architectural design appropriate and desirable for the surrounding community. The proposed development will enhance the character of the surrounding area through appropriate attention to aesthetics and design.

The use of a variety of colors and decorative elements such as shutters and window treatment further establish the architectural diversity of each building. Additionally, the homes will be enhanced with additional features such as “pop outs”, shutters, and banding. These enhancements will provide an aesthetically pleasing street scene for the entire development and will enhance the character of the surrounding neighborhood.

Finding No. 3: The site improvements (building, parking, circulation, site and building lighting, and on-site landscaping) are appropriate and will result in a safe, well designed facility.

Findings of Fact: The proposed development complies with the City of Fontana Zoning and Development Code. Improvements including streets, sidewalks, drainage, and grading, will provide a safe and well-designed neighborhood.

The site improvements have been reviewed by the Fire, Building and Safety, Engineering and Police Departments. During the project review process, changes were made to the plans to ensure that the project is a well-designed project. Street lighting and on-site lighting has been included to provide ample visibility at night. Landscaping has been incorporated to create an attractive atmosphere along adjacent parcels.

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

Findings of Fact: The proposal as described in Finding No. 1 is consistent with the General Plan designation for the project site which is Residential Planned Community (R-PC) The General Plan, which sets the framework for the City of Fontana is a document that provides the overall policies for development within the community and does not specifically regulate development standards. The General Plan encourages a variety of housing including single-family residential
developments in order to preserve and enhance stable residential neighborhoods and support a high quality of life and economic prosperity. Land Use Element Goal No. 2, of the 2018 City of Fontana General Plan states that "Fontana development patterns support a high quality of life and economic prosperity" (page 15.34). The proposed single-family residential units are consistent with the City's General Plan and the City of Fontana development standards as set forth by Goal No. 7, which states that "public and private development meets high design standards" (page 15.40).

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

Findings of Fact: The proposed single-family residential homes will be built pursuant to all applicable building and fire codes standards, in addition to the Conditions of Approval as referenced herein. The development is also consistent with the vision of the General Plan and therefore shall promote the public health, safety and welfare of the surrounding community.

Section 3. The City of Fontana Planning Commission hereby determines that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development), and Section No. 3.21 of the Local 2018 Guidelines for Implementing the California Environmental Quality Act.

Section 4. Based on the foregoing, the City of Fontana Planning Commission hereby approves Tentative Tract Map No. 18974 (TTM No. 14-002EX), subject to the Conditions of Approval, which are attached hereto as Exhibit “A” and approve Design Review No. 18-025, subject to the Conditions of Approval, which are attached hereto as Exhibit “B” to this Resolution and incorporated herein by this reference.

Section 5. 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 Community Development Department – Planning Division, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 6. The Secretary shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 19th day of February 2019.
City of Fontana

Idilio Sanchez, Chairperson

ATTEST:

I, Cathline Fort, 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 19th day of February 2019, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Cathline Fort, Secretary
“Exhibit A”

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 18-091
Tentative Tract Map No. 18974 (TTM No. 14-002EX)

DATE: February 19, 2019

LOCATION: The project site is located on the east side of Knox Avenue north of Sierra Lakes Parkway and south of Curtis Avenue.

PLANNING DIVISION:

1. This approval is for a two-year time extension to Tentative Tract Map No. 18974 (TTM No. 14-002EX) to subdivide approximately 1.78 adjusted acres for five (5) single-family lots. This Tentative Tract Map shall become null and void on October 18, 2020, two (2) years from the date of the previous expiration date, unless the final map is recorded, or the applicant applies for an extension of time in accordance with the Subdivision Map Act and the provisions of the Fontana Municipal Code.

2. 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 the following have occurred:

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

   B. 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 issuance of a Certificate of Occupancy or other document evidencing the City’s final inspection and acceptance of the work.

   C. All other Conditions of Approval imposed by this project have been fulfilled.

3. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant’s proposed project or to any approvals.
of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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

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.

4. This Tentative Tract Map shall comply with all applicable development standards of Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development) of the Municipal Codes of the City of Fontana and the Subdivision Map Act.

5. The applicant shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located on any private property, to the satisfaction of the Director of Community Development. A note to this effect shall be placed on the map prior to recordation of the final map.

6. 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 Sections 30-30 and 30-31 of the Municipal Code.

PRIOR TO ISSUANCE OF GRADING/CONSTRUCTION PERMITS

7. All conditions of approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet all
the final building and grading plans prior to issuance of any building or grading permits.

8. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

ENGINEERING LAND DEVELOPMENT:

9. All Conditions of Approval for Tentative Tract Map No. 18974 apply. The Engineering Department shall retain the authority to modify previously issued Conditions of Approval to meet current requirements.

MANAGEMENT SERVICES:

10. To eliminate the negative fiscal impact on municipal services associated with this proposal, the project will be required to annex into an existing community facilities district (CFD) or form a new community facilities district (CFD) for the purpose of financing the costs of maintenance and operation of the street lighting, landscaping, parks, parkways and the removal of or cover of graffiti. The city will determine which is more appropriate for the project, establishing a new district or annexing into an existing district. The district formation or annexation must be completed prior to the recording of the final tract map.

FIRE DEPARTMENT:

11. The Fire Department shall have the authority to modify or remove previously issued Conditions of Approval for Tentative Tract Map No. 18974 that conflict with current fire code requirements. The project shall be required to meet all of the current fire code requirements.

PUBLIC WORKS:

12. All landscape and irrigation plans shall comply with the City of Fontana Standard Specifications.

13. Provide a CFD exhibit showing all proposed letter lots, Landscape Medians, WQMP and any existing and proposed street lights

14. Maintain Intersection Sight Distance for all intersections (City Standard Drawing 140) taking into account plant height, elevation changes, monument walls, garden and retaining walls. Accumulative height shall not exceed thirty (30) inches.
15. All landscape and irrigation design shall incorporate drought tolerant plant materials and water efficient irrigation systems. (Ordinance #1087) Article IV Sec. 28-91 F.C.C. and AB 1881Ordinance.

16. City Landscape Inspector is responsible for streetscape inspections and final recommendation for acceptance of all Landscape areas and parks.

17. Street trees are required to be planted in accordance with city standards. Species to be selected by Landscape Architect and approved by Landscape Development and Parks and Landscape Department.

18. Walls with in the landscape areas or park areas shall be coated with Vicrocem anti-graffiti coating or as directed by city staff during plan check.

19. Parks shall be design with the input of the Parks and landscape Department. Parks shall be design per the Public Works Park Design Standards.

20. The developer shall submit to the Parks and Landscape Department the following for plan check:

A. Landscape Submittal Form (completely filled out)
B. Two (2) complete sets of planting and irrigation plans, details and specifications.
C. Conceptual Landscape Design Plan as approved by the Development Advisory Board and/or Planning Commission.
D. Two (2) sets of Cost Estimates
E. CFD quantity estimate form
F. One (1) set of the Conditions of Approval from D.A.B and/or the Planning Commission
G. Water Conservation Landscape Package if applicable (Landscape and Construction must be approved prior to issuance of building/construction permits)

21. A landscape plan and installation schedule in accordance with City Guidelines and Specifications for all areas between any curb and right of way line or perimeter wall shall be submitted to and approved by the City. The plans shall show that safe sight distance standards are met and indicate topographical information, plant species, sizes and location, and also show the related irrigation system/controls and water meter service points.
CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 18-091
Design Review No. 18-025

DATE: February 19, 2019

LOCATION: The project site is located on the east side of Knox Avenue north of Sierra Lakes Parkway and south of Curtis Avenue.

PLANNING DIVISION:

1. Design Review No. 18-025 is a request to construct five (5) single-family homes within previously approved Tract Map No. 18974 as shown in Attachment Nos. 1 through 3 in the staff report.

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 Division inspection, has commenced within this period.

3. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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

Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant’s sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. The following are basic, flexible plotting and design criteria for development under new Design Reviews. Variations and possible additional criteria may be added by the Commission to individual Design Reviews based upon Planning Commission consideration of individual circumstances:

A. A floor plan shall not be used consecutively more than three times in a row (whether reversed or not).

B. If the same floor plan is used for adjacent homes, one shall be the reverse of the other and have a different elevation.

C. No more than 65% of any one floor plan shall be used on any cul-de-sac or along any street between intersecting streets (Section No. 5-16).

D. No two adjacent homes using the same floor plan shall have the same exterior color scheme/treatment.

E. The proposed homes shall have varying setbacks. Minimum variation shall be four (4) feet unless located on a curvilinear street, which provides a varied street scene, and then the variation shall be three (3) feet. When one- and two-story homes are adjacent, the two-story home should have the larger front setback.

F. A variety of designs shall be used on car garage doors, with no two adjoining homes that have the same floor plan and elevation using the same garage door pattern. In no case shall more than three homes of any floor plan or elevation have the same garage door pattern in a row. All homes shall be provided with car garage door windows in a variety of designs.

G. All garage doors shall be metal, sectional and roll-up.

H. Trim with a stucco covering may be painted in a contrasting color. The contrasting color should be color compatible with the trim color.

I. The Director of Community Development, 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’s. 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.
J. Wall-mounted decorative lighting fixtures shall be provided at the front porch area as well as on each side of the garage door. All exterior light fixtures shall be a minimum of 18 inches in length.

K. All front doors shall provide a window or other decorative treatment.

L. All homes shall upgrade the hardscape used within the concrete walkway(s) leading to the front door of the house in order to complement the home’s exterior architectural elements. (Example: decorative patterned scoring; exposed aggregate finishes; stamped concrete, etc.) (This requirement shall be identified on the phasing site plan that is submitted to the Building and Safety Division for plan check. A detail of the types of hardscape to be used on the walkways shall also be shown on the phasing site plan.)

M. 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 Community Development.

N. Steel gates with privacy screening (defined as a material used on the steel gate to obscure the view of the back yard from the street) shall be required for side yards.

O. All block walls shall be capped with a prefabricated block cap. Interior block walls not visible from public view may be capped with a rounded mortar/concrete cap.

P. The following shall be provided in all garages:

1. Install one automatic garage door opener for the double garage door; at a minimum;

2. Install one overhead receptacle for each overhead garage door installed; and,

3. In addition to any required receptacles for laundry appliances (washer and dryer) located in the garage, install at least one duplex receptacle on each wall of the garage.

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

6. Any foam treatment used for architecture treatments and/or projections located on the first floor shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Community Development.

7. The applicant shall post the most recent City of Fontana General Plan map, size 24-inches by 36-inches, in all offices selling new homes in the subdivision, whether on-site or remote. The project site/tract boundary shall be clearly delineated on the General Plan map. Additionally, a 24-inch by 36-inch map showing the school district boundaries (for all districts in the City) shall be displayed. The General Plan information and school district boundaries may be included on the same map. The
maps shall be clearly and prominently displayed and be visible to all persons entering the sales office.

8. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

9. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.

10. The current development fees must be paid prior to issuance of building/construction permits.

11. 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 Manager’s decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections No. 30-30 and Sections No. 30-31 of the Municipal Code.

12. The developer shall provide clustered and/or individual mail box(es) for the delivery of mail to future residents of the development in a convenient location that does not block the line of sight. The mail boxes shall be made of durable material and shall be installed in a manner that is resistant to vandalism and meets the requirements of the Post Office. The Post Office currently approves freestanding mailboxes that are F-series and wall-mounted boxes that are 4C series. The developer is responsible for contacting the Post Office for the type and location of the mail boxes within their development. Any replacements of the mail boxes subsequent to the original installation shall be the responsibility of the developer, each individual homeowner and/or the homeowners association, and the Post Office.

PRIOR TO CERTIFICATE OF OCCUPANCY

13. The applicant shall have fully provided, constructed, or otherwise meet all Planning Division’s requirements per approved plans, and shall have addressed all punch list items to the satisfaction of the Director of Community Development.

14. All future monument signs shall be reviewed under a separate Design Review Sign application.
15. The applicant shall remove the notice boards after the item has been approved and the 15-day appeal period has lapsed. The date in which the boards shall be removed is Wednesday March 6th, 2019, so be it that there has not been an appeal filed with the City of Fontana Planning Division.

POLICE DEPARTMENT:


BUILDING & SAFETY DIVISION:

17. Shall comply 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

18. Automatic fire suppression systems shall be installed in all new construction per Article II, Chapter 11 of the Code of the City of Fontana. 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.

19. The requirements of 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.

20. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.

21. All perimeter/boundary walls shall be 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.

22. All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
23. The Tract or Parcel map shall record prior to the issuance of any building permits.

24. 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, 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. No water course or natural drainage shall be obstructed.

   E. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

   F. Drainage water shall not pass from an "improved" type of drainage structure to an "unimproved" type of drainage structure (e.g., concrete swale to slag or dirt swale) unless otherwise approved by the Building Official.

   G. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

   H. 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.

25. All signs shall be Underwriters Laboratories approved or equal.

26. Permits are required prior to the removal and/or demolition of structures.

27. All homes in this project shall connect to the public sewer system.
28. All exterior lighting shall be orientated, 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

29. The following items (as applicable) shall be completed and/or submitted to Building & Safety prior to the issuance of building permits for this project:
   A. Precise grading plans shall be approved
   B. Rough grading completed
   C. Compaction certification
   D. Pad elevation certification
   E. Rough grade inspection signed off by a City Building Inspector

30. 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.

PUBLIC WORKS DEPARTMENT:

31. All landscape and irrigation plans shall comply with the City of Fontana Standard Specifications.

32. Provide a CFD exhibit showing all proposed letter lots, Landscape Medians, WQMP and any existing and proposed street lights

33. Maintain Intersection Sight Distance for all intersections (City Standard Drawing 140) taking into account plant height, elevation changes, monument walls, garden and retaining walls. Accumulative height shall not exceed thirty (30) inches.

34. All landscape and irrigation design shall incorporate drought tolerant plant materials and water efficient irrigation systems. (Ordinance #1087) Article IV Sec. 28-91 F.C.C. and AB 1881Ordinance.

35. City Landscape Inspector is responsible for streetscape inspections and final recommendation for acceptance of all Landscape areas and parks.

36. Street trees are required to be planted in accordance with city standards. Species to be selected by Landscape Architect and approved by Landscape Development and Parks and Landscape Department.

37. Walls with in the landscape areas or park areas shall be coated with Victroce anti-graffiti coating or as directed by city staff during plan check.
38. Parks shall be design with the input of the Parks and landscape Department. Parks shall be design per the Public Works Park Design Standards.

39. The developer shall submit to the Parks and Landscape Department the following for plan check:

   A. Landscape Submittal Form (completely filled out)
   B. Two (2) complete sets of planting and irrigation plans, details and specifications.
   C. Conceptual Landscape Design Plan as approved by the Development Advisory Board and/or Planning Commission.
   D. Two (2) sets of Cost Estimates
   E. CFD quantity estimate form
   F. One (1) set of the Conditions of Approval from D.A.B and/or the Planning Commission
   G. Water Conservation Landscape Package if applicable (Landscape and Construction must be approved prior to issuance of building/construction permits)

40. A landscape plan and installation schedule in accordance with City Guidelines and Specifications for all areas between any curb and right of way line or perimeter wall shall be submitted to and approved by the City. The plans shall show that safe sight distance standards are met and indicate topographical information, plant species, sizes and location, and also show the related irrigation system/controls and water meter service points.

END OF CONDITIONS OF APPROVAL
NOTICE OF EXEMPTION

TO: Clerk of the Board of Supervisors
County of San Bernardino
385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0130

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

1. Project Title: Master Case Number 18-091; Design Review 18-025; and Tentative Tract Map Extension 14-002EX

2. Project Location - Specific: The project site is a rectangularly shaped property consisting of two parcels (APN: 1108-071-06 and 07) of approximately 1.78 adjusted gross acres located east of Knox Avenue south of Curtis Avenue and north of Sierra Lakes Parkway having a frontage of approximately 253 feet on Knox Avenue.

3. (a) Project Location - City: Fontana, CA 92336
(b) Project Location - County: San Bernardino

4. Description of nature, purpose, and beneficiaries of Project: A request for a two-year time extension to Tentative Tract Map No. 18974 and a Design Review for the architecture and design of five single family homes.

5. Name of Public Agency approving project: City of Fontana

6. Name of Person or Agency carrying out project: City of Fontana

7. Exempt status: (Check one)
(a) _____ Ministerial project.
(b) _____ Not a project.
(c) _____ Emergency Project.
(d) _____ Categorical Exemption. State type and class number: Exempt under Section No. 15301, Class No. 32, (Infill Development) of the California Environmental Quality Act.
(e) _____ Declared Emergency.
(f) _____ Statutory Exemption. State Code section number: _______________________
(g) _____ Other. Explanation: _____________________________________________

8. Reason why project was exempt: This project is for a two-year time extension for previously approved tentative tract map 18974 and the Design Review for the architecture and Design of five proposed single-family homes. The project has been determined to be Categorically Exempt Pursuant to Section 15301, Class 32 (In-Fill Development) of the California Environmental Quality Act and Section No. 3.21 of the 2018 Local Guidelines for Implementing the California Environmental Quality Act.

9. Contact Person: Fernando Herrera, Assistant Planner Telephone: (909) 350-7608

Date Received for Filing: ____________________________
Orlando Hernandez
Planning Manager

(Clerk Stamp Here)
NOTICE OF PUBLIC HEARING

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

Master Case No. 18-091; Design Review No. 18-025; Tentative Tract Map 18974 Extension No. 14-002EX

A request for architectural and site review of 5 single-family homes located on the east side of Knox Avenue, south of Curtis Avenue, and north of Sierra Lakes Parkway. The proposal includes three (3) floor plans that encompass three (3) architectural styles. The architectural styles include a Spanish theme, a Craftsman theme, and a Cottage theme. The project is located within the Residential Planned Community (R-PC) zoning district. The site was previously subdivided under Tentative Tract Map Number 18974.

Environmental Determination: This project has been determined not to have a significant effect on the environment and is Exempt pursuant to Section No. 15301 (In-fill Development) of the California Environmental Quality Act and Section No. 3.21 of the 2018 Local Guidelines for implementing the California Environmental Quality Act.

Location of Property: The project site is located on the east side of Knox Avenue in between Curtis Avenue and Sierra Lakes Parkway.

Date of Hearing: February 19, 2019

Place of Hearing: City Hall Council Chambers
8355 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.

Project Site

Should you have any questions concerning this project, please contact Fernando Herrera, Assistant Planner, at (909) 350-7608 or by e-mail at fherrera@fontana.org.

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DIVISION, CITY HALL. IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.
ACTION REPORT
February 19, 2019

FROM: Community Development Department

SUBJECT: Master Case No. 18-097; Tentative Tract Map No. 20230 (TTM No. 18-012) - Tentative Tract Map No. 20230 is a proposal to subdivide one (1) parcel of approximately 3.0 adjusted gross acres into 12 lots for future development of single-family homes.

RECOMMENDATION:

Based on the information contained within this staff report, and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2019-____; and,

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the CEQA, and Section No. 3.21 (Certain Infill Projects) of the Local Guidelines for Implementing the California Environmental Quality Act, 2018 and direct staff to file a Notice of Exemption; and,

2. Approve Tentative Tract Map No. 20230.

APPLICANT:
Core Equity Properties, LLC
17592 Seventeenth Street, Suite No. 100
Tustin, CA 92780

LOCATION:
The project site is located at 17366 Merrill Avenue (APN: 0192-242-58).

REQUEST:
Tentative Tract Map No. 20230 is a proposal to subdivide one (1) parcel of approximately 3.0 adjusted gross acres into 12 lots for future development of single-family homes. The lots range in size from approximately 6,000 square feet to approximately 11,650 square feet with an average of approximately 8,120 square feet.

PROJECT PLANNER:
Jon S. Dille
Associate Planner

DISCUSSION:
See attached staff report for additional information.
FISCAL IMPACT:
None.

MOTION:
Approve staff recommendation.

REVIEWED BY:

APPROVED BY:

Orlando Hernandez
Planning Manager

Zai AbuBakar
Director of Community Development

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
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<tr>
<td>Staff Report and Attachments 1-5</td>
<td>Backup Material</td>
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ITEM: PH-C
Staff Report to the Planning Commission

PLACEMENT: Public Hearing

APPLICATION: Master Case No. 18-097
Tentative Tract Map No. 20230 (TTM No. 18-012)

DATE: February 19, 2019

APPLICANT: Core Equity Properties, LLC
17592 Seventeenth Street, Suite No. 100
Tustin, CA 92780

LOCATION: The project site is located at 17366 Merrill Avenue, on the north side of Merrill Avenue approximately 165 feet east of the centerline of Palmetto Avenue (APN: 0192-242-58).

REQUEST: Tentative Tract Map No. 20230 is a proposal to subdivide one (1) parcel of approximately 3.0 adjusted gross acres into 12 lots for future development of single-family homes. The lots range in size from approximately 6,000 square feet to approximately 11,650 square feet with an average of approximately 8,120 square feet.

PROJECT PLANNER: Jon S. Dille, Associate Planner

I. BACKGROUND INFORMATION:

A. Land Use Designation:

<table>
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<tr>
<th>Site</th>
<th>General Plan Designation</th>
<th>Zoning</th>
<th>Existing Land Use</th>
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<tbody>
<tr>
<td></td>
<td>Single-Family Residential (R-SF)</td>
<td>Single-Family Residential (R-1)</td>
<td>Vacant</td>
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<tr>
<td>North:</td>
<td>Single-Family Residential (R-SF)</td>
<td>Single-Family Residential (R-1)</td>
<td>Mountain View Community Church and Single-Family Home</td>
</tr>
<tr>
<td>South:</td>
<td>Single-Family Residential (R-SF)</td>
<td>Single-Family Residential (R-1)</td>
<td>Single-Family Homes</td>
</tr>
<tr>
<td>East:</td>
<td>Single-Family Residential (R-SF)</td>
<td>Single-Family Residential (R-1)</td>
<td>Single-Family Homes</td>
</tr>
<tr>
<td>West:</td>
<td>Single-Family Residential (R-SF)</td>
<td>Single-Family Residential (R-1)</td>
<td>Mountain View Community Church and Single-Family Home</td>
</tr>
</tbody>
</table>
B. Environmental Review Finding:

This project qualifies for a Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3.21 (Certain Infill Projects) of the Local Guidelines for Implementing the California Environmental Quality Act, 2018. This project site is considered In-Fill Development and meets the CEQA requirement of In-Fill:

1. The project is consistent with the Single-Family Residential General Plan land use designation.
2. The project site is less than five (5) acres, approximately 3.0 adjusted gross acres.
3. The project site is not within any known sensitive or threatened habitat area.
4. The project will not have a significant effect relating to traffic, noise, air quality, or water quality.
5. There are adequate public utilities and service for the development.

C. Previous Approvals:

On October 20, 1990, the Planning Commission approved Design Review No. 90-069 and Conditional Use Permit No. 90-024 for a 16,932 square foot church and pre-school over one (1) parcel (APN: 0192-242-21) of approximately 4.3 adjusted gross acres.

II. PROJECT DESCRIPTION:

A. Project Area: 3.0 adjusted gross acres

B. Parcel/Lot Analysis:

   Required:
   Minimum lot size 6,000 square feet with an average 7,200 square feet

   Proposed:
   Minimum Lot Size 6,000 square feet (approximately)
   Maximum Lot Size 11,650 square feet (approximately)
   Average Lot Size 8,120 square feet (approximately)

III. ANALYSIS:

The applicant, Mr. Stefan C. Lanthier, PE, PLS, of Cornerstone Land Surveying, Incorporated, is requesting that the Planning Commission review and approve Tentative Tract Map No. 20230, which is a request to subdivide one (1) parcel of approximately 3.0 adjusted gross acres into 12 lots for the development of single-family homes. The project site has a General Plan land use designation of Single-Family Residential (R-SF) and is in the Single-Family Residential (R-1) zoning district. The project site, as stated previously, was
excess land that was entitled as part of the adjacent church and pre-school. On June 8, 2018, Core Equity Properties LLC, purchased this property from Mountain View Community Church.

Tentative Tract Map:

The applicant is proposing to subdivide the one (1) parcel, approximately 3.0 adjusted gross acres, into 12 lots for the development of single-family homes. The lots range in size from approximately 6,000 square feet to approximately 11,650 square feet, square feet with an average of approximately 8,120 square feet. The proposed tract map meets or exceeds the regulations and development standards of the Zoning and Development Code.

The development will include a new street that is approximately 325 feet long by 60 feet wide. The street meets the minimum requirement of a Short Local street identified within the Community, Mobility, and Circulation Element of the General Plan. The new street was reviewed by the Engineering Department and the Fire Protection District and the proposed street meets or exceeds the requirements of the City of Fontana.

IV. RECOMMENDATION:

Based on the information contained within this staff report, and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt PC Resolution No. PC 2019--:

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the CEQA, and Section No. 3.21 (Certain Infill Projects) of the Local Guidelines for Implementing the California Environmental Quality Act, 2018 and direct staff to file a Notice of Exemption; and

2. Approve Tentative Tract Map No. 20230.

Project Planner: Jon Dille
Associate Planner

Reviewed by: Orlando Hernandez
Planning Manager

Approved by: Zai AbuBakar
Director of Community Development
Attachments:
1. Vicinity Map
2. Tentative Map
3. P.C. Resolution, Findings and Conditions of Approval
4. Notice of Exemption
5. Public Hearing Notice

Under Separate Cover:
Full Size Plans
VICINITY MAP

DATE: February 19, 2019
CASE: Master Case No. 18-097
Tentative Tract Map No. 20230
RESOLUTION PC NO. 2019-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING TENTATIVE TRACT MAP NO. 20230 (TTM NO. 18-012), A REQUEST TO SUBDIVIDE ONE (1) PARCEL OF APPROXIMATELY 3.0 ADJUSTED GROSS ACRES INTO 12 LOTS FOR THE DEVELOPMENT OF SINGLE-FAMILY HOMES.

WHEREAS, the City of Fontana received an application on August 30, 2018, for a Tentative Tract Map (TTM) to subdivide one (1) parcel of approximately 3.0 adjusted gross acres into 12 lots for future development of single-family homes. The lots range in size from approximately 6,000 square feet to approximately 11,650 square feet with an average of approximately 8,120 square feet.

Project Applicant: Core Equity Properties, LLC
17592 Seventeenth Street, Suite No. 100
Tustin, CA 92780

Project Location: The project site is located at 17366 Merrill Avenue, on the north side of Merrill Avenue approximately 165 feet east of the centerline of Palmetto Avenue (APN: 0192-242-58).

Site Area: Approximately 3.0 adjusted gross acres

WHEREAS, all of the notices required by statute or the City Municipal Code have been given as required; and

WHEREAS, pursuant to Article No. V, Section No 30-159 (Table No. 30-159.A), single-family residential projects are allowed up to five (5) dwelling units per acre within the single-family residential zoning district; 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, Conditions of Approval have been prepared and are attached hereto as Exhibit “A” for the Tentative Tract Map; and

WHEREAS, the project is Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3.21 (Certain Infill Projects) the Local Guidelines for Implementing the California Environmental Quality Act, 2018; 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 Fontana Herald newspaper on February 8, 2019, posted at City Hall and at the project site; and

WHEREAS, on February 19, 2019, a duly noticed public hearing on Tentative Tract Map No. 20230 (TTM No. 18-012), was held by the Planning Commission to consider
testimony and evidence presented by the applicant, City staff, and other interested parties, at the Public Hearing held with respect hereto; and

WHEREAS, the Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all of the information, evidence, and testimony presented at its public hearing on February 19, 2019; and

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

NOW, THEREFORE, the Commission RESOLVES as follows:

Section 1. The City of Fontana Planning Commission hereby makes the following findings for Tentative Tract Map No. 20230 in accordance with Section No. 26-55(e) “Findings for approval of Tentative Tract Map” of the Fontana Subdivision Code:

Finding No. 1: The proposed tract map is consistent with the City’s General Plan.

Findings of Fact: Tentative Tract Map No. 20230, is a request to subdivide one (1) parcel of approximately 3.0 adjusted gross acres into 12 lots for future development of single-family homes. The lots ranging in size from approximately 6,000 square feet to approximately 11,650 square feet square feet with an average of approximately 8,120 square feet. The project site has a General Plan land use designation of Single-Family Residential (R-SF). The project is consistent with the General Plan Land Use designation for the project site. The project proposes a density of 4.8 dwelling unit per acre, which is consistent with the R-SF land use designation of a density between 2.1 to 5.0 dwelling units per acre. Therefore, the proposed Tentative Tract Map No. 20230 is consistent with the City’s General Plan.

Finding No. 2: The design and improvements of the proposed tentative tract map is consistent with the General Plan.

Findings of Fact: The design of the proposed subdivision, as mentioned in Finding No. 1, above, is consistent with the General Plan. The street improvements including curb, cutter, and sidewalks that conform to the requirements of the Subdivisions (Chapter No. 26), and the Zoning and Development Code (Chapter No. 30). All street improvements will be constructed pursuant to applicable building, zoning, and fire code standards.

Finding No. 3: The site is physically suitable for the type and density of development proposed.

Findings of Fact: The project size, shape, and topography is suitable for this type and density of development. The project site is
approximately 3.0 adjusted gross acres and accommodates the subdivision of 12 single-family lots. The project site is undeveloped and is surrounded by single-family homes and a church. The lot sizes are consistent with surrounding single-family development. All improvements will be constructed pursuant to applicable building, zoning, and fire code standards, as mentioned in Finding No. 2, above.

Finding No. 4: The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.

Findings of Fact: The design of the subdivision and the proposed improvements as described in Finding No. 1 through Finding No. 3, above, complies with the City of Fontana’s Municipal Code requirements, Conditions of Approval (referenced herein), and will not cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat. The site is not located within an area designated for potential sensitive wildlife habitat. Moreover, the site is surrounded by development and would not support sensitive wildlife. Since the project is considered an infill development, this project qualifies for a Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3.21 (Certain Infill Projects) of the Local Guidelines for Implementing the California Environmental Quality Act, 2018.

Finding No. 5: The design of the subdivision or type of improvements will not cause serious public health problems.

Findings of Fact: The design of the subdivision as described in Finding No. 1 through Finding No. 4, above, complies with the City of Fontana’s Municipal Code requirements. The improvements associated with the subdivision such as street, curb, gutter, and sidewalk will be constructed and have been designed as part of this project pursuant to the Zoning and Development Code. Additional improvements such as water and sewer connection will be built pursuant to applicable building, zoning, and fire code standards; therefore, shall promote the public health, safety, and welfare of the surrounding community and will not cause public health problems.

Finding No. 6: The design of the subdivision or the types of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
Findings of Fact: The design of the subdivision and improvements will not conflict with any access easements acquired by the public. The proposed subdivision will be accessed from Merrill Avenue. Currently there are no other public access easements through or within the proposed subdivision.

Section 2. The Planning Commission finds that the project has been determined not to have a significant effect on the environment pursuant to Section No. 15315 (Class 15, Minor Land Divisions) and Section No. 15332 (Class No. 32, In-Fill Development Project); and per Section No. 3.21 of the 2018 of the Local Guidelines for Implementing the California Environmental Quality Act (CEQA); and

Section 3. Based on the foregoing, the City of Fontana’s Planning Commission hereby approves Tentative Tract Map No. 20230 (TTM No. 18-012), subject to the Conditions of Approval, which are attached hereto as Exhibit “A” to this Resolution and incorporated herein by this reference.

Section 4. 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 Community Development Department – Planning Division, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code, Section No. 21081.6.

Section 5. The Secretary shall certify to the adoption of this Resolution.

APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 19th day of February 2019.

City of Fontana

Idilio Sanchez, Chairperson
ATTEST:

I, Cathline Fort, 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 19th day of February 2019, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_______________________________
Cathline Fort, Secretary
Exhibit “A”

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 18-097
Tentative Tract Map No. 20230
(TTM No. 18-012)

DATE: February 19, 2019

LOCATION: The project site is located at 17366 Merrill Avenue, on the north side of
Merrill Avenue approximately 165 feet east of the centerline of Palmetto
Avenue (APN: 0192-242-58).

PLANNING DIVISION:

1. Tentative Tract Map No. 20230 is a request to subdivide one (1) parcel of
approximately 3.0 adjusted gross acres into 12 lots for the purpose single-family
homes. The lots ranging in size from approximately 6,000 square feet to
approximately 11,650 square feet square feet with an average of approximately
8,120 square feet. The proposed Tentative Tract Map is shown in Attachment No.
2, of the Planning Commission staff report dated February 19, 2019.

2. The applicant/developer 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.

3. This Tentative Tract Map shall comply with all applicable development standards of Chapter No. 26 (Subdivisions) and Chapter No. 30 (Zoning and Development) of the Municipal Codes of the City of Fontana and the Subdivision Map Act.

4. The applicant/developer 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 Community Development. A note to this effect shall be placed on the map prior to recordation of the final map.

5. This Tentative Tract Map 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 Division inspection, has commenced within this period.

6. There shall be no combination wall over three (3) feet of retaining and six (6) feet freestanding wall; the maximum height of any combination shall not exceed nine (9) feet.

7. Solid masonry walls of a minimum of six (6) feet in height measured from finished grade shall have a decorative cap and shall be required at all rear and side property lines. These block walls shall be constructed with decorative block where seen by the public.

Prior to Issuance of Building /Construction Permits

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

9. 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 Manager’s decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections No. 30-30 and Sections No. 30-31 of the Municipal Code.
10. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

BUILDING AND SAFETY DIVISION:

11. All perimeter/boundary walls shall be 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.

Prior to Issuance of Building/Construction Permits

12. The grading and drainage design will require a more detailed review at time of plan check submittal. Special attention will be given to the design where the toe of slopes are near the property lines.

ENGINEERING:

13. 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.

14. The applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

15. It is the Applicant's/developer's responsibility to maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to final acceptance by the City. Where applicable, the applicant must provide provisional street sweeping schedules to the City.

Prior to Issuance of Grading Permit


Prior to Map Recordation

17. A Security to guarantee the proper setting of all survey monuments within the project
limits, and replacement of any existing survey monuments damaged or removed during construction; will be collected during the bond and agreement process. Survey monuments shall be placed as required by plans and corner records must be recorded with the County.

Prior to Issuance of Construction Permits

18. Record any maps, lot line adjustments, right-of-way dedications or easements required for the development.

19. Applicant shall provide a Subdivision Improvement Agreement with accompanying security. The agreement shall be executed in triplicate on City-provided forms.

Prior to Final Acceptance of Project

20. Applicant/Design Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans.

21. 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 No. 1743, Municipal Code Section No. 28).

22. All underground utilities (sewer and storm drain) shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Videos to be inspected and approved by City Inspection. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

23. Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan (WQMP) and Storm Water Best Management Practices (BMP) Transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

SAN BERNARDINO COUNTY FIRE DEPARTMENT:

24. Jurisdiction. The above referenced project is under the jurisdiction of the Fontana Fire Protection District served by the San Bernardino County Fire Department (herein “Fire Department”). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.

END OF CONDITIONS
NOTICE OF EXEMPTION

TO: Clerk of the Board of Supervisors  
County of San Bernardino  
385 N. Arrowhead Avenue, 2nd Floor  
San Bernardino, CA 92415-0130

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

1. Project Title: Master Case No. 18-097 - Tentative Tract Map No. 20230 (TTM No. 18-012).

2. Project Location: The project site is located at 17366 Merrill Avenue, on the north side of Merrill Avenue approximately 165 feet east of the centerline of Palmetto Avenue (APN: 0192-242-58).

3. (a) Project Location - City: Fontana, CA 92335  
(b) Project Location - County: San Bernardino

4. Description of nature, purpose, and beneficiaries of Project: A request to subdivide one (1) parcel of approximately 3.0 adjusted gross acres into 12 lots for future development of single-family homes. The lots range in size from approximately 6,000 square feet to approximately 11,650 square feet with an average of approximately 8,120 square feet.

5. Name of Public Agency approving project: City of Fontana

6. Name of Person or Agency carrying out project: Core Equity Properties, LLC

7. Exempt status: (Check one)  
   (a) ___ Ministerial project.  
   (b) ___ Not a project.  
   (c) ___ Emergency Project.  
   (d) X Categorical Exemption. State type and class number: Exempt under Section No. 15332 (Class 32, In-Fill Development Projects) and Section No. 3.21 (Certain Infill Projects) of the Local Guidelines of the California Environmental Quality Act.
   (e) ___ Declared Emergency.  
   (f) ___ Statutory Exemption. State Code section number:  
   (g) ___ Other Explanation:

8. Reason why project was exempt: This project site is considered In-Fill Development and meets the CEQA requirement of In-Fill. The project is consistent with the General Plan, is less than 5 acres with no known sensitive or threatened habitat in the area and will not have a significant effect relating to traffic, noise, air quality, or water quality.

9. Contact Person: Jon S. Dille, Associate Planner  
Telephone: (909) 350-6681

Date Received for Filing: ___

(Clerk Stamp Here)

Orlando Hernandez  
Planning Manager

ATTACHMENT NO. 4
NOTICE OF EXEMPTION AND PUBLIC HEARING

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

Tentative Tract Map No. 20230 (TTM No. 18-012)
Master Case No. 18-097

A request from Mr. Stefan C. Lanthier, PE, PLS, of Cornerstone Land Surveying, Incorporated, is requesting that the Planning Commission review and approve Tentative Tract Map No. 20230, which is a request to subdivide one (1) parcel of approximately 3.0 adjusted gross acres into 12 lots for the development of single-family homes.

Environmental Determination: Pursuant to California Environmental Quality Act (CEQA) this project qualifies for a Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) and Section No. 3-18 (Certain Infill Projects) the Local Guidelines for Implementing the California Environmental Quality Act, 2018.

Location of Property: The project site is located at 17366 Merrill Avenue, on the north side of Merrill Avenue approximately 165 feet east of the centerline of Palmetto Avenue (APN: 0192-242-58).

Date of Hearing: February 19, 2019

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.

Should you have any questions concerning this project, please contact Jon S. Dille, Associate Planner, at (909) 350-6681 or email him at (jdille@fontana.org).

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

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.
To: Planning Commissioners  
From: Zai AbuBakar, Director of Community Development  
Date: February 19, 2019  
Re: Future City Council Agenda Items

The items listed below are for agenda forecast purposes. The listed items are subject to change.

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| 1. Adoption of an Ordinance to Amend the  
Fontana Municipal Code related to Residential  
Indoor Marijuana Cultivation Permits and for the  
Annual Renewal of the Permit | Debbie Brazill | Public Hearing |
| 2. Monarch Hills (FEIR) (SCH No. 20161011065)  
MCN#16-012; GPA#16-001; ZCA#16-001; CUP#18-011;  
AGR#16-001; TTM#20010 (16-003); TTM#20069 (16-016);  
TTM#20070 (16-017); DRP#16-025; DRP#16-026  
Proposed Residential Community  
NEC of Lytle Creek Rd. and Duncan Canyon Rd. | Paul Gonzales | Public Hearing |
| 3. MCN#18-055; DA#18-003; GPA#18-002; SPA#18-001  
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Proposed Rental Car Storage Facility  
11128 Hemlock Avenue | Brett Hamilton | Public Hearing |
| 4. MCN#18-063; GPA#18-033;  
ZCA#18-002; DRP#18-014  
Downtown Mixed-Use Project  
NWC Nuevo Ave. and Arrow Blvd. | DiTanyon Johnson | Public Hearing |
Upcoming Items Memo
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1. MCN#13-034; GPA#11-026; ZCA#11-016
   SPA#11-003; TPM#13-005; AGR#11-002
   Final Environmental Impact Report (FEIR)
   West Valley Logistics Center Specific Plan
   (WVL CSP)
   Orlando Hernandez
   Public Hearing

MARCH 26, 2019

1. 2018 General Plan Annual Status Update
   Dawn Rowe
   Consent Calendar
To: Planning Commissioners  
From: Zai AbuBakar, Director of Community Development  
Date: February 19, 2019  
Re: Future Planning Commission Agenda Items

The items listed below are for agenda forecast purposes. The listed items are subject to change.

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<td>2. MCN#15-047R1; TTM#19997 (15-006EX); DRP#16-002EX One-Year Time Extension 6879 Citrus Ave.</td>
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<td>3. MCN#17-033; ASP#17-027; ASP#17-028 Registered Vehicle Storage with a 5,052 sq. ft. Office Building 13860 Santa Ana Ave.</td>
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