

City of Fontana

FONTANA PROMENADE SPECIFIC PLAN

AMENDMENT NO. 1



Adopted by the Fontana City Council: April 24, 2012

FONTANA PROMENADE SPECIFIC PLAN

AMENDMENT NO. 1



Prepared for:

CITY OF FONTANA
8353 Sierra Avenue
Fontana, CA 92335
(909) 350-7640

Contact: Don Williams & Orlando Hernandez

Developed by:

FORESTAR FONTANA, LLC
2151 Michelson Drive, Suite 250
Irvine, CA 92612
(949) 748-6714

Contact: Steve Cameron & Brian Woods

Prepared by:

T&B PLANNING
17542 East 17th Street, Suite 100
Tustin, CA 92780
(714) 505-6360
Contact: Joel Morse
JOB NUMBER: 761-006

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1.0 INTRODUCTION

1.1 Summary & Background

1.1.1 PROJECT DESCRIPTION

The FONTANA PROMENADE Specific Plan is an approximately 123.9-acre master-planned mixed use community in the north-central portion of the City of Fontana, California. The FONTANA PROMENADE Specific Plan includes a land use plan and development standards to provide for the creation of a vibrant, “people oriented place” which combines a wide range of shops, restaurants, and entertainment facilities with a residential village that features a variety of home types and complementary architectural styles.

The FONTANA PROMENADE community includes a 73.0-acre residential village. The residential portion of the community accommodates the development of up to 526 homes, including 391 single-family detached homes in seven (7) individual neighborhoods and 135 attached, multi-family homes in two (2) individual neighborhoods. Each residential neighborhood has been situated around the central, landscaped pedestrian corridor which is designed and located to ensure that all community residents are within close walking distance to shops, entertainment facilities, and recreational amenities.

A 3.1-acre park (known as the “Central Commons”) is provided within the FONTANA PROMENADE residential village. Due to its central location within the FONTANA PROMENADE community, the Central Commons serves as a community focal point and provides a social gathering place for community residents. The Central Commons shall provide a range of active recreational activities, which may include, but is not limited to, a swimming pool, tot lot, and open play field. The Central Commons also may include a community recreation building, a barbecue area and/or an outdoor event space (e.g., courtyard) to provide community residents with a place to socialize.

One retail and commercial area is provided within the FONTANA PROMENADE community and complements the residential and recreational components of the community by providing easily accessible local shopping and entertainment options that do not require automobile use. A 47.8-acre commercial/retail center is provided in the northern portion of the FONTANA PROMENADE community and can accommodate up to 664,000 square feet (s.f.) of commercial/retail uses. This area is envisioned as an important gateway into Northern Fontana and is planned for a combination of retail shops, restaurants, offices, and entertainment facilities (like a multi-screen theater). In the event that the southeastern corner of the FONTANA PROMENADE community is not developed with multi-family residential land uses, a 3.2-acre commercial center is provided as an alternative land use (subject to approval of a Conditional Use Permit). This smaller commercial center would provide neighborhood-oriented retail and commercial services. Retail and commercial areas provided within FONTANA PROMENADE will be accessible to pedestrians from all portions of the community and the surrounding area via the central pedestrian corridor and a network of sidewalks.

The development of the FONTANA PROMENADE as a mixed-use master planned community will result in substantial benefits to those working and living in the City of Fontana, including:

- Having a destination oriented, “*people place*” in a unique and pleasant village setting with quality restaurants, shops, offices, and entertainment uses;



- Providing for up to 526 medium density and multi-family residences that provide for traditional living environments, unique housing types, designs, and sizes within a village setting;
- Creating a focal point within this area of Fontana that is unique to the region, competitive with other major retail activity centers in surrounding cities, and located adjacent to a designated activity center and major transportation corridors;
- Encouraging new sources of sales tax revenue created by major retail uses, by a variety of shops, restaurants, and entertainment facilities;
- Contributing to the balance of jobs and housing by providing for a mix of residential, commercial and office uses within the overall Specific Plan area;
- Creating new employment opportunities through the development of medium box commercial facilities, a sports complex area, office/corporate center as well as the FONTANA PROMENADE shops, restaurants and entertainment facilities;
- Installing significant public facility and infrastructure improvements, including streets, storm drains, sewers, curb, gutter and sidewalks and other utilities that benefit the Specific Plan area and the adjacent developing areas;

This Specific Plan recognizes that the development of the FONTANA PROMENADE will play a vital role in the growth and development of this area of the City. The FONTANA PROMENADE Specific Plan will solidify and enhance the positive image of quality development created by the other master planned communities recently completed through the implementation of the following features:

- A unified design theme that focuses on Mediterranean architecture with arches, towers and other Tuscan design features that are compatible with, and complimentary to the design guidelines established for the FONTANA PROMENADE and the adjacent Fontana Auto Center to the north;
- Design guidelines and development standards that create a walled village atmosphere that incorporates a protected, interior pedestrian environment with quality site amenities, design elements, combined with Mediterranean landscape treatments throughout the development;
- A mixed-use development in combination with unique site amenities and features that will draw people from all parts of Fontana and the surrounding region.

This Specific Plan has been prepared in accordance with the provisions of State planning law for specific plans. More detailed information regarding the project's consistency with applicable local and State planning regulations, project overview, development regulations, design standards, and methods and procedures for implementing and administering the FONTANA PROMENADE Specific Plan document are included in the following sections.



1.1.2 PROJECT HISTORY

On March 10, 2008, the City of Fontana City Council approved the FONTANA PROMENADE Specific Plan and certified its Environmental Impact Report (EIR). The originally approved Specific Plan provided for the development of the 125.1-acre site with up to 801 homes; 60.4 acres of commercial/retail and mixed use land uses (up to 778,500 square feet (s.f.) of building area), and 3.0 acres of parks and open space.

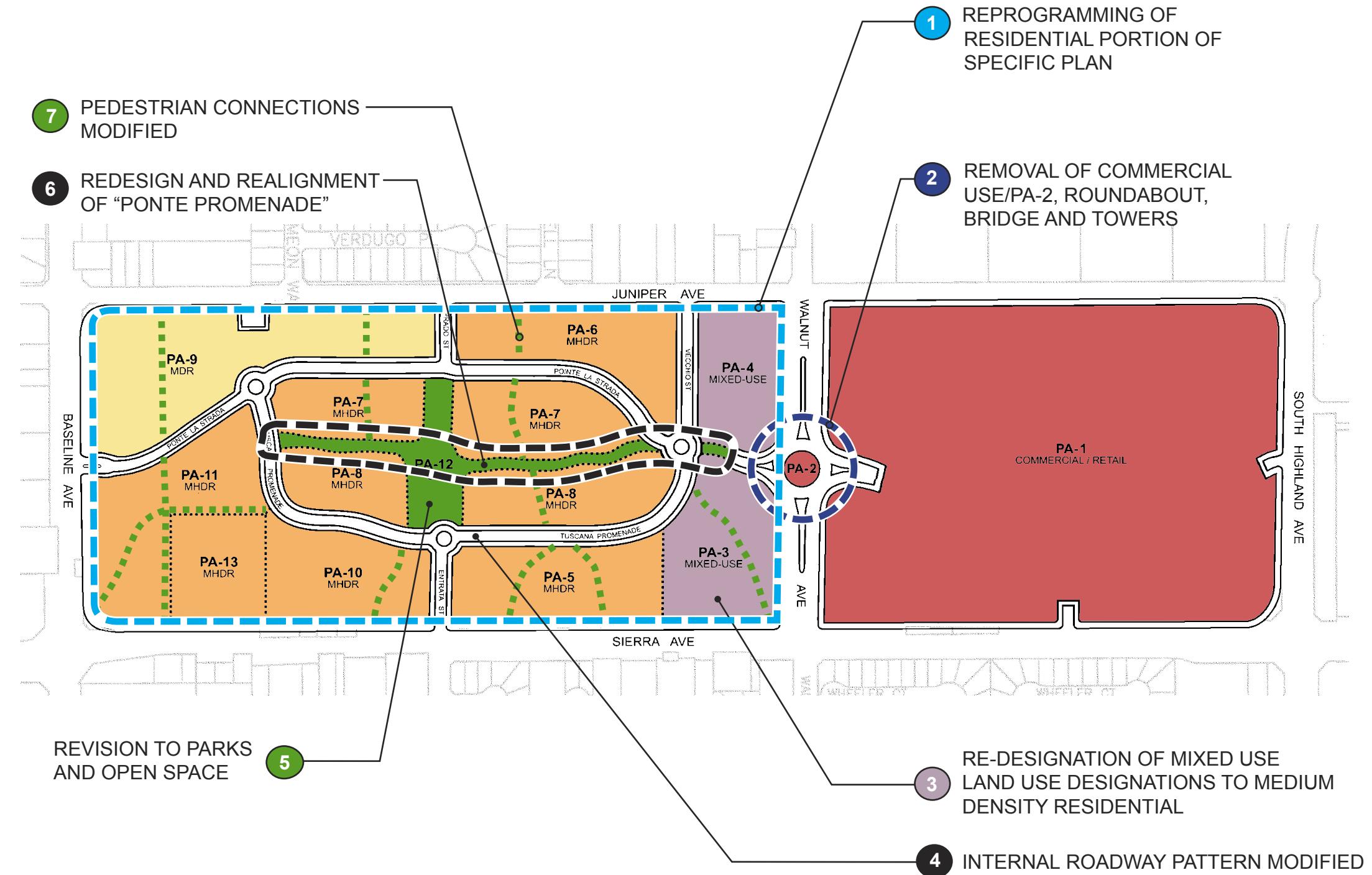
This Amendment No. 1 to the FONTANA PROMENADE Specific Plan reflects changes to the approved Specific Plan document. Amendment No. 1 revises the land use plan to reduce development intensity to reflect current market conditions, reconfigures planning area boundaries, and modifies the acreage for the Specific Plan area to reflect the results of a detailed site survey. Amendment No. 1 also reconfigures the on-site roadway pattern to accommodate the new land use plan for the Specific Plan area. Figure 1-1, *Specific Plan Amendment No. 1 Summary of Changes*, provides a general graphical summary of the modifications implemented as part of Amendment No. 1.

1.2 Purpose & Intent

The FONTANA PROMENADE Specific Plan has been prepared pursuant to the provisions of the Fontana Development Code and the California Government Code. State law grants the City the authority to prepare specific plans of development for any area covered by its General Plan. The general purpose of a specific plan is to set forth a systematic method of implementation of Fontana's General Plan. It is specific in nature as compared to a General Plan, and is set forth to address site specific issues such as conceptual development plans, permitted and prohibited uses, design themes, topography and other physical constraints, local street design, building setbacks, pedestrian corridors, and utility infrastructure. Fontana's General Plan does not reflect the level of detail contained within a specific plan.

The specific plan is generally considered to be the most appropriate method of zoning control for large properties containing a variety of land uses. The specific plan must anticipate and address physical and environmental issues, and can be structured to provide the necessary flexibility to respond to changing conditions, which will arise during the lifetime of a comprehensively planned community. On the other hand, the City of Fontana's General Plan establishes objectives, which mandate the preparation of individual Specific Plan documents in order to ensure that new developments meet the basic goals, objectives and standards. These standards include required infrastructure, quality of planning and design, the provisions to create aesthetic quality, cultural identity, and environmental and physical safety.

The FONTANA PROMENADE Specific Plan examines the 123.9-acre subject property (i.e., the Specific Plan area), while the General Plan covers the entire 36 square mile City and its 16 square mile Sphere of Influence. The Specific Plan area is located in rapidly growing north-central Fontana, next to the Fontana Auto Center and the developed Walnut Village Specific Plan. It is next to Sierra Avenue and near State Route 210 (SR 210) and the Sierra Lakes Master Planned Development. The General Plan designates this area as an "Activity Center" and encourages activity oriented, mixed use developments.





The intent of the FONTANA PROMENADE Specific Plan is to create a unique development project, fostered and encourage through the adoption of carefully designed development controls and design guidelines that reflect thorough planning and careful coordination with affected property owners and developers. The most suitable development control mechanism is the specific plan which, when adopted by City Ordinance, serves both a planning and a regulatory function.

1.3 Authority & Scope

Section 30-62 of the Fontana Development Code specifies the purpose, requirements, regulations, and procedures for preparation of a Specific Plan in the City of Fontana.

California Government Code Sections 65450 through 65454 establishes the authority to adopt a Specific Plan. It identifies the required contents of a Specific Plan, and mandates consistency with the General Plan.

The FONTANA PROMENADE Specific Plan has been prepared pursuant to the provisions of California Government Code Section 65450. It grants local planning agencies the authority to prepare a Specific Plan of development for any area covered by a General Plan, for the purpose of establishing systematic methods for implementation of the agency's General Plan. California Government Code Sections 65450 through 65454 establishes the authority to adopt a Specific Plan, identifies the required contents of a Specific Plan and mandates consistency with the General Plan. According to Section 65451 of the California Government Code, a Specific Plan shall include a text and a diagram or diagrams, which specify all of the following in detail:

- 1) The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.
- 2) The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- 3) Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.
- 4) A program of implementation measures including regulations, programs, and public works projects and financing measures necessary to carry out items (1), (2) and (3) above.

In addition, the California Government Code states that a "*Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan.*"

With respect to land use regulation, this document serves as zoning for the property consistent with the City of Fontana General Plan. In this regard, all future development plans, tentative parcel and/or tract maps or other similar entitlements, shall be consistent with regulations set forth in this document and with all applicable City regulations.



In addition to the Specific Plan, an Environmental Impact Report (EIR) was prepared under the City's authority in compliance with the California Environmental Quality Act (CEQA). The Fontana Promenade Specific Plan Program EIR serves as the project-wide environmental document for the Specific Plan and all subsequent development projects undertaken within its boundaries. The EIR is an informational document designed to provide the City decision makers and general public with a full understanding of the potential environmental effects of the Specific Plan development proposal. The Lead Agency, the City of Fontana, circulated the original Draft EIR for a sixty (60) day review period, from November 21, 2006 through January 22, 2007. Based upon comments received on the Draft EIR from Trustee Agencies and from the public, the Lead Agency recirculated a Revised Draft EIR for an additional thirty (30) day review period, from July 18, 2007 through August 17, 2007. This shortened review period was approved by the State Office of Planning and Research. The Final EIR for the FONTANA PROMENADE Specific Plan was certified by the Fontana City Council on March 10, 2008.

1.4 General Plan Consistency

The relationship between the FONTANA PROMENADE Specific Plan and the Fontana General Plan is that the Specific Plan provides a site specific, detailed description of development regulations, standards and guidelines for implementing General Plan goals, policies and actions.

The Specific Plan must be in conformance with, and consistent with the General Plan in order to implement the purpose and intent of the General Plan. The FONTANA PROMENADE Specific Plan is a specific action, with direction provided by the goals and policies contained within the Fontana General Plan.

General Plan consistency is achieved when the land uses proposed within the Specific Plan are compatible with the objectives, policies, general pattern of land uses and programs contained in the General Plan. The Governor's Office of Planning and Research defines how a Specific Plan should be consistent with the General Plan:

"An action, program or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment."

The FONTANA PROMENADE Specific Plan has been developed to implement the goals and policies of the City of Fontana General Plan. During public hearing on March 10, 2008, the Fontana City Council made findings that the FONTANA PROMENADE Specific Plan is consistent with the goals and policies of the General Plan. A detailed discussion of the FONTANA PROMENADE Specific Plan's conformance to applicable goals and policies of the City of Fontana General Plan is provided in Section 2.

1.5 Organization of the Specific Plan

This Fontana Promenade Specific Plan is organized into the following chapters:

- Section 1: Introduction**, includes the Specific Plan's purpose and intent, authority and scope, consistency with the General Plan and the plan's organization.
- Section 2: Project Summary and Setting**, provides general information about the Specific Plan, location, site conditions, and Specific Plan's general relationship to and consistency with the City of Fontana General Plan.



- Section 3: Community Development Plan**, sets forth a master plan for the development of the property consisting of a land use plan, a circulation plan, and information on necessary public facility improvements.
- Section 4: Development Standards and Regulations**, includes specific plan development criteria for the Specific Plan. This criterion is applied in the same manner as the Fontana Zoning and Development Code applies to other properties within the City.
- Section 5: Design Guidelines**, contains design guidelines which will define the character of the community including architecture, landscaping, hardscape, water features, walls, fences, screening and signage.
- Section 6: Specific Plan Administration**, sets forth administrative procedures for implementing the Specific Plan.



2.0 PROJECT SETTING, LOCATION & OVERVIEW

2.1 Regional & Local Setting

The FONTANA PROMENADE Specific Plan encompasses approximately 123.9-gross acres in the north-central portion of the City of Fontana, on the sloping alluvial plain of the nearby San Gabriel and San Bernardino Mountains, in western San Bernardino County. Regionally, this area of Fontana is approximately five (5) miles west of the City of San Bernardino, seventeen (17) miles north of the City of Riverside, and fifty (50) miles east of the City of Los Angeles. Figure 2-1, *Regional Location Map*, shows the FONTANA PROMENADE's general location within the southern California region. The site is just south of the Sierra Avenue/SR 210 Interchange, giving the FONTANA PROMENADE community direct access to the regional freeway transportation system. The nearby Interstate 15 (I-15), Interstate 10 (I-10), State Route 60 (SR 60) and Interstate 215 (I-215) also provide regional access to the Specific Plan area.

The following highways and streets bound the FONTANA PROMENADE Specific Plan area:

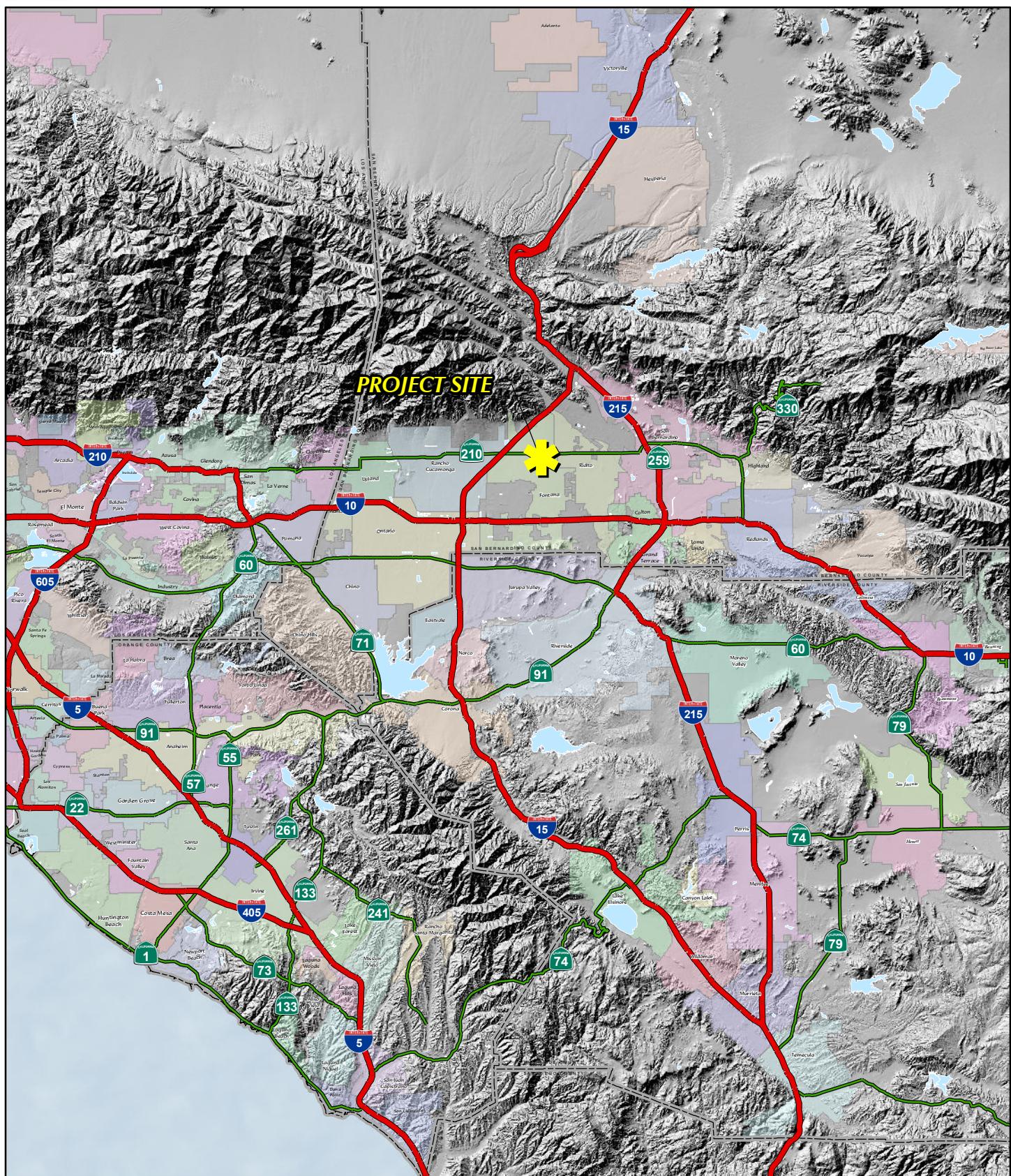
- South Highland Avenue on the North,
- Sierra Avenue on the East,
- Baseline Avenue on the South, and
- Juniper Avenue on the West.

Figure 2-2, *Local Vicinity Map*, shows an aerial photograph of the Specific Plan area, surrounding streets and land uses. Walnut Avenue, running east/west, bisects the Specific Plan area. Sierra Avenue serves as the primary access from the surrounding area, with Walnut Avenue providing primary access into the center of the Specific Plan area.

2.2 Surrounding Land Uses

The FONTANA PROMENADE Specific Plan area is located in a fast growing, infill portion of North-central Fontana. The General Plan identifies this area of the City as "Growth Areas", and includes all of North Fontana. This area is currently experiencing significant amounts of new development. There are over a dozen master planned developments in North Fontana that comprise thousands of new dwelling units and millions of square feet of commercial and industrial land uses. This area contains significant open space and recreational uses, including a golf course, a soccer complex, sports fields and other existing and proposed community and local park resources. Figure 2-3, *Surrounding Land Uses*, identifies the known master planned developments in Northern Fontana that are developed, in the process of being developed, approved, or in the process of being approved. Adjacent and surrounding land uses to the project area are also summarized in Table 2-1, *Surrounding Land Uses*.

One property is contiguous to the Specific Plan area and is not a part of the FONTANA PROMENADE Specific Plan. A water well owned and operated by the Fontana Water Company is located adjacent to and east of Juniper Avenue (approximately 550 feet north of the Baseline Avenue/Juniper Avenue intersection). The FONTANA PROMENADE Specific Plan is designed to ensure this contiguous, off-site parcel will not be adversely affected by buildout of the Specific Plan area.



Source: ESRI, SANBAG, RCTLMA

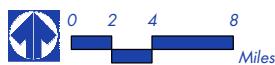
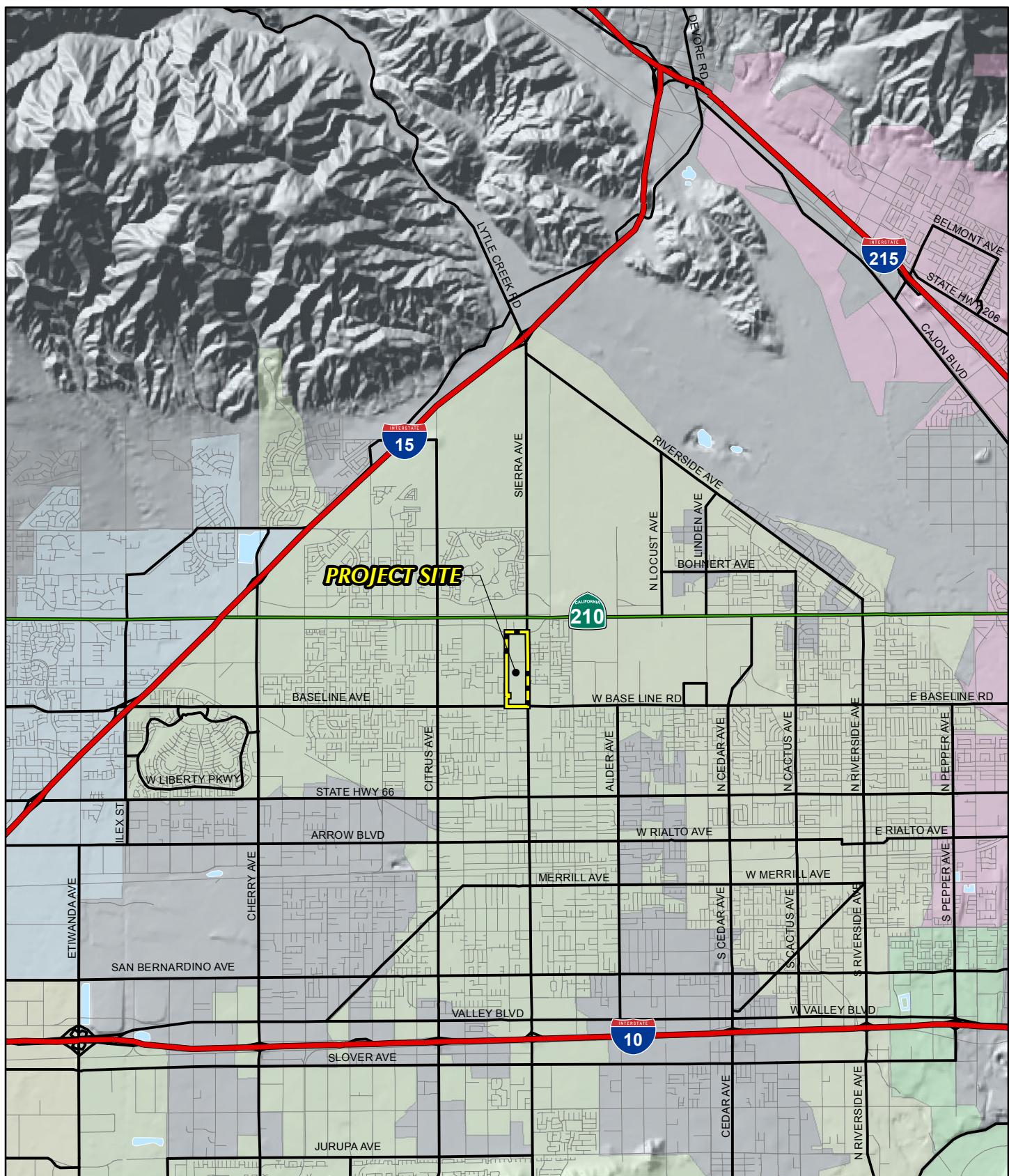


FIGURE 2-1

REGIONAL LOCATION MAP



Source: ESRI, SANBAG

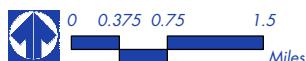
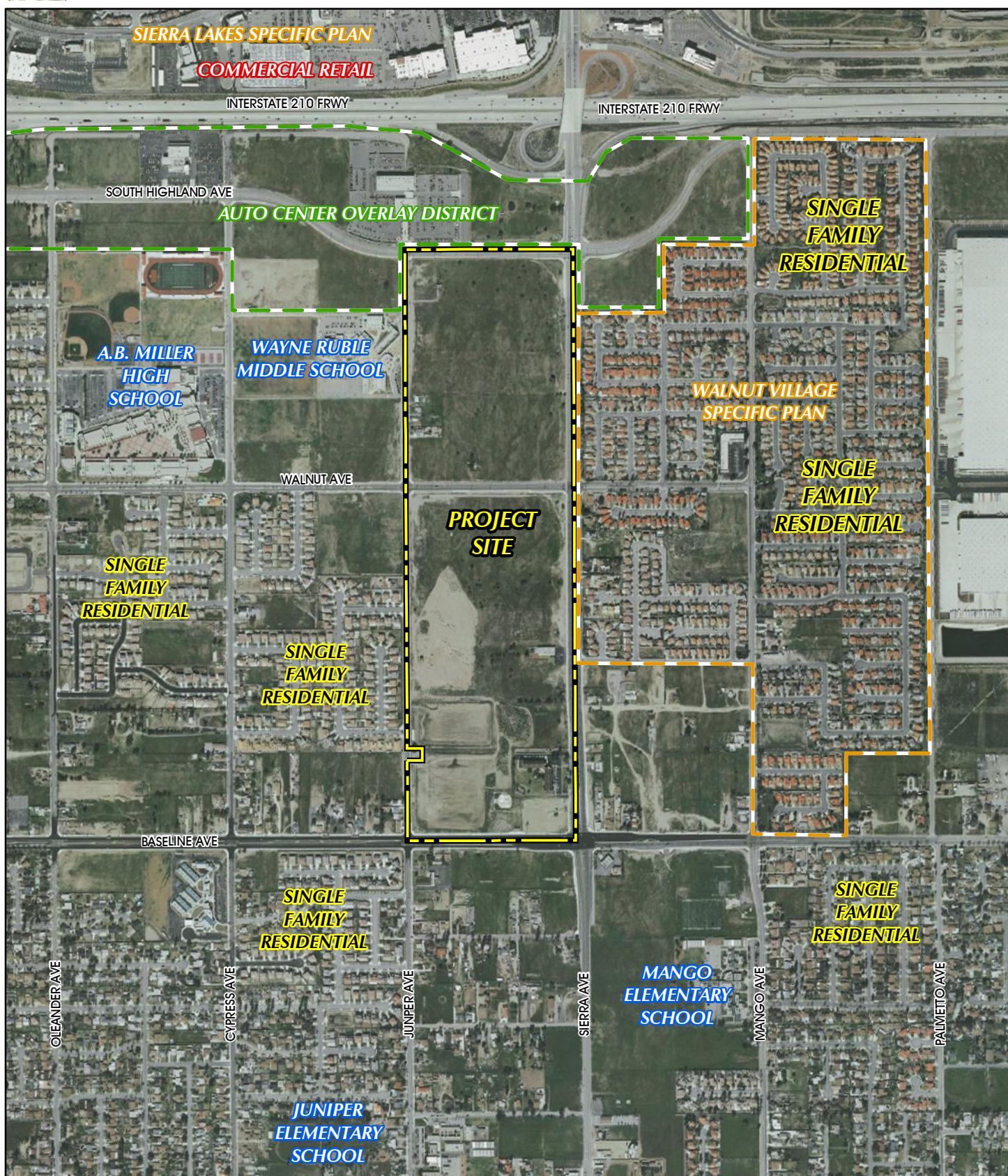


FIGURE 2-2

LOCAL VICINITY MAP



Source: ESRI, SANBAG

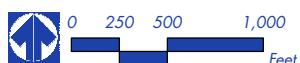


FIGURE 2-3

SURROUNDING LAND USES



Table 2-1 Surrounding Land Uses

NORTH:	Fontana Auto Center Overlay District, with the SR 210 and the Sierra Lakes Specific Plan/Master Planned Golf Course Community beyond.
EAST:	Walnut Village Specific Plan/Master Planned Development and Mango Elementary School
SOUTH:	City Core and Residential Areas & Binks Elementary School
WEST:	Wayne Ruble Middle School, A.B. Miller High School and Existing and New Residential Developments

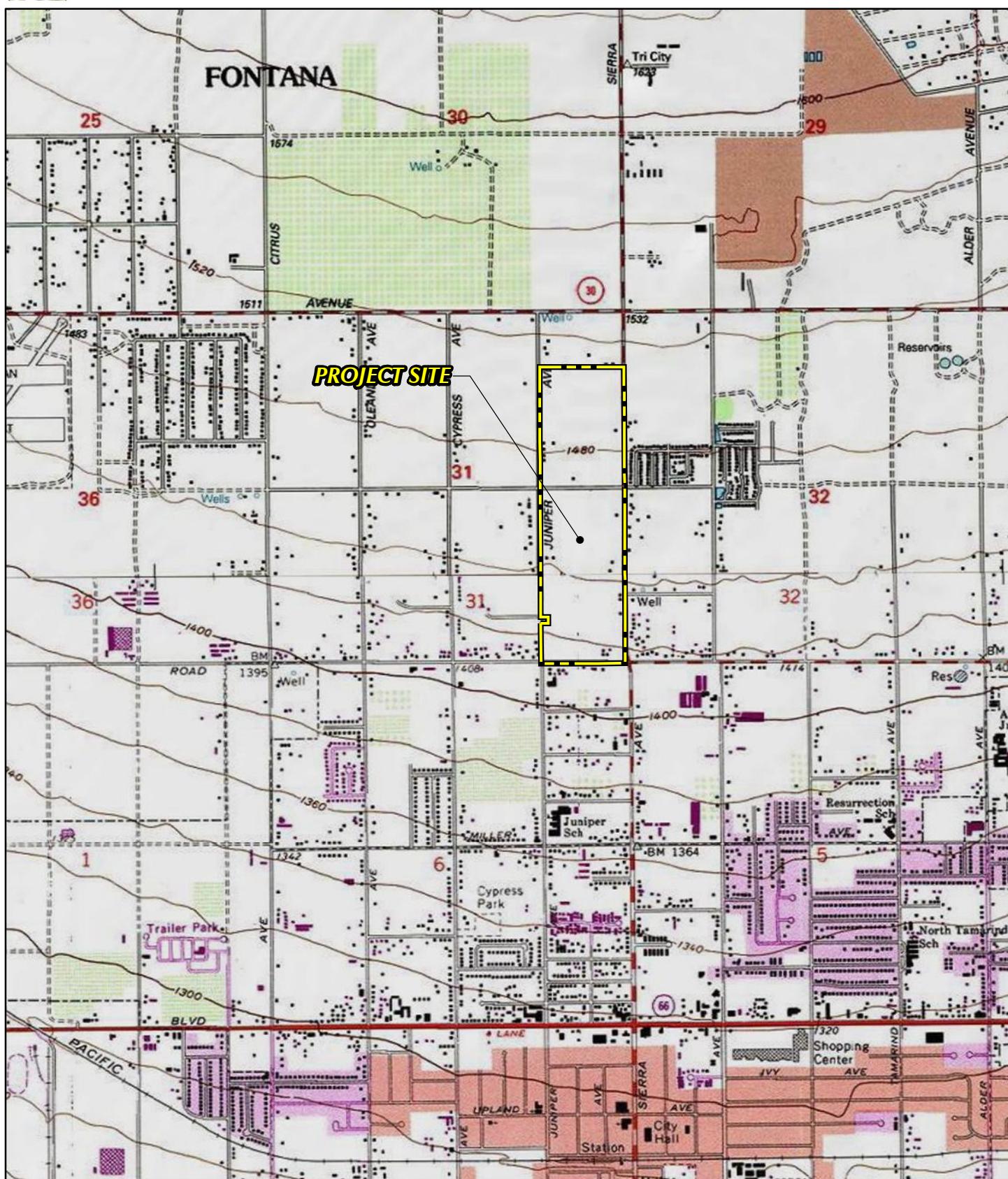
2.3 Existing Site Conditions

The FONTANA PROMENADE Specific Plan area is located on an alluvial plain formed by Lytle Creek. This drainage system is the primary collector for a significant watershed that includes large portions of the San Gabriel and San Bernardino Mountains. Portions of this alluvial fan serve as areas for groundwater recharge. No streams or seasonal creeks cross or impact the Specific Plan area and the Specific Plan area is devoid of any significant natural vegetation. There are no riparian, coastal sage scrub or annual grass habitats within the Specific Plan area. There are no significant tree resources, and the undeveloped portions of the Specific Plan area are disked regularly for Fire Department Flammable Material Abatement.

The topography within the Specific Plan area is generally flat to gently sloping in a north-to-south direction. This area does not have any distinguishing geologic features or formations. There are no rock outcroppings, hills or swales within the Specific Plan area. Figure 2-4, *USGS Topographic Map*, presents the US Geologic Survey 7.5-Minute Quadrangle Map for the Specific Plan area and surrounding environs. Elevations within the Specific Plan area range from approximately 1,250 feet above sea level at the northern boundary at South Highland Avenue, down to approximately 1,140 feet at the southern boundary along Baseline Avenue. The Specific Plan area slopes at approximately two percent (2%) from north to south and has an elevation change of around 110 feet. Three major active faults are located in the region. This includes the San Andreas, the San Jacinto, and the Cucamonga Fault Zones, all located north of the Specific Plan area. There are no known active faults that directly impact the Specific Plan area. The closest active fault to the Specific Plan area is the Cucamonga Fault, located approximately three (3) miles to the northwest at the base of the San Gabriel Mountains.

There are a limited number of existing buildings and public facilities within the Specific Plan area, which include the following:

- The Loveland Sonrise Senior Citizen Villa apartment complex, which comprises 80 multi-family dwelling units, located on the east side of the Specific Plan area along Sierra Avenue and north of Baseline Avenue. This property also contains two wireless telecommunication facilities, including one freestanding slim line monopole and an antenna array mounted to the building façade.
- Three (3) occupied and one unoccupied single-family dwelling units, located on the west side of the Specific Plan area along Juniper Avenue (north of Walnut Avenue), across the street from the Wayne Ruble Middle School.



Source: USGS

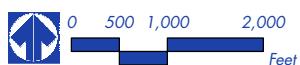


FIGURE 2-4

USGS TOPOGRAPHY MAP



- One (1) unmanned Wireless Telecommunication Facility located close to South Highland Avenue and Juniper Avenue (Sprint monopalm with outdoor equipment cabinets).
- A temporary earthen stormwater catch basin located along Juniper Avenue close to Baseline Avenue.

All existing building and public facilities within the Specific Plan area are anticipated to transition to other master planned uses envisioned by this Specific Plan.

2.4 Land Use Designations and Zoning

Fontana General Plan: The Fontana General Plan Land Use Policy Map (General Plan Figure 3-4) designated the northern three-quarters of the FONTANA PROMENADE Specific Plan project area as “C-G”, General Commercial. This land use classification allows a Floor Area Ratio (FAR) of 0.1 up to 1.0. The southern one-quarter of the project area is designated as “R-M”, Medium Density Residential. This classification allows for single-family detached product types that range from 5.1 to 7.6 units per acre, and for single-family attached or multi-family product types that range from 7.7 to 12 units per acre.

Two other General Plan land use designations affect the Specific Plan area. They are the “Boulevard Overlay District” and the “Activity Center Overlay District”.

Boulevard Overlay: The “Boulevard Overlay” overlays Sierra Avenue from SR 210 south down to I-10, Foothill Boulevard through Fontana, and a portion of Arrow Boulevard. Sierra Avenue, between the SR 210 and I-10 is the primary north-south transportation corridor through the City of Fontana, and contains a significant portion of the City’s commercial and public facility uses. The Boulevard Overlay allows the same FAR as the “C-G” land use designation (0.1 to 1.0), but allows greater residential densities, from 7.7 up to 24 units per acre. This Overlay is intended to provide incentives to help facilitate the transition of development along this major corridor. Its aim is to stimulate lot consolidation of smaller parcels to allow for the development of larger, well-coordinated projects. Specifically, the Boulevard Overlay seeks to:

- a) Encourage focused commercial development at key roadway intersections;
- b) Enhance flexibility in development by allowing for a complementary mix of higher density residential uses, professional offices, civic and institutional uses, and compatible mixed-use project;
- c) Ensure compatibility between adjoining uses;
- d) Provide a critical residential mass to support corridor commercial uses.

Activity Center Overlay: The intersection of Sierra Avenue and Baseline Avenue is designated within the Land Use Element of the Fontana General Plan as a “Local Activity Center”. The General Plan depiction is not intended to indicate these centers’ ultimate size or precise location. This Overlay also allows a FAR of from 0.1 to 1.0 for commercial and office uses, and residential densities that range from 7.7 up to 24 units per acre. It is intended to stimulate the development of intimately scaled activity centers that can accommodate a mix of land uses serving the surrounding area, allowing for comfortable walking distances from residential areas. Activity centers need to be a mix of uses, connected by multi-purpose corridors



with trails and other linkages. These uses should promote activity, define neighborhood character and provide places for people to meet and socialize, and enhance the area's overall quality of life. Specific uses intended within Activity Centers are:

- Community serving Retail Commercial;
- Professional Offices,
- Service Businesses;
- Entertainment Centers;
- Sales Outlets;
- Restaurants;
- Day Care Centers;
- Institutional Uses;
- Public and Quasi-public Uses.

Zoning: Subsequent to the adoption of this Specific Plan, the Fontana Zoning District Map was revised to designate the FONTANA PROMENADE Specific Plan area as “Specific Plan #25.” The regulations, uses permitted, development standards and guidelines set forth by the FONTANA PROMENADE Specific Plan take precedence over Municipal Code Regulations, and now represents the zoning for the Specific Plan area.

2.5 Opportunities, Constraints and Issues

With the recent completion of the I-210 east to Sierra Avenue, the Specific Plan area represents a significant “Gateway” location into this area of Fontana. Combined with the development of the Sierra Lakes master planned community on the north side of I-210, the Fontana Auto Center on the south side of I-210, and the built-out Walnut Village Specific Plan to the east, this “Gateway” area is now the focus of significant development interest. The largely vacant 120-acre Specific Plan area represents a unique opportunity to create an activity center, or node that meets the goals and objectives of the Fontana General Plan, and the vision established by the Fontana City Council and Planning Commission.

The key land use planning opportunities, constraints and issues contained within the Land Use Element (Chapter 3) of the General Plan are:

- Encourage enhancement of an upscale Fontana image.
- Create and establish a high quality, unique community design theme with identifiable residential neighborhoods supported by commercial uses.
- Mitigate on-site upstream and downstream drainage impacts associated with development.
- Diversify housing types.



- Maximize regional, community and freeway-oriented commercial development potential.

The key design issues were obtained from the Community Design Element (Chapter 6) of the General Plan:

- Develop an “Activity Center” and “Node” that creates an inviting “People Place.”
- Provide strong pedestrian linkages and paths that connect the variety of mixed-uses, including residential, retail entertainment, shops, restaurants, offices, and other commercial.
- Design a unifying thematic treatment emulating “Tuscan/Mediterranean Architecture” to create a unique, quality visual environment.
- Create a strong visual identity through distinctive “edge treatments.”

These design objectives, policies and guidelines, combined with the direction provided by the Land Use Element provided the direction to create visioning and development concepts for the Specific Plan area.

Constraints that have been identified related to the future development within the Specific Plan area are:

- Infrastructure: The area currently lacks certain infrastructure and public services on both a local and regional level. The infrastructure improvements and modifications required for the development of the FONTANA PROMENADE are being identified and will be constructed or modified by the developer or by the appropriate public agencies and/or service providers.
- Topography: The Specific Plan area sits on an alluvial plain that slopes from north to south. The Specific Plan area is approximately 8/10ths of a mile in length along Sierra Avenue and has an elevation change of approximately 110 feet from South Highland Avenue down to Baseline Avenue. Developments will need to accommodate incremental grade changes. Large flat pad areas required for a big box use will result in relatively large cut/fill slopes that will tend to separate uses rather than integrate them along the FONTANA PROMENADE.
- Air Quality: Generally, the region experiences adverse air quality conditions with periods of poor air quality.
- Hydrology: The subject property and surrounding area are subject to sheet flooding due to topography and the lack of local, on-site storm drain facilities.
- Wind: The Specific Plan area is subject to periodic strong winds, which require careful designs for protected pedestrian corridors within the FONTANA PROMENADE.

2.6 General Plan Consistency

The role of this document, as both a regulatory and planning document, is to facilitate the City's General Plan goals and policies as they relate to the area and this particular site. The following is a discussion of conformance pertaining to goals of the Fontana General Plan and how the FONTANA PROMENADE Specific Plan is consistent with those relevant goals and policies:



Land Use Element

Goal:

Land Use in our community is balanced between residential, commercial, industrial, open space and recreation land uses that are developed to high standards of quality and provide diverse economic, social and cultural opportunities for our citizens and those who wish to invest here.

Policies:

Development shall be consistent with our land use plan and contribute to the maintenance of an economic base that provides high quality jobs for those who choose to both live and work in Fontana.

Activity centers identified conceptually on the Land Use Plan shall be the preferred form of development for residentially serving retail, services and entertainment uses, and shall incorporate open spaces for public gathering as well.

Consistency: The FONTANA PROMENADE Specific Plan sets forth a balance between residential, commercial, office, and entertainment/commercial recreation land uses that will be developed into a high quality, people oriented place that provides for diverse economic, social and cultural opportunities that are unique to this area of the Inland Empire. Implementation of the Specific Plan will result in a unique activity center environment that contributes to the maintenance of a viable economic base by offering a wide variety of jobs and a variety of medium density housing types.

Goal:

Quality of life in our community is supported by development that avoids negative impacts on residents and businesses and is compatible with, and enhances, our natural and built environment.

Policies:

New development with potentially adverse impacts on existing neighborhoods or residents such as noise, traffic, emissions and storm water runoff, shall be located and designed so that quality of life and safety in existing neighborhoods are preserved.

Consistency: The FONTANA PROMENADE Master Development Plan contained within this Specific Plan has been designed to avoid negative impacts on residents and businesses in the vicinity of the Specific Plan area. Furthermore, a General Plan Amendment was processed concurrently with Amendment No. 1 to the FONTANA PROMENADE Specific Plan to ensure that future development within the Specific Plan area would be compatible with the existing and future built environment in the surrounding area. Resulting noise, traffic, air pollution emissions and storm water runoff resulting from buildout of the Specific Plan area have been adequately mitigated so that the quality of life and safety in existing neighborhoods near the Specific Plan area are protected and preserved.

Goal:

Our community is developing in a unified, orderly, logical, environmentally sound manner, which ensures that the City is unified and accessible to all residents, and results in economically sound commercial areas, vibrant neighborhoods, and jobs rich centers.

Policies:

Areas adjacent to freeway and major arterial corridors shall be given special land use and development standards guidance.



Land uses within freeway and arterial corridors shall be arranged around focal points of varied sizes and configurations to convey a sense of distinctiveness.

Improvements shall be made to transportation corridors that promote physical connectivity and reflect consistently high aesthetic values.

Consistency: The FONTANA PROMENADE Specific Plan provides a unified, orderly, logical and environmentally sound development plan within a City-designated growth area. It has been designed to be accessible to all residents and will result in an economically sound commercial area that is unique to the region. The Specific Plan area is adjacent to Sierra Avenue, a major arterial corridor, and just south of SR 210. The FONTANA PROMENADE Specific Plan sets forth special guidance for land use and development standards, and proposes special gateways focal points and design standards that convey a sense of quality and distinctiveness. The City is also pursuing improvements to the Sierra Avenue corridor that promotes an improved aesthetic environment and better physical connectivity along this major transportation route.

Goal:

The quality of life and economic vitality in our City's core areas are enhanced by strategic infill of new development and revitalization of existing development.

Policies:

Infill development shall be accorded a high priority in the commitment of City resources and available funding.

Where necessary to stimulate the desired mix and intensity of development, land use flexibility and customized site development standards shall be achieved through various master planning devices such as specific plans, planned development zoning and creative site planning on individual building sites.

Clustering of development at key points with intermediate sectors of less intensive uses should be promoted along arterial corridors.

Assembly of parcels to allow for more efficient development patterns should be promoted wherever adjacent neighborhoods are not adversely impacted.

Consistency: The FONTANA PROMENADE Specific Plan and Master Development Plan represent a strategic infill in a fast growing area that will create new economic vitality in Fontana. The Specific Plan is being used to stimulate the desired mix and intensity of land uses to create a unique people oriented place.

Circulation Element

Goal:

A balanced transportation system for Fontana is provided that meets the mobility needs of current and future residents and ensures the safe and efficient movements of vehicles, people and goods throughout the City.

Policies:

Limit direct access from adjacent private properties to arterials to maintain an efficient and desirable quality of traffic flow.



Locate new development and their access points in such a way that traffic is not encouraged to utilize local residential streets and alleys for access to the development and its parking.

Cooperate with regional agencies and support planning and construction of the remaining segments of the state Route 210.

Require street dedications from adjacent properties when the land is necessary for additional transportation capacity and enhanced mobility for the welfare of the community.

Require new streets to comply with adopted geometric standards for major, primary and secondary arterials at intersections.

Consistency: The FONTANA PROMENADE Specific Plan area is strategically located adjacent to Sierra Avenue, just south of SR 210, in Northern Fontana. Development standards and design guidelines limit direct access from Sierra Avenue from adjacent private properties to achieve desired traffic flows. Additional right-of-way dedications are required for improvements to the streets adjacent to the Specific Plan area, including Sierra Avenue, Juniper Avenue, Walnut Avenue and Baseline Avenue.

Community Design Element

Goal:

Our City has a unified overall community image and appearance with distinct districts and neighborhoods.

Policies:

Major entry points or gateways into the City, especially along arterial corridors, shall be marked with City identification and with enhanced landscaping and streetscaping to highlight Fontana's identity.

Development in north Fontana should be designed to incorporate elements consistent with a Mediterranean design theme.

Consistency: The FONTANA PROMENADE Specific Plan establishes a unique, overall community image of quality development in Fontana. The development standards and design guidelines envision a Mediterranean/Tuscan theme within a village environment. Significant design elements include stone tower features, entry treatments, meandering pedestrian walkways with complementary landscape, hardscape and water feature treatments.

Goal:

The major arterial thoroughfares of the City contribute to the overall image and diverse character of the community.

Policies:

Major arterial highways shall be improved according to customized design guidance within and adjacent to public rights-of-way.

Adopt design guidelines for the review of projects along the I-10 and I-210 corridors.



Consistency: Sierra Avenue is the major north/south arterial thoroughfare through the central part of the City of Fontana that connects I-15, SR 210 and I-10. The City has adopted Sierra Avenue Design Guidelines that set forth specific entry treatments, landscape and hardscape treatments and other right-of-way improvement features that contribute to the quality image of the new developments in Northern Fontana. Specific treatments are proposed for this “Gateway” area at SR 210 and Sierra Avenue.

Goal:

Existing and new development reflects extensive use of high-quality, contemporary design, incorporation unifying, community-wide design elements.

Policies:

Citywide landscape standards shall continue to be applied in new and revitalized development throughout the City.

View fencing and distinctively articulated masonry walls are preferred to long stretches of block walls adjoining residential areas.

Consistency: The FONTANA PROMENADE Specific Plan requires the new development to incorporate extensive use of high-quality components that incorporate the desired design theme in this area of the City. Landscape and hardscape elements must also reflect the community’s Mediterranean/Tuscan design theme. Walls and other types of screening must be well articulated as a part of the village design theme.

Goal:

Activity centers, including shopping centers, contain a high level of pedestrian amenities, distinct and varied architectural details, and careful integration into surrounding residential areas.

Policies:

Architectural interest and variety shall be maintained through varied rooflines and detailed façade treatments.

The size and design of signs shall be related to the scale of the building or development and its relation to the street.

Consistency: The FONTANA PROMENADE Specific Plan’s main design objective is to create a people oriented place and activity center with quality shops, restaurants, entertainment uses, offices and residences within a protected village atmosphere. The Community Design Guidelines that have been incorporated into this Specific Plan establish a distinctive Mediterranean/Tuscan theme for the community and provide detailed architectural and landscape design guidelines, including standards for architectural design, landscape materials, monumentation, fencing, and lighting. Signage will be pedestrian oriented and designed to complement building scale and the Specific Plan’s relation to Sierra Avenue and other adjacent streets.

Economic Development Element

Goal:

A sustainable balance of residential, commercial and industrial uses supports our City’s economy.



Policies:

The City's pattern of development should balance revenue-consuming uses with revenue-generating uses.

Land uses should be sought that can adapt to emerging market and fiscal conditions throughout the plan time horizon.

The City should achieve a mix of land uses that capitalizes on transportation corridors, stimulates employment, offers a variety of housing types/lifestyle choices and can respond to market opportunities.

Consistency: The FONTANA PROMENADE Specific Plan sets forth a sustainable balance of commercial, office, and residential land uses consistent with the General Plan that supports the City's economy. Uses envisioned for the Specific Plan area are aimed at emerging market demands being generated by other master planned developments in this area of Fontana. The FONTANA PROMENADE will capitalize on the proximity of the I-210 and Sierra Avenue transportation corridors and stimulate employment opportunities in Fontana. The southern portion of the Specific Plan will offer a variety of unique housing types and lifestyle choices that are responding to new emerging housing market opportunities in Northern Fontana.

Goal:

Expanded commercial development at key locations throughout the City serves the needs of the community and captures earlier revenue losses to surrounding areas.

Policies:

A full range of retail uses that support the local and specialty consumer, without creating adverse impacts on other nearby uses, should be supported.

The Boulevard Overlay District and Activity Center Overlay Districts should stimulate commercial development at key locations in the City as a means of stimulate successful commercial centers instead of marginal commercial strips.

Consistency: The FONTANA PROMENADE Specific Plan area is located at a key "gateway" area into Northern Fontana. The proposed mixed-use master planned development is intended to meet the rapidly growing residential population needs in this area and capture revenue losses to surrounding communities. The plan envisions a full range of retail uses that support both local and specialty consumers that will have a positive effect on other nearby uses. The Specific Plan area contains both the Boulevard and Activity Center Overlay Districts, which are meant to stimulate commercial development at key locations. The FONTANA PROMENADE Master Development Plan is intended to stimulate a successful plan for a coordinated, comprehensive development rather than piecemeal commercial uses and typical residential tracts that do not achieve the vision the City has for this key location.

2.7 Goals & Objectives of the Specific Plan

The FONTANA PROMENADE Specific Plan has established the following planning goals and objectives to meet the goals objectives, policies and actions set forth in the Fontana General Plan:



Enhance the Northern Fontana Visual Environment

- Develop community entry features as major gateway amenities along frontages adjacent to Sierra Avenue/South Highland Avenue, and at Sierra Avenue/Baseline Avenue.
- Improve Sierra Avenue, South Highland Avenue, Baseline Avenue and Walnut Avenue public rights-of-ways with parkways and other community identity amenities to enhance these corridors as major gateways into Northern Fontana.
- Provide high quality architecture and landscaping adjacent to Sierra Avenue, Baseline Avenue, South Highland Avenue Juniper Avenue and Walnut Avenue.
- Develop unique amenities that may include a tower features, archways, water features and other visual features at the major gateways and visual corridors into the FONTANA PROMENADE Specific Plan area.

Improve Jobs/Housing Balance

- Create a balanced community consisting of commercial, office, entertainment, commercial recreation, and residential land uses.
- Create a variety of employment opportunities by developing a mix of land uses (regional/community/neighborhood commercial, and office).

Facilitate Revenue Generating Uses

- Enhance land values through the installation of major public improvements, amenities, and infrastructure. This will significantly increase assessed values, creating greater tax revenue to the City.
- Provide for increased sales tax revenues through the development of facilities related to the FONTANA PROMENADE retail commercial uses, including shops, restaurants, entertainment facilities, offices and other uses.



3.0 ELEMENTS OF THE SPECIFIC PLAN

3.1 Comprehensive Development Plan

3.1.1 DEVELOPMENT CONCEPT

The FONTANA PROMENADE is a high quality, master planned community featuring a residential village, retail and commercial land uses, and recreational amenities, including a Central Commons and a central landscaped pedestrian corridor. The community draws its overall thematic and aesthetic inspiration from a Mediterranean/Tuscan village, and the development plan presented within this Specific Plan sets forth a plan which creates a destination oriented “activity center” that is consistent with, and implements the goals, policies and objectives of the Fontana General Plan.

The FONTANA PROMENADE Specific Plan encourages, and allows for a range of retail commercial uses, entertainment uses, restaurants, shops, and other complementary uses to be developed north of Walnut Avenue. This variety of land uses, in conjunction with commercial land use regulations contained herein to limit the size of any single commercial use to avoid large pads, higher cut and fill slopes, and large areas of open parking, are intended to create a diverse activity center and synergy, resulting in a “people oriented place.”

The community’s eight residential neighborhoods provide a variety of options for new single- and multi-family homes in the rapidly growing area of North Fontana. The residential portion of FONTANA PROMENADE is envisioned as a Mediterranean/Tuscan village situated around the Central Commons and a landscaped pedestrian corridor. The Central Commons serves as a community focal point and social gathering place while providing community residents with opportunities for recreation. The pedestrian corridor features a meandering walkway and vibrant landscaping and provides community residents with easy access to the retail and commercial components of the FONTANA PROMENADE.

Thematic landscaping and monumentation are provided at key focal areas throughout the Specific Plan area to establish a strong sense of place and reinforce the character of the FONTANA PROMENADE community.

3.1.2 DESIGN OBJECTIVES

The FONTANA PROMENADE Specific Plan provides for a long-range comprehensive planning and design strategy that cannot be accomplished by designing the site on a piecemeal, parcel-by-parcel approach. To achieve a comprehensive design strategy, a number of key opportunities, constraints and issues were considered during the preparation of the Specific Plan’s Development Plan. This included consideration of the Fontana General Plan, the Zoning and Development Code, and the Overlay Districts established by both the General Plan and Zoning Code (see Section 2 of this Specific Plan). It also includes careful consideration of other regulatory policies, as well as engineering feasibility, traffic and circulation, environmental constraints, market acceptance, economic viability, surrounding land uses, development phasing and local community goals and objectives. The following additional objectives for the Promenade Specific Plan are based upon extensive research and analysis aimed at establishing a unique, functional, economically viable development plan:

- Establish a viable, comprehensive development plan that implements the applicable goals, policies and actions set forth in the Fontana General Plan;



- Set forth development regulations and design guidelines that result in a distinctive design and mix of uses that invites activity and creates a unique sense of place in Fontana;
- Create a people oriented activity center in North Fontana that complements and enhances the quality development occurring throughout the City;
- Provide high quality housing opportunities designed to be marketable and accessible within the evolving, economically diverse profile of the City of Fontana.
- Provide for an increased jobs-to-housing balance of employment opportunities and residential dwelling units;
- Create convenient pedestrian linkages between the residential villages and the commercial activity areas, as well as the adjacent and nearby residential areas and the Wayne Ruble Middle School and A. B. Miller High School;
- Create outdoor, pedestrian corridors and other activity areas that are protected from the natural elements, including wind, rain and the heat;
- Implement infrastructure improvements necessary to facilitate project implementation in a timely manner.

3.2 Land Use Plan

The FONTANA PROMENADE Specific Plan Land Use Plan contains a balanced mix of retail commercial, office, residential and commercial recreational uses. The Land Use Plan focuses on creating a vibrant, “people oriented place” that combines a wide range of retail and office uses that include small shops, restaurants, entertainment facilities, larger retail outlets, combined with medium density, single-family detached homes and higher density multi-family dwelling units.

The Land Use Plan has been designed to increase the balance between jobs and housing in the Fontana area, and to provide the opportunity for people to live close to where they work. It encourages pedestrian connectivity with the surrounding community, and between the FONTANA PROMENADE commercial areas and residential villages.

The land use concept for the FONTANA PROMENADE community is depicted on Figure 3-1, *Specific Plan Land Use Plan*. An overview of the land uses within the FONTANA PROMENADE is provided on the following pages and also is summarized in Table 3-1, *Specific Plan Land Use Summary*.

3.2.1 COMMERCIAL LAND USES

Commercial land uses are proposed for close to half of the Specific Plan area and are generally located in the northern portion of the community. Planning areas designated for commercial use occupy approximately 47.8 gross acres, or thirty-nine percent (39%) of the Specific Plan area.

Planning Area 1 is the only planning area planned primarily for commercial land uses, and comprises approximately 47.8 gross acres (40.0 adjusted gross acres). It would contain the theater complex,

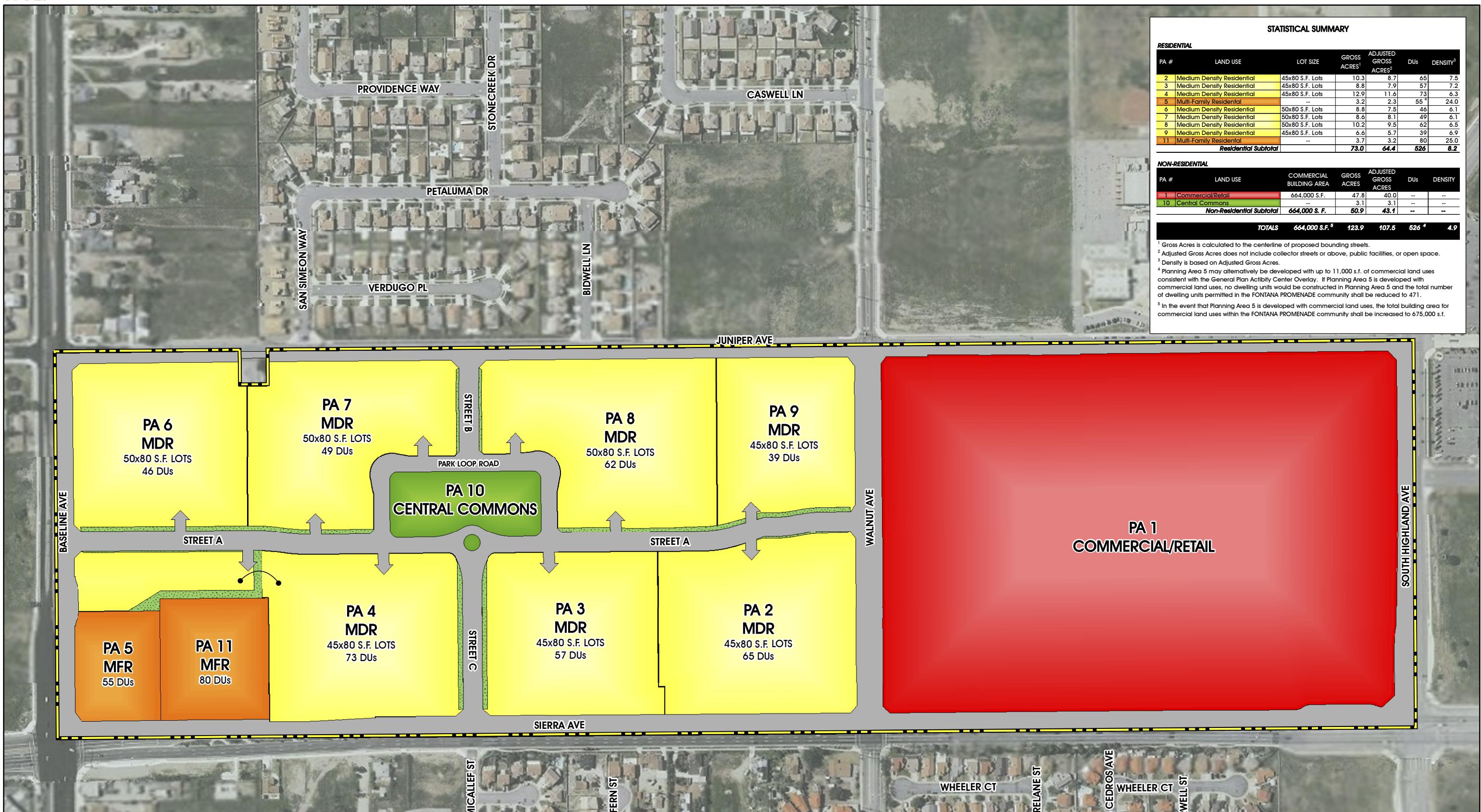




Table 3-1 Specific Plan Land Use Summary

PA	LAND USE	GROSS ACRES ¹	ADJUSTED GROSS ACRES ²	DWELLING UNITS	BUILDING AREA	DENSITY (du/ac) ³
1	Commercial/Retail	47.8	40.0	--	664,000 s.f.	--
2	Medium Density Residential	10.3	8.7	65	--	7.5
3	Medium Density Residential	8.8	7.9	57	--	7.2
4	Medium Density Residential	12.9	11.6	73	--	6.3
5	Multi-Family Residential	3.2	2.3	55 ⁴	-- ⁴	24.0
6	Medium Density Residential	8.8	7.5	46	--	6.1
7	Medium Density Residential	8.6	8.1	49	--	6.1
8	Medium Density Residential	10.2	9.5	62	--	6.5
9	Medium Density Residential	6.6	5.7	39	--	6.9
10	Central Commons	3.1	3.1	--	--	--
11	Multi-Family Residential	3.7	3.2	80	--	25.0
TOTAL		123.9	107.5	526⁴	664,000 s.f.⁵	4.9

¹Gross Acres is calculated to the centerline of proposed bounding streets.

²Adjusted Gross Acres does not include collector streets or above, public facilities, or open space.

³Density is calculated as Dwelling Units per Adjusted Gross Acre.

⁴Planning Area 5 may alternatively be developed with up to 11,000 s.f. of commercial land uses consistent with the General Plan Activity Center Overlay. If Planning Area 5 is developed with commercial land uses, no dwelling units would be constructed in Planning Area 5 and the total number of dwelling units permitted in the FONTANA PROMENADE community shall be reduced to 471.

⁵In the event Planning Area 5 is developed with commercial land uses, the total building area for commercial land uses within the FONTANA PROMENADE community shall be increased to 675,000 s.f.

restaurant row and food court, shops and other retail uses. Mixed-use offices above retail commercial are also allowed in Planning Area 1 subject to the issuance of a conditional use permit. This planning area can contain a maximum of 664,000 square feet of commercial use.

Consistent with the General Plan Activity Center Overlay designation that applies to the southeastern corner of the FONTANA PROMENADE community, Planning Area 5 may alternatively be developed with up to 11,000 square feet of commercial retail and service uses. This commercial center would provide residents of FONTANA PROMENADE and the surrounding community with accessible local shopping options for daily or periodic needs within close walking distance of their homes. Development of Planning Area 5 with neighborhood-serving commercial retail and service uses would be subject to the approval of a Conditional Use Permit.

The commercial and retail areas of the FONTANA PROMENADE Specific Plan are discussed in greater detail in Section 4.0, *Development Regulations*.

3.2.2 RESIDENTIAL LAND USES

The FONTANA PROMENADE Specific Plan provides for the development of the southern portion of the Specific Plan area as a residential village featuring a variety of detached single-family and attached multi-family home styles with complementary architectural styles. Homes provided within the FONTANA PROMENADE community are designed to appeal to homeowners of different family sizes, income levels, and ages.

Overall, seven (7) single-family residential neighborhoods are provided within the FONTANA PROMENADE community. Single-family detached residential neighborhoods within FONTANA PROMENADE may be developed at densities ranging from a minimum of 6.1 dwelling units per acre to a



maximum of 7.5 dwelling units per acre. Planning Areas 2, 3, 4, and 9 may be developed with homes on minimum 3,600 s.f. lots (minimum dimensions of 45 feet x 80 feet), while Planning Areas 6, 7, and 9 may be developed with homes on minimum 4,000 s.f. lots (minimum dimensions of 50 feet x 80 feet). The average lot area for single-family residential lots within the FONTANA PROMENADE community shall be 4,100 s.f.

FONTANA PROMENADE also provides for the development of two (2) neighborhoods in the southeastern corner of the Specific Plan area with attached multi-family dwelling units. One neighborhood, Planning Area 5, may be developed with up to 55 attached multi-family residences at a maximum density of 24 dwelling units per acre. Planning Area 11, which comprises the existing Loveland Sonrise Senior Citizen Villa apartment complex, is developed with 80 attached multi-family units at a density of 25 dwelling units per acre.

The residential portion of the FONTANA PROMENADE community comprises approximately 73.0 gross acres (64.4 adjusted gross acres), which corresponds to approximately fifty-eight percent (59%) of the Specific Plan area.

Individual residential neighborhoods are discussed in greater detail in Section 4.0, *Development Regulations*.

3.2.3 CENTRAL COMMONS (RECREATION)

The 3.1-acre Central Commons (Planning Area 10) is centrally located within the residential village in the southern portion of the Specific Plan area. The central location establishes the Central Commons as a community focal point within FONTANA PROMENADE that provides community residents with a social gathering place and opportunities for recreation. The Central Commons features a range of active recreational amenities, which may include, but is not limited to, a swimming pool, tot lot, and open play field. The Central Commons also may include a community recreation building, a barbecue area and/or an outdoor event space (e.g., courtyard) to provide community residents with a place to socialize. The Central Commons will be linked to the individual neighborhoods within the residential village, and the commercial/retail area in Planning Area 1, via the central landscaped pedestrian corridor.



3.3 Circulation Plan

3.3.1 VEHICULAR CIRCULATION

The roadway concept for FONTANA PROMENADE is presented on Figure 3-2, *Conceptual Circulation Plan*. As shown, the community's roadway network provides a hierarchy of roadways which provide safe, efficient and direct access residential neighborhoods, commercial areas, and recreation areas.

The circulation pattern for FONTANA PROMENADE is focused upon primary access from Sierra Avenue, which connects to the regional freeway system (SR 210, I-15 and I-10). South Highland Avenue and Baseline Avenue also provide direct access on the northern and southern sides of the Specific Plan area. Walnut Avenue bisects the Specific Plan area in two, and provides access to the residential and commercial areas of the Specific Plan. A network of four local streets link neighborhoods within the residential portion of the Specific Plan and provide connections to the commercial and retail uses in Planning Area 1 and the Central Commons (Planning Area 10).

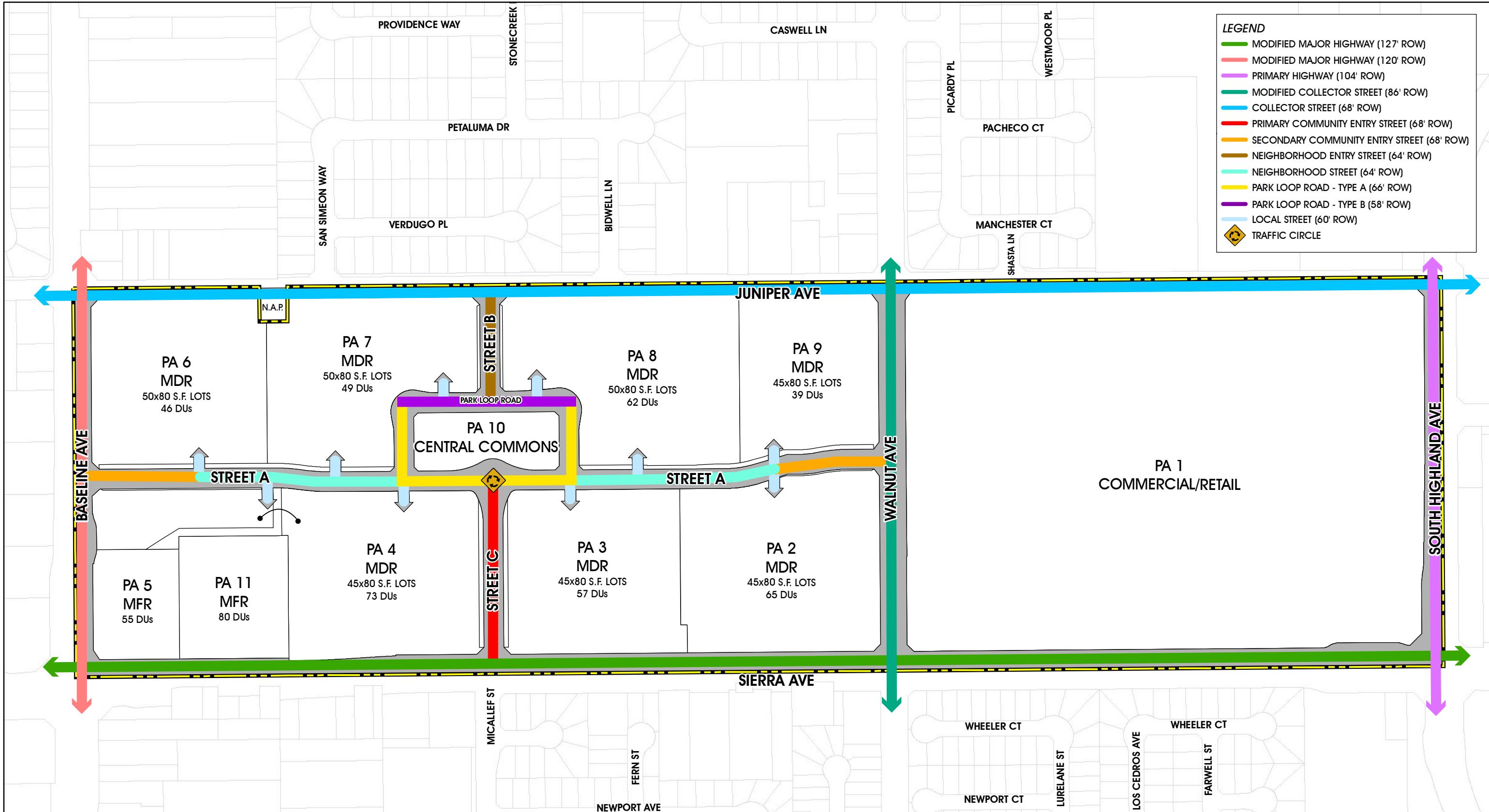
Sierra Avenue provides the primary citywide access to the FONTANA PROMENADE. This north-south arterial highway is Fontana's major commercial corridor that bisects the downtown commercial core. It also contains the majority of the City's public facilities, including City Hall, the Police Department, the Central Library and a number of other community facilities. Access from northbound Sierra Avenue into Planning Area 1 is limited to Walnut Avenue. Access from southbound Sierra Avenue into Planning Area 1 will be limited to right-turn in and right-turn out at an access point located between South Highland Avenue and Walnut Avenue. Access from the northbound and southbound directions of Sierra Avenue into the residential village is provided at a stop light controlled intersection at the intersection of Sierra Avenue and Street "C."

The other surrounding streets, South Highland Avenue, Baseline Avenue, and Juniper Avenue also provide access into the FONTANA PROMENADE. Ingress and egress into and out of the Specific Plan area is limited to one central, mid-block access point on both South Highland Avenue and Baseline Avenue. There are three local access points allowed along Juniper Avenue; one access point (i.e., Street "B") into the residential villages between Baseline and Walnut Avenues, and two into the rear parking lots in the northern commercial planning area between Walnut Avenue and South Highland Avenue. Walnut Avenue also allows direct access into the residential and commercial portions of the Specific Plan.

Internal streets within the FONTANA PROMENADE community shall comply with the Access Management Requirements (Standard Plan No. 701) contained within the City of Fontana Standards Design Guidelines, unless otherwise approved by the City Engineer.

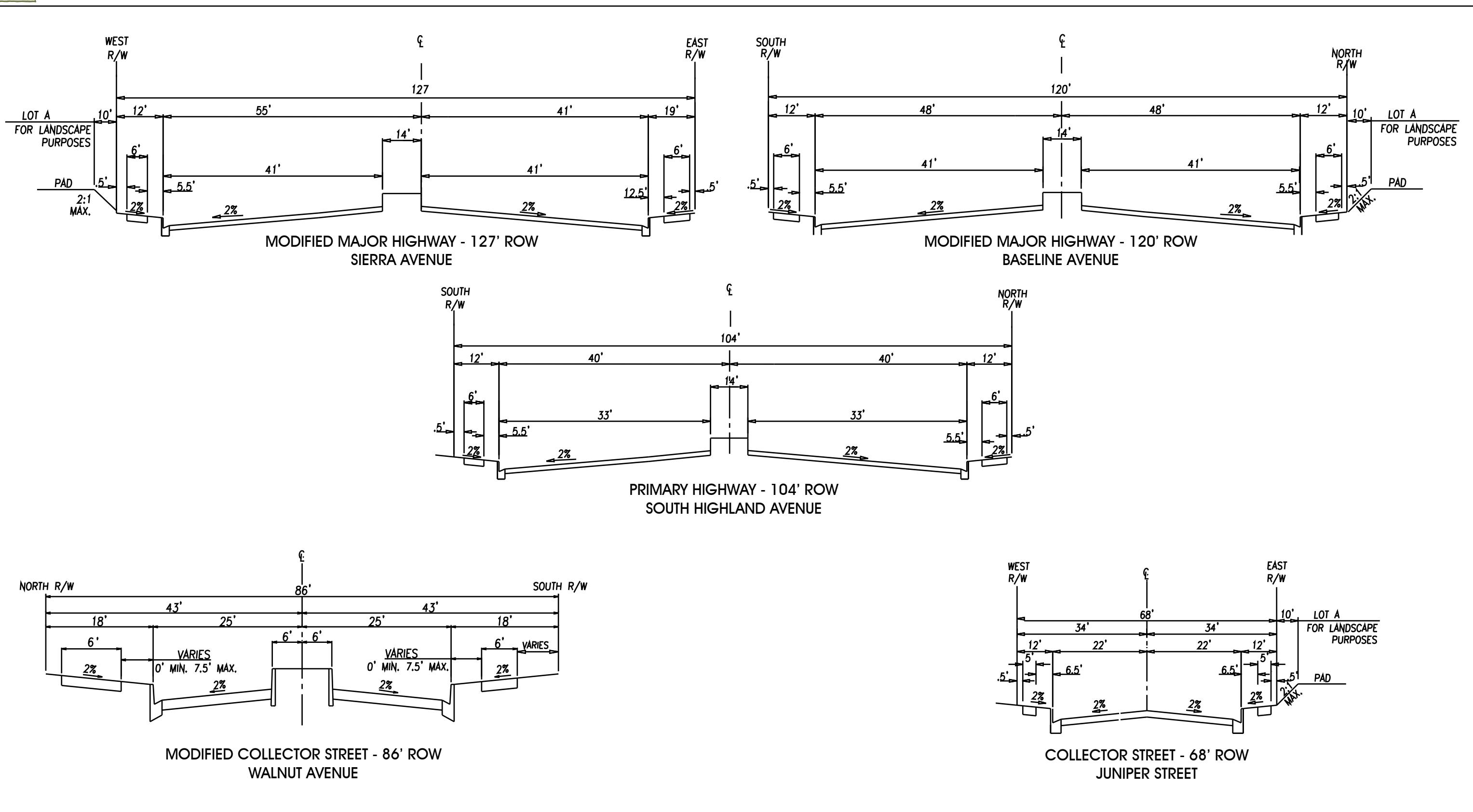
The vehicular circulation plan includes the roadway sizes and classifications described below and illustrated on Figure 3-3, *Roadway Cross-Sections – Exterior Streets*, and Figure 3-4, *Roadway Cross-Sections – Interior Streets*.

Sierra Avenue – Modified Major Highway (127' ROW): This Specific Plan provides for the development of Sierra Avenue as a Modified Major Highway along the community's eastern frontage. The typical section of this roadway provides three (3) travel lanes in each direction, a 14-foot wide raised median, a 19-foot parkway on the east side of the roadway and a 12-foot parkway on the west side of the street. The parkway areas contain six (6)-foot wide sidewalks separated from the curb by a park strip. South of Walnut Avenue, an additional ten (10)-foot wide landscape lot is provided adjacent



0 75 150 300
Feet

FIGURE 3-2
CONCEPTUAL CIRCULATION PLAN



Source: Allard Engineering

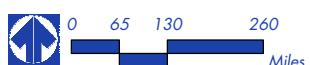
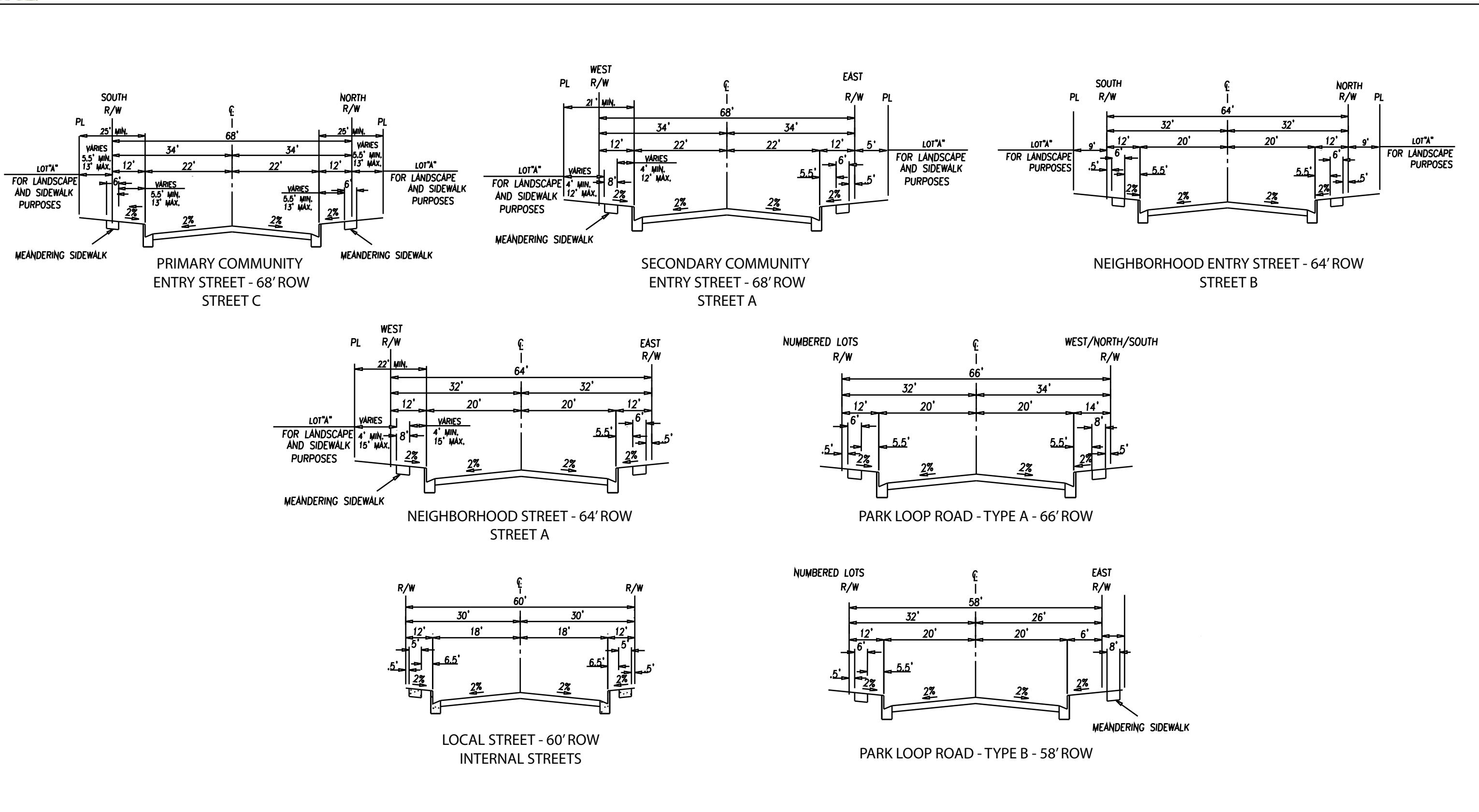


FIGURE 3-3
ROADWAY CROSS-SECTIONS - EXTERIOR STREETS



Source: Allard Engineering

NOT
TO
SCALE



to the western edge of the Sierra Avenue right-of-way to provide a landscape amenity for the community and to act as a buffer between the street and the residential village.

The eastern side of Sierra Avenue adjacent to the Specific Plan is fully improved to its ultimate half width between South Highland Avenue and Baseline Avenue. These improvements were constructed as a part of the Walnut Village Specific Plan. Improvements to the west side of Sierra Avenue between South Highland Avenue and Walnut Avenue were completed as a part of the completion of the SR 210 Freeway/Sierra Avenue interchange, including a bus turnout. Signals currently exist at South Highland Avenue, Walnut Avenue and Baseline Avenue along Sierra Avenue. Sierra Avenue is also a designated “Truck Route” within the City’s Circulation Master Plan.

Baseline Avenue – Modified Major Highway (120' ROW): This Specific Plan provides for the development of Baseline Avenue as a Modified Major Highway along the community’s southern frontage. The typical section of this roadway provides for three (3) travel lanes in each direction, a 14-foot wide raised median, and a 12-foot wide parkway on both sides of the street. The parkway area contain six (6)-foot wide sidewalks separated from the curb by a park strip. A ten (10)-foot wide landscape lot is provided adjacent to the northern edge of the Baseline Avenue right-of-way to provide a landscape amenity for the community and to act as a buffer between the street and the residential village. Baseline Avenue is improved to its full-width section adjacent to the Specific Plan area. There are existing traffic signals at the intersections of Baseline Avenue and Sierra Avenue, and Baseline Avenue and Juniper Avenue.

South Highland Avenue – Primary Highway (104' ROW): This Specific Plan provides for the development of South Highland Avenue along the northern frontage of the FONTANA PROMENADE community. The typical cross-section for this roadway has a 14-foot median; two travel lanes in each direction and 12-foot wide parkway/sidewalk areas on each side of the street. The City of Fontana recently completed fully improved travel lanes along South Highland Avenue from Sierra Avenue west to Juniper Avenue and beyond to Citrus Avenue. Parkway areas will be completed when adjacent development occurs. The intersection of South Highland Avenue and Sierra Avenue is currently signalized.

Walnut Avenue – Modified Collector (86' ROW): This Specific Plan provides for the development of Walnut Avenue as a Modified Collector. The typical section for this roadway has a 12-foot wide raised median, 50 feet of curb-to-curb roadway, and 18-foot wide parkways on both sides of the street. Walnut Avenue between Sierra Avenue and Juniper Avenue is improved to a 56-foot curb-to curb width within an 86-foot right-of-way. Ultimate roadway improvements will occur to this portion of Walnut Avenue with the development of the FONTANA PROMENADE Specific Plan. The intersection of Walnut Avenue and Sierra Avenue is currently signalized. The intersection of Walnut Avenue and Juniper Avenue is currently controlled by four-way stop signs.

Juniper Avenue – Collector Street (68' ROW): This Specific Plan provides for the development of Juniper Avenue as a Collector Street. The typical section for this roadway includes one travel lane in each direction and a 12-foot wide parkway on both sides of the street. The parkway areas include five (5)-foot wide sidewalks separated from the curb by a park strip. A ten (10)-foot wide landscape lot is provided adjacent to the eastern edge of the Juniper Avenue right-of-way, between Walnut Avenue and Baseline Avenue, to provide a landscape amenity for the community and act as a buffer between the street and the residential village. The eastern half-width will be improved in conjunction with



development of the FONTANA PROMENADE Specific Plan. There is currently a traffic signal at Juniper and Baseline Avenues.

Street “C” - Primary Community Entry Street (68’ ROW): Street “C” provides direct access to residential areas from Sierra Avenue. This roadway includes one vehicular travel lane and one vehicular parking lane in each direction and a 12-foot parkway on both sides of the street. The parkway areas include a six (6)-foot wide meandering sidewalks separated from the curb by a landscaped park strip. In addition, a landscape lot with thematic landscape treatments is provided adjacent to the northern and southern edges of the right-of-way to establish a sense of place and buffer nearby homes from the roadway.

Street “A” – Secondary Community Entry Street (68’ ROW): The Secondary Community Entry Street (Street “A”) provides direct access to residential areas from Baseline Avenue and Walnut Avenue. This roadway includes one vehicular travel lane and one vehicular parking lane in each direction and a parkway on both sides of the street. The pedestrian corridor is located on the west side of the street and features a meandering eight (8)-foot wide sidewalk within a minimum 21-foot wide landscaped parkway (including the landscape lot adjacent to the western edge of the right-of-way). The parkway on the eastern side of the street features a six (6)-foot wide sidewalk separated from the curb by a park strip. A five (5)-foot wide landscape lot is also provided adjacent to the eastern edge of the right-of-way

Street “B” – Neighborhood Entry Street (64’ ROW): Street “B” provides direct access to residential areas from Juniper Avenue. This roadway includes one vehicular travel lane and one vehicular parking lane in each direction and a 12-foot parkway on both sides of the street. The parkway areas include a six (6)-foot wide sidewalk separated from the curb by a park strip. In addition, a nine (9)-foot wide landscape lot with thematic landscape treatments is provided adjacent to the northern and southern edges of the right-of-way to establish a sense of place and buffer nearby homes from the roadway.

Street “A” –Neighborhood Street (64’ ROW): The interior segment of Street “A” bisects the residential village and facilitates convenient access to all areas of the FONTANA PROMENADE community. This roadway includes one vehicular travel lane and one vehicular parking lane in each direction and a parkway on both sides of the street. The pedestrian corridor is located on the west side of the street and features a meandering eight (8)-foot wide sidewalk within a minimum 22-foot wide landscaped parkway (including the landscape lot adjacent to the western edge of the right-of-way). The parkway on the eastern side of the street features a six (6)-foot wide sidewalk separated from the curb by a park strip. A five (5)-foot wide landscape lot is also provided adjacent to the eastern edge of the right-of-way

Park Loop Road – Type A (66’ ROW): Park Loop Road – Type A borders the northern, eastern, and southern boundaries of the Central Commons and provides access to the Central Commons and also secondary access to the residential neighborhoods in Planning Areas 3, 4, 7, and 8. This roadway includes one vehicular travel land and one vehicular parking lane in each direction. Adjacent to the Central Commons, this roadway provides a 14-foot parkway with, including an eight (8)-foot wide sidewalk separated from the curb by a landscape park strip. Opposite the Central Commons, this roadway provides a 12-foot parkway, which includes a six (6)-foot wide sidewalk separated from the curb by a landscaped park strip.

Park Loop Road – Type B (58’ ROW): Park Loop Road-Type B occurs adjacent to the western boundary of the Central Commons and provides access to the Central Commons and also provides secondary access to the residential neighborhoods in Planning Areas 7 and 8. This roadway includes



one vehicular travel lane and one vehicular parking lane in each direction and a six (6) foot wide landscaped parkway adjacent to the Central Commons and a 12-foot parkway, including a six (6)-foot wide sidewalk separated from the curb by a park strip, on the side of the street opposite the Central Commons.

Local Street (60' ROW): Local streets provide internal circulation within individual residential neighborhoods. This roadway classification provides one vehicular travel lane and one vehicular parking lane in each direction and a 12-foot parkway on both sides of the street. The parkway areas include a five (5)-foot wide sidewalk separated from the curb by a park strip.

3.3.2 PEDESTRIAN CIRCULATION AND CONNECTIVITY

Convenient and safe pedestrian circulation is a key component within the FONTANA PROMENADE Specific Plan. The Land Use Plan establishes a walkable community, where residents adjacent to and near the FONTANA PROMENADE Commercial/Retail Center (Planning Area 1) are encouraged to leave the car at home and walk or bike to entertainment, shops and restaurants. The pedestrian corridor is the primary pedestrian circulation route for the southern residential village and the northern commercial activity center. This pedestrian-way will have a wide, well-landscaped tree-lined path that connects all residential neighborhoods directly to the Commercial/Retail area in Planning Area 1. In addition to the pedestrian corridor, a comprehensive, interconnected sidewalk system is provided adjacent to on-site roadways to facilitate efficient pedestrian activity through the residential village.

The pedestrian corridors within the FONTANA PROMENADE Commercial/Retail Center (Planning Area 1), north of Walnut Avenue, contain pleasant, protected spaces and quality amenities. This includes shaded courtyards and vine covered arbors, fountains and the sounds of flowing water, sculptures and other public art forms, landscaping that provides shade and cooling effects, and other unique features. The design of the FONTANA PROMENADE's pedestrian corridors within Planning Area 1 should meander within well-articulated architectural forms that result in visually interesting spaces. These corridors should be protected from the seasonal winds and noise of the surrounding streets to the greatest extent feasible.

Figure 3-5, *Pedestrian Circulation Plan*, shows the pedestrian corridor and sidewalk network with the residential village that lead up to the Commercial/Retail Center in Planning Area 1.





3.4 Public Facilities

Precise alignments and sizing of public utility infrastructure, including water, sewer, and storm drain infrastructure, shall be determined at the tentative tract map stage of implementation of this Specific Plan. Accordingly, the conceptual layout and size of utility infrastructure presented herein may change prior to development of this Specific Plan.

3.4.1 WATER DISTRIBUTION

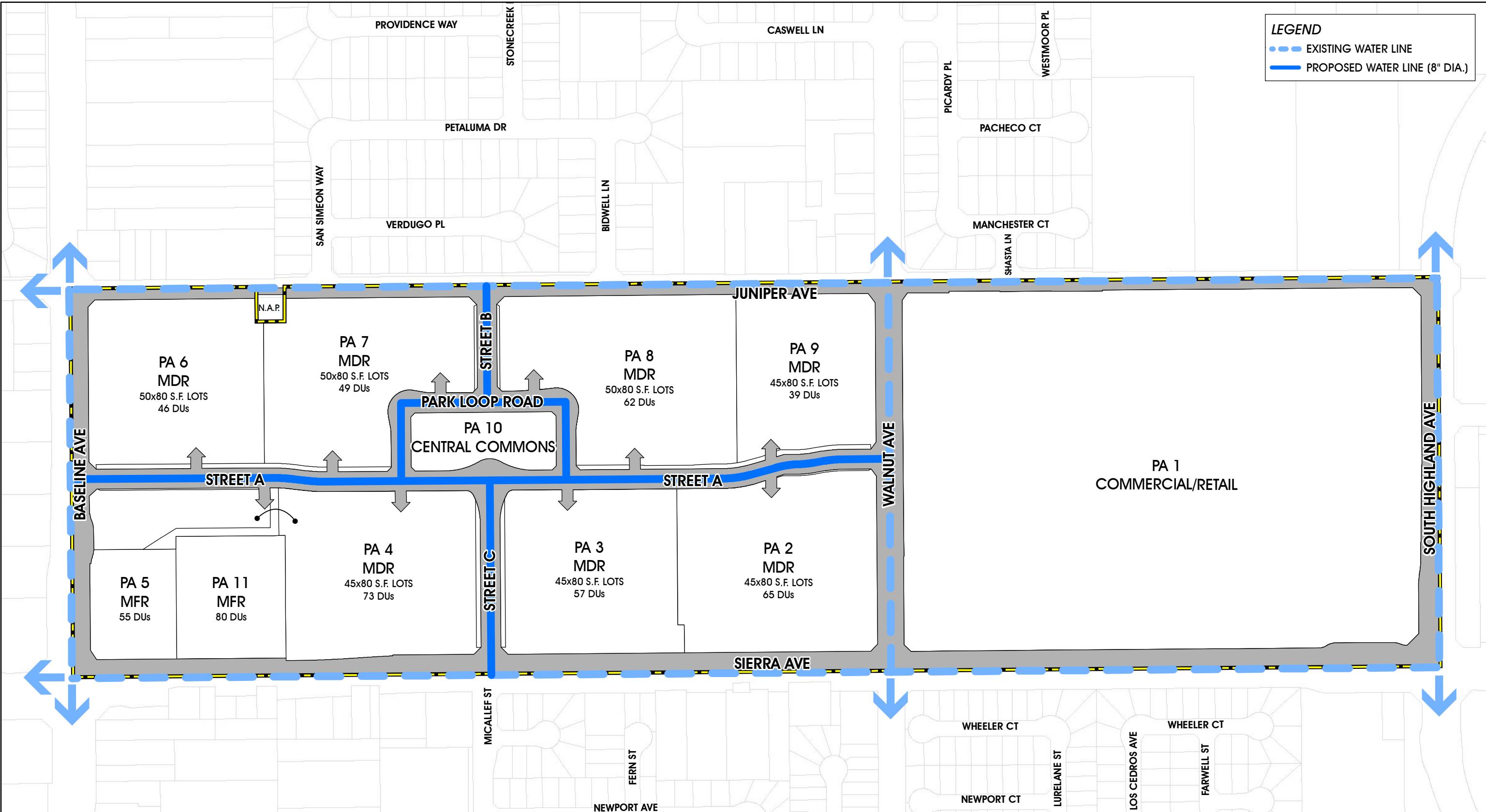
Fontana Water Company (FWC) and the West Valley Water District (WVWD) provide water service to the northern area of Fontana. FWC operates a reservoir, transmission mains and local lines serving commercial and residential uses in the area south of the Interstate 210 Freeway. WVWD operates facilities that serve uses located generally east of Sierra Avenue.

Domestic water service to the FONTANA PROMENADE will be provided by FWC, and will serve the commercial, residential and common landscape areas of the project. FWC and WVWD have water rights that allow them to draw water for supply to their service areas from stream flows in Lytle Creek, and from a number of wells located within the Chino Groundwater Basin. These companies' water infrastructure consists of reservoirs, storage tanks, booster pumps, and a network of larger transmission main lines and smaller distribution lines to deliver domestic water throughout their service areas. These two water purveyors do not currently offer reclaimed water service to the Specific Plan area.

As shown on Figure 3-6, *Conceptual Water Infrastructure Improvement Plan*, the domestic water system for the residential portion of the Specific Plan area comprises a backbone system of 8-inch diameter distribution mains beneath major internal roadways within the residential village. The on-site domestic water system for the residential village connects to existing water facilities within Baseline Avenue, Juniper Avenue, and Sierra Avenue. Water service to the commercial areas in Planning Areas 1 and 5 is provided via connections to the existing facilities adjacent to these planning areas. The water system will be owned and maintained by the FWC, and will provide for the domestic water needs for all commercial, residential and other water needs. This water system will also supply sufficient fire flows to fire hydrants to be placed within the project area in accordance with San Bernardino County Fire Department and Fontana Fire Department standards.

The FWC has prepared a Water Supply Assessment and an Addendum for The Fontana Promenade Specific Plan. This Assessment and Addendum state that based upon their analysis of historical water supplies, water rights, and the FWC's and Inland Empire Utilities Agency's (IEUA's) Urban Water Management Plans, it has concluded that FWC's available water supplies will be sufficient to meet the water demands in FWC's service area, with the proposed project, for the next twenty years. The master developers for the commercial and residential portions of the FONTANA PROMENADE Specific Plan are responsible for installing the water infrastructure necessary to serve the Specific Plan area.

Development within the Specific Plan is required to install recycled water line infrastructure to serve all landscape areas within the public rights-of-way and on private property (except those areas within an individual homeowner's lot), and is required to hook up to recycled water when the infrastructure is within 200 feet of the Specific Plan area.





3.4.2 SEWER SERVICE

The City of Fontana is responsible for the collection of wastewater within its corporate limits. The City contracts with the Inland Empire Utilities Agency (IEUA), was formerly the Chino Basin Municipal Water District. The remainder of the undeveloped Specific Plan area will need to be annexed into the service area of the IEUA prior to the recordation of the first final tract map for development.

Existing sewer infrastructure within the vicinity of the Specific Plan area includes 10-inch main sewer lines beneath South Highland Avenue (between Sierra Avenue and Juniper Avenue), and Juniper Avenue (between South Highland Avenue and Walnut Avenue). There is also a 10-inch sewer line located within Baseline Avenue between Sierra Avenue and Juniper Avenue. Sewer lines also exist along the northern and southern portion of Sierra Avenue. These trunk sewer lines will provide gravity flow to IEUA's five regional wastewater treatment facilities. In addition, the Agency owns a co-composting facility and several domestic and industrial trunk sewage lines. It also has four regional water-recycling facilities and the Carbon Canyon Waste Reclamation Facility. There is adequate capacity in the IEUA regional treatment facilities to serve the development proposed within the FONTANA PROMENADE Specific Plan area.

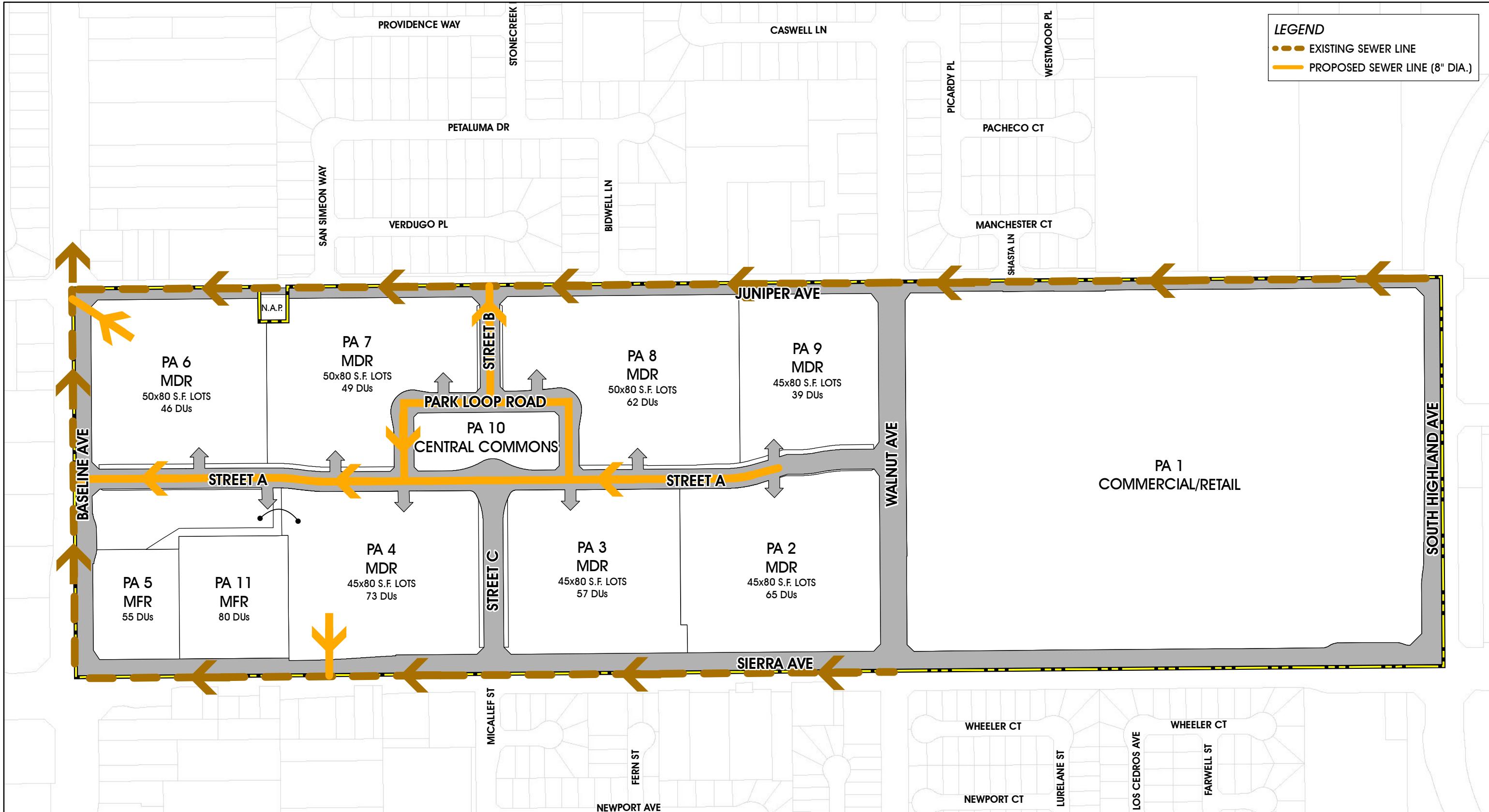
The conceptual sewer plan for the Specific Plan area is presented on Figure 3-7, *Conceptual Sewer Infrastructure Plan*. The residential village utilizes a gravity flow system with 8-inch diameter mains to convey wastewater to existing sewer lines within Juniper Avenue, Sierra Avenue, and Baseline Avenue. Sewer service to the commercial area in Planning Area 1 and the multi-family area in Planning Area 5 is provided via connections to the existing facilities adjacent to these planning areas. The master developer for the commercial and residential portions of the FONTANA PROMENADE Specific Plan is responsible for installing the sewer infrastructure necessary to serve the project site, per the requirements of the City of Fontana Public Works Department. Sewage disposal facilities shall be installed in accordance with the specifications and requirements of the State Department of Health Services, the San Bernardino County Health Department, and the City of Fontana Public Works and Engineering Departments.

3.4.3 DRAINAGE PLAN

The site's existing topographic relief shows that drainage will generally sheet flow in north-to-south direction. No designated 100-year floodplains are located within the Specific Plan area.

As depicted on Figure 3-8, *Conceptual Storm Drain Infrastructure Improvement Plan*, stormwater flows will be directed to existing facilities beneath Sierra Avenue, Juniper Avenue, and Baseline Avenue. In addition, due to downstream restrictions on capacity of regional flood control facilities, and required National Pollution Discharge Elimination System (NPDES) requirements, projects will be required to obtain approval of a Water Quality Management Plan (WQMP) prior to tract map approval by the Planning Commission to mitigate development runoff to a level below the predevelopment runoff rate, until such time as proper downstream drainage facilities are in place.

There is currently an interim detention basin that has been recently constructed within the southwest corner of the Specific Plan area (within Planning Area 6) in conjunction with the drainage improvements that are being installed within Juniper Avenue. This temporary catch basin will be removed after ultimate drainage improvements are completed that serve the project area.



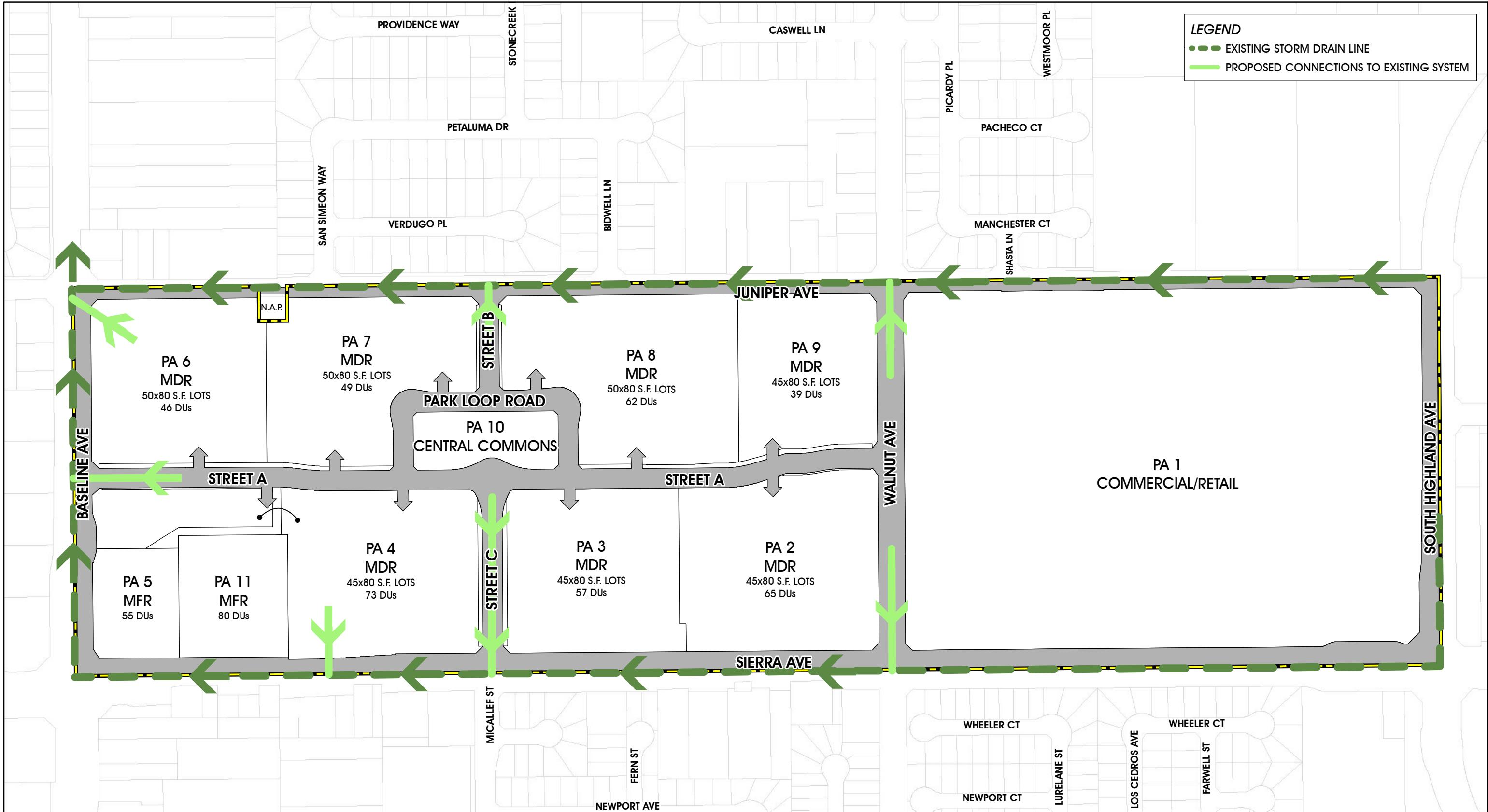


FIGURE 3-8

CONCEPTUAL STORM DRAIN INFRASTRUCTURE IMPROVEMENT PLAN



Prior to the approval of any final tract map associated with the FONTANA PROMENADE Specific Plan, detailed drainage/hydrology studies are required. These studies shall address specific on-site drainage conditions, increased runoff flows, and required stormwater retention. Prior to the approval of any final tract map associated with development north of Walnut Avenue (Planning Area 1), a detailed Water Quality Management Plan shall be prepared. Development within areas south of Walnut Avenue (Planning Areas 2 through 10) shall be consistent with the Water Quality Management Plan that was approved by the City of Fontana on June 30, 2011, or future amendments. Drainage facilities within public rights-of-ways are proposed to be maintained by the City of Fontana.



3.5 Community Services

The following information provides a brief summary of the community services to be provided to the FONTANA PROMENADE Specific Plan area. A more detailed discussion of facilities and service availability is presented in the Environmental Impact Report on the Specific Plan project.

3.5.1 POLICE AND FIRE PROTECTION

The Fontana Police Department provides law enforcement for the City, including the Specific Plan area. The Fontana Police department is located at 17005 Upland Avenue. Response time to the project area is from 3 to 5 minutes. Fontana currently maintains a ratio of 1.14 sworn officers per 1,000 residents.

The Fontana Police Department's Crime Prevention Through Environmental Design (CPTED) Guidelines shall be incorporated throughout the Specific Plan project area.

The Fontana Fire District provides fire protection to the Specific Plan area. The Fontana Fire District is part of the San Bernardino County Fire Agency. The Fontana Fire District also provides paramedic service in this area. The closest fire station to the Specific Plan area is Fire Station #78, located at Citrus Avenue, north of Baseline Avenue. The response time from Fire Station #78 is approximately 3 minutes to the FONTANA PROMENADE Specific Plan area.

3.5.2 PUBLIC SCHOOLS

The Fontana Unified School District (FUSD) serves the student population that will be generated by the residential units within the FONTANA PROMENADE Specific Plan. The closest elementary schools are Binks Elementary to the southwest, Mango Elementary to the southeast, and Sierra Lakes Elementary to the north. Binks Elementary is located at the southeast corner of Baseline Avenue and Cypress Avenue. Wayne Ruble Middle School and A. B. Miller High School are the closest middle school and high school to the Specific Plan area.

Prior to the issuance of building permits, school impaction fees must be paid to FUSD based upon student generation rates in effect at the time permits are pulled.

3.5.3 PUBLIC LIBRARY

Library services are provided by the San Bernardino County Library system, Fontana Branch. The Library is currently located at 8437 Sierra Avenue, approximately 1.5 miles south of the Specific Plan area. This 95,000 square foot library is designated as a "Resource Center" within the San Bernardino County system. It contains over 300,000 volumes, a 350-seat auditorium, homework, career and literacy centers and the latest educational technology.

3.5.4 UTILITIES

The FONTANA PROMENADE Specific Plan area is served by the following utility companies:

Electricity:	Southern California Edison
Natural Gas:	The Gas Company, Sempra Utilities
Solid Waste:	Burrtec Waste Industries
Telephone:	AT&T
Cable Services:	Adelphia



Utility infrastructure from the above sources will be provided to the Specific Plan area after final tract maps have been approved. The master developers for the commercial and residential portions of the project, the utility companies and the City of Fontana will be responsible for funding portions required utility infrastructure improvements.



3.6 Preliminary Project Phasing

The FONTANA PROMENADE Specific Plan is designed for development in two (2) phases in response to market demands. The residential village, including the Central Commons (Planning Areas 2, 3, 4, 5, 6, 7, 8, 9, and 10) are planned to comprise the first phase of development. The commercial/retail area in Planning Area 1 is planned to comprise the second phase of development. Planning Area 11 is developed with the Loveland Sonrise Senior Citizen Villa apartment complex under existing conditions.

The phasing sequence described herein is conceptual based on current market demand. Planning areas may be developed out of the expected sequence described above, provided the required infrastructure and services are available at the time of development.



4.0 DEVELOPMENT REGULATIONS

The FONTANA PROMENADE Specific Plan establishes 11 distinct development areas, designated as “Planning Areas” to implement the goals and objectives of the Fontana General Plan and this Specific Plan. These planning areas are designed on the basis of logical clustering of development and the existing surrounding circulation system that serves the Specific Plan area. Each planning area has unique characteristics, but is integrated into a cohesive master plan of commercial activity centers and residential villages. Together, the planning areas form a broader master planned community interconnected by a pedestrian corridor to integrate the various uses planned within the FONTANA PROMENADE community.

4.1 General Provisions

4.1.1 PURPOSE AND INTENT

The Development Regulations and Standards contained in this Section are set forth to implement the planning and design concepts of the FONTANA PROMENADE Specific Plan. These regulations address site development standards and provide the basic criteria that govern all development within the boundaries of the Specific Plan area. Future development within the Specific Plan area is subject to the review processes set forth in Section 6.0 of this Specific Plan. Any regulation or standard contained in this Section that differs from the City of Fontana Zoning and Development Code shall take precedence over, and supersede the Zoning and Development Code, unless otherwise prohibited. Any regulation or standard of the Zoning and Development Code not covered by this Specific Plan in the areas of site development, administration, review procedures, environmental review, and parking regulations shall apply to this Specific Plan. If discrepancies occur which unreasonably restrict the attainment of the goals, objectives and implementation of this Specific Plan and the Fontana General Plan, a Specific Plan Amendment shall be required. The Development Regulations and Standards set forth in this Section shall be applied to all properties located within the defined boundaries of the FONTANA PROMENADE Specific Plan.

4.1.2 DEFINITION OF TERMS

All words, phrases and terms used within the City of Fontana Zoning and Development Code, Article 1, Division 1, Chapter 30, Section 30-11 shall have the same definitions as provided in the FONTANA PROMENADE Specific Plan, unless the context requires clarification by City staff and/or elected and appointed officials. All definitions contained within the City’s Zoning and Development Code are incorporated herein by reference.

4.1.3 GENERAL NOTES

The following General Notes are intended to clarify the Development Regulations and Standards established in this Section of the Specific Plan.

1. The maximum number of residential dwelling units permitted by the FONTANA PROMENADE Specific Plan is 526. The approximate number of dwelling units within each residential planning area is established by the FONTANA PROMENADE Specific Plan Land Use Plan (Figure 3-1) and Planning Area Summary (Table 3-1). Each residential planning area contains an approximate, or potential, number of dwelling units. During the refined site planning and tentative tract map stage of design, the actual number of dwelling units allocated to a particular



planning area may differ from the number shown on Figure 3-1 and listed in Table 3-1. The number of dwelling units in a particular residential planning area may be increased or decreased by up to fifteen percent (15%) and transferred between residential planning areas, with prior written approval from the Director of Community Development, provided that the maximum unit count for the entire Specific Plan area does not exceed 526 dwelling units. The development standards and design guidelines contained in Sections 4.0 and 5.0 of this Specific Plan, respectively, will ensure uniformity of the use and design with the overall intent of the master development plan.

In the event that Planning Area 5 is developed with commercial land uses, no dwelling units would be constructed in Planning Area 5 and the total number of dwelling units permitted in the FONTANA PROMENADE Specific Plan area shall be reduced to 471.

2. The maximum amount of commercial square footage permitted by the FONTANA PROMENADE Specific Plan is 664,000 square feet. The approximate amount of square footage within each commercial planning area is established by the FONTANA PROMENADE Specific Plan Land Use Plan (Figure 3-1) and Planning Area Summary (Table 3-1). Each planning area contains an approximate or potential amount of commercial square footage. During the refined site planning and tentative tract map stage of design, the actual amount of commercial square feet allocated to a particular planning area may differ slightly from the amount shown on Figure 3-1 and listed in Table 3-1. Up to fifteen percent (15%) of the allowable square footage in the applicable planning area may be added or transferred to another commercial planning area, with prior written approval from the Director of Community Development, provided that the maximum amount of commercial square feet for the Specific Plan does not exceed 664,000 square feet.

Consistent with the General Plan Activity Center Overlay designation that applies to the southeastern corner of the FONTANA PROMENADE community, Planning Area 5 may alternatively be developed with up to 11,000 square feet of commercial land uses subject to approval of a Conditional Use Permit. In the event Planning Area 5 is developed with commercial land uses, the maximum amount of commercial square footage permitted by the FONTANA PROMENADE Specific Plan shall be increased to 675,000 square feet.

3. The average lot area for single-family residential lots within the FONTANA PROMENADE community shall be 4,100 s.f.
4. Minor boundary, density and acreage variations [up to fifteen percent (15%)] in the planning areas shall be permitted, subject to approval by the Director of Community Development, without an amendment to the Specific Plan document being required.
5. Development regulations relating to parking, balconies, porches, room additions, pools, spas and accessory structures that are not included in this Section shall conform to the City of Fontana Zoning and Development Code.
6. Development regulations for recreational vehicle parking in residential planning areas shall be set forth in the codes, covenants and restrictions (CC&R's) for that Planning Area, and shall comply with Fontana Police Department requirements that prohibit RV parking on private streets.
7. Performance standards for noise, vibration, light and glare, odors and electromagnetic interference shall comply with the City of Fontana Municipal Code and General Plan. Any supplemental performance standards shall be set forth in project codes, covenants and restrictions (CC&Rs).
8. Any private streets within the Specific Plan area shall be permanently reserved and maintained for their intended purpose by a means acceptable to, and enforceable by the City of Fontana.



Adequate access for emergency vehicles shall be maintained at all times, and shall comply with Fontana Police Department requirements for California Vehicle Code enforcement on private streets under Fontana City Code 17-38.

9. Table 30-175.A. of the Fontana Zoning and Development Code shall apply regarding the keeping of animals on residential properties; in addition to other project CC&Rs.
10. Section 30-178 of the Fontana Zoning and Development Code shall apply to all private swimming pools, spas and hot tubs.
11. The Planning Commission must approve the recreational amenities plan for future residential development within the Specific Plan area through the Design Review process, and/or prior to the approval of any tract maps for residential development. The Design Review process will be guided by the Optional Density Standards for residential amenities.

4.2 Development Regulations

The following section sets forth development regulations for all land uses within the FONTANA PROMENADE Specific Plan. This section has been prepared in compliance with California Government Code Section 65450 and all applicable development and design standards of the City of Fontana Zoning and Development Code, with modifications as permitted by the FONTANA PROMENADE Conceptual Land Use Plan and Development Regulations set forth herein.

All setbacks established in this Section, unless otherwise noted in the following Development Regulations, shall be measured from the property line.

LAND USE REGULATIONS

As shown on Figure 3-1, the FONTANA PROMENADE community includes Commercial/Retail, Medium Density Residential, Multi-Family Residential, and Recreation (Central Commons) land use categories.

The Medium Density Residential land use is intended to accommodate traditional, detached single-family homes. Table 4-1, *Permitted Uses – Planning Areas 2, 3, 4, 6, 7, 8 & 9*, identifies the permitted, conditionally, permitted, and prohibited uses for areas designated for Medium Density Residential land uses.

Planning Area 5 is planned to accommodate attached multi-family homes, with commercial land uses permitted as an alternative land use subject to approval of a Conditional Use Permit. Table 4-2.A, *Permitted Uses –Planning Area 5*, and Table 4-2.B, *Conditionally Permitted Uses –Planning Area 5*, identifies the permitted, conditionally, permitted, and prohibited uses for Planning Area 5.

The Central Commons is intended to accommodate neighborhood-oriented recreation and social activities. Table 4-3, *Permitted Uses –Planning Area 10*, identifies the permitted, conditionally, permitted, and prohibited uses for the Central Commons area.

Planning Area 11 is planned to accommodate attached multi-family homes. Table 4-4, *Permitted Uses –Planning Area 11*, identifies the permitted, conditionally permitted, and prohibited uses for Planning Area 11.

The Commercial/Retail land use is intended to accommodate retail shops, restaurants, entertainment facilities and other activity-oriented uses. Land use regulations for the Commercial/Retail area are provided in Section 4.2.1.



Table 4-1 Permitted Uses –Planning Areas 2, 3, 4, 6, 7, 8 & 9

Permitted Uses
Principal Permitted Uses
Single-Family Detached Homes
Active and Passive Open Space
Accessory Permitted Uses
Utility Facilities
Private Recreation Facilities
Pedestrian Greenbelts and Paseos
Model homes, sales center, sales trailer, signage and/or flags
Other accessory uses and amenities as determined by the Director of Community Development to be substantially compatible with the principal permitted residential use.
Conditionally Permitted Uses
Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with the principal permitted residential use.
Prohibited Uses
Any other use not specifically identified as principal, accessory or conditionally permitted use.



Table 4-2.A Permitted Uses –Planning Area 5

Permitted Uses
Principal Permitted Uses
Multiple Family dwelling, for sale and/or for rent (Condominiums, Townhomes and/or Apartments)
Senior Housing
Active and Passive Open Space
Accessory Permitted Uses
Utility Facilities
Private Recreation Facilities
Pedestrian Greenbelts and Paseos
Model homes, sales center, sales trailer, signage and/or flags
Other accessory uses and amenities as determined by the Director of Community Development to be substantially compatible with the principal permitted residential use.
Conditionally Permitted Uses
See Table 4-2.B, <i>Conditionally Permitted Uses – Multi-Family Residential (PA 5)</i>
Prohibited Uses
Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Community Development.



Table 4-2.B Conditionally Permitted Uses –Planning Area 5

Conditionally Permitted Uses
Administrative and Professional Offices that do not involve retail trade
Business and Professional Uses
Banks
Credit Unions
Opticians with Glasses/Frame Sales
Pharmacy
Savings and Loan Institutions
Studios for Professional Work or Teaching of any form of Fine Art
Salons and Spas
Cyber Café
Eating Establishments
Bakery Goods Store, with all goods sold on premises
Coffee Houses
Food Courts, including Outdoor Seating
Ice Cream Store
Juice Drink Store
Sit-down Fast Food, including Outdoor Seating
Sit-down Restaurants, including Outdoor Seating(Alcoholic Beverages Allowed)
Retail Shops and Stores
Art Supply Store
Beauty Supply
Bicycle Shop
Book Store
Clothing Store
Confectionary Store
Computer Store
Drug Store without Drive Through
Electronics Store (TVs, Radios, Stereo Equipment and other small electrical appliances (including repair and installation when incidental to retail sales)
Florist Shop
Gift Shop
Hobby Shop
Jewelry Store
Leather Goods Store
Newsstand
Novelties Store
Pet Shop
Photographic Supply Store
Shoe Store
Sporting Goods Store
Stamp and Coin Store
Stationery Store
Video Rental and Sales Store
Service Establishments
Barber Shop



Table 4-2.B Conditionally Permitted Uses –Planning Area 5

Conditionally Permitted Uses
Clothing and Costume Rental and Sales
Copying, Packaging, Mailing and Notary Services
Day Spas
Music and Vocal Instruction
Photographic Developing and Finishing (must include retail)
Photographer
Picture Framing
Reducing Salons
Tailor
Wireless Telecommunication Facilities
Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.



Table 4-3 Permitted Uses -Planning Area 10

Permitted Uses
Principal Permitted Uses
Private indoor and outdoor recreational facilities, pools, spas, play equipment, meeting halls and meeting room facilities with kitchens, tot lots, play courts, domestic pet recreation facilities, water features, landscape, and other recreation amenities.
Active and Passive Open Space
Accessory Permitted Uses
Utility Facilities
Other accessory uses and amenities as determined by the Director of Community Development to be substantially compatible with the principal permitted residential use.
Conditionally Permitted Uses
Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with the principal permitted residential use.
Prohibited Uses
Any other use not specifically identified as principal, accessory or conditionally permitted use.



Table 4-4 Permitted Uses – Planning Area 11

Permitted Uses
Principal Permitted Uses
Senior Housing Complex
Active and Passive Open Space
Accessory Permitted Uses
Utility Facilities
Private Recreation Facilities
Pedestrian Paseos
Other accessory uses and amenities as determined by the Director of Community Development to be substantially compatible with the principal permitted residential use.
Conditionally Permitted Uses
Wireless Telecommunication Facilities
Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with the principal permitted residential use.
Prohibited Uses
Any other use not specifically identified as principal, accessory or conditionally permitted use, and uses deemed to be incompatible by the Director of Community Development.



DEVELOPMENT STANDARDS

This section provides user-friendly, quick reference tables that summarize the various development standards that will apply to development within the Specific Plan Area. The development standards contained herein will serve as the criteria against which the City of Fontana will review all future development proposals.

Development standards for homes in the Medium Density Residential areas, including minimum standards for lot sizes, setback requirements, and lot coverage, are summarized in Table 4-5 and Table 4-6. Table 4-5 provides development standards for Medium Density Residential areas that are planned to be developed with homes on minimum 3,600 s.f. lots (i.e. Planning Areas 2, 3, 4, and 9), while Table 4-6 provides development standards for Medium Density Residential areas that are planned to be developed with homes on minimum 4,000 s.f. lots (i.e., Planning Areas 6, 7, and 8).

Development standards for the Planning Area 5, including minimum standards for setback requirements and lot coverage are summarized in Table 4-7.

Development standards for the Central Commons (Planning Area 10), including standards for maximum height and minimum setbacks, are summarized in Table 4-8.

Development standards for Planning Area 11, including minimum standards for setback requirements and lot coverage are summarized in Table 4-9.

Development standards for the Commercial/Retail area (Planning Area 1) are provided in Section 4.2.1.



Table 4-5 Development Standards – Planning Areas 2, 3, 4 & 9

Development Standards	
Density	
Maximum permitted number of dwelling units per adjusted gross acre	7.6 du/ac
Lot Size, Dimensions, and Coverage	
Minimum lot size (square feet)	3,600 s.f.
Minimum lot width at front yard setback, standard lot	45 feet
Minimum lot width at front yard setback, along cul-de-sac or knuckle	(a)
Minimum lot depth, standard lot	80 feet
Minimum lot depth, along cul-de-sac or knuckle	(a)
Maximum lot coverage, single story (b)	60%
Maximum lot coverage, two story (b)	55%
Dwelling Unit Size	
Minimum dwelling unit size, one story with or without loft (square feet)	1,550 s.f.
Minimum dwelling unit size, two story (square feet)	1,550 s.f.
Building Height	
Maximum building height (c)	35 feet
Setbacks (d, e)	
Minimum Front Yard, living space	14 feet
Minimum Front Yard, garage	22 feet
Minimum Front Yard, porch	10 feet
Minimum Front Yard, fence	3 feet
Minimum Side Yard, interior side	5 feet
Minimum Side Yard, street side (corner lot) (f)	10 feet
Minimum Side Yard, porch (corner lot)	5 feet
Minimum Rear Yard, living space (standard lot)	15 feet
Minimum Rear Yard, living space (along cul-de-sac or knuckle) (g)	15 feet (avg.)
Projections (h, i)	
Maximum Front Yard	2 feet
Maximum Side Yard	18 inches
Maximum Rear Yard	2 feet
Landscaping	
All residential development shall comply with Article X, Sections 30-302, 30-303, and 30-306 of the Fontana Zoning and Development Code for required landscape areas.	
In areas where perimeter walls are constructed adjacent to major roadways, the following landscaped setbacks shall be incorporated (as measured from the public right-of-way): Sierra Avenue - 10 feet, Baseline Avenue – 10 feet, Juniper Avenue – 10 feet, Walnut Avenue – none required. The required landscaped setback areas shall be planted with plant materials selected from the plant palette for the FONTANA PROMENADE community (See Section 5.0, <i>Community Design Guidelines</i>)	
Monumentation	
Entrances to the residential portions of the Fontana Promenade Specific Plan area provide an opportunity to create a distinctive entrance statement that establishes and enhances the architectural and landscape character of the Fontana Promenade community. Special entry treatments shall be provided at the intersections of Street "A" and Baseline Avenue, Street "A" and Walnut Avenue, Street "B" and Juniper Avenue, and Street "C" and Sierra Avenue. These entry monuments are conceptually illustrated in Section 5.0, <i>Community Design Guidelines</i> , of this Specific Plan.	
Monumentation shall comply with sight distance setback requirements along all public and private streets (i.e., monuments shall be placed a minimum of eight (8) feet behind the line of sight), as required by the Traffic Engineering Department.	



Table 4-5 Development Standards – Planning Areas 2, 3, 4 & 9

Development Standards	
Walls and Fences	
Perimeter community walls and fences constructed adjacent to major roadways shall not exceed eight feet (8') in height. Freestanding walls and fences in front yards shall not exceed three feet (3') in height. Freestanding walls and fences in side and rear yards shall not exceed six feet (6') in height. A combination of free standing and retaining walls and/or fences shall not exceed nine feet (9') in height, unless approved by the Director of Community Development.	
Freestanding walls and fences shall be constructed for each home on or along the rear and side property lines, and shall return to the front corner(s) of the principal structure.	
Permitted construction materials for walls and fences are described in Section 5.0, <i>Community Design Guidelines</i> , of this Specific Plan.	
All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.	
All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.	
Lighting	
Lighting fixtures shall be properly focused to minimize light spill and adequately shielded to prevent glare.	
Parking	
Each dwelling unit shall provide a 2-car garage plus 1 garage space for every 2 bedrooms over 3 bedrooms. Tandem spaces are permitted only to satisfy the third and fourth space requirement.	

Notes

- (a) Subject to Design Review Approval
- (b) Lot coverage includes living space and garage, but does not include porches, patios (including covered patios), bay windows, or architectural projections. Lot coverage also includes all accessory buildings or structures.
- (c) Measures from top of slab to roof. Tower features and other structures, chimneys and architectural projections may exceed the maximum building height, subject to approval of the Director of Community Development.
- (d) Measured from property line main structure.
- (e) All setbacks shall comprise usable area.
- (f) The minimum side yard setback facing the street may be reduced to five feet (5') in a maximum of 10% of corner lots. At the reduced setback condition, no side yard fence will be allowed within the 5'-0" setback, and the visible corner side elevation shall have additional articulation beyond the required features outlined in Section 5.0, *Community Design Guidelines*, of this Specific Plan. This articulation can include elements like eyebrow roofs or trellises, pot shelves, bay windows, etc, which can project a maximum of 18" into the 5'-0" setback. An alternative to architectural articulation is providing enhanced sized landscaping within that setback.
- (g) For lots along a cul-de-sac or knuckle, the rear setback can be calculated by averaging the distance between both rear corners of the lot and the dwelling unit provided the average is not less than the value specified above.
- (h) Projections include, but are not limited to: chimneys, media niches (to grade), planter boxes, pilasters, window surrounds, bay windows (to grade), shadow lines, decorative bands, and bias reliefs.
- (i) Roofs can project up to 24 inches (24") into all setbacks.



Table 4-6 Development Standards – Planning Areas 6, 7 & 8

Development Standards	
Density	
Maximum permitted number of dwelling units per adjusted gross acre	7.6 du/ac
Lot Size, Dimensions, and Coverage	
Minimum lot size (square feet)	4,000 s.f.
Minimum lot width at front yard setback, standard lot	50 feet
Minimum lot width at front yard setback, along cul-de-sac or knuckle	(a)
Minimum lot depth, standard lot	80 feet
Minimum lot depth, along cul-de-sac or knuckle	(a)
Maximum lot coverage, single story (b)	60%
Maximum lot coverage, two story (b)	55%
Dwelling Unit Size	
Minimum dwelling unit size, one story with or without loft (square feet)	1,550 s.f.
Minimum dwelling unit size, two story (square feet)	1,550 s.f.
Building Height	
Maximum building height (c)	35 feet
Setbacks (d, e)	
Minimum Front Yard, living space	14 feet
Minimum Front Yard, garage	22 feet
Minimum Front Yard, porch	10 feet
Minimum Front Yard, fence	3 feet
Minimum Side Yard, interior side	5 feet
Minimum Side Yard, street side (corner lot) (f)	10 feet
Minimum Side Yard, porch (corner lot)	5 feet
Minimum Rear Yard, living space (standard lot)	15 feet
Minimum Rear Yard, living space (along cul-de-sac or knuckle) (g)	15 feet (avg.)
Projections (h, i)	
Maximum Front Yard	2 feet
Maximum Side Yard	18 inches
Maximum Rear Yard	2 feet
Landscaping	
All residential development shall comply with Article X, Sections 30-302, 30-303, and 30-306 of the Fontana Zoning and Development Code for required landscape areas.	
In areas where perimeter walls are constructed adjacent to major roadways, the following landscaped setbacks shall be incorporated (as measured from the public right-of-way): Sierra Avenue - 10 feet, Baseline Avenue – 10 feet, Juniper Avenue – 10 feet, Walnut Avenue – none required. The required landscaped setback areas shall be planted with plant materials selected from the plant palette for the FONTANA PROMENADE community (See Section 5.0, <i>Community Design Guidelines</i>)	
Monumentation	
Entrances to the residential portions of the Fontana Promenade Specific Plan area provide an opportunity to create a distinctive entrance statement that establishes and enhances the architectural and landscape character of the Fontana Promenade community. Special entry treatments shall be provided at the intersections of Street "A" and Baseline Avenue, Street "A" and Walnut Avenue, Street "B" and Juniper Avenue, and Street "C" and Sierra Avenue. These entry monuments are conceptually illustrated in Section 5.0, <i>Community Design Guidelines</i> , of this Specific Plan.	
Monumentation shall comply with sight distance setback requirements along all public and private streets (i.e., monuments shall be placed a minimum of eight (8) feet behind the line of sight), as required by the Traffic Engineering Department.	



Table 4-6 Development Standards – Planning Areas 6, 7 & 8

Development Standards	
Walls and Fences	
Perimeter community walls and fences constructed adjacent to major roadways shall not exceed eight feet (8') in height. Freestanding walls and fences in front yards shall not exceed 36 inches (36") in height. Freestanding walls and fences in side and rear yards shall not exceed six feet (6') in height. A combination of free standing and retaining walls and/or fences shall not exceed nine feet (9') in height, unless approved by the Director of Community Development.	
Freestanding walls and fences shall be constructed for each home on or along the rear and side property lines, and shall return to the front corner(s) of the principal structure.	
Permitted construction materials for walls and fences are described in Section 5.0, <i>Community Design Guidelines</i> , of this Specific Plan.	
All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.	
All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.	
Lighting	
Lighting fixtures shall be properly focused to minimize light spill and adequately shielded to prevent glare.	
Parking	
Each dwelling unit shall provide a 2-car garage plus 1 garage space for every 2 bedrooms over 3 bedrooms. Tandem spaces are permitted only to satisfy the third and fourth space requirement.	

Notes

- (a) Subject to Design Review Approval
- (b) Lot coverage includes living space and garage, but does not include porches, patios (including covered patios), bay windows, or architectural projections. Lot coverage also includes all accessory buildings or structures.
- (c) Measures from top of slab to roof. Tower features and other structures, chimneys and architectural projections may exceed the maximum building height, subject to approval of the Director of Community Development.
- (d) Measured from property line to main structure.
- (e) All setbacks shall comprise usable area.
- (f) The minimum side yard setback facing the street may be reduced to five feet (5') in a maximum of 10% of corner lots. At the reduced setback condition, no side yard fence will be allowed within the 5'-0" setback, and the visible corner side elevation shall have additional articulation beyond the required features outlined in Section 5.0, *Community Design Guidelines*, of this Specific Plan. This articulation can include elements like eyebrow roofs or trellises, pot shelves, bay windows, etc, which can project a maximum of 18" into the 5'-0" setback. An alternative to architectural articulation is providing enhanced sized landscaping within that setback.
- (g) For lots along a cul-de-sac or knuckle, the rear setback can be calculated by averaging the distance between both rear corners of the lot and the dwelling unit provided the average is not less than the value specified above.
- (h) Projections include, but are not limited to: chimneys, media niches (to grade), planter boxes, pilasters, window surrounds, bay windows (to grade), shadow lines, decorative bands, and bias reliefs.
- (i) Roofs can project up to 24 inches (24") into all setbacks.

**Table 4-7 Development Standards – Planning Area 5**

Development Standards	
Density (a)	Maximum permitted number of dwelling units per adjusted gross acre 24.0 du/ac
Lot Size, Dimensions, and Coverage(a)	
Minimum width	(b)
Minimum lot depth	(b)
Minimum lot size	(b)
Maximum lot coverage	(b)
Dwelling Unit Size (a)	
Minimum dwelling unit size	(c)
Building Height (a)	
Maximum building height (d)	55 feet
Building and Parking Setbacks (a)	
Minimum Setback from Sierra Avenue, building	15 feet
Minimum Setback from Sierra Avenue, parking	25 feet
Minimum Setback from Baseline Avenue, building	15 feet
Minimum Setback from Baseline Avenue, parking	20 feet
Minimum Setback from Interior Alley/Driveway, building	3 feet
Minimum Setback from Interior Alley/Driveway, parking	3 feet
Minimum Building Separation Requirement, front to front (e)	35 feet
Minimum Building Separation Requirement, front to side (e)	35 feet
Minimum Building Separation Requirement, front to rear (e)	35 feet
Minimum Building Separation Requirement, rear to side (e)	30 feet
Minimum Building Separation Requirement, rear to rear (e)	25 feet
Minimum Building Separation Requirement, side to side (f)	10 feet
Off-Street Parking and Circulation	
Off-street parking shall be provided per Article XI, Division 2., Table 30-314.A, of the Fontana Zoning and Development Code.	
Driveway aisle widths shall comply with Article XI, Division 2, Section 30-221, Table 30-221.A, of the Fontana Zoning and Development Code.	
Minimum size parking stalls shall comply with Article XI, Section 30-222, Table 30-222.A, of the Fontana Zoning and Development Code.	
Landscaping	
All residential development shall comply with Article X, Sections 30-302, 30-303, and 30-306 of the Fontana Zoning and Development Code for required landscape areas.	
In areas where perimeter walls are constructed adjacent to major roadways, the following landscaped setbacks shall be incorporated (as measured from the public right-of-way): Sierra Avenue - 10 feet, Baseline Avenue – 10 feet, Juniper Avenue – 10 feet, Walnut Avenue – none required. The required landscaped setback areas shall be planted with plant materials selected from the plant palette for the FONTANA PROMENADE community (See Section 5.0, <i>Community Design Guidelines</i>)	
Monumentation	
The northwest corner of Sierra Avenue and Baseline Avenue shall feature a special design treatment as conceptually presented in Section 5.0, <i>Community Design Guidelines</i> , of this Specific Plan.	
Monumentation shall comply with sight distance setback requirements along all public and private streets (i.e., monuments shall be placed a minimum of eight (8) feet behind the line of sight), as required by the Traffic Engineering Department.	
Walls and Fences	
Perimeter community walls and fences constructed adjacent to major roadways shall not exceed eight feet (8') in height. A combination of free standing and retaining walls and/or fences shall not exceed nine feet (9') in height, unless approved by the Director of Community Development.	
Permitted construction materials for walls and fences are described in Section 5.0, <i>Community Design</i>	



Table 4-7 Development Standards – Planning Area 5

Development Standards
<i>Guidelines</i> , of this Specific Plan.
All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.
Lighting
Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.
Lighting fixtures shall be properly focused to minimize light spill and adequately shielded to prevent glare.

Notes

- (a) In the event that Planning Area 5 is developed with commercial land uses, development standards shall be as set forth by Article VI of the City of Fontana Zoning and Development Code for the C-1 Zoning District.
- (b) Subject to Design Review Approval
- (c) As set forth by the City of Fontana Development Code for the R-3 Zoning District, Article IV. Division 4, Section 30-159 (Table 30-159.A).
- (d) Measures from top of slab to roof. Tower features and other structures, chimneys and architectural projections may exceed the maximum building height, subject to approval of the Director of Community Development.
- (e) Required minimum building separation may be reduced by up to ten feet (10') at the discretion of the Director of Community Development.
- (f) Measured from single- and two-story elements.



Table 4-8 Development Standards – Planning Area 10

Development Standards	
Building Height	
Maximum Building Height (a)	35 feet
Minimum Setbacks	
Setback from Park Loop Road, building	10 feet
Building Separation Requirement	10 feet
Landscaping	
The Central Commons (including required setback areas) shall be landscaped with trees, shrubs, groundcover, turf, and hardscape, as conceptually illustrated in Section 5.0, <i>Community Design Guidelines</i> , of this Specific Plan (see Figure 5-23). The Central Commons shall be planted with plant materials selected from the plant palette for the Fontana Promenade community (see Section 5.0, <i>Community Design Guidelines</i>).	
Walls and Fences	
Freestanding walls and fences shall not exceed six feet (6') in height, unless approved by the Director of Community Development.	
All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.	
All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing and landscaping.	
Lighting	
Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).	
Accent lighting is required throughout landscape areas.	
Lighting fixtures shall be properly focused to minimize light spill and adequately shielded to prevent glare.	
Notes	
(a) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to approval of the Director of Community Development	

**Table 4-9 Development Standards – Planning Area 11**

Development Standards	
Density	
Maximum permitted number of dwelling units per adjusted gross acre	28.0 du/ac
Lot Size, Dimensions, and Coverage	
Minimum width	60 feet
Minimum lot depth	100 feet
Minimum lot size	3.2 acres
Maximum lot coverage	65%
Building Height	
Maximum building height (a)	55 feet
Building and Parking Setbacks	
Minimum Setback from Sierra Avenue, building	20 feet
Minimum Setback from Sierra Avenue, parking	25 feet
Off-Street Parking and Circulation	
Off-street parking within Planning Area 11 is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.	
Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.	
Minimum size parking stalls are required per Zoning and Development Code Article IX, Section 30-222, Table 30-222.A.	
Landscaping	
All new development shall comply with Sections 30-302, 30-303 and 30-306 of the Fontana Zoning and Development Code for required landscape areas.	
Required setback areas shall be landscaped with trees, shrubs, plants, grasses and hardscape as recommended within the <i>FONTANA PROMENADE Community Design Guidelines</i> (refer to Section 5.0).	
The <i>FONTANA PROMENADE</i> logo is encouraged to be used in any new hardscape treatments.	
Walls and Fences	
All perimeter walls and fences shall be designed to be consistent with the <i>FONTANA PROMENADE Community Design Guidelines</i> set forth herein (refer to Section 5.0).	
Any new walls or fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed six feet (6') in height, unless approved by the Director of Community Development.	
All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.	
All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.	
Lighting	
Exterior and interior lighting plans are required that identify the layout, intensity, and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2, Sections 30-104 through 30-112 (DAB Review).	
Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.	
Lighting fixtures shall be properly focused to minimize light spill and adequately shielded to prevent glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.	

Notes

(a) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to approval through Fontana's Site Plan and Design Review process.



4.2.1 PLANNING AREA 1 – “C” COMMERCIAL

Planning Area 1 represents an important “*Gateway*” into Northern Fontana from the recently completed Interstate 210 Freeway at Sierra Highway. The southwest corner of South Highland Avenue and Sierra Avenue is zoned “Commercial”, and provides an important window into the project that will have a distinctive entry feature that sets the tone for a quality development and invites you into “*The Promenade*”. This Planning Area will contain activity-oriented uses that include a theater and other commercial recreation, retail shops, quality restaurants a food court and small kiosks and carts located along the pedestrian promenade. Parking shall be located behind the buildings, away from Sierra Avenue and Walnut Avenue, to create an urban street scene. Planning Area 1 contains approximately 47.8 gross acres and would allow up to 664,000 square feet of commercial development. This Planning Area has a maximum pad area of 75,000 square feet. However, the allowed floor area ratio (FAR) is 1:1, and the height limit is sixty-five feet (65'). Therefore, Planning Area 1 could allow up to 225,000 square feet for a three-story structure and up to 300,000 square feet for a four-story structure. Parking structures are a permitted use in this Planning Area.

This Planning Area contains four single residences located along Juniper Avenue, and a Sprint PCS wireless telecommunication facility located close to the intersection of South Highland Avenue and Juniper Avenue.

PERMITTED USES

Principal Permitted Uses:

- 1) Eating Establishments
 - a) Sit-down Restaurants, including Outdoor Seating
 - b) Sit-down Fast Food, including Outdoor Seating
 - c) Food Courts, including Outdoor Seating
 - d) Coffee Houses
 - e) Bakery Goods Store, with all goods sold on premises
 - f) Ice Cream Store
 - g) Juice Drink Store
 - h) Food Carts
- 2) Business and Professional Uses
 - a) Art Galleries & Auctions ancillary to the primary Art Gallery use
 - b) Banks
 - c) Hotels
 - d) Credit Unions
 - e) Opticians with Glasses/Frame Sales
 - f) Pharmacy
 - g) Savings and Loan Institutions
 - h) Studios for Professional Work or Teaching of any form of Fine Art
 - i) Salons and Spas
- 3) Retail Shops and Stores
 - a) Art Supply Store
 - b) Bicycle Shop
 - c) Book Store
 - d) Clothing Store
 - e) Confectionary Store
 - f) Computer Store



- g) Drug Store without Drive Through
- h) Electronics Store (TVs, Radios, Stereo Equipment and other small electrical appliances (including repair and installation when incidental to retail sales)
- i) Florist Shop
- j) Furniture Store
- k) Garden Furniture and Supply Store
- l) Gift Shop
- m) Hobby Shop
- n) Household Appliance Store
- o) Jewelry Store
- p) Kiosk and Small Cart Retail
- q) Leather Goods Store
- r) Newsstand
- s) Novelties Store
- t) Pet Shop
- u) Photographic Supply Store
- v) Shoe Store
- w) Sporting Goods Store
- x) Stamp and Coin Store
- y) Stationary Store
- z) Video Rental and Sales Store
- aa) Beauty Supply
- 4) Service Establishments
 - a) Barber Shop
 - b) Clothing and Costume Rental and Sales
 - c) Copying, Packaging, Mailing and Notary Services
 - d) Day Spas
 - e) Music and Vocal Instruction
 - f) Photographic Developing and Finishing (must include retail)
 - g) Photographer
 - h) Picture Framing
 - i) Reducing Salons
 - j) Sports Clubs, Gymnasiums and other workout establishments with athletic facilities
 - k) Tailor
 - l) Theaters, Indoor, up to 100,000 square feet in size
 - m) Ticket Agency
 - n) Travel Bureau
- 5) Parking Structures

Accessory Permitted Uses:

- 1) Utility Facilities
- 2) Automatic Teller Machines (ATMs)
- 3) Other accessory uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.

Conditionally Permitted Uses:

- 1) Administrative and Professional Offices that do not involve retail trade
- 2) Amusement Establishments
 - a) Arcades with Video, Pinball and other Games



- b) Billiard Center (Alcoholic beverages allowed)
- c) Bowling Alley (Alcoholic beverages allowed)
- d) Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
- e) Night Clubs (Alcoholic beverages allowed)
- f) Micro-breweries (Alcoholic beverages allowed)
- g) Cyber Café
- 3) Drug Store with Drive Through
- 4) Hardware Store under 8,000 square feet
- 5) Specialty Grocery Store under 25,000 square feet
- 6) Specialty Beverage Store (Alcohol sales allowed)
- 7) Retail Uses over 20,000 square feet in size (Medium Box Retail)
- 8) Mixed-Use, Including Residential Lofts Above Retail or Office Uses
- 9) Wireless Telecommunication Facilities
- 10) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.

Prohibited Uses:

- 1) Individual Retail Uses that Exceed 75,000 square feet Ground Floor Footprint
- 2) Fast Food – Drive-through Restaurants
- 3) Gas Stations
- 4) Grocery Store over 25,000 square feet
- 5) Car Washes
- 6) Auctions
- 7) New and Used Automobile Sales
- 8) Pawn Shops
- 9) Tattoo Parlors
- 10) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Community Development.

DEVELOPMENT STANDARDS

Maximum Floor Area Ratio: 1.0:1.0 FAR

Minimum Building and Parking Setbacks:

	<u>Building</u>	<u>Parking</u>
1) Setback from Sierra Avenue:	Fifteen Feet (15')	Twenty-five Feet (25')
2) Setback from South Highland Avenue:	Fifteen Feet (15')	Ten Feet (10')
3) Setback from Walnut Avenue:	Fifteen Feet (15')	Ten Feet (10')
4) Setback from Juniper Avenue	Ten Feet (10')	Five Feet (5')
5) Setback From Round About:	Ten Feet (10')	Twenty-five Feet (25')
6) Building Separation Requirement:	None	N/A

Maximum Building Height:

- 1) Buildings and other structures shall not exceed sixty-five feet (65') in height
- 2) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to approval by the Director of Community Development.

Lot Requirements:

- 1) Minimum Lot Size: Subject to Design Review Approval



4.2.2 PLANNING AREA 2: MEDIUM DENSITY RESIDENTIAL

A. Description

Planning Area 2 provides for the development of 10.3 acres (8.7 adjusted gross acres) as a Medium Density Residential neighborhood. A maximum of 65 homes may be developed in Planning Area 2 at a maximum density of 7.5 dwelling units per acre. Buildout of Planning Area 2 shall comprise traditional detached single-family homes on minimum 3,600 s.f. lots. Single-story homes, with or without lofts, and two-story homes may be developed in Planning Area 2.

Vehicular access to Planning Area 2 is provided from Street "A" via local streets. Pedestrian access is provided via sidewalks adjacent to Sierra Avenue, Walnut Avenue and Street "A." Residents of Planning Area 2 will enjoy easy access to the Commercial/Retail area in Planning Area 1 and the Central Commons – a recreational amenity – via the central pedestrian corridor along Street "A."

B. Permitted Uses

The permitted, conditionally permitted, and prohibited uses for Planning Area 2 are listed in Table 4-1 (Please refer to Section 4.2, *Development Regulations*).

C. Development Standards

The development standards for Planning Area 2 are listed in Table 4-5 (Please refer to Section 4.2, *Development Regulations*).



4.2.3 PLANNING AREA 3: MEDIUM DENSITY RESIDENTIAL

A. Description

Planning Area 3 consists of Medium Density Residential land uses and provides for the development of 8.8 acres (7.9 adjusted gross acres) with a maximum 57 homes. The maximum residential density within Planning Area 3 shall be 7.2 dwelling units per acre. Buildout of Planning Area 3 will include traditional detached single-family homes on minimum 3,600 s.f. lots. Single-story homes, with or without lofts, and two-story homes may be developed in Planning Area 3.

Vehicular access to Planning Area 3 is provided from Street "A" via local streets. Pedestrian access is provided via sidewalks adjacent to Sierra Avenue, Walnut Avenue, Street "A," and Street "C." Planning Area 3 is located directly across from the Central Commons, providing residents of this Planning Area with convenient access to recreational amenities. Planning Area 3 also is within close walking distance of the Commercial/Retail area in Planning Area 1 via the central pedestrian corridor along Street "A."

B. Permitted Uses

The permitted, conditionally permitted, and prohibited uses for Planning Area 3 are listed in Table 4-1 (Please refer to Section 4.2, *Development Regulations*).

C. Development Standards

The development standards for Planning Area 3 are listed in Table 4-5 (Please refer to Section 4.2, *Development Regulations*).



4.2.4 PLANNING AREA 4: MEDIUM DENSITY RESIDENTIAL

A. Description

Planning Area 4 provides for the development of 12.9 acres (11.6 adjusted gross acres) as a Medium Density Residential neighborhood. A maximum of 73 homes may be developed in Planning Area 4 at a maximum density of 6.3 dwelling units per acre. Buildout of Planning Area 4 shall comprise traditional detached single-family homes on minimum 3,600 s.f. lots. Single-story homes, with or without lofts, and two-story homes may be developed in Planning Area 4.

Vehicular access to Planning Area 4 is provided from Street "A" via local streets. Pedestrian access is provided via sidewalks adjacent to Sierra Avenue, Street "A," and Street "C." Planning Area 4 is located directly across from the Central Commons, providing residents of this Planning Area with convenient access to recreational amenities. Planning Area 4 also is in close proximity to the Commercial/Retail area in Planning Area 1.

B. Permitted Uses

The permitted, conditionally permitted, and prohibited uses for Planning Area 4 are listed in Table 4-1 (Please refer to Section 4.2, *Development Regulations*).

C. Development Standards

The development standards for Planning Area 4 are listed in Table 4-5 (Please refer to Section 4.2, *Development Regulations*).



4.2.5 PLANNING AREA 5: MULTI-FAMILY RESIDENTIAL

A. Description

Planning Area 5 consists of Multi-Family Residential land uses and provides for the development of 3.2 acres (2.3 adjusted gross acres) with a maximum of 55 dwelling units. The maximum residential density in Planning Area 5 shall be 24.0 dwelling units per acre. Planning Area 5 has been designed to accommodate higher density, multi-family residential land uses due to its adjacent to major transportation corridors (Baseline Avenue and Sierra Avenue) and relatively close proximity to the Commercial/Retail area in Planning Area 1.

Consistent with the General Plan Activity Center Overlay designation that applies to the southeastern corner of the FONTANA PROMENADE community, Planning Area 5 may alternatively be developed with up to 11,000 square feet of neighborhood-serving commercial retail and service land uses, subject to approval of a Conditional Use Permit. Development of a commercial retail center in Planning Area 5 would provide convenient neighborhood shopping options and employment opportunities for FONTANA PROMENADE residents and the local community.

Vehicular access to Planning Area 5 is provided from Baseline Avenue and Sierra Avenue. Pedestrian access to Planning Area 5 is provided via sidewalks adjacent to Baseline Avenue and Sierra Avenue.

B. Permitted Uses

The permitted, conditionally permitted, and prohibited uses for Planning Area 5 are listed in Table 4-2.A and Table 4-2.B (Please refer to Section 4.2, *Development Regulations*).

C. Development Standards

The development standards for Planning Area 5 are listed in Table 4-7 (Please refer to Section 4.2, *Development Regulations*).



4.2.6 PLANNING AREA 6: MEDIUM DENSITY RESIDENTIAL

A. Description

Planning Area 6 provides for the development of 8.8 acres (7.5 adjusted gross acres) as a Medium Density Residential neighborhood. A maximum of 46 homes may be developed in Planning Area 6 at a maximum density of 6.1 dwelling units per acre. Buildout of Planning Area 6 shall comprise traditional detached single-family homes on minimum 4,000 s.f. lots. Single-story homes, with or without lofts, and two-story homes may be developed in Planning Area 6.

Vehicular access to Planning Area 6 is provided from Street "A" via local streets. Pedestrian access is provided via sidewalks adjacent to Baseline Avenue, Juniper Avenue, and Street "A." Residents of Planning Area 6 will enjoy easy access to the Commercial/Retail area in Planning Area 1 and the Central Commons – a recreational amenity – via the central pedestrian corridor along Street "A."

B. Permitted Uses

The permitted, conditionally permitted, and prohibited uses for Planning Area 6 are listed in Table 4-1 (Please refer to Section 4.2, *Development Regulations*).

C. Development Standards

The development standards for Planning Area 6 are listed in Table 4-6 (Please refer to Section 4.2, *Development Regulations*).



4.2.7 PLANNING AREA 7: MEDIUM DENSITY RESIDENTIAL

A. Description

Planning Area 7 consists of Medium Density Residential land uses and provides for the development of 8.6 acres (8.1 adjusted gross acres) with a maximum 49 homes. The maximum residential density within Planning Area 7 shall be 6.1 dwelling units per acre. Buildout of Planning Area 3 will include traditional detached single-family homes on minimum 4,000 s.f. lots. Single-story homes, with or without lofts, and two-story homes may be developed in Planning Area 7.

Vehicular access to Planning Area 7 is provided from Street "A" and the Park Loop Road via local streets. Pedestrian access is provided via sidewalks adjacent to Juniper Avenue, Street "A," Street "B," and the Park Loop Road. Planning Area 7 is located directly across from the Central Commons, providing residents of this Planning Area with convenient access to recreational amenities. Planning Area 7 also is in close proximity to the Commercial/Retail area in Planning Area 1.

B. Permitted Uses

The permitted, conditionally permitted, and prohibited uses for Planning Area 7 are listed in Table 4-1 (Please refer to Section 4.2, *Development Regulations*).

C. Development Standards

The development standards for Planning Area 7 are listed in Table 4-6 (Please refer to Section 4.2, *Development Regulations*).



4.2.8 PLANNING AREA 8: MEDIUM DENSITY RESIDENTIAL

A. Description

Planning Area 8 provides for the development of 10.2 acres (9.5 adjusted gross acres) as a Medium Density Residential neighborhood. A maximum of 62 homes may be developed in Planning Area 8 at a maximum density of 6.5 dwelling units per acre. Buildout of Planning Area 8 shall comprise traditional detached single-family homes on minimum 4,000 s.f. lots. Single-story homes, with or without lofts, and two-story homes may be developed in Planning Area 8.

Vehicular access to Planning Area 8 is provided from Street "A" and the Park Loop Road via local streets. Pedestrian access is provided via sidewalks adjacent to Juniper Avenue, Street "A," Street "B," and the Park Loop Road. Planning Area 8 is located directly across from the Central Commons, providing residents of this Planning Area with convenient access to recreational amenities. Planning Area 8 also is within close walking distance of the Commercial/Retail area in Planning Area 1 via the central pedestrian corridor along Street "A."

B. Permitted Uses

The permitted, conditionally permitted, and prohibited uses for Planning Area 8 are listed in Table 4-1 (Please refer to Section 4.2, *Development Regulations*).

C. Development Standards

The development standards for Planning Area 8 are listed in Table 4-6 (Please refer to Section 4.2, *Development Regulations*).



4.2.9 PLANNING AREA 9: MEDIUM DENSITY RESIDENTIAL

A. Description

Planning Area 9 provides for the development of 6.6 acres (5.7 adjusted gross acres) as a Medium Density Residential neighborhood. A maximum of 39 homes may be developed in Planning Area 9 at a maximum density of 6.9 dwelling units per acre. Buildout of Planning Area 9 shall comprise traditional detached single-family homes on minimum 3,600 s.f. lots. Single-story homes, with or without lofts, and two-story homes may be developed in Planning Area 9.

Vehicular access to Planning Area 9 is provided from Street "A" via local streets. Pedestrian access is provided via sidewalks adjacent to Juniper Avenue, Walnut Avenue and Street "A." Residents of Planning Area 9 will enjoy easy access to the Commercial/Retail area in Planning Area 1 and the Central Commons – a recreational amenity – via the central pedestrian corridor along Street "A."

B. Permitted Uses

The permitted, conditionally permitted, and prohibited uses for Planning Area 9 are listed in Table 4-1 (Please refer to Section 4.2, *Development Regulations*).

C. Development Standards

The development standards for Planning Area 9 are listed in Table 4-5 (Please refer to Section 4.2, *Development Regulations*).



4.2.10 PLANNING AREA 10: CENTRAL COMMONS (RECREATION)

A. Description

A 3.1-acre recreation area, the “Central Commons,” is provided within Planning Area 10. Due to its central location within the FONTANA PROMENADE community, the Central Commons serves as a community focal point and provides a social gathering place for community residents. The Central Commons shall provide a range of active recreational activities, which may include, but is not limited to, a swimming pool, tot lot, and open play field. The Central Commons also may include a community recreation building, a barbecue area and/or an outdoor event space (e.g., courtyard) to provide community residents with a place to socialize.

Vehicular access to Planning Area 10 is provided from Street “A” and the Park Loop Road. The Central Commons is within easy walking distance from all residential neighborhoods within the FONTANA PROMENADE community and can be accessed via sidewalks adjacent Street “A,” Street “B,” Street “C,” and the Park Loop Road.

B. Permitted Uses

The permitted, conditionally permitted, and prohibited uses for Planning Area 10 are listed in Table 4-3 (Please refer to Section 4.2, *Development Regulations*).

C. Development Standards

The development standards for Planning Area 10 are listed in Table 4-8 (Please refer to Section 4.2, *Development Regulations*).



4.2.11 PLANNING AREA 11: MULTI-FAMILY RESIDENTIAL

A. Description

Planning Area 11 currently contains the Loveland Sonrise Senior Citizen Villa apartment complex that contains 80 federally subsidized rental units on 3.7 gross acres (3.2 adjusted gross acres). The maximum density in Planning Area 11 is 28.0 dwelling units per acre. This existing land use is proposed to remain within the Specific Plan planning area. This property also contains two wireless telecommunication facilities, one freestanding slim line monopole and another with antennas mounted to the exterior of the building.

B. Permitted Uses

The permitted, conditionally permitted, and prohibited uses for Planning Area 11 are listed in Table 4-4 (Please refer to Section 4.2, *Development Regulations*).

C. Development Standards

The development standards for Planning Area 11 are listed in Table 4-9 (Please refer to Section 4.2, *Development Regulations*).



5.0 COMMUNITY DESIGN GUIDELINES

5.1 Purpose and Intent

The FONTANA PROMENADE Specific Plan Design Guidelines provide general and specific criteria for site planning, architecture, monumentation, landscaping, hardscape and lighting design. These Guidelines are set forth to ensure that the FONTANA PROMENADE reflects high-quality development and has community character as an activity-oriented place at this important “Gateway” location. The primary goal of these Design Guidelines is to create a development that is unique to this area of the Inland Empire, and implement the goals, policies, and actions of the Fontana General Plan. It encourages a mixed-use master-planned development where people can live, work, shop, eat, and be entertained. It combines a wide range of retail and office uses as well as shops, restaurants, and entertainment facilities with a variety of residential product types and densities.

The community’s theme focuses on a Tuscan village with an enhanced central pedestrian corridor that reflects a strong Mediterranean design influence. Within the residential village, the pedestrian corridor comprises a sidewalk which meanders along Street “A,” providing a pleasant, safe, street accessible, tree-lined and landscape enhanced walking environment connecting neighborhoods to one another as well as to the central park and the commercial village. This gives residents and visitors access to enjoy a village environment with shops, quality restaurants, movie theaters and other entertainment uses needed in Fontana. Within the commercial/retail village, this corridor transitions from the pathway to a network of landscape enhanced spaces and settings including walkways, plazas and courtyards in keeping with the commercial/retail village environment. These spaces are integrated with and may be part of the “fabric” of the streets and parking courts within the commercial/retail village.

These Guidelines provide direction and criteria for design, but also allow for and encourage flexibility for architects, engineers, landscape architects, developers, builders and others involved with project design. Variation and customization within the context of these Guidelines are encouraged to achieve distinctive commercial activity centers and quality residential neighborhoods. Careful and thorough collaboration between the City, the master developer, the builder(s), and their consultant teams will result in a quality development that can capitalize on this important “Gateway” location.

5.2 Design Guidelines Objectives

The primary objectives of these Guidelines are to:

- 1) Provide guidance to developers and builders, and their professional consultant teams to achieve quality design;
- 2) Achieve a combination of mixed land uses and design elements that creates a unique people oriented residential community integrated into a activity center in this area of the Inland Empire; and
- 3) Provide a framework for the formation of Covenants, Conditions, and Restrictions (CC&Rs) for the use of land in the Specific Plan area.



These Design Guidelines are intended to work with the Development Regulations set forth in Section 4.0 of this Specific Plan, to establish quality to the character of each planning area. These Guidelines will be implemented through careful coordination between the master developer and the City of Fontana during the entitlement review process.

5.3 Site Planning and Architectural Guidelines

The FONTANA PROMENADE shall consist of the following major site plan components:

- A central pedestrian pathway, within a pedestrian-friendly, village environment;
- A commercial retail area designated for small and medium size box stores with designs that are complementary to the Mediterranean /Tuscan - design theme;
- “Gateway” monumentation at the northwest corner of Sierra Avenue and South Highland Avenue;
- Within the commercial/retail village, two-, three- and four-story design elements shall create a pedestrian environment protected from the natural elements, including winds, heat, and rain to the greatest extent feasible, thus providing for enjoyable use and shopping experiences.
- Up to 526 medium density and multi-family residences that provide for traditional living environments, with unique housing types, designs and sizes in a village setting;
- At the corner of Sierra Avenue and Walnut Avenue (Planning Area 5), either a high density multi-family neighborhood compatible with adjacent development or a community commercial area to serve the village and surrounding neighborhoods;
- An active central recreation area for the residential villages that includes a community building, swimming pool, barbecue areas, and open turf play areas.

5.4 COMMERCIAL GUIDELINES

5.4.1 COMMERCIAL/RETAIL GUIDELINES (APPLIES TO PLANNING AREA 1)

The following Guidelines provide direction to guide the overall design and architecture of the buildings within the Commercial/Retail area in Planning Area 1.

Community/Retail Site Planning Criteria

Design Principles: The intent of site planning criteria is to encourage a strong village character that is pedestrian friendly and encourages residents, visitors, employers and employees, to take advantage of the “lifestyle” environment. At the same time, the goal of the conceptual site plan is to accommodate the needs for functionality and the creation of an appealing people-oriented place that will attract a broad cross-section of quality retail and office users and tenants.

Site Planning Concepts: The goal of these commercial/retail Design Guidelines is to establish a “people-oriented” synergy with a combination of entertainment uses, shops, restaurants, and food courts with outdoor dining, carts and kiosks, newsstands, book stores, and other complementary retail uses



along pleasant pedestrian corridors, as conceptually illustrated on Figure 5-1 and Figure 5-2. These corridors will contain pleasant, protected spaces and quality amenities that include shaded courtyards and vine covered arbors, fountains and the sounds of flowing water, sculptures and other public art forms, landscaping that provides shade and cooling effects, and other unique features. The design of the FONTANA PROMENADE's pedestrian corridors should create well-articulated architectural forms that result in visually interesting spaces. These corridors should be protected from the seasonal winds and noise of the surrounding streets to the greatest extent feasible.

Other potential commercial uses that can be located within Planning Area 1 include a hotel, sports fitness clubs and spas, professional offices, retail stores, as well as vertically mixed commercial and office uses. The residential village to the south shall be connected to the commercial/retail planning area to the north by the pedestrian corridor that runs within both segments of the Specific Plan area. The following is a summary of the primary site planning design criteria necessary to create the 'people-oriented' synergy envisioned for the FONTANA Promenade.

- The “*Promenade*” circulation corridor that provides the primary pedestrian-way connecting the southern residential village to the commercial/retail village to the north;
- Walnut Avenue which provides convenient vehicle access to the commercial/retail activity center in the northern half of the Specific Plan area;
- The “*Promenade Archway*” at the “*Gateway*” location of Sierra Avenue and South Highland that provides a window into the Promenade commercial/retail village (Planning Area 1). This archway and visual entryway should also have unique lighting and a water feature
- Numerous water features and fountains shall be provided that provides traffic noise attenuation, as well as pedestrian interaction and relief from the heat during hot summer days and evenings. A tiered or other cascading type fountain is needed to mask and mitigate the noise from adjacent streets and the nearby 210 Freeway. A children's fountain area should be provided near the food court that allows for playful interaction. Examples of tiered/cascading and interactive fountains are included in the accompanying design guideline figures.

The primary pedestrian corridors connecting the northern commercial/retail uses with the southern residential uses are illustrated in the “*Pedestrian Circulation Plan*,” Figure 3-5. Outdoor seating is strongly encouraged in all sit-down restaurants, fast-food restaurants and food courts. Inward oriented, second-story balcony outdoor seating is also encouraged.

While adjustments to the master plan elements may occur over time as interested tenants/users submit applications for development of individual buildings within the commercial areas, the intent herein is to establish an overall cohesive concept for the FONTANA PROMENADE. As such, a master plan and tentative subdivision map(s) for Planning Area 1 shall include all buildings and structures, and shall be submitted concurrently to identify the proposed grading, the location of all buildings and including site vehicular and pedestrian circulation, and parking.

Vehicular Parking and Circulation: Project circulation shall minimize impacts on the surrounding uses while permitting ease of access to, and within the Promenade Master Planned Community. Parking areas shall be enhanced with canopy shade trees.



View From N.E. Corner of Sierra and Highland Ave.



View at Main Entry Drive from Sierra Ave.

FIGURE 5-1

NOT
TO
SCALE

CONCEPTUAL ILLUSTRATED VIEW - PLANNING AREA 1



Interior View Toward N.E. Corner



Theater Complex



Pedestrian Mall

FIGURE 5-2

NOT TO SCALE

CONCEPTUAL ILLUSTRATED VIEW - PLANNING AREA 1



Pedestrian Circulation: Pedestrian corridors and walkways shall be provided from the southern (residential) end of the Specific Plan area to the northern (commercial) end. Access from adjacent uses shall also be considered, as well as access through the site from the adjacent residential areas to the nearby schools. Key vehicular/pedestrian crosswalks within the commercial/retail village (Planning Area 1) and adjacent to the Specific Plan area shall be enhanced with special paving and crossing protection lighting. Within the residential village, striped crosswalks will be provided at intersections along the landscape enhanced pedestrian corridor.

Commercial/Retail Design Guidelines

Building Massing and Scale: Building mass and scale are key elements in the successful design of all commercial architecture within the FONTANA PROMENADE. Masses should avoid plain boxes and be well articulated. Heights should vary, avoiding long, linear buildings. Tower features shall be used to unify the FONTANA PROMENADE commercial/retail areas. Arches should also be used in entryways, for windows or freestanding arbors. Trellises should be included to provide a pedestrian-scale and sense of place. The figures that follow identify various building forms that demonstrate these design objectives.

Building Materials and Colors: Colors, materials and finishes should be coordinated on all exterior commercial/retail elevations of all buildings to achieve an overall continuity of design. Stacked stone should be used on tower features, around entryways and doorways, and other prominent locations. Earth tones consistent with an overall color scheme should serve to unify the Commercial/Retail area and complement the Mediterranean/Tuscan design theme. Bright, intense colors should be avoided.

Roof Forms and Materials: A variety of roof forms are permitted with the FONTANA PROMENADE Commercial/Retail area. Gable, hip and flat roofs are all acceptable. Long, flat roofs should be avoided, or well articulated by parapet walls and projections. All roofing materials (excluding moldings, decoration, parapets, and similar architectural features) that are visible from ground level should be constructed of concrete tile to assure continuity in color, texture and character. All roof-mounted equipment should be screened from view from elevated pedestrian areas within Commercial/Retail area.



5.4.2 COMMUNITY COMMERCIAL GUIDELINES (APPLIES TO PLANNING AREA 5)

In the event that Planning Area 5 is developed with commercial land uses, the following Guidelines shall provide direction to guide the overall design and architecture of the buildings.

Community Commercial Site Planning Criteria

Site Planning Concepts: The placement and design of structures should facilitate and encourage pedestrian activity and convey a physical and visual link to the adjacent residential developments, streets and sidewalks. Whenever possible, buildings are encouraged to be clustered to create plazas. When clustering is impractical, a visual link between separate structures should be established through the use of an arcade, trellis or other open structure.

Community Commercial Design Guidelines

Building Massing and Scale: Buildings should be divided in distinct massing elements. Building facades should be articulated with architectural elements and details. Vertical and horizontal offsets should be provided to minimize bulk.

Building Materials and Colors: Colors, materials and finishes should be coordinated on all exterior commercial elevations of all buildings to achieve an overall continuity of design. Earth tones consistent with an overall color scheme should serve to unify the community commercial area and complement the Mediterranean/Tuscan design theme. Bright, intense colors should be avoided.

Roof Forms and Materials: A variety of roof forms are permitted. Gable, hip and parapeted flat roofs and shade canopies are all acceptable. All four sides of a building shall have roof treatments to avoid a “false front” appearance. Parapets can vary in height but should be continuous or have appropriate returns when other roof forms are used. All roof-mounted equipment should be screened from view from pedestrian and vehicular areas.





5.5 RESIDENTIAL GUIDELINES

5.5.1 SINGLE-FAMILY RESIDENTIAL SITE PLANNING CRITERIA

Design Principles: The intent of the residential site planning criteria is to create an attractive, pedestrian-friendly village environment that connects the southern residential neighborhoods to each other, to the common private recreation center, and to the northern commercial/retail village.

Site Planning Concepts: The residential product types planned for the FONTANA PROMENADE, place emphasis on the pedestrian and the streetscene character. Homes will be designed with architecture forward to enhance the streetscene so that it becomes one where covered entries, front porches, courtyards, and other architectural features front the pedestrian sidewalks and neighborhood streets.

The goal is to create variety within each residential neighborhood of the residential village, and to orient the fronts of homes to face local tree-lined public streets, and the central community recreation area. Providing quality design and orientation of interactive elements will promote “eyes on the street” and contribute to pedestrian safety, sense of place, activity, and neighborhood socialization.

Pedestrian Connections: Pedestrian connections shall be provided to enable easy access for residents to walk to the commercial/retail village and surrounding uses, including the AB Miller High School and the Wayne Ruble Middle School. These connections may be via sidewalks or along the pedestrian corridor.

Plotting Concepts: A range of dwelling unit sizes, floor plans, elevations, and unit sizes, shall be provided. The following criteria shall be considered when plotting single-family homes:

1. A minimum of three (3) floor plans is recommended for each planning area.
2. A floor plan shall not be used consecutively more than two times in a row whether reversed or not.
3. The same floor plan/elevation shall not be repeated adjacent to one another, unless approved by the Director of Community Development due to unique conditions.
4. No two adjacent homes using the same floor plan shall have the same exterior color scheme.
5. It is encouraged to plot garages to garages and living space to living space to undulate the street pattern and improve opportunities for on street parking.

Visible Rear Elevations Adjacent to Arterial Roads: Rows of homes along arterial roads are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. The building mass shall be varied to minimize the visual impact of similar building silhouettes and similar ridge heights. This can be achieved by using a variety of front-to-rear, side-to-side, gables and hipped roofs, and/or by the introduction of a one-story element. To avoid “saw-toothed” silhouettes, gable ends shall not be located adjacent to each other. Additional architectural features at the second story such as trim, grids on windows, or shutters are required. These features shall reflect the front elevation.



Corner Lot Homes: Articulation of single-family corner lot homes is also important in creating attractive neighborhoods and streetscenes. Additional architectural features such as trim, grids on windows, or shutters are required. These features shall reflect the front elevation. Additional articulation, where visible, is encouraged including “eyebrow roofs,” pot shelves, patio covers, bay windows, etc. Single-story elements, particularly porches, are encouraged.

Varied Front Yard Setbacks: Minimum variation for the front yard living space or porch setback between adjacent homes (one- or two-story) shall be two (2) feet unless located on a curvilinear street, knuckle or cul-de-sac, which already provides for a varied street scene. In no case shall the garage setback be less than twenty-two (22) feet. The garage setback does not need to vary between adjacent homes.

5.5.2 SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

The residential Guidelines are intended to promote diverse mixture of single-family homes compatible with the overall Mediterranean/Tuscan theme. These Guidelines do not promote rigid adherence to style descriptions, but assist in achieving a particular design direction and high quality construction.

Massing and Scale: The articulation of building facades and variation in rooflines increases the attractiveness in residential architecture. When developing building plans, massing forms, elements, and details, design appropriately for the intended architectural style.

Roofs: Roofs serve as major structural and architectural design element. A variety of roof types are permitted and encouraged within the residential village. Roofs shall be consistent with the architectural style of the home.

1. A variety of roofs shall be permitted, including hip, gable, and shed roofs. Varying roof heights and pitch can create interplay between the roof and the walls of the structure. It is encouraged to use the same roof pitch on the main roof of the building but alternative pitches can be used at cross gables, one-story elements, balconies and where appropriate to the architectural style.
2. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, composition roofing, and corrugated metal.

Building Materials and Colors: Building materials and colors play an important role enhancing each neighborhood and the community in general. While earth tones are preferred to complement the overall Mediterranean/Tuscan community theme, a variety of color palettes are recommended to avoid a monotonous or continuous appearance of buildings with the same color and tones. To further the goal of diversity, the following criteria shall be met:

1. Provide six (6) color schemes for a planning area. The use of two (2) colors schemes per style is encouraged.
2. Each color scheme shall have a minimum of two colors appropriate to the style. The use of additional colors for accents is encouraged.
3. Front elevation design and materials shall wrap around the side elevation to an appropriate transition point or the fence line.



4. Visible corner elevations shall also wrap materials to an appropriate transition point or the fence line.
5. Individual color schemes shall be appropriate to the architectural style.
6. Roof colors and materials shall be appropriate to style. The use of different roof colors and materials for each style is encouraged.
7. Detail elements such as shutters, exposed rafter ends, cross beams, decorative grille work, decorative stucco, clay pipe vents, decorative ceramic tile, and/or other similar features shall be used to provide visual interest to the residence, consistent with its architectural style.
8. Building details such as flashing, pipes, and metal vents shall either be detailed as an enhancement or painted to match the adjacent building or roof surface so as to virtually disappear. When gutters and downspouts are used as an architectural enhancement, they may contrast in an appropriate, historically referenced color or finish.

Entries: The entry of single-family dwellings shall be articulated as a focal point of the building's front elevation. Entries are encouraged to be covered or recessed in order to create a welcoming appearance, promote individuality, and increase privacy. Residences with front doors that are not visible from the street are encouraged to provide a trellis, portal element, or similar architectural feature to provide articulation and sense of arrival.

Garages: The home and front yard rather than the garage is the primary emphasis of the front elevation. To de-emphasize the garage, architecture forward including porches and living space is encouraged. All garages shall meet the following criteria:

1. Garages shall be constructed of materials compatible with the architectural style of the primary structure.
2. It is encouraged that no more than two (2) adjacent homes use the same garage door pattern.
3. Minimize the visual impact of garages facing the street by varying colors, incorporating varied window configurations into garage doors, etc.
4. All garage doors shall be sectional and roll-up.

Windows: Window details differentiate architectural styles and can provide a high level of architectural enrichment. The selection and proportion of the windows to the façade shall be responsive to the architectural style of the building. Size and shape shall be considered to assure a balanced relationship with the surrounding roof and walls. Accent shutters are a way to further enhance the architecture and shall be proportionate to the window opening. In general, windows shall enhance rather than dominate the overall architectural character.

Porches and Balconies: Another way to add to the architectural interest and functionality of a residential structure is to incorporate porches and balconies. They help add depth to a building façade, break-up large wall masses and provide a pedestrian-friendly scale and opportunity for social interaction. The design of the porch or balcony shall be consistent with the architectural style.



Columns and Posts: Whether serving as structural or aesthetic elements, columns and posts can reinforce the theme and character of a particular architectural design. The size and scale of columns and posts will vary depending upon the architectural style and shall convey a solid, durable image. They may be freestanding or used as a support.

Front Courtyard: The Mediterranean/Tuscan theme lends itself to the use of front courtyards to promote social interaction but maintain defensible space. A three (3)-foot high courtyard wall is permitted in the required front setback provided there is three (3) feet minimum setback from the property line to allow for landscape. The courtyard wall shall be of masonry construction with a finish material to match the architectural style, i.e. stucco, stone, etc.

Mechanical Equipment: Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other such devices shall not be mounted on any roof and must be located behind privacy walls or landscape.

5.5.3 MULTI-FAMILY RESIDENTIAL SITE PLANNING CRITERIA

Site Planning Concepts: The intent of the following site planning criteria is to create an attractive pedestrian-friendly village environment:

1. Multi-family buildings are intended to be oriented towards the street and internal site amenities.
2. Multi-family complexes shall have strong entry statements and provide multiple points for vehicular and pedestrian ingress/egress.
3. Motor courts are encouraged within multi-family areas.
4. A variety of garage types are permitted, such as:
 - Front loaded garages
 - Tandem garages
 - Alley-loaded garages.
5. Carports are permitted but discouraged. Where used, they must reflect adjacent architectural styles and be largely hidden from public ways.
6. Internal pedestrian circulation within a multi-family site should provide access from the individual units to the common areas, parking areas, recreation areas, and to the adjacent public streets.
7. Walkways should be visible from the front doors to each unit for security and easy access.

Plotting Concepts: In order to achieve varied and interesting streetscenes, the following architectural plan and style mix shall be built in the multi-family neighborhood:

1. Minimum of two individual unit plans per building – individual unit plans may be repeated in various building plans.



2. One or two architectural styles (if only one style is selected, provide significantly different elevation elements per unit, such as varied entries or balcony treatments).
3. Provide at least two (2) different, yet compatible color schemes if the neighborhood has two (2) to six (6) buildings; increase to three (3) color schemes if there are more than six (6) buildings.

5.5.4 MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES

Multi-family architecture is intended to have the same design direction and high quality construction promoted in the residential design guidelines. The general planning and design concepts, where appropriate, shall be applied to multi-family buildings supplemented by the standards in this section.



Massing and Scale: The following techniques are appropriate to achieve proper massing, scale, and proportions:

1. Provide simple plan form massing and roof design.
2. Provide additional elements on all publicly visible sides of the building to minimize building ends with blank, singular planes. Examples of these elements include second floor windows with trim and grids to match front elevations, shutters, pot shelves, and window box-outs.
3. Consider and design appropriately for the intended architectural style when developing building plans, massing forms, elements, details, and color.



Entries: Entries should create a strong inviting initial impression that identifies “individual” units:

1. Entries shall act as an interface between public and private spaces and further identify individual unit entries.
2. Wherever possible, orient the front door and principal access toward the public street or entry courtyard.
3. Incorporate appropriate roof elements, columns, feature windows and/or architectural forms in the entry statement to emphasize the building character.
4. External stairs designed for access to second floor living space shall be incorporated into the structure and detailed to be consistent with the architectural style of the building.

Garages: Garage facilities shall be integrated in the overall housing design, while reducing their visual emphasis. In order to achieve this, these structures shall incorporate the following:

1. Utilize the same architectural style, massing elements, wall materials and finish, design details and colors as the residential dwelling units.
2. Use similar or compatible roof forms.
3. End wall conditions that are visually prominent from the street shall receive special architectural attention.
4. The relationship of the garage face to the building may be projecting, flush or recessed, provided that it is compatible to the mass and style of the building.
5. Carports shall also be compatible with the style, color and materials of the primary buildings.
6. The number of continuous carport parking spaces shall not exceed ten (10).
7. No more than four (4) garage doors in a row shall have the same pattern.

Trash Enclosures, Where Required: Trash enclosures shall be provided to accommodate trash containers where required by the local disposal company. These enclosures shall be positioned in a centrally convenient area for residents.

1. Minimize impact on adjacent residences and neighboring developments by keeping enclosures away from the edges of the community.
2. Trash enclosures shall be constructed in a style and wall finish that is consistent with the overall architectural character of the development.
3. All trash enclosures shall be equipped with complementary and durable gates, hinged to self-supporting steel posts. A trellis or other covered structure overhead is highly encouraged.
4. Lighted pedestrian access is required at each enclosure.



5.5.5 ARCHITECTURAL STYLES

On the following pages, each architectural style is defined by elements as *Minimum Standards* that are typical characteristics of that style. *Suggested Elements* are those elements that help to further define the character of each style and is meant as an elective by a homebuilder. These added suggested elements are encouraged only. These style elements apply only to front and publicly visible side and rear elevations. The photographs are intended to illustrate some of the characteristics of each style and are not to be taken literally.

Single-Family Residential Architectural Styles

Architecture within the FONTANA PROMENADE is intended to complement the Mediterranean/Tuscan theme established for the community. To create a diverse but compatible mixture of homes within each single-family planning area, the following shall be required:

1. Three (3) elevations minimum shall be provided for each floor plan.
2. Provide a minimum of three (3) architectural styles for each planning area.

Every single-family neighborhood will be comprised of a variety of architectural styles selected from the following palette:

1. Mediterranean
2. Spanish
3. Tuscan
4. Cottage
5. Craftsman
6. Traditional
7. Other styles that may be submitted to the Director of Community Development on a single-use basis.

Multi-Family Residential Architectural Styles

Architecture within the FONTANA PROMENADE is intended to complement the Mediterranean/Tuscan theme established for the community. To create a diverse but compatible mixture of homes within each planning area, the following shall be required:

The multi-family neighborhoods shall be limited to the architectural styles selected from the following palette:

1. Mediterranean
2. Spanish
3. Tuscan



Mediterranean

Elements	Minimum Standards	Suggested Elements
Form	<ul style="list-style-type: none"> 1 to 3 -story simple massing often symmetrical 	<ul style="list-style-type: none"> Tower element
Roof	<ul style="list-style-type: none"> Main hip roof with hip ancillary roofs; 1-story shed roofs permitted 3.5:12 to 5:12 roof pitch Tight to 12-inch overhangs at rakes 12- to 18-inch overhangs at eaves Flat or low profile “S” concrete tile or clay tile 	<ul style="list-style-type: none"> Closed/shaped eave with corbels at accent elements
Walls	<ul style="list-style-type: none"> Sand finish stucco 	
Windows	<ul style="list-style-type: none"> Grid patterned at front and visible windows Trim around front and visible windows Paneled or louvered shutters on accent windows 	<ul style="list-style-type: none"> Round arch top accent windows Symmetrically ordered and stacked windows and openings Recessed windows
Details	<ul style="list-style-type: none"> Formal entry with trimmed stucco, rectangular or full arch top Belt course 	<ul style="list-style-type: none"> Metal balconies and pot shelves Simulated precast surrounds Simulated precast columns at entry or between windows Base trim
Color	<ul style="list-style-type: none"> Body: Light to mid value, warm colors Trim: Warm, light value hues or wood tones appropriate to detailing 	<ul style="list-style-type: none"> Accents: Saturated, cool or warm tones in mid to dark value





Spanish

Elements	Minimum Standards	Suggested Elements
Form	<ul style="list-style-type: none"> • 1 to 3-story simple massing generally asymmetrical 	
Roof	<ul style="list-style-type: none"> • Main gable roof (front to back) • 3.5:12 to 5:12 roof pitch • Tight to 12-inch overhangs at rakes • 8- to 12-inch overhangs at eaves • Low profile “S” concrete or clay tile 	<ul style="list-style-type: none"> • Cross gable at front • Shaped, stucco eaves or rafter tails
Walls	<ul style="list-style-type: none"> • Sand finish stucco 	
Windows	<ul style="list-style-type: none"> • Trim around front and visible windows 	<ul style="list-style-type: none"> • Grid patterned • Arched windows at front elevation • Plank shutters on accent windows • Recessed windows
Details	<ul style="list-style-type: none"> • Decorative gable treatment 	<ul style="list-style-type: none"> • Front porch with wood-like or stucco columns • Corbels at wood-like columns • Decorative wrought iron and metal grille work, pot shelf, balcony railing, etc • Tile accents • Round top arched openings
Color	<ul style="list-style-type: none"> • Body: Light value, warm colors including tinted whites and off-whites • Trim: Mid to dark value, warm tones appropriate to detailing that mimics wood or precast concrete 	<ul style="list-style-type: none"> • Accents: Clear to muted blues, greens, rusts, and burgundies
		



Tuscan

Elements	Minimum Standards	Suggested Elements
Form	<ul style="list-style-type: none"> • 1 to 3-story simple massing often symmetrical 	<ul style="list-style-type: none"> • Tower element
Roof	<ul style="list-style-type: none"> • Main hip roof • 3.5:12 to 5:12 roof pitch • 4- to 12-inch overhangs at rakes • 12- to 18-inch overhangs at eaves • Flat or low profile “S” concrete or clay tile 	<ul style="list-style-type: none"> • Cross gable at front • Secondary shed or gable roofs over 1-story element • Rafter tails
Walls	<ul style="list-style-type: none"> • Stucco • Stone or adobe block accent at front elevation 	<ul style="list-style-type: none"> • Large expanses of stone or adobe block veneer from base of wall to roof overhang
Windows	<ul style="list-style-type: none"> • Grid patterned at front and visible windows • Trim around front and visible windows • Paneled shutters at accent windows 	<ul style="list-style-type: none"> • Precast or simulated pre-cast window trim • Recessed windows
Details	<ul style="list-style-type: none"> • Covered entry 	<ul style="list-style-type: none"> • Arch or flat soffit arch above entry • Decorative metal grille work, pot shelf, balcony railing, etc.
Color	<ul style="list-style-type: none"> • Body: Saturated, warm colors in mid to dark value • Trim: Dark, wood tones and warm concrete colors appropriate to detailing 	<ul style="list-style-type: none"> • Accents: Dark value greens, blues, rust, and burgundy
		



Cottage

Elements	Minimum Standards	Suggested Elements
Form	<ul style="list-style-type: none"> 1- or 2-story simple massing generally asymmetrical 	
Roof	<ul style="list-style-type: none"> Main hip or gable roof with at least one intersecting forward gable or hip roof 5.12 to 12:12 roof pitch except min. 3.5:12 at 1-story roofs Tight to 6-inch overhangs at rakes 6- to 12-inch overhangs at eaves Flat concrete tile 	<ul style="list-style-type: none"> Swoop roof over entry Gable treatment including siding, attic vent, or half timber etc.
Walls	<ul style="list-style-type: none"> Sand finish stucco 	<ul style="list-style-type: none"> Stone accents on front elevation
Windows	<ul style="list-style-type: none"> Grid patterned at front and visible windows Trim around front and visible windows Plank shutters at accent windows 	<ul style="list-style-type: none"> Bay windows Recessed windows Wood shelves at window sills
Details	<ul style="list-style-type: none"> Covered entry 	<ul style="list-style-type: none"> Front porch with wood-like or stucco columns Braces at wood-like columns Round top arch at entry Wood or wrought iron balconies
Color	<ul style="list-style-type: none"> Body: Light to mid value warm or cool colors Trim: Mid to dark value, subdued hues that are warm or cool 	<ul style="list-style-type: none"> Accents: Muted shades of blue, green, grey, and burgundy in mid to dark value





Craftsman

Elements	Minimum Standards	Suggested Elements
Form	<ul style="list-style-type: none">• 1- or 2-story simple massing generally asymmetrical	<ul style="list-style-type: none">• Porch element
Roof	<ul style="list-style-type: none">• Main gable roof• 3.5:12 to 5:12 roof pitch• 12- to 18-inch overhangs at rakes• 18-inch minimum overhangs at eaves• Flat concrete tile	<ul style="list-style-type: none">• Gable treatment to include lap siding, shingles or board and batt• Rafter tails• Intersecting gable element
Walls	<ul style="list-style-type: none">• Sand finish stucco	<ul style="list-style-type: none">• Horizontal lap or shingle siding
Windows	<ul style="list-style-type: none">• Grid patterned upper half at front and visible windows• Trim around front and visible windows• No shutters	<ul style="list-style-type: none">• Windows ganged in combinations of 3 or more
Details	<ul style="list-style-type: none">• Entry porches with heavy, square or tapered columns or posts on piers• Shaped outlookers	<ul style="list-style-type: none">• Stone or brick accents• Triangular knee braces at outlookers
Color	<ul style="list-style-type: none">• Body: Light to mid value, warm colors• Trim: Warm, light value hues or wood tones appropriate to detailing	<ul style="list-style-type: none">• Accents: Mid to dark value, earth-based hues





Traditional

Elements	Minimum Standards	Suggested Elements
Form	<ul style="list-style-type: none">• 1- or 2-story simple massing generally asymmetrical	<ul style="list-style-type: none">• Porch element
Roof	<ul style="list-style-type: none">• Main gable or hip roof• 5:12 to 10:12 roof pitch except min. 3.5:12 at 1-story roofs• 6- to 12-inch overhangs at rakes• 12- to 18-inch overhangs at eaves• Flat concrete tile	<ul style="list-style-type: none">• Cornice at gables• Gable treatment to include lap siding or board and batt• Cross gables at front• Roof dormers
Walls	<ul style="list-style-type: none">• Sand finish stucco	<ul style="list-style-type: none">• Lap siding or board and batt• Brick accents at front elevation especially as a wainscot
Windows	<ul style="list-style-type: none">• Grid patterned at front and visible windows• Trim around front and visible windows• Paneled or louvered shutters at accent windows	<ul style="list-style-type: none">• Bay windows
Details	<ul style="list-style-type: none">• Covered entry	<ul style="list-style-type: none">• Porches with square wood-like columns and railing
Color	<ul style="list-style-type: none">• Body: Whites and warm or cool, subdued colors in light to mid value• Trim: Whites and off-whites including white trim that matches the body	<ul style="list-style-type: none">• Accents: Dark value blues, greens, and reds or whites that contrast with the body and blacks





5.6 Landscape Design Guidelines

These *Landscape Design Guidelines* articulate the various landscape design components of FONTANA PROMENADE's thematic identity. The community's Mediterranean/Tuscan village theme is supported by the use lush, water-efficient plants – like the olive tree – that bring to mind the Mediterranean/Tuscan landscape. In addition, careful thought and attention has been given to integrating structural and aesthetic elements, such as monumentation, walls/fencing, lighting, etc., that reinforce the Mediterranean/Tuscan theme.

As demonstrated by Figure 5-3, *Conceptual Landscape Master Plan*, and the accompanying exhibits within these Guidelines, the landscape concept is intended to create a sense of community identity that links together the variety of land uses planned within the Specific Plan area. Furthermore, the recommended plant palette and community elements and hardscape materials work in concert to reinforce and emphasize the community landscape theme at major community focal points and gathering places, such as the Central Commons.

These *Landscape Design Guidelines*, when with the companion *Architectural Design Guidelines* provided herein, establish a community identity that is contemporary, visually appealing, and sensitive to the environment.

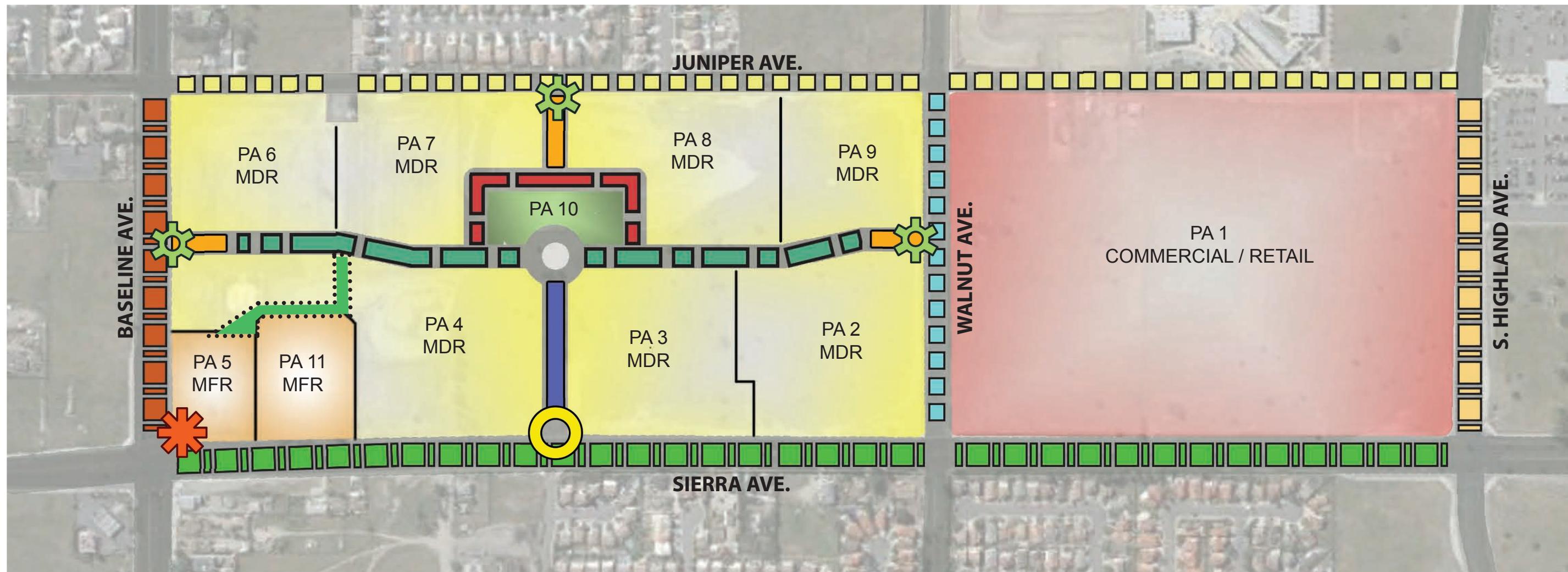
Although a great deal of specific design information is provided in these *Landscape Design Guidelines*, there will, at times, be a need for interpretation of the intent of the guidelines in keeping with the spirit of the Mediterranean/Tuscan theme. When interpreting these guidelines to meet certain parcel-specific or user-identity requirements, opportunities for diversity and visual interest are encouraged. However, it is critical that such opportunities be implemented in manners consistent with the core elements of the overall theme described in this Specific Plan in order to ensure a cohesive and unified community-wide landscape concept.

5.6.1 LANDSCAPE ELEMENTS

Plant Material Guidelines: The quality of, and long-term appearance for all landscaped areas will depend on many factors including the initial selection of the plant materials, soil preparation and installation, irrigation management and care and maintenance. These guidelines apply to all public areas that will be maintained by a landscape maintenance district, home owners association or similar entity.

General Landscape Requirements:

- All areas required to be landscaped should be planted with turf, groundcover, shrub and / or trees selected from the plant palette contained in these guidelines or as supplemented by the City of Fontana. In general, the plant materials designs should provide a layered appearance, with lower growing plants in the foreground and larger growing plants in the background.
- Cut slopes equal to or greater than eight feet in vertical height and fill slopes equal to or greater than five feet in vertical height shall be planted with a mix of ground cover, shrubs and/or trees to protect the slope from erosion and instability. Slopes exceeding 15 feet in vertical height shall be planted with Shrubs shall be spaced not more than ten feet 75% of mature growth on center, or trees spaced not to exceed thirty feet average on center, or a combination



■■■ Modified Major Hwy. (Sierra Ave.)

■■■ Primary Hwy. (S. Highland Ave.)

■■■ Modified Major Hwy. (Baseline Ave.)

■■■ Modified Collector St. (Walnut Ave.)

■■■■■ Collector Street (Juniper Ave.)

■■■■■ Park Loop Road

■■■■■ Neighborhood Street

■■■■■ Secondary / Neighborhood Entry (Walnut Ave., Baseline Ave., and Juniper Ave.)

■■■■■ Primary Community Entry (Sierra Ave.)

■■■■■ Landscape Buffer

■■■■■ Corner Monument

■■■■■ Primary Entry Monument (Residential)

■■■■■ Secondary Entry Monument



of shrubs and trees at equivalent spacing, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

- All shrub planted, non-turf plantings, shall be drip irrigated.
- Reference should be made to the City of Fontana Standards for erosion control methods for slopes and other landscaped areas.

Climate: The Plant material palette has been selected based on compatibility with the climatic conditions among other considerations discussed below.

Water Conservation: Plant selection, landscape design and irrigation use the latest City in the *Landscaping and Water Conservation* standards to satisfy the intent of AB 1881. Managing the balance of water used within each specific site will limit overall water used. Turf will be used in areas that may be used for recreational activity.

Horticultural Soils Test Requirements: Soil characteristics within the site may be variable. The developers/builders for parcels, which require landscape development within public areas, shall procure a horticultural soils report in order to determine proper planting and maintenance recommendations for proposed plant materials. Soils testing shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

Maintenance: Plantings will be designed with the intent to limit required maintenance. Hedges and other shrub layouts that require regular pruning will be avoided and designs should favor a plant's natural form. Spacing will be sufficient to allow plants to grow to full potential and to reduce pruning. Parkway planter areas will be mulched and leaf material will be left to enrich the soil through decomposition.

Plant Pest and Disease Control: Diseases and pests can have deleterious affects on one or many plants, whether native or ornamental in origin. Recent pest and disease problems include oleander scorch blight and several eucalyptus problems, requiring that these specific varieties should be avoided. Other plants that today are without known problems may develop problems in the future. While there is no way to predict the occurrence of new pests or diseases there are useful methods to limit the impact of outbreaks and should be incorporated into final design plans for each project. These include the following:

- Maintain optimum plant health through soil preparation, water management, and nutrient monitoring.
- Review community plant material on a regular basis to observe health problems due to disease or pest infestation and take appropriate action.
- Place plant material in appropriate planting areas and provide proper spacing consistent with the requirements of the plant species.
- Place plants in similar hydro zone grouping to maximize efficient water use.



5.6.2 PLANT PALETTE

The plant palette in Table 5-1, below, has been selected to create a unified and cohesive design theme for the community. The Mediterranean/Tuscan Village theme is supported by the following plant palette. The site was formerly a location of olive and grape production. This historical context coincides with the theme, so the palette uses olives, grapes and other plants that bring to mind the Mediterranean landscape. Plants have also been selected for their appropriateness to climatic conditions, soil conditions, and concern for maintenance and water conservation. Figure 5-4, *Plant Palette Theme*, provides photographs of the trees and shrubs recommended for use within the FONTANA PROMENADE community.

Trees provide many services to the local area. They provide shade reducing urban heat island effects, create a cooler microclimate for plants to thrive in and provide enjoyment for people. The urban forest that is created within a new development can be planned for long term health by considering a few measures in design. Any single species within a streetscape or park area should represent no more than 25% of the total population. This improves species diversity and improves the ability to withstand the pressures of disease and pest infestation.

Plant selections should take into consideration grouping of plants with similar cultural requirements, utilizing hydrozones in order to minimize water use and to provide conditions where plant material will thrive.

In the streetscape sections of the design guidelines, specific trees or other plant materials have been identified. In those cases, the intent is to illustrate the intended form and character that fulfill the design intent, i.e., evergreen versus deciduous, upright or vertical in form versus dome shaped. Should alternate selections be desired for any given street, they should reflect the same form and character as those included in the streetscape sections.

**Table 5-1 Community Plant Palette**

Common Name	Scientific Name
Trees:	
African Sumac	<i>Rhus lancea</i>
Bailey Acacia	<i>Acacia baileyana 'Purpurea'</i>
Blue Palo Verde	<i>Cercidium floridum</i>
Brisbane Box	<i>Tristania conferta</i>
Canary Island Pine	<i>Pinus canariensis</i> (use only if protected from wind)
Evergreen Elm	<i>Ulmus parvifolia</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Chitalpa	<i>Chitalpa tashkentensis</i>
Claret Ash	<i>Fraxinus oxycarpa 'Raywood'</i>
Crepe Myrtle	<i>Lagerstroemia x 'Muskogee'</i>
Date Palm	<i>Phoenix dactylifera</i>
Eastern Redbud	<i>Cercis canadensis</i>
Evergreen Pear	<i>Pyrus kawakamii</i>
Golden Raintree	<i>Koelreuteria paniculata</i>
Holly Oak	<i>Quercus ilex</i>
Italian Cypress	<i>Cupressus sempervirens</i>
London Plane Tree	<i>Platanus acerifolia</i>
Mexican Fan Palm	<i>Washingtonia robusta</i>
Olive	<i>Olea europaea 'Fruitless'</i>
Sweet Bay	<i>Laurus nobilis</i>
Water Gum	<i>Tristania laurina</i>
Autumn Sage	<i>Salvia greggii</i>
Shrubs:	
Blue Fescue	<i>Festuca ovina glauca</i>
Blue Hibiscus	<i>Alyogyne huegelii</i>
Bush Morning Glory	<i>Convolvulus cneorum</i>
Catalina Cherry	<i>Prunus lyonii</i>
Coral Aloe	<i>Aloe striata</i>
Coral Bells	<i>Heuchera 'Canyon Pink'</i>
Coral Poker	<i>Kniphofia uvaria</i>
Common Myrtle	<i>Myrtus communis</i>
Deer Grass	<i>Muhlenbergia rigens</i>
Dwarf Bottlebrush	<i>Callistemon citrinus 'Little John'</i>
Dwarf Carolina Laurel Cherry	<i>Prunus caroliniana 'Bright n Tight'</i>
Foxtail Agave	<i>Agave attenuata</i>
Glossy Abelia	<i>Abelia 'Edward Goucher'</i>
India Hawthorn	<i>Raphiolepis indica</i>
Kangaroo Paw	<i>Anigozanthos flavidus</i>
Lavender Cotton	<i>Santolina chamaecyparissus</i>
Little Ollie Olive	<i>Olea europaea 'Little Ollie'</i>
Manzanita	<i>Arctostaphylos densiflora 'Howard McMinn'</i>
Mexican Bush Sage	<i>Salvia leucantha 'Santa Barbara'</i>
Mock Orange	<i>Pittosporum tobira 'Wheelers Dwarf'</i>
New Zealand Flax	<i>Phormium 'Rainbow Maiden'</i>

**Table 5-1 Community Plant Palette**

Common Name	Scientific Name
New Zealand Tea Tree	<i>Leptospermum scoparium</i>
Octopus Agave	<i>Agave vilmoriniana</i>
Pride of Madeira	<i>Echium candicans</i>
Prostrate Rosemary	<i>Rosmarinus officinalis 'Prostratus'</i>
Purple Fountain Grass	<i>Pennisetum setaceum 'Purpureum'</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Rockrose	<i>Cistus x purpureus</i>
Rose hybrids	<i>Rosa sp.</i>
Ruellia	<i>Ruellia californica</i>
Russian Sage	<i>Perovskia atriplicifolia</i>
Spanish Lavender	<i>Lavendula stoechas</i>
Sticky Monkey Flower	<i>Mimulus aurantiacus</i>
Texas Ranger	<i>Leucophyllum frutescens</i>
Wild Lilac	<i>Ceanothus griseus var. horizontalis</i>
Wormwood	<i>Artemisia arborescens</i>
Vines:	
Blood Red Trumpet Vine	<i>Distictis buccinatoria</i>
Boston Ivy	<i>Parthenocissus tricuspidata</i>
Bougainvillea	<i>Bougainvillea x 'Barbara Karst'</i>
California Wild Grape	<i>Vitis californica</i>
Cat's Claw Vine	<i>Macfadyena unguis-cati</i>
Common Grape	<i>Vitis vinifera varieties</i>
Lady Bank's Rose	<i>Rosa banksiae</i>
Groundcover:	
Beach Strawberry	<i>Fragaria chiloensis</i>
Bearberry Cotoneaster	<i>Cotoneaster dammeri</i>
Dwarf Coyote Bush	<i>Baccharis pilularis 'Pigeon Point'</i>
Dwarf Firethorn	<i>Pyracantha 'Monelf'</i>
Emerald Carpet Manzanita	<i>Arctostaphylos densiflora 'Emerald Carpet'</i>
Majorcan Germander	<i>Teucrium cossonii</i>
Pink Myoporum	<i>Myoporum parvifolium 'Pink'</i>

TREES



Platanus acerifolia



Cupressus sempervirens



Olea Europaea 'Fruitless'

VINES



Distictis buccinatoria



Bougainvillea 'Barbara Karst'

SHRUBS and ACCENTS



Prunus caroliniana 'Bright n Tight'



Berberis thunbergii



Anigozanthos flavidus



Muhlenbergia rigens



Echium candicans



Pittosporum tobira 'Wheelers dwarf'



Agave vilmoriniana

GROUND COVER



Ceanothus griseus var. horizontalis



Arctostaphylos densiflora 'Emerald Carpet'

FIGURE 5-4

PLANT PALETTE THEME



5.6.3 STREETSCAPE GUIDELINES

Streetscapes play an important part of the developing a distinctive community. Parkway trees and background trees, shrubs and groundcovers that are located within the streetscapes along public rights-of-way all contribute to creating a unified and beautiful community. The streetscape design elements are described below and illustrated on Figure 5-5 through Figure 5-17.

Sierra Avenue – Modified Major Highway (127' ROW): This six-lane, divided road is the primary entry into the FONTANA PROMENADE Specific Plan Area from SR 210, and from areas south of the Specific Plan area. As shown in the illustrative section, Sierra Avenue includes a distinct streetscape approach, with palm trees and shrubs planted in the center median. Holly Oaks are provided along to create a shaded streetscape canopy. A backdrop of informally clustered pines may be provided at community entries to both the commercial/retail area and the residential village. These trees provide a buffer to the adjacent developed areas while at the same time enhancing the street scene at entries to the community. A layering of shrubs and groundcover, many which flower in the spring and summer months, are located beneath the pines. Where perimeter community walls occur, trees, vines, and shrubs/groundcover will be planted to soften and further enhance the street scene.

Baseline Avenue – Modified Major Highway (120' ROW): Evergreen Elms, a tree that creates a broad shade canopy, is provided along Baseline Avenue. Informally clustered pines are provided along Baseline Avenue at entries to residential areas. The consistent backdrop of the evergreen pine trees at the entries to the FONTANA PROMENADE community link together and unify the various streetscapes within the community. Italian Cypress trees, vines, and shrubs/groundcover are provided within the landscape lot adjacent to the northern edge of the Baseline Avenue right-of-way to screen community walls and enhance the streetscene.

South Highland Avenue – Primary Highway (104' ROW): South Highland Avenue is designed to be compatible with the Plant palette set forth for the adjacent Auto Center Overlay District. South Highland Avenue includes formal rows of the London Plane tree within the center median and along the parkways on both sides of the street. London Plane trees, common throughout European cities, are a stately upright tree that complements the streetscene. London Plane trees are seen throughout the Inland Empire and are well adapted to the climate.

Walnut Avenue – Modified Collector (86' ROW): The Golden Raintree, a canopy tree with seasonal yellow flowers, is provided within the parkways along Walnut Avenue. This tree will also form a broad canopy and will create an attractive pedestrian and street streetscape. The center median along Walnut Avenue is planted with palms and accent shrubs. Italian Cypress trees, vines, and shrubs are provided adjacent to community walls to soften and enhance the streetscene.

Juniper Avenue – Collector Street (68' ROW): Tipuana Tipu, a canopy tree with yellow seasonal flowers is designated as the primary tree for Juniper Avenue. This tree will form a broad canopy and will create an attractive pedestrian and street streetscape. When adjacent to residential entry areas, a backdrop of informally clustered pines will be provided. Shade trees, vines, and shrubs/groundcover are provided within the landscape lot adjacent to the eastern edge of the Juniper Avenue right-of-way to screen community walls and soften and enhance the streetscene.

Street “C” – Primary Community Entry Street (68' ROW): Street “C” provides primary access to the residential village within the FONTANA PROMENADE. To reflect the importance of this community entry, Street “C” provides a minimum 25-foot wide parkway (including landscape lot) with meandering sidewalks and thematic canopy trees with understory planting of colorful groundcover to create an



inviting streetscape. Canopy trees and colorful shrubs provide screening for community walls and soften the streetscene. This design creates a welcoming, aesthetically pleasing and pedestrian-friendly experience.

Street "A" – Secondary Community Entry Street & Neighborhood Entry Street (68' ROW): Street "A" serves as a secondary entry point into the residential village from Baseline Avenue and Walnut Avenue. At community entries, Street "A" utilizes several of the design elements found in the Primary Community Entry Street in order to maintain continuity with the community's overall streetscape theme and provide an aesthetically pleasing, inviting streetscene. Street "A" also includes the pedestrian corridor. The pedestrian corridor consists of a meandering eight (8)-foot wide sidewalk within a minimum 21-foot wide landscaped parkway. The pedestrian corridor is planted with colorful, complementary shade trees and background shrubs to create a pedestrian friendly corridor that provides a comfortable shaded walk in the summer and continued visual interest as the seasons change.

Street "A" may be designed with sidewalk pop-outs at internal intersections. Intersection pop-outs are a traffic calming mechanism that narrows the street at intersections by widening the sidewalk at the point of crossing. By widening the sidewalk at the point of crossing, intersection pop-outs create shorter pedestrian crossings, increase pedestrian visibility, and reduce the visual width of long, straight streets (which reduces vehicle speeds). In addition, intersection pop-outs eliminate the paved curbside parking zone near intersections, which increases the available landscaping area within parkways. A conceptual illustration of intersection pop-outs is provided on Figure 5-17.

Street "B" - Neighborhood Entry Street (64' ROW): Street "B" provides access from Juniper Avenue to the residential village. Street "B" utilizes several of the design elements found in the Primary Community Entry Street in order to maintain continuity with the community's overall streetscape theme and provide an aesthetically pleasing, inviting streetscene, including the usage of thematic canopy trees with understory and background plantings of shrubs and colorful groundcover. Shrubs and vines provide screening of community walls to soften and enhance the streetscene.

Park Loop Road – Type A (66' ROW): Park Loop Road – Type A borders the northern, eastern, and southern boundaries of the Central Commons and facilitates secondary access to the residential neighborhoods in Planning Areas 3, 4, 7, and 8. Adjacent to the Central Commons, this roadway provides a 5.5-foot wide curb-adjacent landscaped park strip planted with canopy trees and groundcover and an eight (8)-foot wide sidewalk. Opposite the Central Commons, this roadway provides a 12-foot wide parkway that features a curb-adjacent landscaped park strip planted with canopy trees and groundcover and a six (6)-foot wide sidewalk. The landscaping along the Park Loop Road complements and enhances the thematic landscaping used throughout the Central Commons.

Park Loop Road- Type B (58' ROW): This road occurs adjacent to the western boundary of the Central Commons and provides secondary access to the residential neighborhoods in Planning Areas 7 and 8. This segment of the Park Loop Road includes a six (6)-foot wide landscaped parkway adjacent to the Central Commons and a 12-foot wide parkway, including a curb-adjacent landscaped park strip planted with canopy trees and groundcover and a six (6)-foot wide sidewalk opposite the Central Commons. The landscaping along the Park Loop Road complements and enhances the thematic landscaping used throughout the Central Commons.

Local Street (60' ROW): Local streets feature parkways planted with canopy trees and colorful groundcover. Landscaping provided along local streets shall be varied by species and pattern and shall reflect the unique landscaping identity of the respective neighborhood.

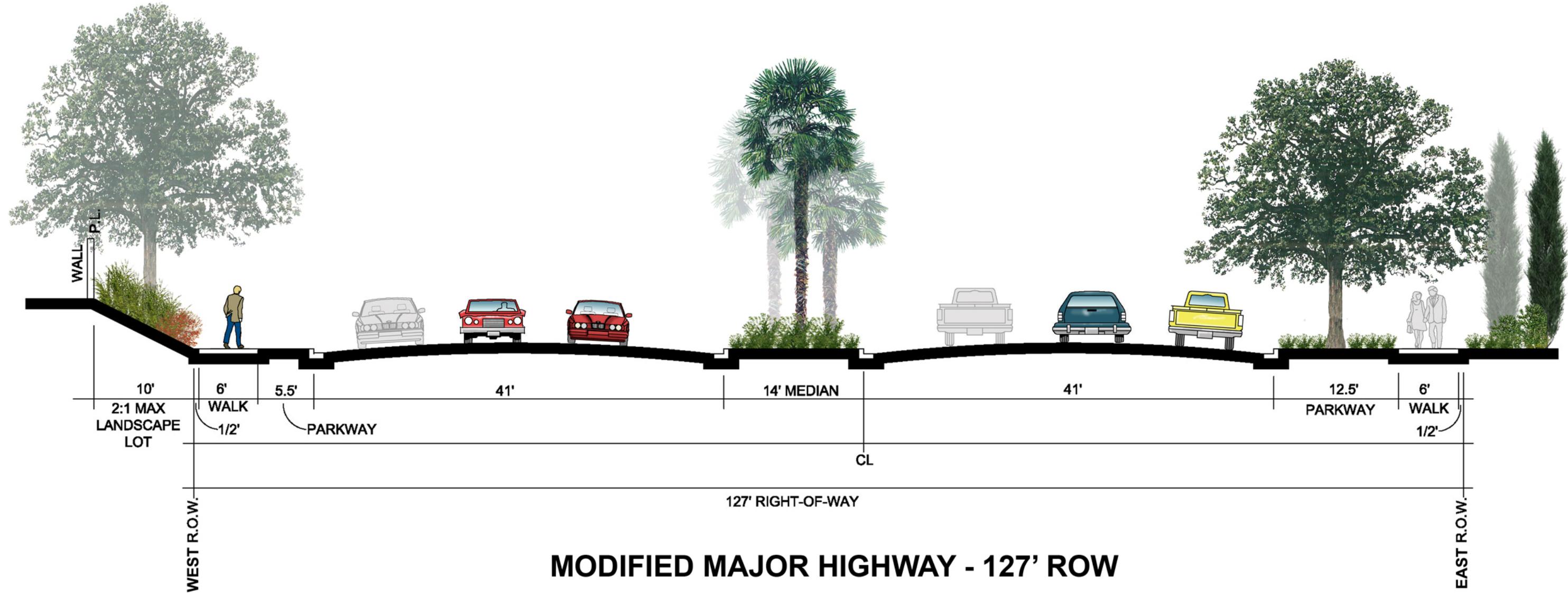


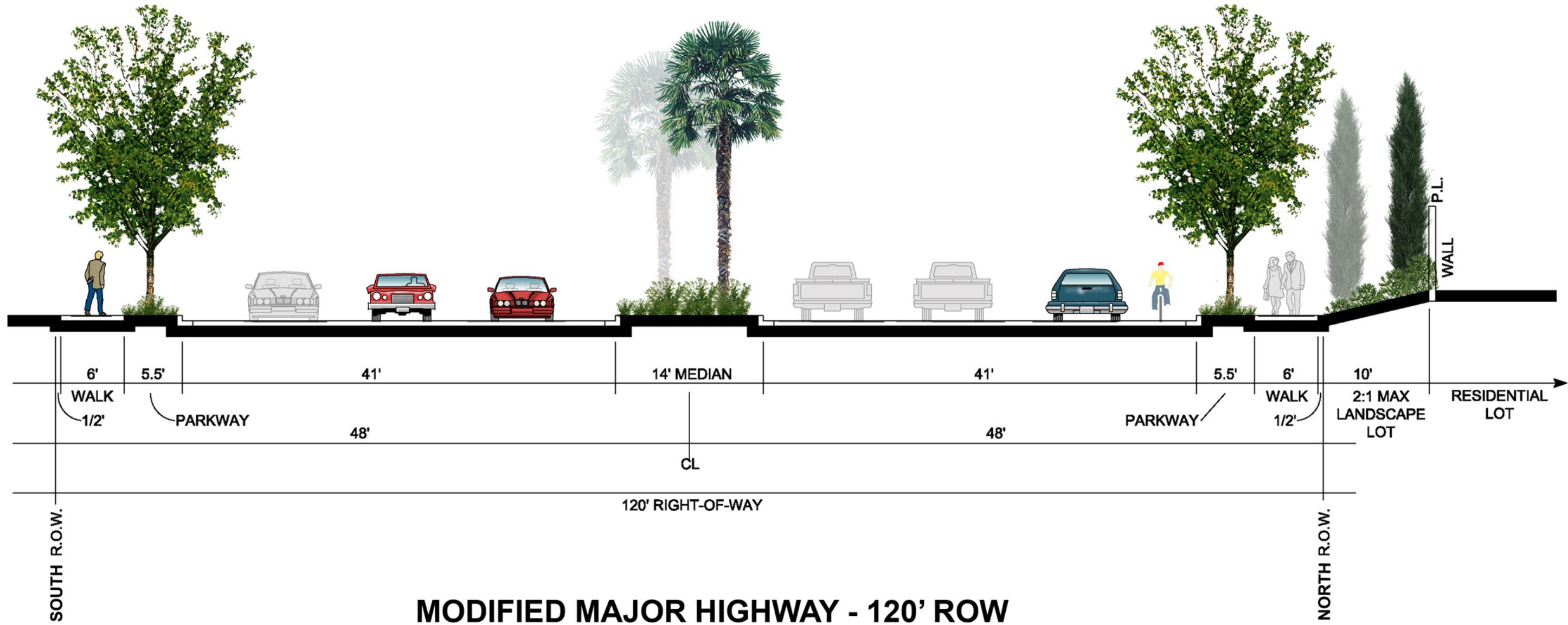
FIGURE 5-5

NOT TO SCALE

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MODIFIED MAJOR HIGHWAY STREETSCAPE (127' ROW) - SIERRA AVENUE

April 2012



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TO
SCALE

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FIGURE 5-6
MODIFIED MAJOR HIGHWAY STREETSCAPE (120' ROW) - BASELINE ROAD

April 2012

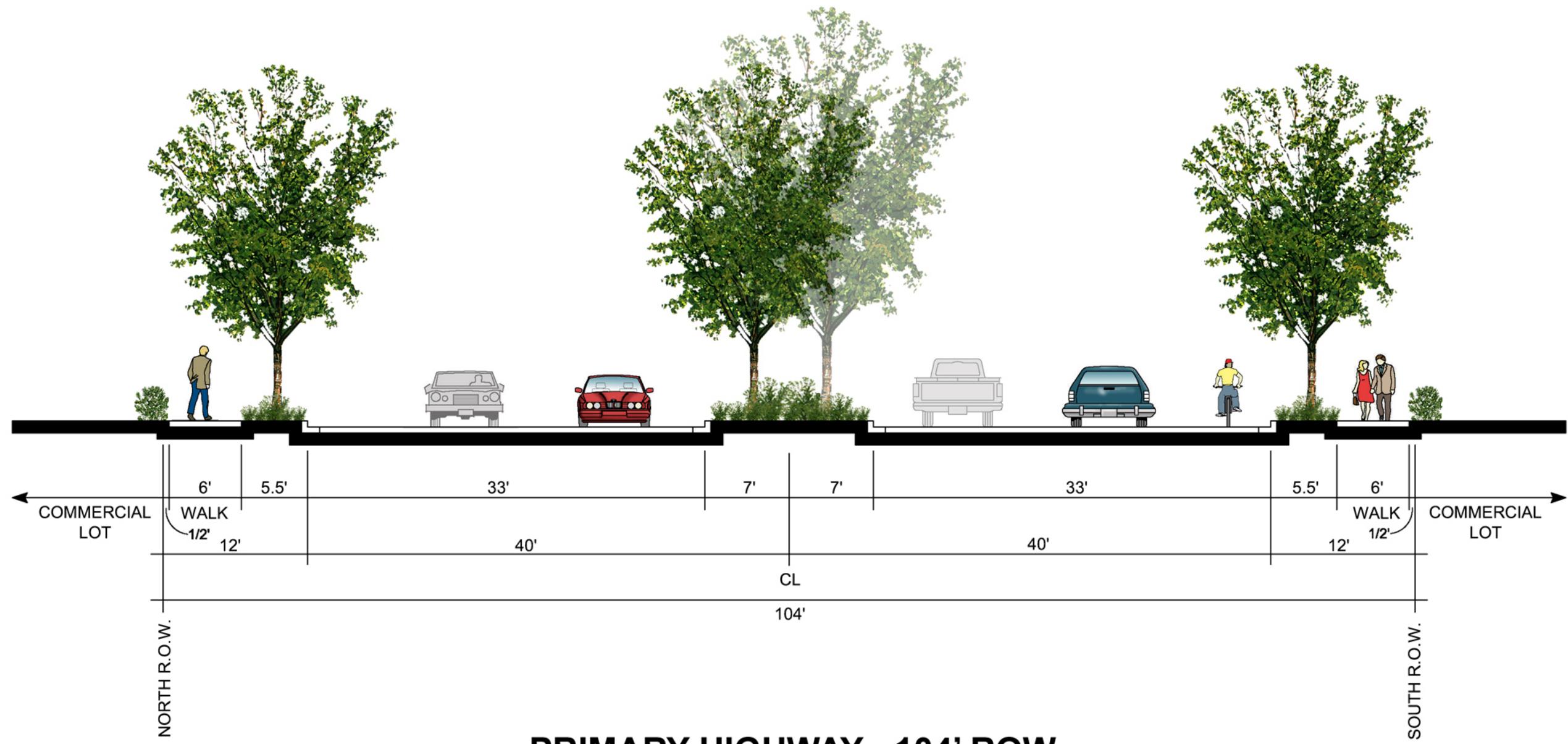


FIGURE 5-7

PRIMARY HIGHWAY STREETSCAPE - SOUTH HIGHLAND AVENUE

City of Fontana

April 2012

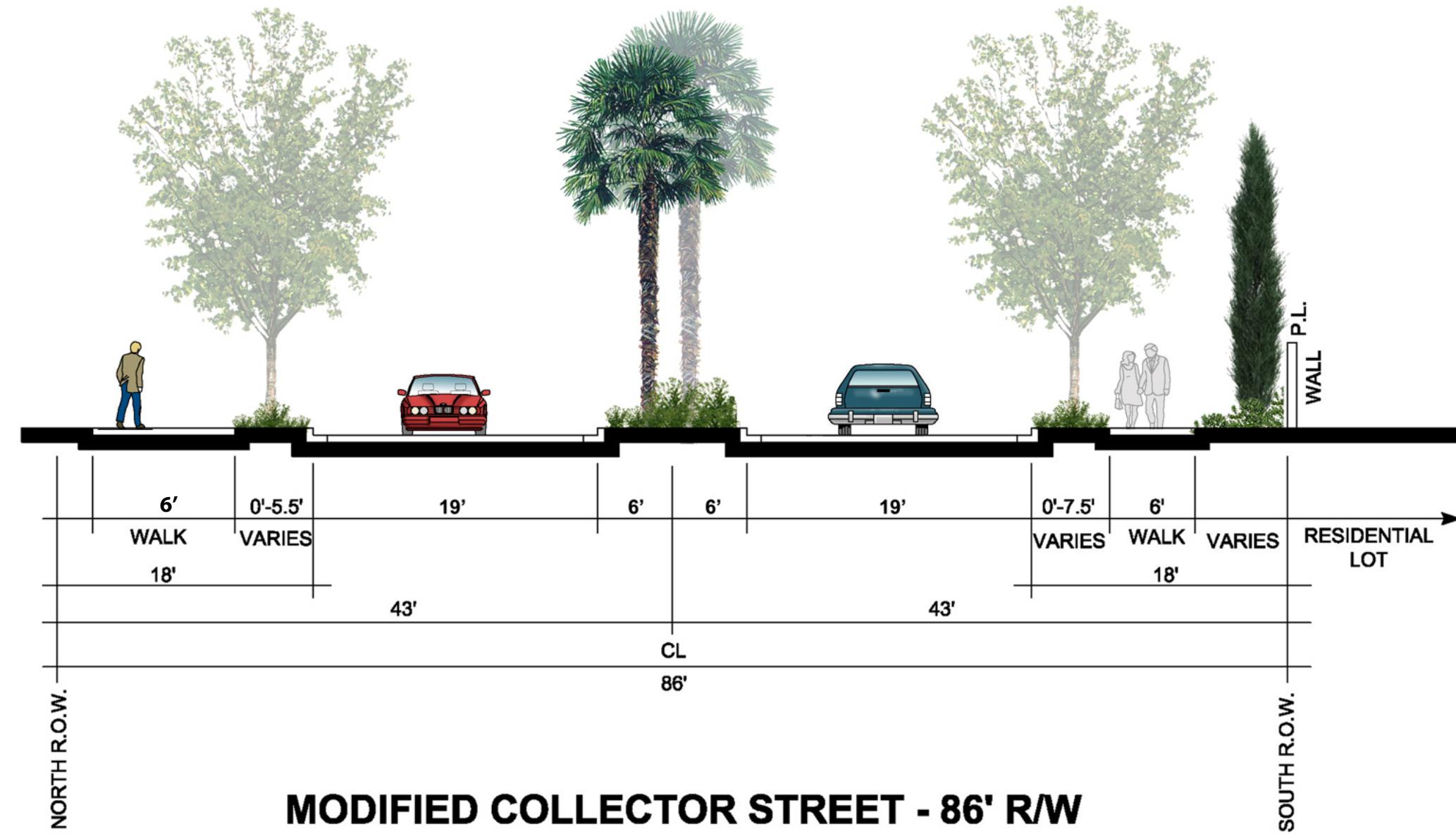


FIGURE 5-8

MODIFIED COLLECTOR STREET STREETSCAPE - WALNUT AVENUE

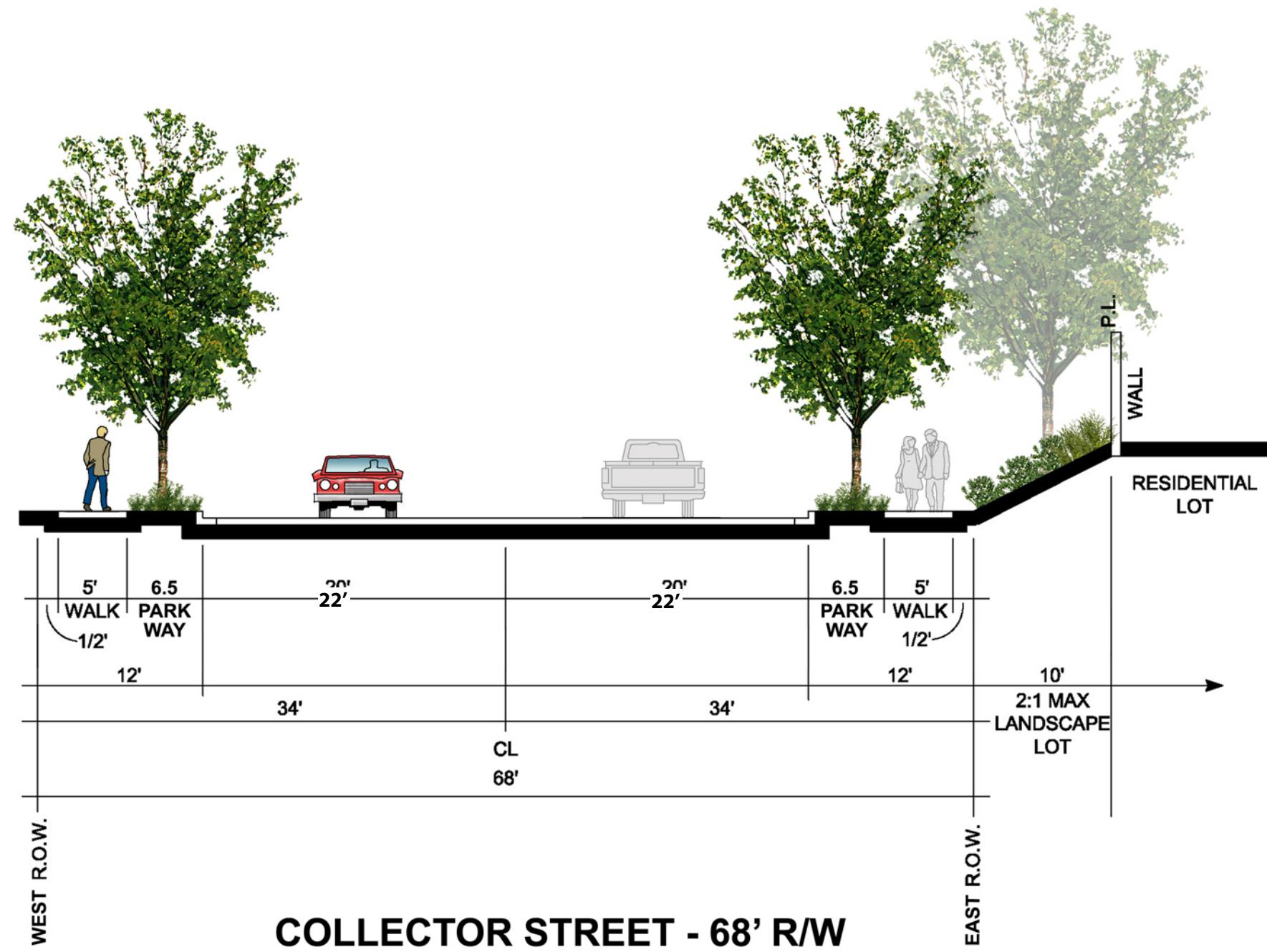


FIGURE 5-9

COLLECTOR STREET STREETSCAPE - JUNIPER AVENUE

City of Fontana

April 2012

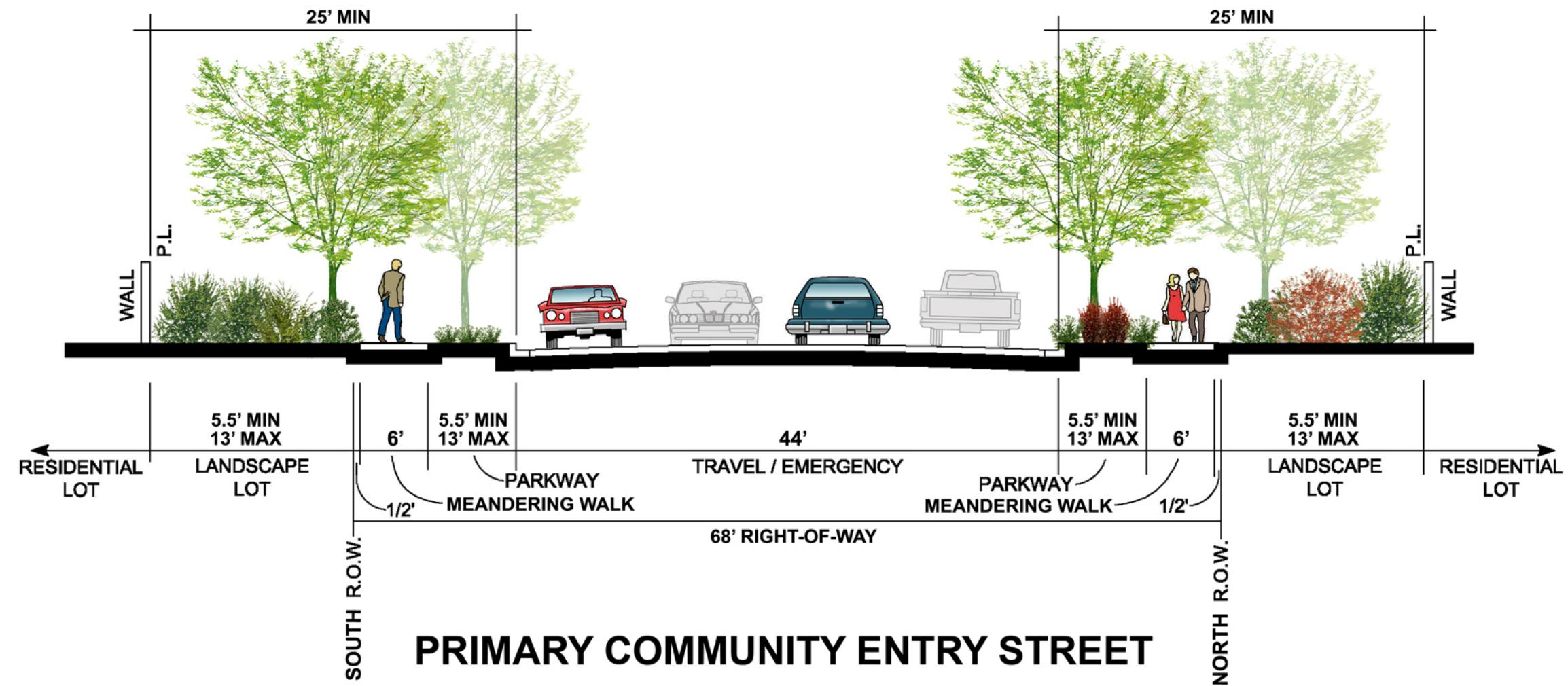


FIGURE 5-10

NOT TO SCALE

PRIMARY COMMUNITY ENTRY STREET STREETSCAPE

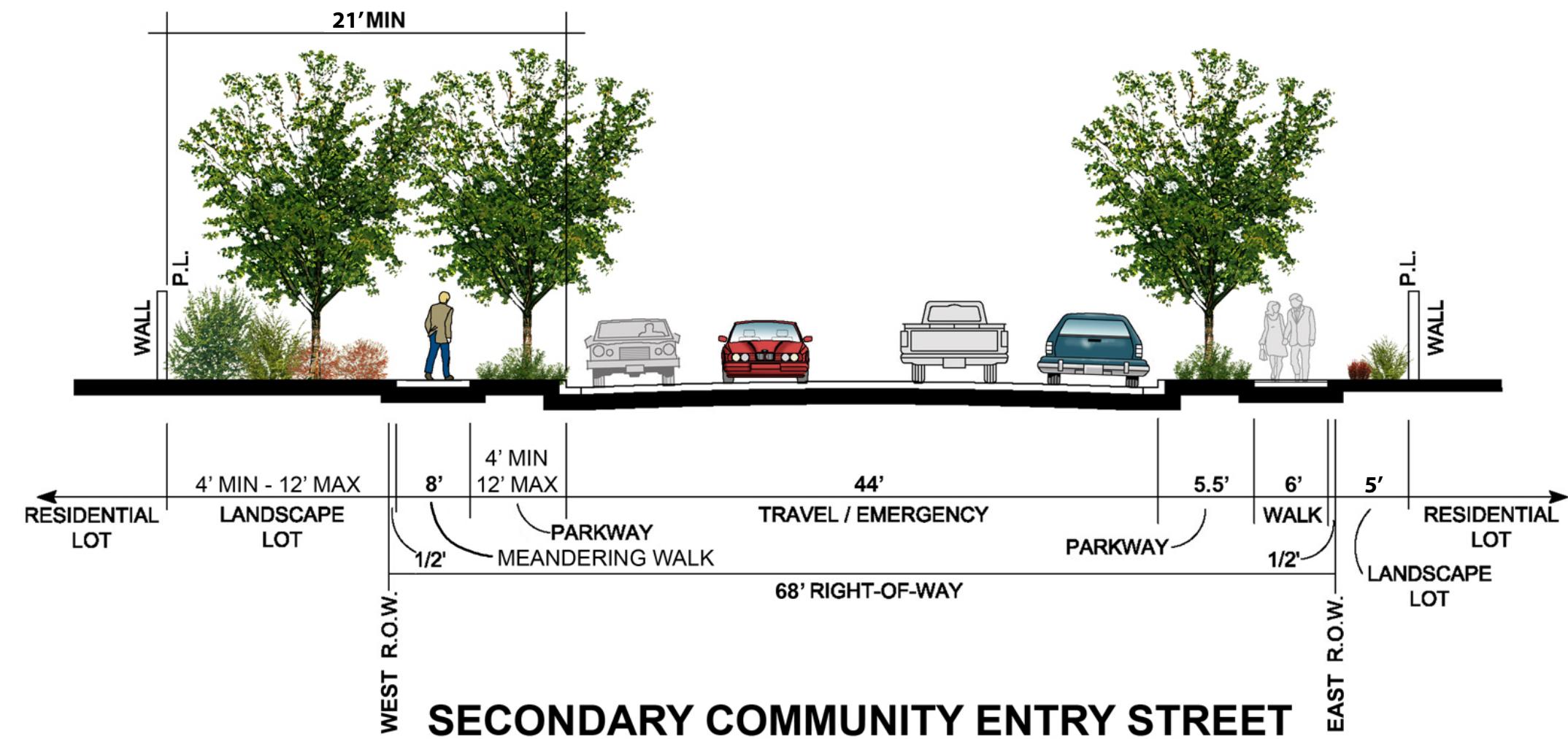


FIGURE 5-11

NOT TO SCALE

City of Fontana

SECONDARY COMMUNITY ENTRY STREET STREETScape

April 2012

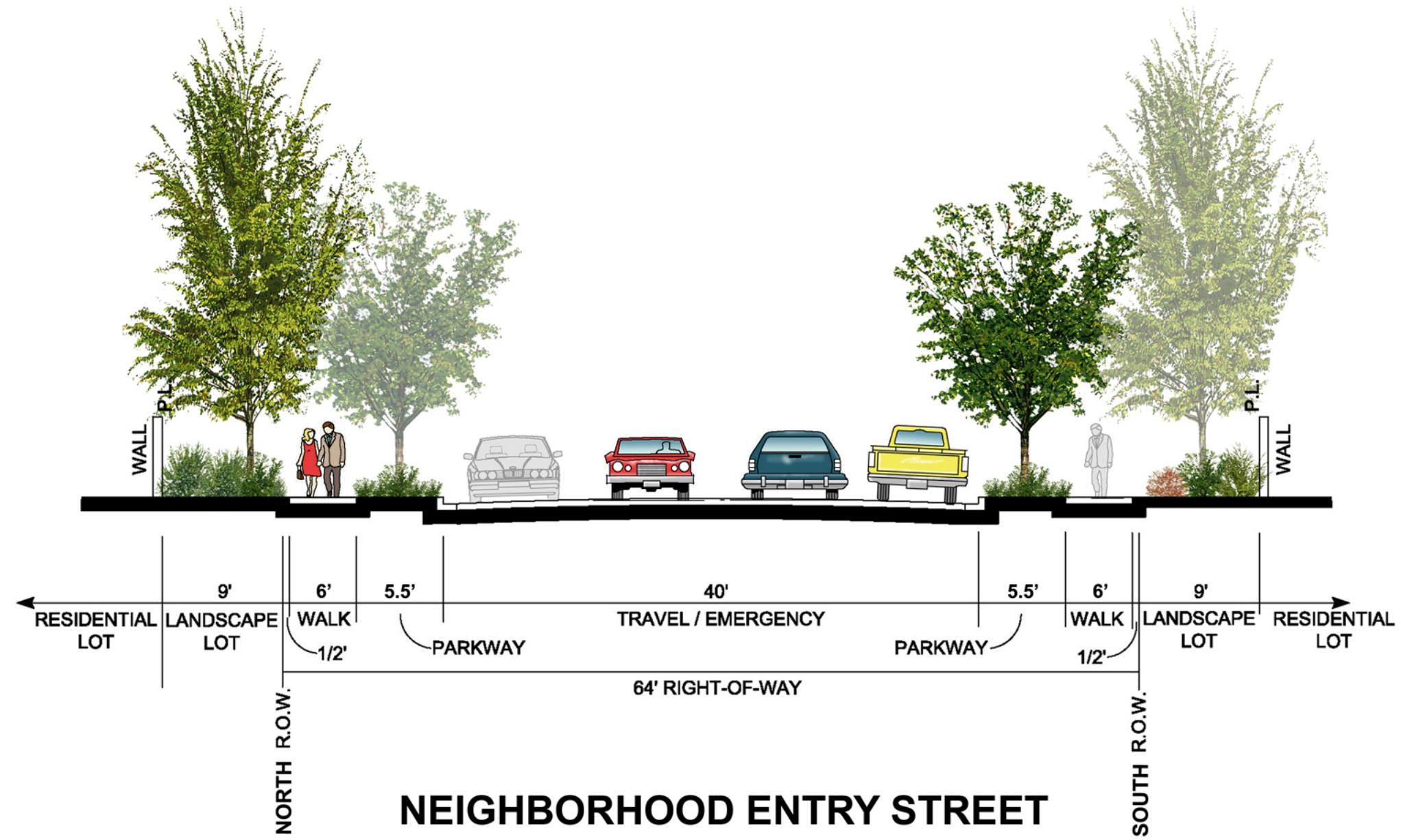


FIGURE 5-12

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NEIGHBORHOOD ENTRY STREET STREETScape

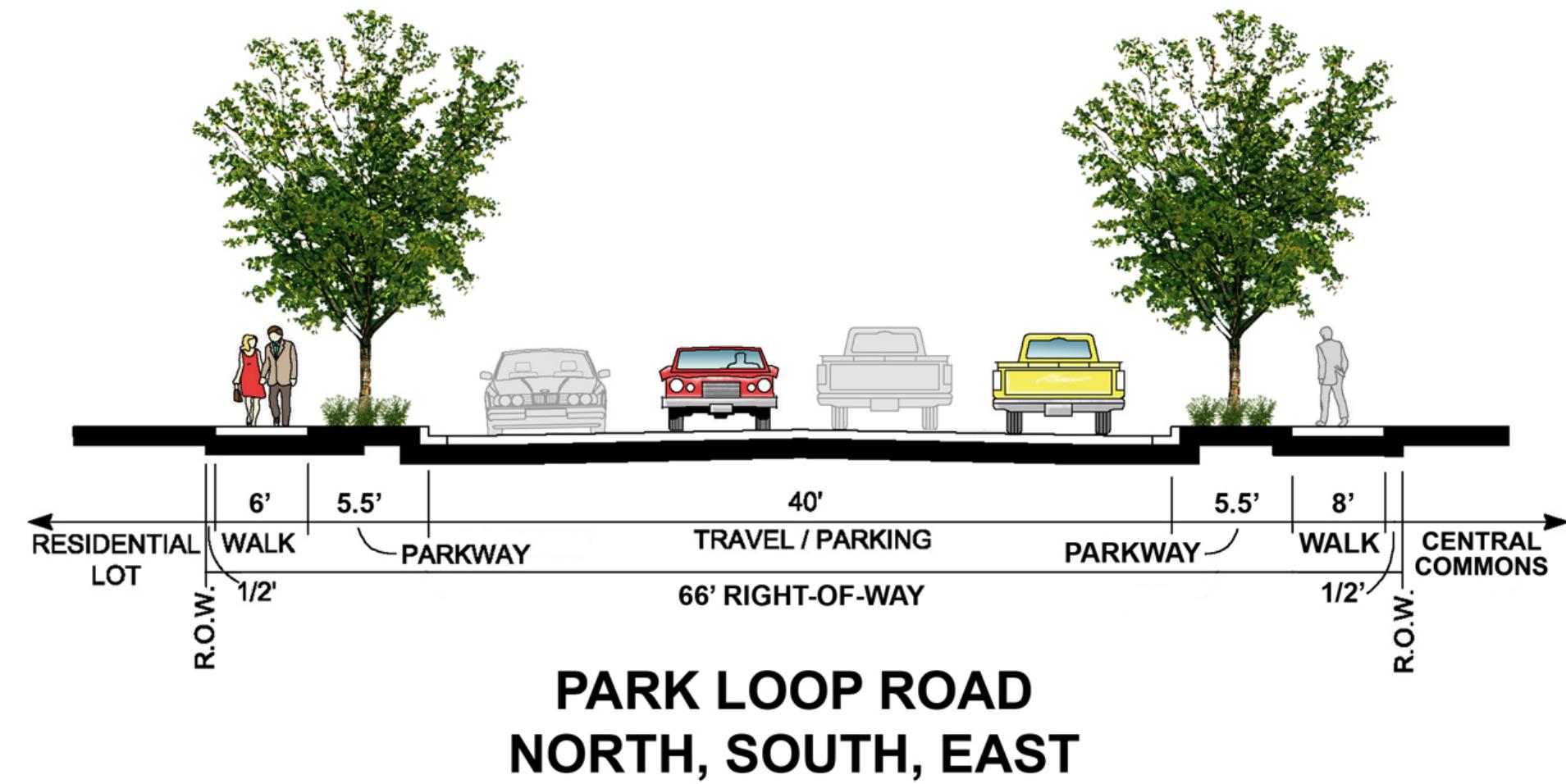


FIGURE 5-13

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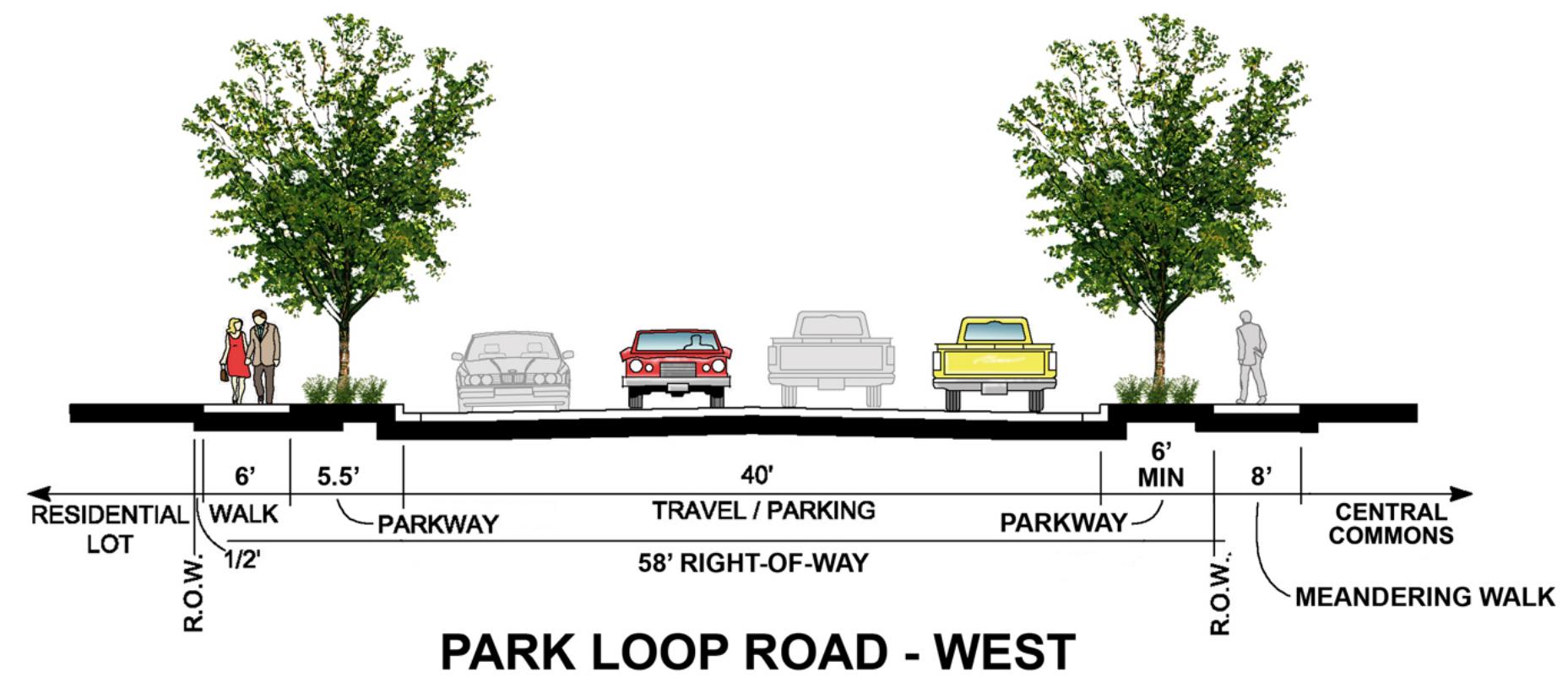


FIGURE 5-14

PARK LOOP ROAD STREETSCAPE - TYPE B

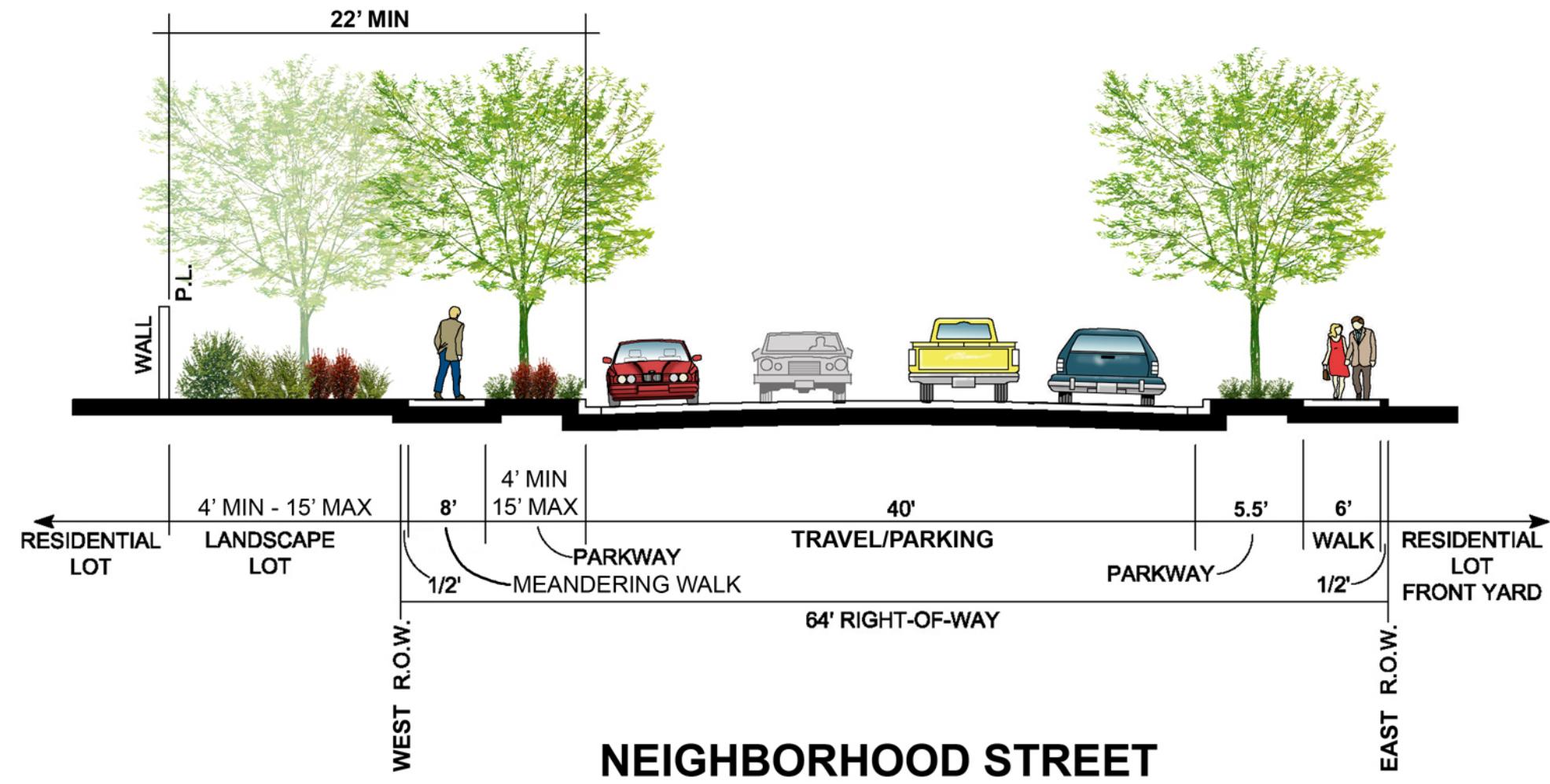


FIGURE 5-15

NEIGHBORHOOD STREET STREETSCAPE

City of Fontana

April 2012

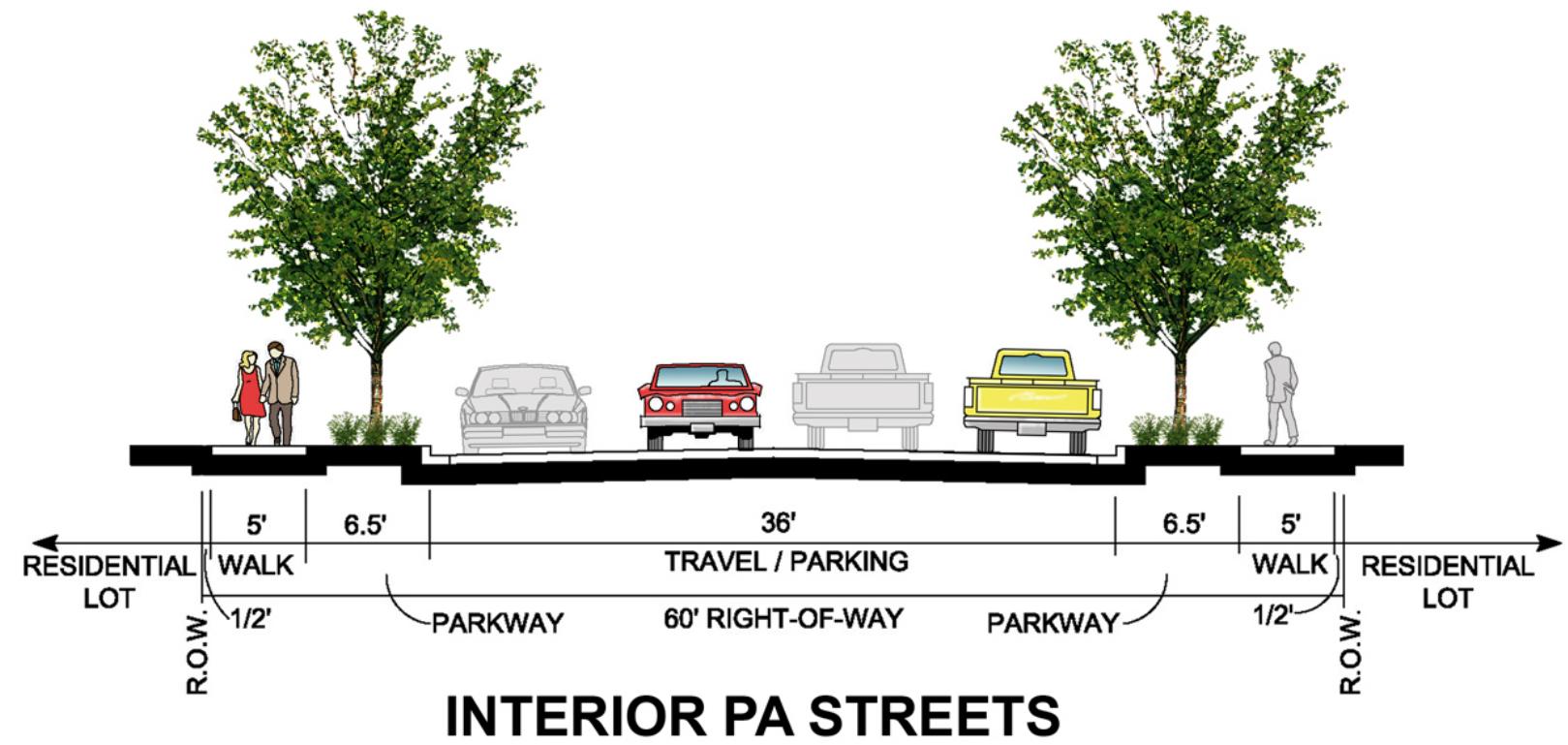


FIGURE 5-16

LOCAL STREET STREETSCAPE

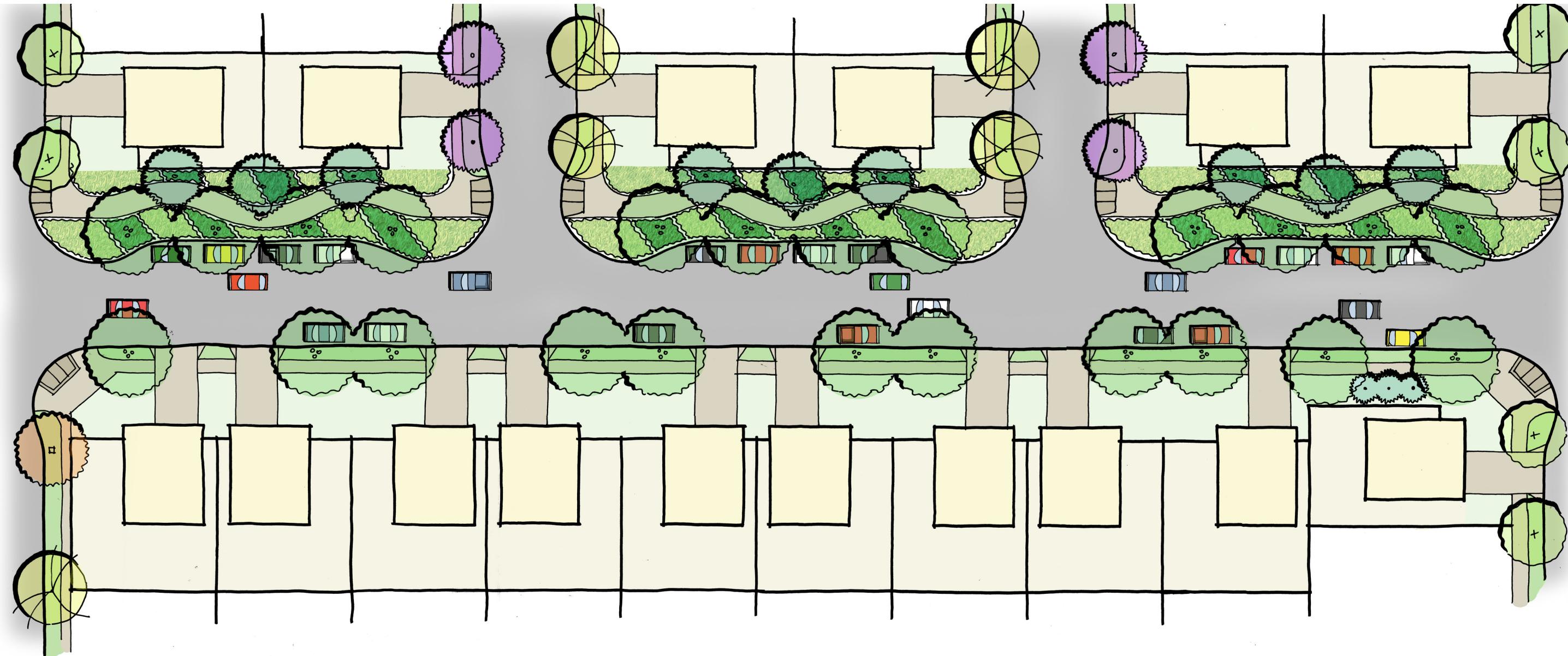


FIGURE 5-17

INTERSECTION POP-OUT STREETSCAPE



5.7 Entry Monument, Tower Features, and Fountain Guidelines

A combination of unique architectural elements will establish an exciting and impressive visual identity for the FONTANA PROMENADE and for the City of Fontana at this “Gateway” location. This includes major entry monuments, tower features and fountains throughout the Specific Plan area.

5.7.1 COMMERCIAL/RETAIL MONUMENTATION (APPLIES TO PLANNING AREA 1)

Upon entering the FONTANA PROMENADE from SR 210, the motorist will be greeted by major entry monuments at the southwest and northwest corners of Sierra Avenue and South Highland Avenue. The archway monument at the southwest corner of Sierra Avenue and South Highland Avenue provides a “window” into the FONTANA PROMENADE that will reflect the quality Tuscan/Mediterranean theme of the project, and will create an entry portal and sense of arrival. A fountain will be a further focal point near the arch. This will be complemented by the Auto Center Entry Monument and fountain that is located at the northeast corner of Sierra Avenue and South Highland Avenue. Together, these two entry statements will create a feeling of arrival into a special area of Fontana. Refer to Figure 5-18 for the design of these two key entry statements.

Tower features are required on all major commercial buildings within Planning Area 1. Smaller entry monuments are required at each major entry into the FONTANA PROMENADE Commercial Area, including Sierra Avenue and Walnut Avenue, Juniper Avenue and Walnut Avenue, and Sierra Avenue and Main Street Promenade. Figure 5-19 provides conceptual illustrations of the entry monuments planned for this intersection. Entry monuments are also encouraged within the residential planning areas south of Walnut Avenue.

Fountains add significantly to the quality of site amenities. Falling and flowing water can mask vehicle noise and add greatly to the Mediterranean/Tuscan design theme. They can provide an oasis within a hot, dry climate. Fountains can be interactive that allow people to cool off and have fun. Because of occasional strong winds, fountains should be carefully designed to minimize over spray in unwanted areas. Figure 5-20 provides sample fountain designs that are encouraged in key locations throughout Planning Area 1.

5.7.2 CORNER MONUMENTATION (APPLIES TO PLANNING AREA 5)

An entry monument is provided at the corner of Baseline Avenue and Sierra Avenue, in Planning Area 5. As conceptually shown on Figure 5-21, *Corner Monument*, the corner monument complements and reinforces the design themes and visual elements of the FONTANA PROMENADE community through the use of thematic building materials (stucco, ceramic tile, and stone) and colorful landscaping. The primary feature of the corner monument is the central archway, which may be approximately 10-feet tall, eight (8) feet wide. The central archway is framed by stucco walls approximately five (5) feet in height and stone clad pilasters approximately seven (7) feet in height. The Mediterranean/Tuscan landscape theme is reinforced by decorative ceramic pots, planted with decorative, flowering perennials, and background accent trees, which frame the corner monument. Well lights may be used to illuminate the corner monument sign in Planning Area 5; however, lighting shall be focused on the sign face to minimize glare.

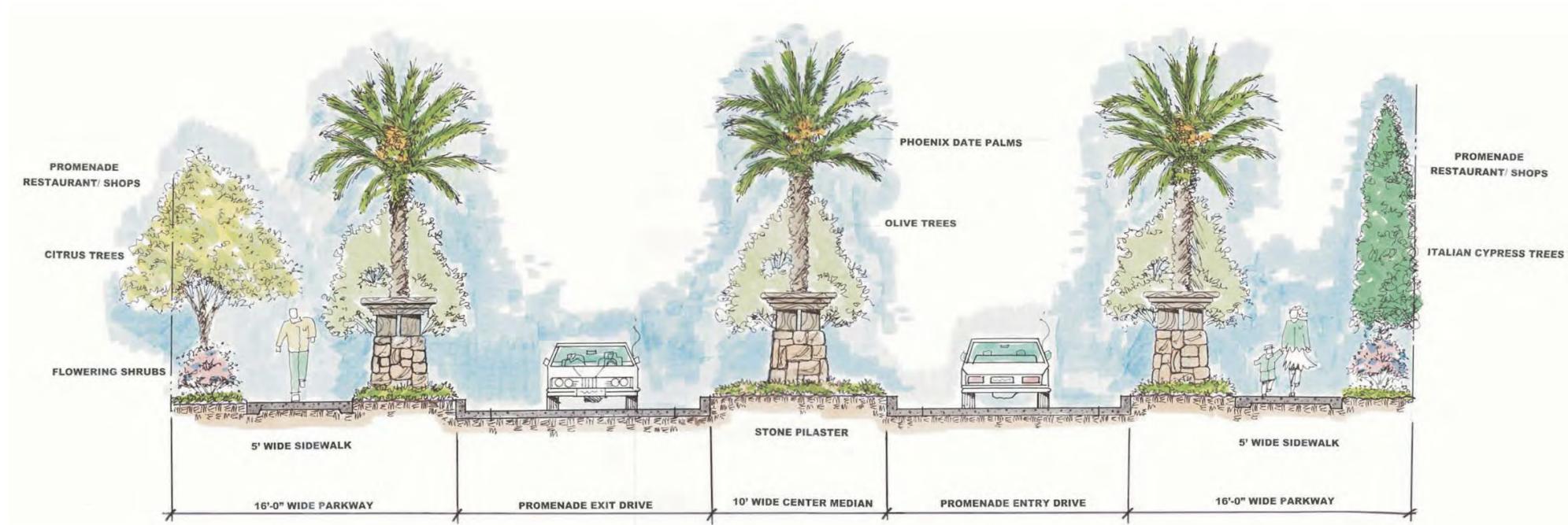
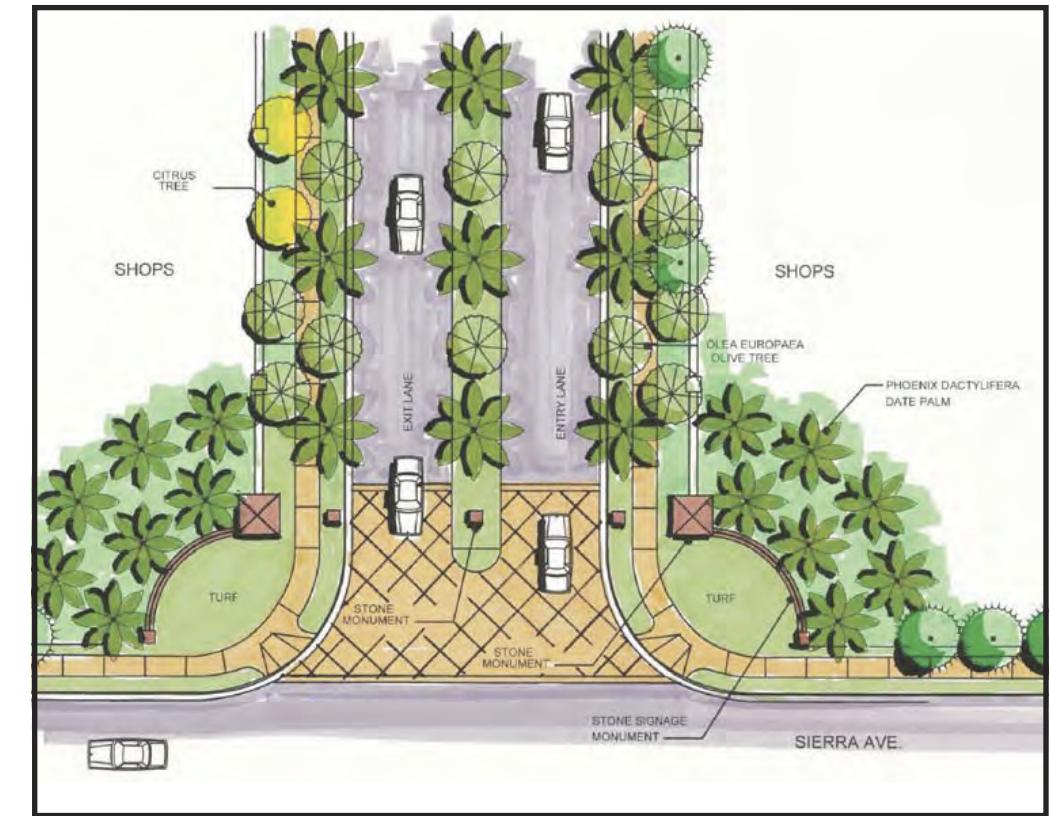


FIGURE 5-18

NOT
TO
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ENTRY MONUMENT GUIDELINES - PLANNING AREA 1



FIGURE 5-19

TOWER FEATURE GUIDELINES - PLANNING AREA 1

City of Fontana

April 2012



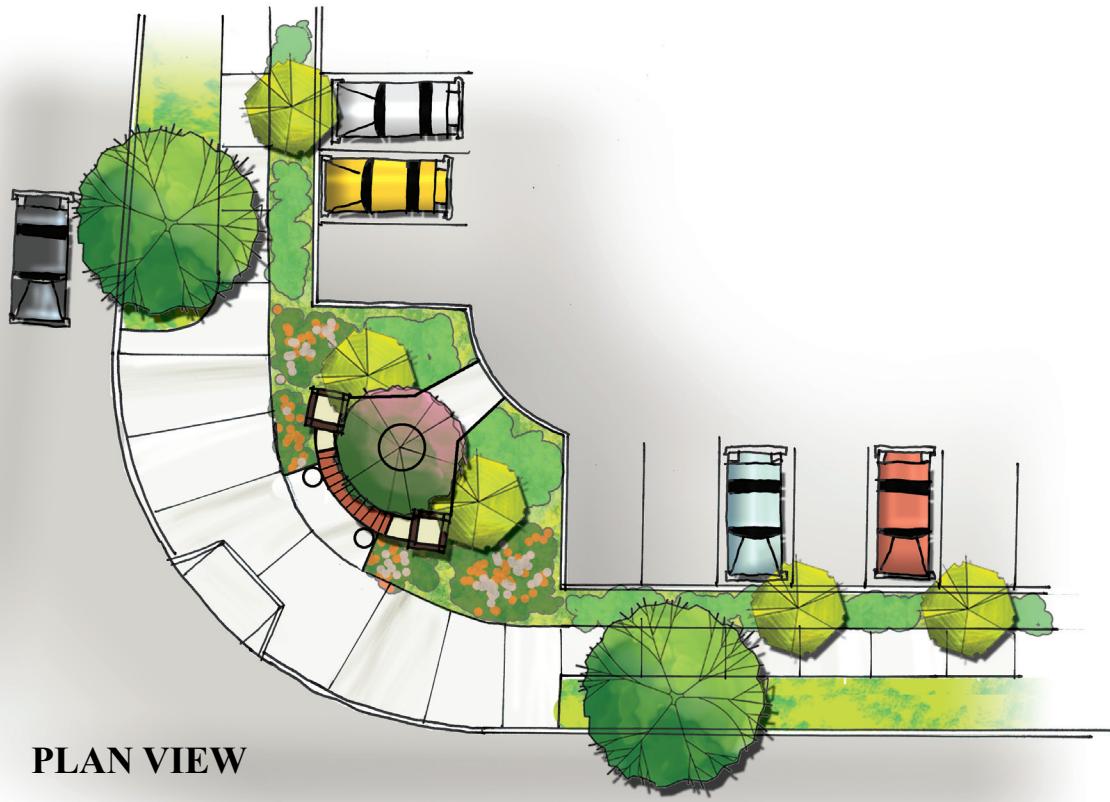
FIGURE 5-20

NOT TO SCALE

FOUNTAIN GUIDELINES - PLANNING AREA 1



ELEVATION VIEW



PLAN VIEW

FIGURE 5-21
CORNER MONUMENT

NOT TO SCALE



5.7.3 RESIDENTIAL MONUMENTATION

Primary Residential Entry Monumentation

Primary residential entry monumentation is provided at the intersection of Street "C" and Sierra Avenue. This monument is designed to strongly establish a sense of arrival to residents, guests, and passersby. As shown on Figure 5-22, *Primary Residential Entry Monument*, the primary residential entry monument features colorful shrubs and groundcover planted in dense clusters in front of a slightly arching, curved monument sign that is clad in stucco and capped by ceramic tile. The monument sign is approximately seven (7) feet in height at its center and is flanked on both ends by approximately seven (7)-foot tall stone-clad pilasters. Accent trees planted behind the monument provide an attractive backdrop to the entry monument and reinforces the Mediterranean/Tuscan landscape theme of the FONTANA PROMENADE community. Well lights may be used to illuminate the primary residential entry monument; however, lighting shall be focused on the sign face to minimize glare.

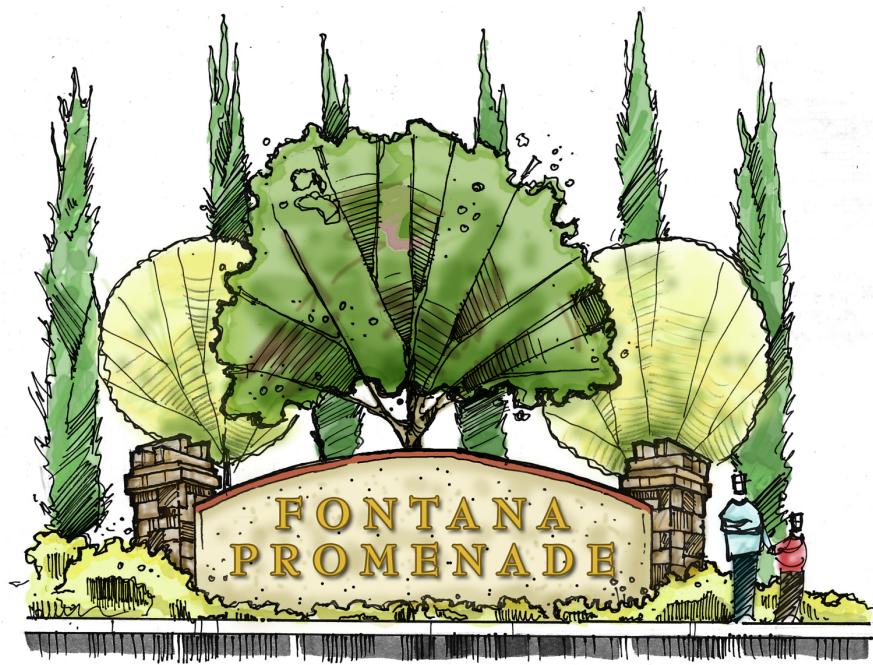
Secondary Residential Entry Monumentation

Secondary residential entry monumentation is provided at the intersections of Street "A" and Baseline Avenue, Street "A" and Walnut Avenue, and Street "B" and Juniper Avenue. The secondary residential entry monumentation establishes a sense of place and conveys the overall FONTANA PROMENADE community identity, like the primary residential entry monumentation, but on a slightly smaller scale. As shown on Figure 5-23, *Secondary Residential Entry Monumentation*, the secondary residential entry monument includes an approximately four (4)-foot tall stucco wall capped by ceramic tile. The monument sign is flanked on one side by an approximately 5.5-foot tall stone-clad pilaster. Decorative, flowering low-lying shrubs and groundcovers are provided in front of the entry sign and accent trees are provided behind monument sign to provide an attractive foreground and backdrop. Well lights may be used to illuminate the primary residential entry monument; however, lighting shall be focused on the sign face to minimize glare.

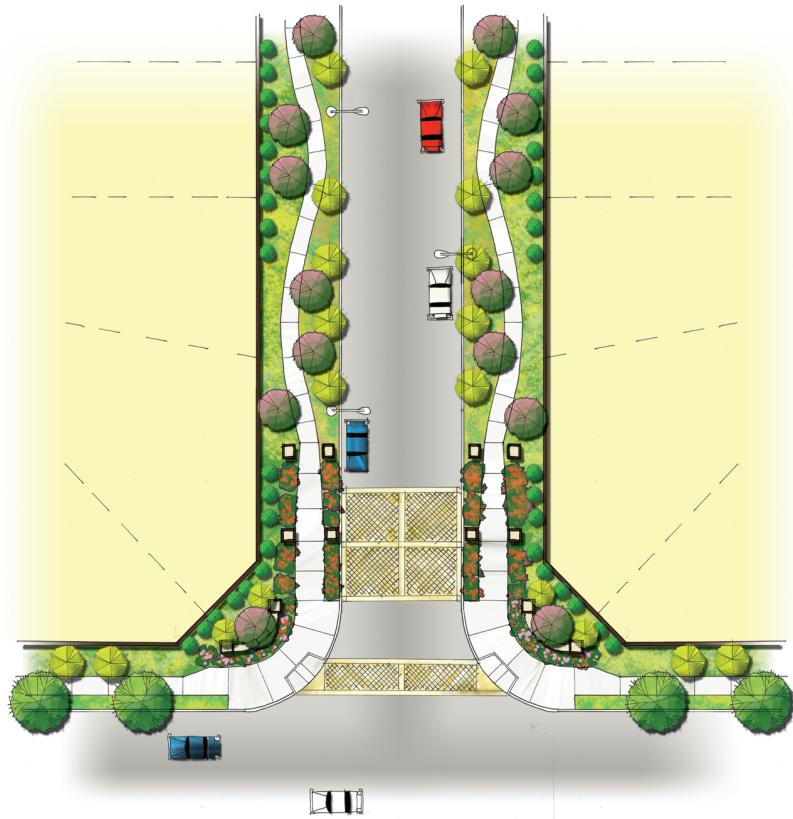
5.8 Recreational Amenities

5.8.1 THE CENTRAL COMMONS

Due to its size and convenient location within easy walking distance from all of the residential neighborhoods within the FONTANA PROMENADE community, the Central Commons in Planning Area 10 is an ideal location for a wide range of active recreational amenities. The Central Commons shall include a variety of active recreational amenities, which may include, but is not limited to, a swimming pool, tot lot and open play field. The Central Commons also may include a community recreation building, a barbecue area and/or an outdoor event space (e.g., courtyard) to provide community residents with a place to socialize. A conceptual park plan for the Central Commons is depicted on Figure 5-24, *Conceptual Central Commons Plan*.



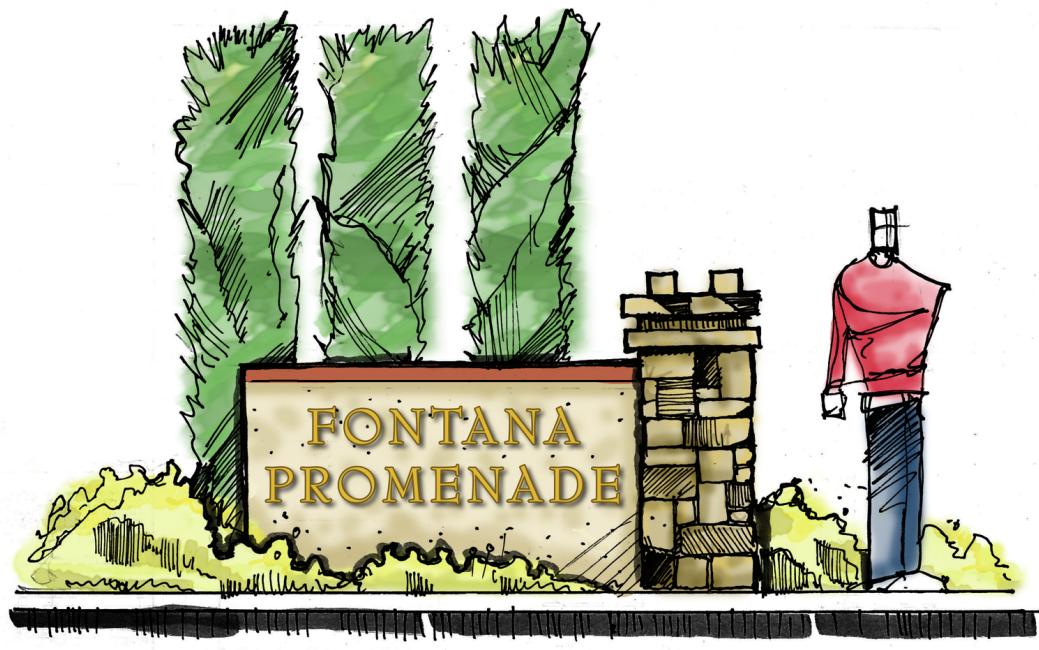
ELEVATION VIEW



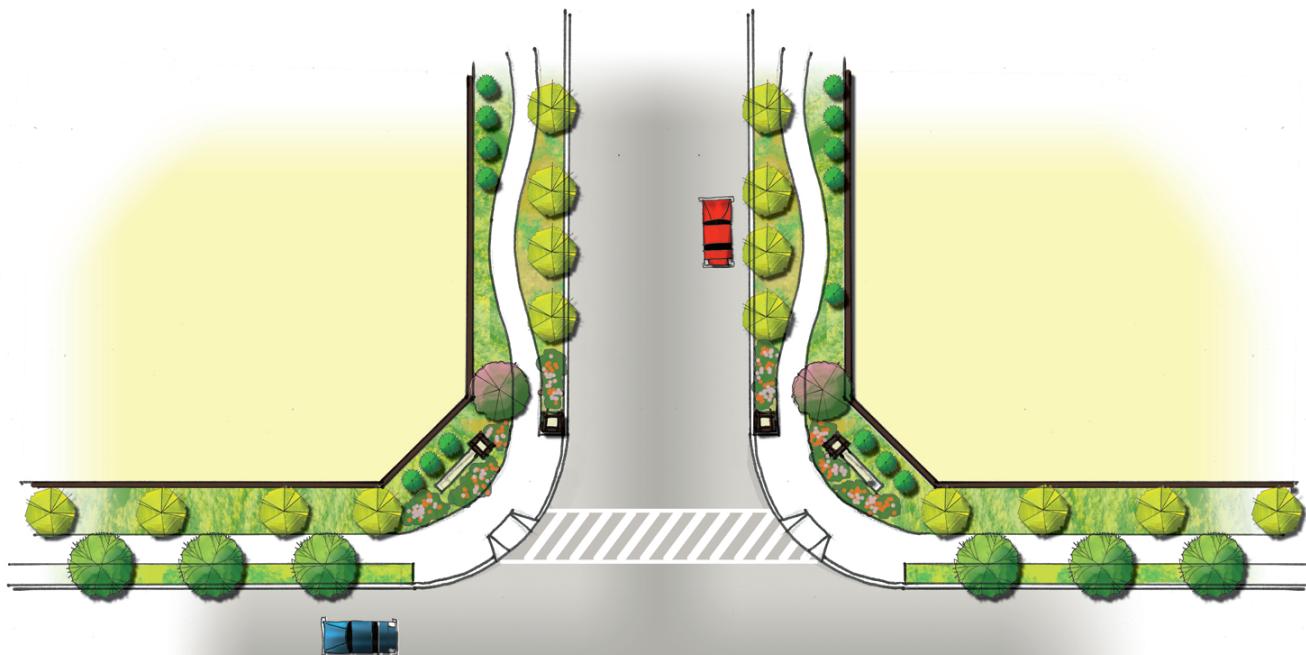
PLAN VIEW

FIGURE 5-22

PRIMARY RESIDENTIAL ENTRY MONUMENT



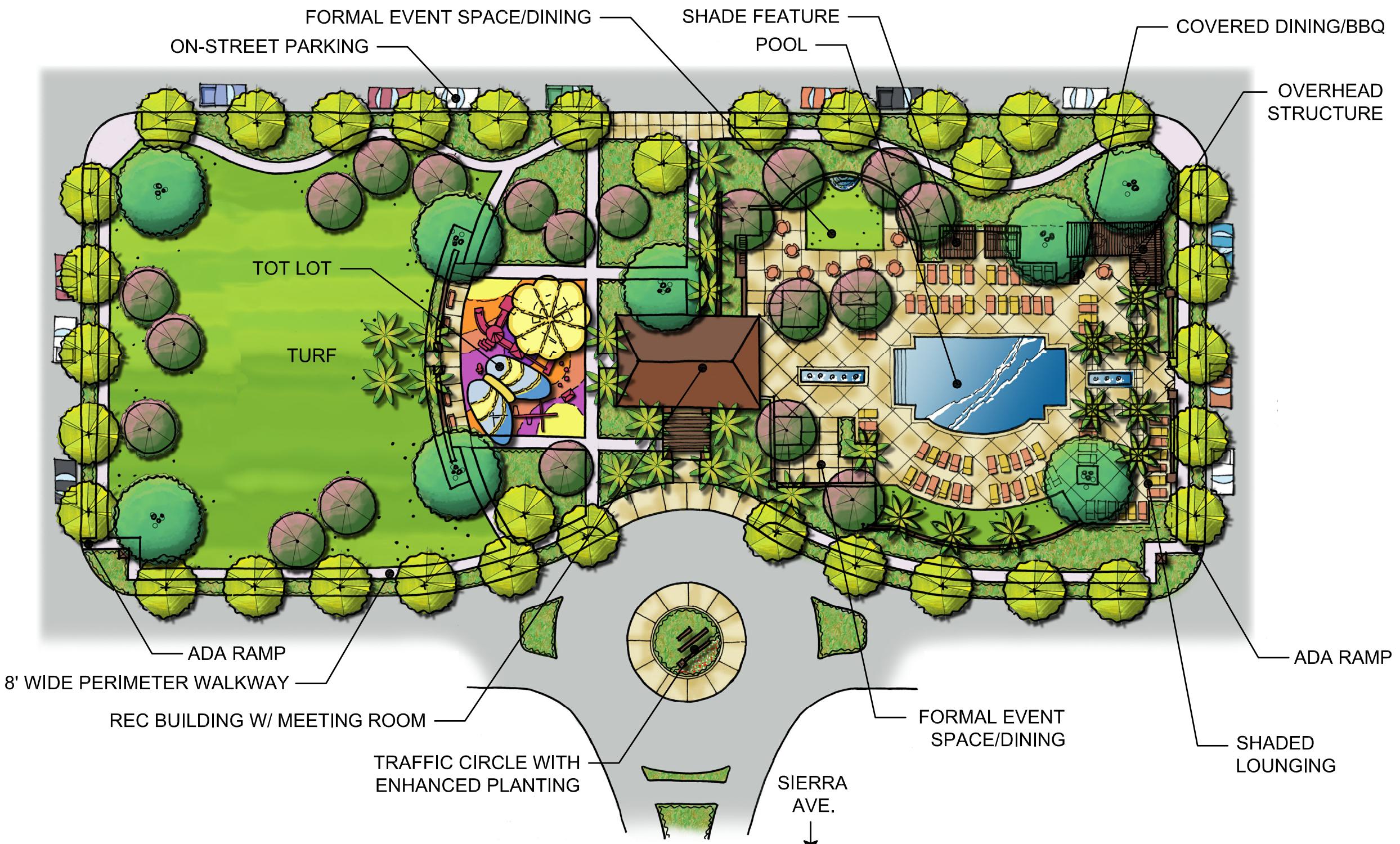
ELEVATION VIEW



PLAN VIEW

FIGURE 5-23

SECONDARY RESIDENTIAL ENTRY MONUMENT





5.9 Wall, Fence, and Screening Guidelines

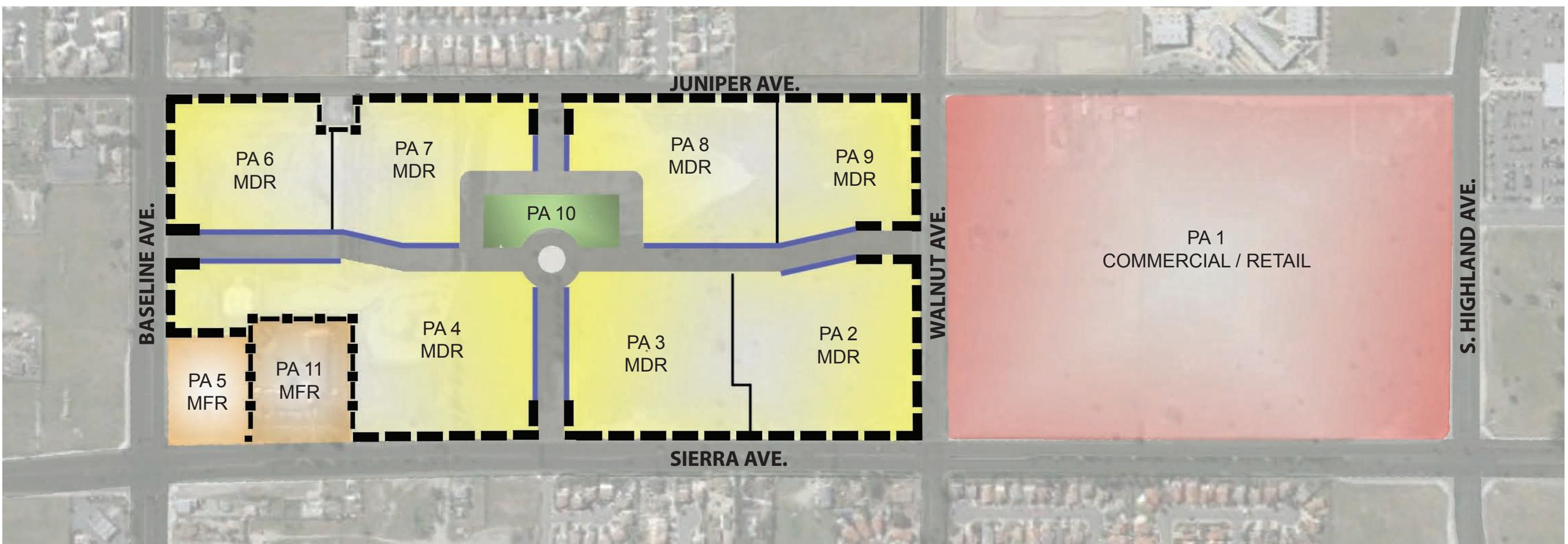
Community walls and fences will be utilized where residential uses are adjacent to major and secondary arterial roads, and smaller collectors, including Sierra Avenue, Baseline Avenue, Walnut Avenue and Juniper Avenue. Figure 5-25 provides photographs of typical walls provided within the FONTANA PROMENADE community.

Community Theme Walls: Masonry community theme walls will be provided where residential land uses are adjacent to major arterial roadways, including Sierra Avenue, Baseline Avenue, Walnut Avenue and Juniper Avenue. Wall faces visible from public streets shall be articulated with a split face block and a concrete cap that provides a textured finished appearance. Wall faces not visible from public streets may be constructed with masonry block. Community theme walls will also be tan in color to complement the Mediterranean/Tuscan community theme and include projecting pilasters to vary and divide the wall plane. These walls and fences shall generally not exceed six feet (6') in height, unless necessary for noise attenuation or other special circumstances. In the case of noise attenuation or special circumstances, community theme walls should not exceed nine feet (9') in height. Vines, such as Boston ivy, and plant massings will be required to be planted on the public facing side of all community walls to create an attractive backdrop and layering of design elements within the streetscapes.

Property Walls: Masonry walls will be required between single-family detached homes and adjacent to internal backbone streets (i.e., Streets "A," "B," and "C"). These walls will provide enclosure for yards and private patios. Wall faces visible from public streets shall feature a textured, split face finish. Wall faces that are not visible from public streets may be constructed with masonry block. Property walls shall not exceed six (6)-feet in height. The color finish of property walls shall complement the Mediterranean/Tuscan theme of the FONTANA PROMENADE community.

Tubular Steel Fencing: Tubular steel fencing will be provided within the Central Commons, and will generally be located along the perimeter of the swimming pool area. Tubular steel fencing preserves scenic views while maintaining security. The color finish of the tubular steel fence should complement the community's design theme.

Screening: All trash enclosures will be screened from view within public parking lots and along public and private rights-of-way, with masonry block walls and roofs that match the adjacent building architecture. All roof-mounted mechanical equipment will be screened from ground level views. All utility infrastructure shall be screened from public view to the greatest extent feasible. All commercial loading docks and areas shall also be screened from view to the greatest extent feasible.



6.0' min. - 9.0' max. Tall CMU Sound Wall

6.0' Tall CMU Property Wall

■—■—■—■—■—■— 6.0' Existing Masonry Wall

A technical cross-sectional diagram of a concrete wall. The wall is built of rectangular blocks and features a vertical joint. A person is standing to the right of the wall, facing it, to provide a sense of scale. The ground in front of the wall is indicated by a horizontal line.

Min. Sound Wall at 6.0

The diagram illustrates a sound wall structure. It features a 6.0' tall CMU Property Wall at the base, composed of horizontal blocks. Above this, a 9.0' tall sound wall is shown, consisting of a 3.0' high concrete cap and a 6.0' high brick wall. The brick wall is supported by four vertical concrete pillars. A person is standing next to the wall for scale. The entire structure is bounded by a horizontal line at the top and bottom.

Note: Minimum of 6.0' wall height measured from the top of slope, pad, or roadway, whichever is greater (Juniper and Walnut).

Note: Minimum of 8.0' tall sound barrier (combination 6.0' min. wall height and grading) measured from the top of slope, pad, or roadway, whichever is greater (Sierra and Baseline). Maximum of 9.0' wall height as viewed from the street.



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FIGURE 5-25
WALL AND FENCE PLAN



5.10 Outdoor Lighting Guidelines

All commercial and residential development in the FONTANA PROMENADE Specific Plan area shall have uniform lighting standards with regard to style, materials, and colors in order to ensure a consistent and unified design. Lighting within the commercial/retail and community commercial areas should create a unified theme. Pedestrian corridors within the FONTANA PROMENADE shall be well lit with distinctive bollards at select street intersections. All lighting fixtures in the FONTANA PROMENADE Specific Plan area shall comply with the following guidelines and provisions:

- All outdoor lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to minimize glare and illumination of streets or adjoining property.
- Lights shall be break-resistant plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal proof.
- Up lighting is required on all buildings and trees within the commercial planning areas.
- Neon and similar types of lighting are prohibited in all areas of the Specific Plan except in retail commercial developments.
- Community entry areas and public plazas in the commercial sites should be creatively lit to develop a sense of place and arrival.
- All exterior lighting designs shall address the issue of security. Parking lots and commercial building entrances shall be well lit for security reasons.
- All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties, except for up lighting on trees and buildings.
- No freestanding lighting fixtures shall exceed forty feet (40') in height, unless approved by the Director of Community Development.
- Service area lighting shall be contained within the service yard boundaries and enclosure walls.
- Commercial project entry features should be illuminated, including the signage and/or logo.
- All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility if possible or shall be screened with appropriate plant materials.
- The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the City of Fontana. Energy conservation, safety and security should be emphasized when designing any light system.
- All community landscape common areas, private facilities, commercial sites, streetscapes, and other use areas may, at the discretion of the project developer or builders, contain accent or other night lighting elements.

Prior to the approval of any individual commercial or residential tract map, schematic lighting plans shall be reviewed and approved through the Development Review Board plan check process. Figure 5-26 provides samples of a variety of outdoor lighting fixtures that are encouraged throughout the Specific Plan area.



Pathway Bollard Lighting



Major and Local
Private Streets



Parking Lots



Retail Shops



Landscape Up-Lighting



Specimen Tree Lighting

FIGURE 5-26

OUTDOOR LIGHTING GUIDELINES



6.0 METHODOLOGY AND PROCEDURES

The FONTANA PROMENADE Specific Plan serves as the Zoning and General Plan implementation document for the subject, as set forth in the Fontana Zoning and Development Code, Chapter 30, Article II, Division 9, Sections 30-61 and 30-62. The following sections establish the methods needed to implement the approved Specific Plan and the procedures required for amendment of the Specific Plan, if necessary.

6.1 Specific Plan Adoption

Government Code Section 65453(a) states that:

“A Specific Plan shall be prepared, adopted and amended in the same manner as a General Plan, except the Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.”

The FONTANA PROMENADE Specific Plan will be adopted by Ordinance in accordance with City of Fontana established policy.

The FONTANA PROMENADE Specific Plan has been developed as both a regulatory document and a land use policy plan. The development regulations have been structured to be consistent with the City of Fontana Zoning and Development Code, incorporating general provisions, permitted uses, development standards, project approval procedures and other zoning related provisions. The remaining sections of The FONTANA PROMENADE Specific Plan are oriented to land use policies and include background and project information, planning policies, design guidelines, conceptual plans and infrastructure proposals

6.2 Implementation

The FONTANA PROMENADE Specific Plan will be implemented through the processing of tract maps, parcel maps, and site plans. The implementation process, as described below, provides the mechanism for reviewing precise development plans and ensuring development consistency with the Specific Plan objectives. An implementation process for the amendment of this Specific Plan and for findings of Substantial Conformance to this Specific Plan is also provided below. All development within The Promenade SP area is subject to the implementation procedures described in the following section.

6.3 Procedures for Review, Approval and Amendments

6.3.1 SITE PLAN REVIEW

Purpose: The purpose of this section is to provide a process for the implementation and review of all site plans, which will be required to implement the development and construction of this Specific Plan. An application for design review is required prior to the issuance of a residential building permit within the Specific Plan area.

Time Limitations: Each design approval granted through the Design Site Plan Review process shall become null and void two years after the date of approval, unless:



- 1) Building permits have been obtained and successful completion of the first building and safety division inspection has commenced within this period.
- 2) Any valid design review in effect at the date of adoption or amendment of this Specific Plan shall remain valid for a period of two years from the date of that design review approval or design review amendment. No further extension of time shall be granted for such design review upon expiration of that two-year period.

Pre-application Conference: Prior to the filing of an application for design review, the applicant or the applicant's representative may hold a pre-application conference with the Planning Manager and other designated staff from other departments and divisions to review the procedures and criteria for the design review process.

Application: An application for a design review shall be filed with the Planning Division in a manner prescribed by the Planning Manager, including but not limited to, plans and elevations. Further, any improvements, which are depicted on any colored rendering, elevation, or drawing which is presented to the planning commission in conjunction with a development application, shall be installed pursuant to their appearance in that colored rendering, elevation, or drawing.

Notice: Notice of hearings for design review shall be as set forth in the City of Fontana Zoning and Development Code.

6.3.2 DEVELOPMENT ADVISORY BOARD

Design Site Plan Review applications shall be considered by the Development Advisory Board (D.A.B.), which is the reviewing body for such applications. The D.A.B. shall review the application and make a recommendation to the Planning Commission, which is the final authority under this process, unless an appeal to the City Council is timely filed and considered. The D.A.B. shall review each development proposal in an expeditious manner to determine if the application is complete.

To recommend that development project be forwarded to the Planning Commission, the D.A.B. must find from the facts presented that the following conditions exist:

- 1) The design and layout of the proposed development is consistent with the applicable elements of the general plan, and the proposal is consistent with the City of Fontana General Plan and this Specific Plan.
- 2) The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring developments, or pedestrian and vehicular circulation.
- 3) The architectural design of the proposed development is aesthetically pleasing while enhancing the character of the surrounding neighborhood and will promote quality development envisioned by this Specific Plan.
- 4) The design of the proposed development would provide a desirable environment for its tenants and neighbors through the use of materials, texture and color in an aesthetically pleasing manner.



- 5) The proposal meets or exceeds the special requirements of this Specific Plan and the applicable standards of the City's Zoning and Development Code.
- 6) The proposed project is in compliance with all applicable federal, state, county, and city laws and regulations.

Appeals: Appeals shall be made as specified by the City of Fontana's Zoning and Development Code.

6.3.3 AMENDMENTS TO DESIGN SITE PLAN REVIEW

Any non-expired approved design review site plan is eligible to apply for an amendment pursuant to the amendment process outlined in the City of Fontana's Zoning and Development Code.

6.3.4 SPECIFIC PLAN AMENDMENTS

Approval of this Specific Plan indicates acceptance by the City Council of a general framework for community development. Part of that framework establishes specific development standards that constitute the zoning regulations for the FONTANA PROMENADE Specific Plan. It is anticipated that certain modifications to the Specific Plan text, exhibits, and/or project may be necessary during the development of the project. Any modifications to the Specific Plan shall occur in accordance with the amendment process described in this section. These amendments, should they occur, are divided into two categories.

The first category, "Substantial Conformance," as defined below, allows for minor changes to the Specific Plan without a public hearing and may be approved by the Planning Manager. All other proposed changes are considered Formal Amendments and are required to be reviewed for approval by the Planning Commission and the City Council. In all cases amendments must be found to be in substantial conformance with the goals and standards of The FONTANA PROMENADE Specific Plan.

Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If the Director of Community Development deems the Amendment major, it will be processed in the same manner as the original Specific Plan. Proposed amendments deemed to be minor modifications by the Planning Manager, as defined herein, will be processed administratively by the Administrative Review process.

Depending upon the nature of the proposed Specific Plan Amendment, a supplemental environmental analysis may be required, pursuant to the California Environmental Quality Act (CEQA), Section 15162.

Substantial Conformance: Upon determination by the Director of Community Development, certain modifications to the Specific Plan text, graphics, and/or project design may not require Formal Amendments (i.e., through public hearing). The following minor modifications to the Specific Plan do not require a Specific Plan Amendment and are subject to review and approval by the Director of Community Development. The Director of Community Development, however, shall have the discretion to refer any such request for modification to the Planning Commission.

- Expansions or reductions of the net acreage covered by a given Planning Area by 15% or less.
- Decrease in project density.



- Adjustment of planning areas so long as the total acreage of that planning area does not decrease or increase by more than 15% of that stated within this Specific Plan.
- Transfer of units between planning areas of 15% or less.
- Realignment or modifications of streets serving the project, lot lines, easement locations, and grading adjustments, if also approved by the City Engineer.
- Modification of design criteria such as paving treatments, architectural details, landscape treatments, fencing, lighting, and entry treatments.
- Changes to the Phasing Plan, provided infrastructure is available to serve the phase as determined by the City Engineer.
- Final facility sizing and precise location of water, sewer and storm drainage improvements when directed by the City Engineer.
- Change in utility and/or infrastructure servicing agency.
- Collector or public road alignment revisions when the centerline moves by less than 10 feet.
- Landscape, wall material, wall alignment and streetscape design modifications, which are consistent with the design guidelines contained in this document as determined by the Development Advisory Board.
- Modifications to Architectural Design Guidelines, such as variations of materials within the particular architectural style and minor variations in colors.
- Revisions to project graphics, which do not substantially change the intent of the graphics in The Promenade Specific Plan.
- Modifications to architecture, plotting and unit size that have been previously reviewed and approved through the design review process.
- Specific modifications of a similar nature to those listed above, which the Director of Community Development deems minor, which are in keeping with the intent of the Specific Plan and which are in conformance with the General Plan.
- Any other proposed changes that are determined by the Director of Community Development to be minor modifications.

Formal Amendments: All Specific Plan modifications, which do not meet the criteria of a Substantial Conformance as defined in this section, shall be deemed to require a Formal Amendment. This Specific Plan was prepared pursuant to California Government Code 65450, et. seq. Amendments to the Specific Plan shall be processed in accordance with applicable requirements of law, which include Section 65450, et. seq. of the California Government Code.

Formal Amendments shall be subject to the review and approval of the City Council. The Planning Commission shall first hear and consider all applications for Formal Amendments to the Specific Plan. The Planning Commission shall prepare a recommendation and findings on all applications for Formal Amendments to the City Council. As required by the California Government Code, all agencies significantly affected by the Formal Amendment shall be notified of the proposed action prior to the approval of the Formal Amendment. In addition, and as required by the California Environmental Quality Act (CEQA), Formal Amendments to the Specific Plan shall be appropriately reviewed in accordance with the State CEQA Guidelines, with the City of Fontana serving as lead agency.

Any Formal Amendment to this Specific Plan initiated by an applicant shall require preliminary review by the City of Fontana Director of Community Development, filing of an official application and required materials supporting the amendment, submittal of a fee deposit, Planning Commission review and recommendation and City Council review and final decision.



The City Council or Planning Commission also may initiate amendments by a majority vote. All requested Planning Commission amendments shall be submitted and considered by the City Council and accepted for processing by a majority vote. Staff may initiate an amendment by submitting the requested amendment to the Planning Commission for a vote. Only the amendments accepted by majority vote of the Planning Commission shall be submitted to the City Council for consideration. The amendment shall only be accepted for processing by majority vote of the City Council.

In considering approval or disapproval of Formal Specific Plan Amendments, the City Council shall find that the proposed Amendment is in compliance with the following:

- 1) The proposed Amendment is consistent with the General Plan and its Elements in effect at the time of consideration.
- 2) The proposed Amendment does not result in an incompatibility with surrounding land uses with respect to use, development standards, density, or issues of health, public safety, or general welfare.
- 3) The proposed Amendment is consistent with the overall design character and general community structure of The Promenade as set forth in the Specific Plan's Design Guidelines (Section 5).
- 4) The proposed Amendment is not likely to cause substantial environmental damage, or substantially and avoidably injure significant wildlife, or their habitat.

Effective Date: All Amendments per this Section adopted by ordinance shall take effect thirty (30) days after final adoption by the City Council.