



PLANNING DIVISION

October 9, 2020

City Council

Acquanetta Warren
Mayor

Jesse Armendarez
Mayor Pro Tem

John B. Roberts
Council Member

Jesus "Jesse" Sandoval
Council Member

Phillip W. Cothran
Council Member

Dear Property Owner,

RE: General Plan Amendment No. 20-009 and Zoning Change. 20-008:

A proposal to change the General Plan land use designation from Single-Family Residential (R-SF) to Medium-Density Residential (R-M) and Zoning district from Single-Family Residential (R-1) to Medium-Density Residential (R-2). The area proposed to be changed is located on the southwest corner of Merrill Avenue and Catawba Avenue.

To clarify the attached notice and to provide more information regarding the attached notice we have included a Frequently Asked Questions (FAQ) sheet attached to this letter that responds to questions and comments that you may have. Additionally, if you have any questions regarding this matter, please contact me, at (909) 350-6678 or email at djohnson@fontana.org.

Sincerely,

A handwritten signature in black ink, appearing to read "DiTanyon Johnson".

DiTanyon Johnson
Senior Planner

FREQUENTLY ASKED QUESTIONS

1. Why is the City Considering these Land Use Changes?

On October 9, 2019, Governor Gavin Newsom signed Senate Bill 330 (SB 330) into law. SB 330 declared a housing crisis in California and imposed requirements designed to streamline the construction of new housing and prevent the loss of existing housing and land available for future residential use. SB 330 became effective on January 1, 2020. Among other things, SB 330 added Government Code Section 66300, which includes a provision that:

...does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance or a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity

Approval of the proposed Master Case No. 19-109: General Plan Amendment No. 19-007 and Specific Plan Amendment No. 19-0011 (a proposed warehouse development located at the northeast corner of Jurupa Avenue and Juniper Avenue) would result in a net loss of residential land at that development site. Therefore, the City must identify other property(ies) to offset the lost housing capacity. This area was selected for this purpose.

2. Does the City Intend to Redevelop this area?

No, the City of Fontana does not intend to purchase or condemn (using the power of eminent domain) any portion of this area, nor does the City have an intent to redevelop any of these properties.

3. What Could These Land Use Changes Mean for the Future Development in the area?

The proposed land use changes to area would allow any given property owner within the zone change area if they so desired to build up to 12 units per acre versus what is currently allowed, which is five (5) dwelling units per acre.

4. What is the Process for if I or a developer wanted to develop my site?

If any future development is proposed by a private party, such development will require either a building plan check approval for four (4) or less homes or approval through a public hearing for projects that have five (5) or more homes. Notice to the public, including nearby residents, would be provided in connection with any future public hearing process. The public would also be provided with specific development information (e.g., height, density, security features, exterior lighting, and architecture) at that time.



NOTICE OF PUBLIC HEARING

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

Due to the evolving situation with the COVID-19 Novel Coronavirus and the health recommendations for social distancing from the Center for Disease Control (CDC) **THE CITY OF FONTANA PLANNING COMMISSION MEETING OF OCTOBER 20, 2020 AT 6:00 PM SHALL BE AVAILABLE TO THE PUBLIC REMOTELY.** The general public is encouraged to watch and participate from the safety of their home while practicing social distancing. The meeting can be viewed: On Local Cable: KFON Channel 3 and Streaming Online: <https://fontanaca.swagit.com/live>. Members of the public can submit comments via e-mail at: planningcomments@fontana.org at any time prior to the closing of the public hearing for each agenda item. Comments received prior to 12:00 p.m. on Wednesday, October 14, 2020 will be provided in advance to the Planning Commissioners. City Staff will be monitoring this e-mail during the meeting and will read the comments into the record at the appropriate time during the meeting. Please submit comments prior to the opening of the public comment period for each agenda item. Public Comments of no more than 3 minutes shall be read into the record. In the subject of your e-mail, please indicate the item number and if it is a public hearing item whether you are in favor or opposition of the project. Comments received after the public comment period is closed shall not become part of the public record of the hearing and shall not be made available to the Planning Commission.

Alternatively, you can leave your pre-recorded comment by calling **(909) 600-5502** and leave your comments in a voice mail message before 5:00 p.m. the day of the meeting to have it played during the meeting.

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

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

Final Environmental Impact Report (FEIR) State Clearing House Number: 2020040155, Master Case No. 19-109, General Plan Amendment No. 19-000007, Specific Plan Amendment No. 19-000011, General Plan Amendment No. 20-009, Zone Change No. 20-008, Zone Change No. 19-0005, Design Review No. 19-036, Tentative Parcel Map 19-000018, and Development Agreement No. 20-002

The project involves the development of a new warehouse facility consisting of two warehouse and distribution buildings totaling 754,408 square feet, as well as associated infrastructure and utility improvements, parking, and landscaping on the development site of approximately 33.6 acres. Pursuant to Senate Bill 300 (SB 330) requirements, 13.8 acres of land would be "upzoned" to offset the development site's lost dwelling unit potential. As currently proposed, the project would require the following discretionary approvals: General Plan Amendment (for the development site and upzone site), Specific Plan Amendment, Zone Change (for the development site and upzone site), Design Review, Tentative Parcel Map, and a Development Agreement.

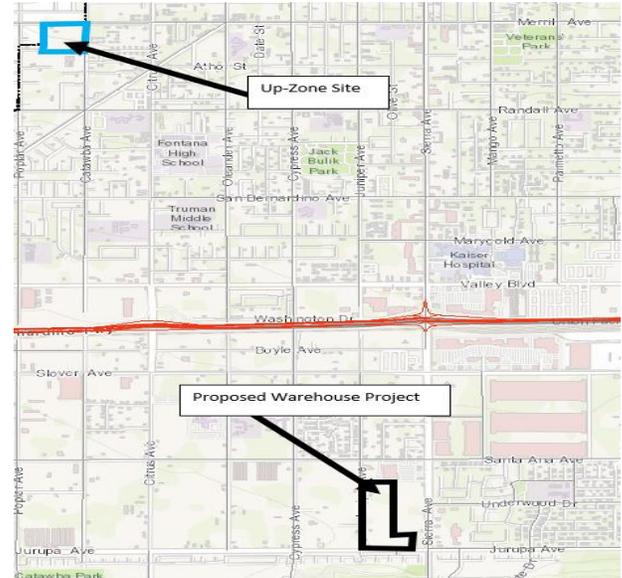
Environmental Determination:

This Project has been determined to have a significant effect on the environment and a Final Environmental Impact Report (FEIR) (SCH No. 2020040155) has been prepared pursuant to Sections 15080 to 15097 of the California Environmental Quality Act (CEQA).

Location of Property:

The development site consists of 12 contiguous parcels (Assessor's Parcel Numbers (APNs): 025510111, 025510112, 025510114, 025510120, 025510121, 025511122, 025511116, 025511117, 025511118, 025511119, 025511121, and 025511125).

The upzone site consists of 19 contiguous parcels (APNs: 023312208, 023312211, 023312212, 023312213, 023312214, 023312216, 023312217, 023312218, 023312219, 023312220, 023312221, 023312222, 023312223, 023312224, 023312283, 023312284, 023312270, 023312271, 023312265).



Date of Hearing: October 20, 2020

Place of Hearing: Remotely via Local Cable:
KFON Channel 3 and Streaming
Online:
<https://fontanaca.swagit.com/live>

Time of Hearing: 6:00 P.M.

Should you have any questions concerning this project, please contact **DiTanyon Johnson, Senior Planner** at (909) 350-7608 or djohnson@fontana.org.

ANY INTERESTED PARTY MAY SEND ANY INFORMATION TO THE EMAIL LISTED ABOVE WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION INCLUDING THE FINAL EIR IS AVAILABLE FOR INSPECTION BY REQUESTING IT FROM THE PROJECT PLANNER AND LISTED ONLINE AT <https://www.fontana.org/2137/Environmental-Documents>

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.

Publish: October 9, 2020