



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: January 22, 2026

AGENDA ITEM #2

Project Description

APN: 0230-031-67 and 0230-031-68
Applicant: TK Management Services
Community: Fontana Sphere of Influence
Location: 8428 Banana Ave, Fontana
Project No: PROJ-2025-00130
Staff: John Nsofor, Planner AICP
Rep: Kevin Kent
Proposal: A Policy Plan Amendment to amend the land use category designation from Low Density Residential (LDR) to Medium Density Residential (MDR) on two parcels totaling 4.85 acres; a Zoning Amendment to amend the land use zoning district from Single Residential (RS) to Multiple Residential (RM) on two parcels totaling 4.85 acres; Tentative Tract Map No. 20727 to subdivide two parcels into 68 lots for condominium development; and a Conditional Use Permit for the construction of a 68-unit condominium complex with associated community amenities and infrastructure on a 4.85 acre site.

Vicinity Map



65 Public Hearing Notices Sent on: November 25, 2025, and December 16, 2025

Report Prepared By: John Nsofor, Planner

SITE INFORMATION:

Parcel Size: Approximately 4.85 acres

Structures: The site currently contains one single family residence and accessory structures.

Table 1 – Site and Surrounding Land Uses and Zoning:

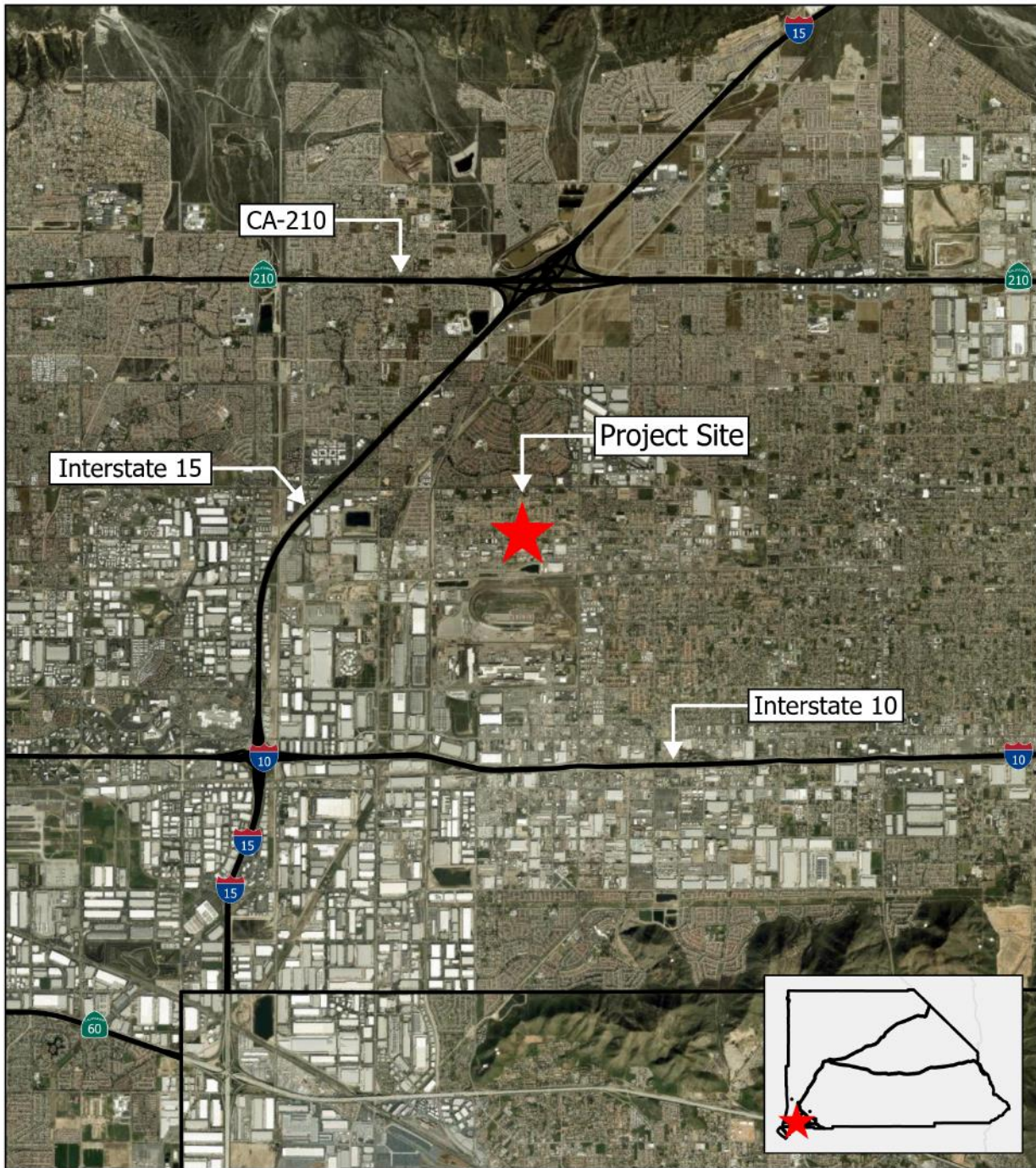
AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
Site	Single family residential unit	Low Density Residential (LDR)	Single Residential (RS)
North	Single family residential units	Low Density Residential (LDR)	Single Residential (RS)
South	Single family residential units; Outdoor automotive storage	Medium Density Residential (MDR)	Multiple Residential (RM)
East	Single family residential units	Low Density Residential (LDR)	Single Residential (RS)
West	Single family residential units	Low Density Residential (LDR)	Single Residential (RS)
	Agency	Comment	
City Sphere of Influence:	City of Fontana	None	
Water Service:	San Gabriel Valley Water Agency	Suitable water resources exist.	
Sewer Service:	City of Fontana	EHS Conditions of Approval Provided	

STAFF RECOMMENDATION: That the Planning Commission recommend that the Board of Supervisors¹ **ADOPT** the Mitigated Negative Declaration; **ADOPT** the Findings for approval of the Policy Plan Amendment, Zoning Amendment, Conditional Use Permit, and Tentative Tract Map; **ADOPT** a Policy Plan Amendment from Low Density Residential to Medium Density Residential on two parcels totaling 4.85 acres; **ADOPT** a Zoning Amendment from Single Residential to Multiple Residential on two parcels totaling 4.85 acres; **APPROVE** the Conditional Use Permit to allow for the construction and operation of a 68-unit condominium development, subject to the attached Conditions of Approval; **APPROVE** Tentative Tract Map No. 20727 to subdivide two parcels into 68 parcels to allow for condominium development, subject to the attached Conditions of Approval; and **DIRECT** Land Use Services Department staff to file a Notice of Determination.²

¹ Unless modified, the recommendation included within this Staff Report shall serve as the Planning Commission's written recommendation to the Board of Supervisors in accordance with Government Code Sections 65354 and 65855.

² For private party initiated Policy Plan and Zoning Amendments, the Planning Commission shall either disapprove the application or recommend to the Board that the proposed or a modified amendment be made. In the case of disapproval, the decision of the Planning Commission shall become final unless appealed to the Board of Supervisors.

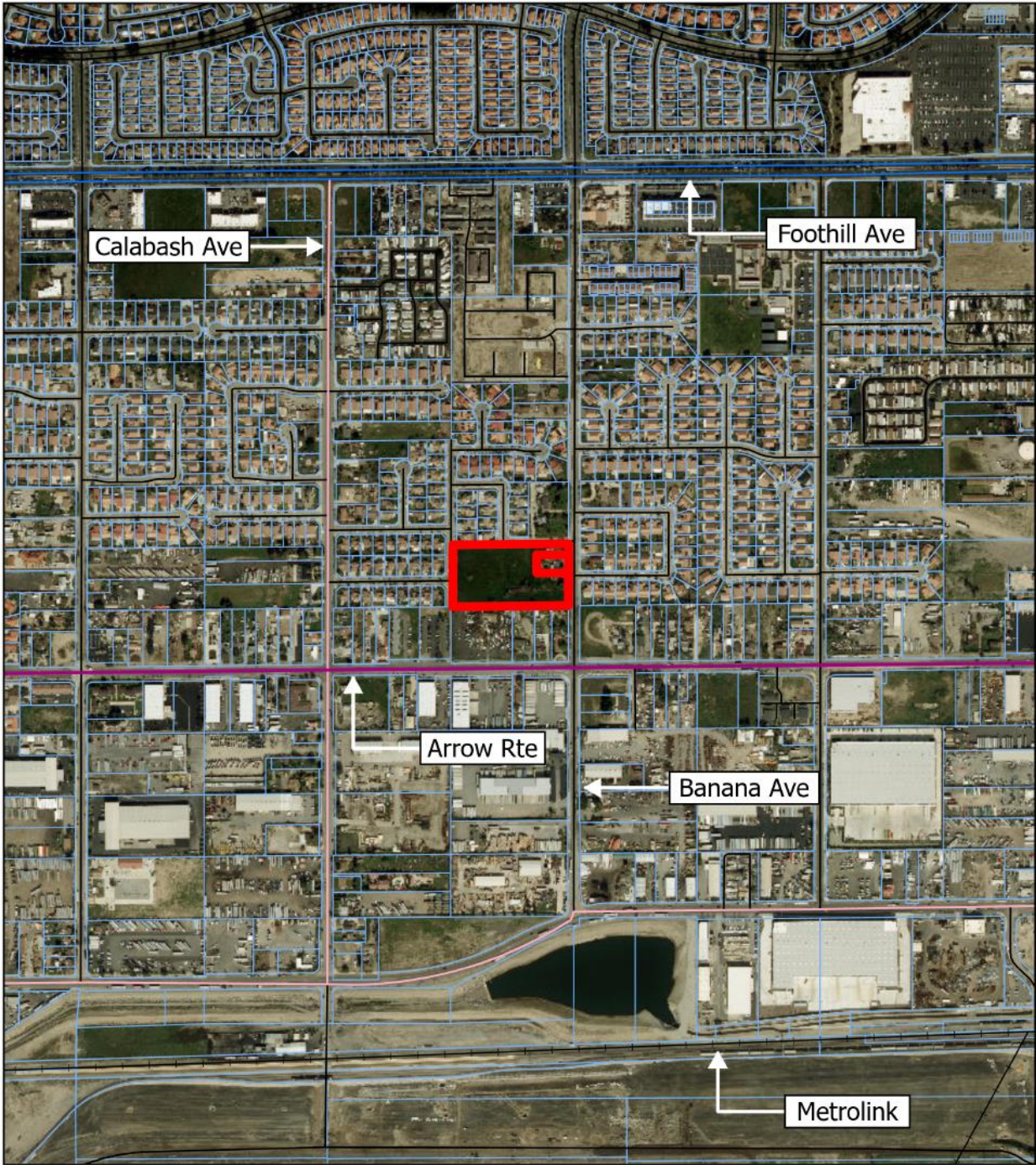
FIGURE 1 – REGIONAL MAP



Scale: 1:99,000

- N
- ★ PROJ-2024-00130
- Freeways and Interstates
- ▭ San Bernardino County Boundary

FIGURE 2 – VICINITY MAP



Scale: 1:10,000









-  PROJ-2024-00130
-  Parcels
-  State Highway
-  Major Arterial
-  Controlled/Limited Access Collector
-  Local
-  USA Railroads

FIGURE 3 – LAND USE CATEGORY MAP: PROPOSED

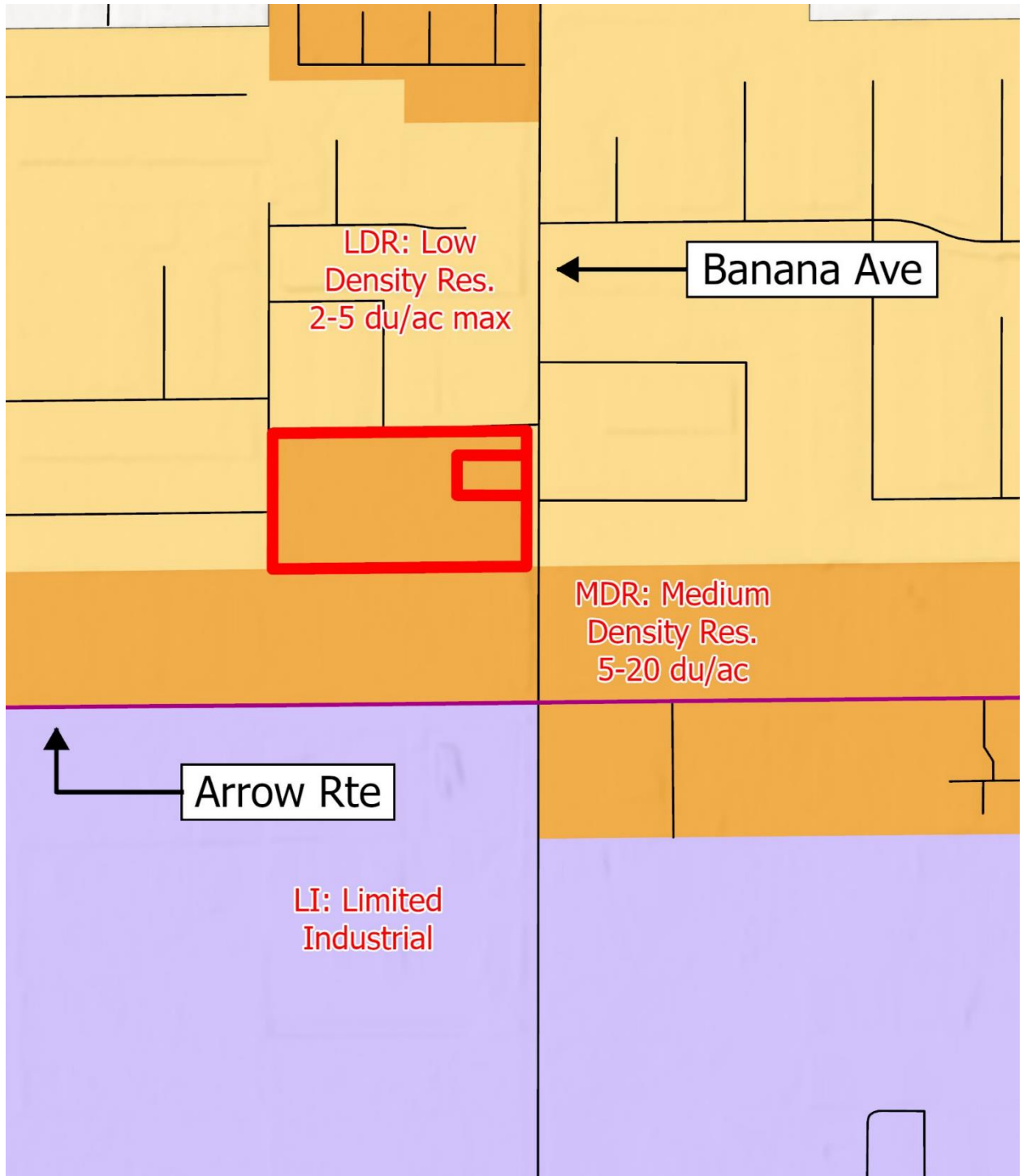


FIGURE 4 – ZONING MAP DESIGNATION: PROPOSED

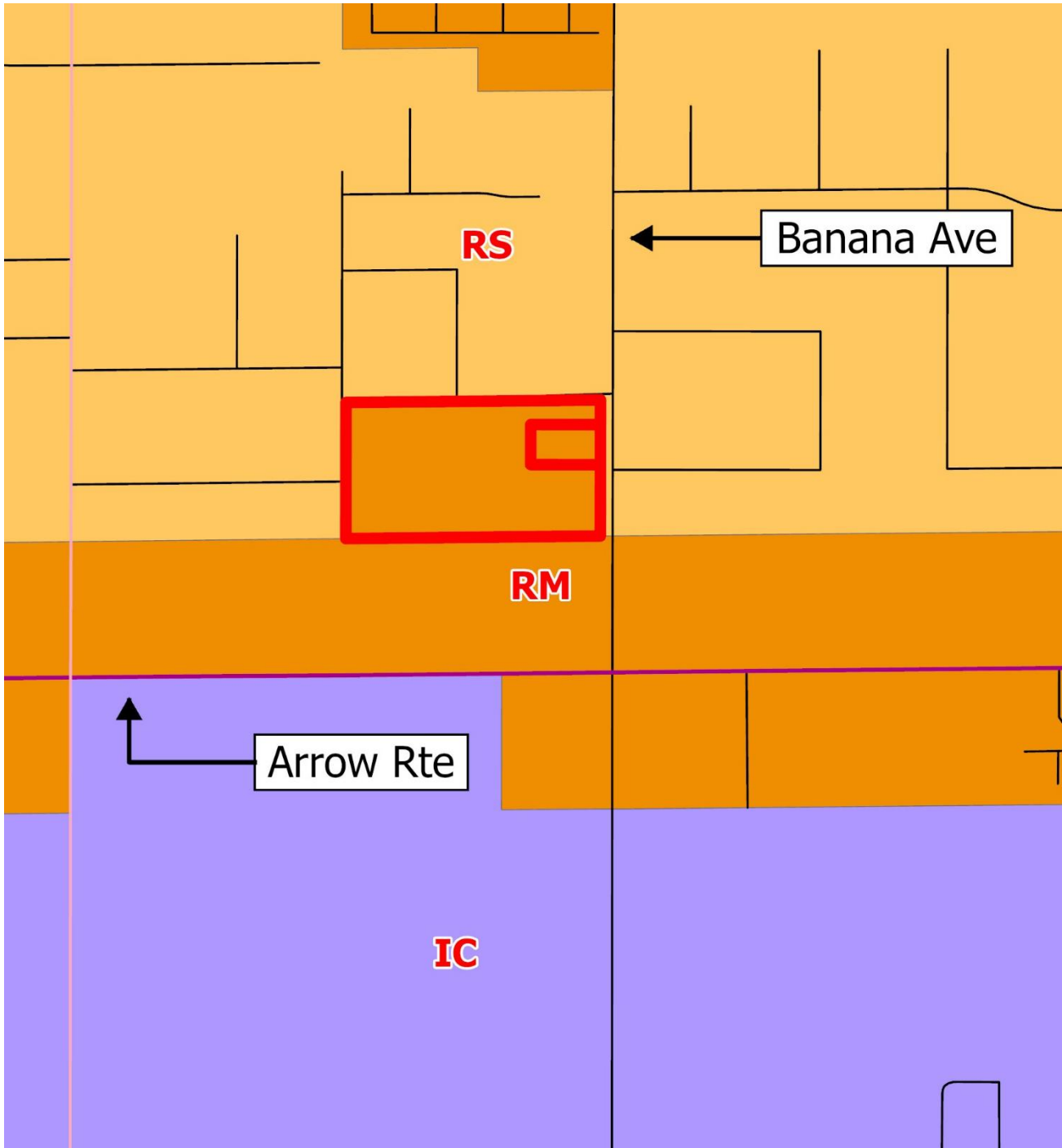


FIGURE 5 – VIEW FROM WESTERN PROPERTY LINE LOOKING SOUTHEAST



**FIGURE 6 – VIEW FROM SOUTHEAST CORNER OF THE SITE
BANANA AVENUE LOOKING WEST**



FIGURE 7: SITE PLAN

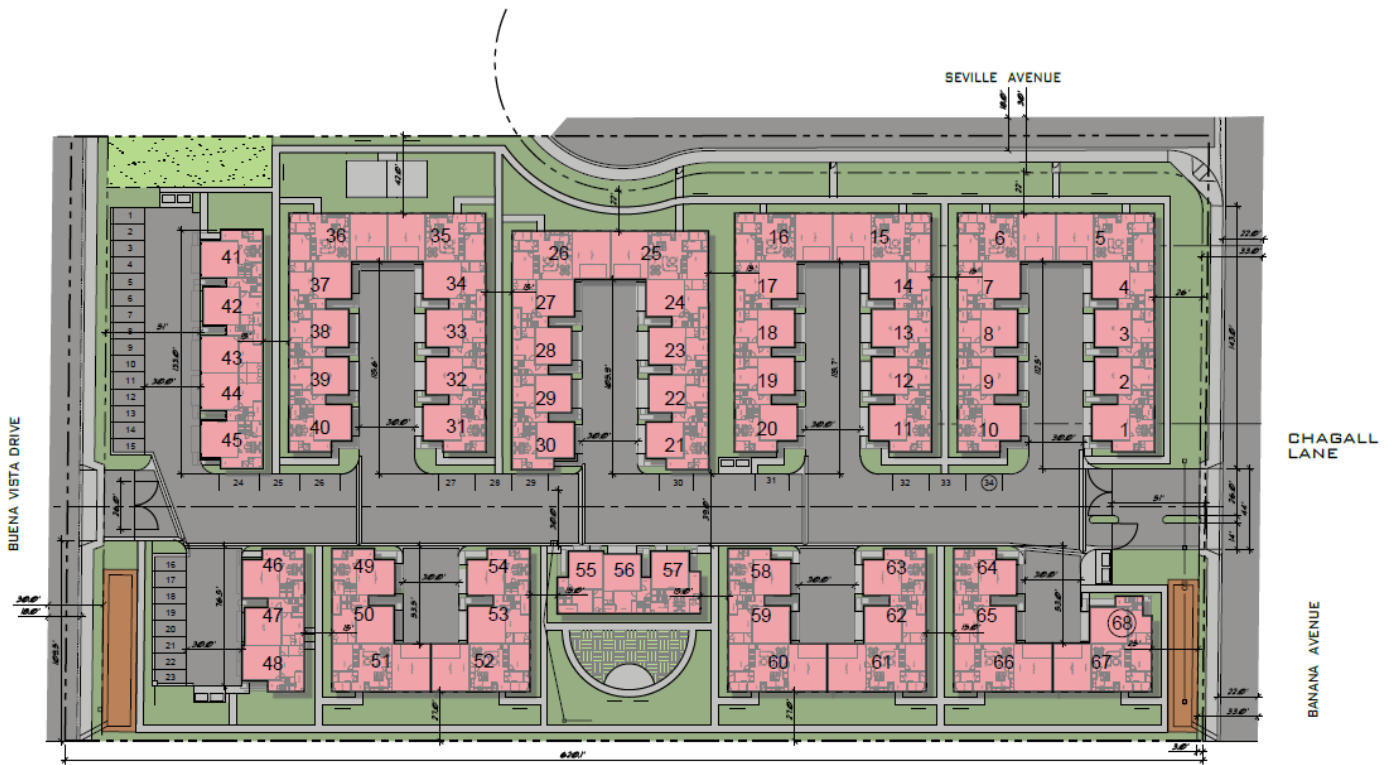
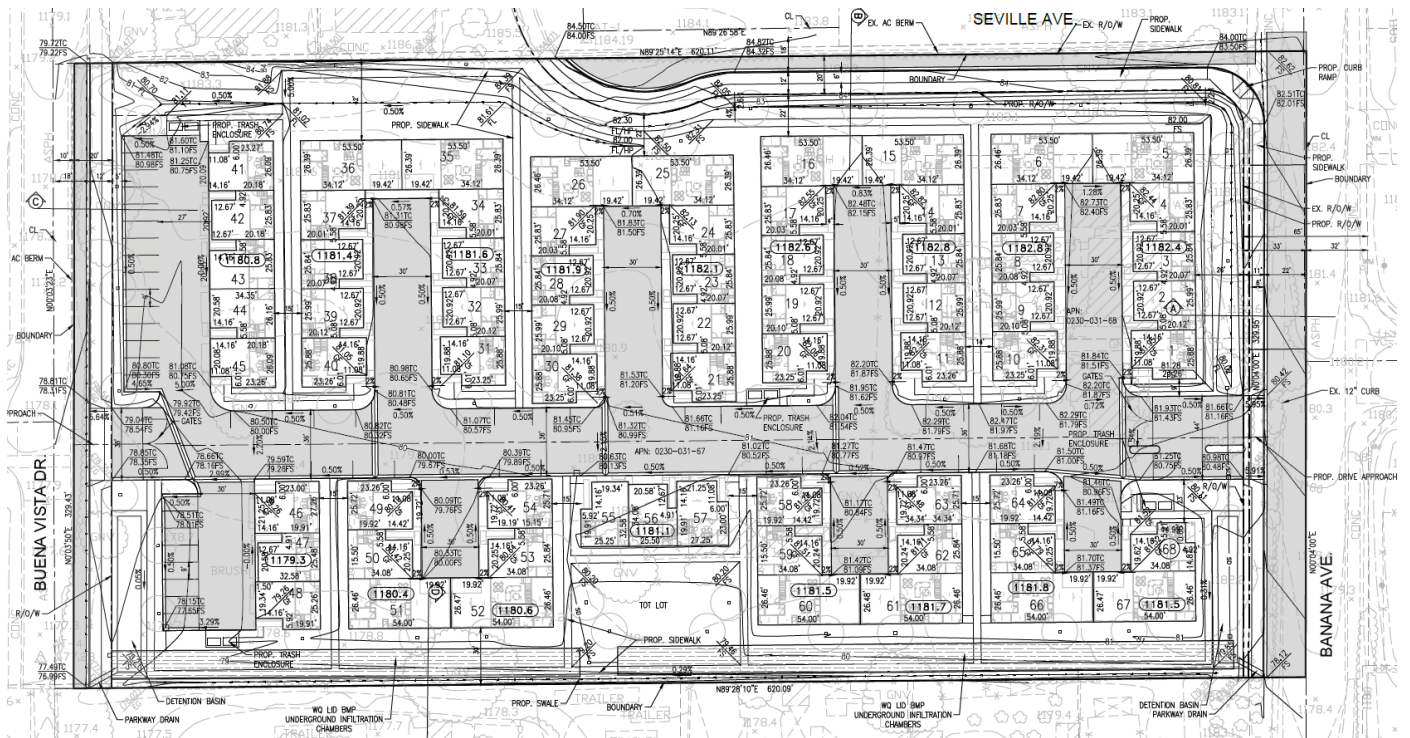


FIGURE 8: TENTATIVE TRACT MAP



PROJECT DESCRIPTION AND BACKGROUND

Proposed Project

TK Management Services (Applicant) proposes a Policy Plan Amendment, Zoning Amendment, Conditional Use Permit, and Tentative Tract Map to allow for the development of 68 condominium units on 68 parcels on 4.85 acres (Project). The Policy Plan Amendment would modify the land use category designation from Low Density Residential (LDR) to Medium Density Residential (MDR). The Zoning Amendment would modify the land use zoning district designation from Single Residential (RS) to Multiple Residential (RM). Both the Policy Plan Amendment and Zoning Amendment would be applied to both existing Project parcels (APNs 0230-031-67 and 0230-031-68). The Tentative Tract Map would subdivide the existing Project parcels (APNs 0230-031-67 and 0230-031-68) into 68 parcels, as well as delineate roadway areas and shared open spaces. The Conditional Use Permit includes the construction of 68 condominium units, private driveways and roads, community open space features, and water/wastewater/stormwater infrastructure.

Property History

Review of the parcel history for both Projects parcels (APNs 0230-031-67 and 0230-031-68) reveals that the single-family residence located on parcel APN 0230-031-67 was constructed in June 1985. Archival aerial imagery shows that Parcel APN 0230-031-68 has remained largely vacant, with only the detached storage structure occupying the parcel since at least 1994.

Project Location

The Project Site is located on two parcels, APNs 0230-031-67 and 0230-031-68. The Project boundary, inclusive of both parcels, is south of Seville Avenue, east of Buena Vista Drive, and west of Banana Avenue. The Project site is approximately 0.36 miles south of Historic Route 66, and 1.8 miles west of Interstate 15.

The Project is within the City of Fontana Sphere of Influence and is bound by single-family residential development on the north, south, east and west. The Project is also adjacent to outdoor automotive parking to the south.

PROJECT ANALYSIS

Policy Plan Amendment

The Project includes a Policy Plan Amendment to change the Land Use Category designation of the Project Site from Low Density Residential (LDR) to Medium Density Residential (MDR) to allow for the development of higher density residential uses (68 condominium units) with the approval of a CUP. The proposed Policy Plan Amendment is consistent with the Countywide Plan Policy Plan.

Table 2: Policy Plan Consistency

POLICY	CONSISTENCY
<p>Goal LU-1 Fiscally Sustainable Growth: Growth and development that builds thriving communities, contributes to our Complete County, and is fiscally sustainable</p>	
<p>Policy LU-1.2 Infill Development: We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available.</p>	<p>Consistent. The Project would build out an approximately 4.9-acre portion of the county currently containing one single family unit. The Project would utilize and improve existing infrastructure and provide more housing to the Valley Region; the County’s most populous region.</p>
<p>Goal LU-2 Land Use Mix and Compatibility: An arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial and industrial development, and the value of the natural environment.</p>	
<p>Policy LU-2.1 Compatibility with Existing Uses: We require that new development is located, scaled, buffered, and designed to minimize negative impacts</p>	<p>Consistent. The Project is located on and adjacent to residentially zoned portions of the County. Due to the escalation of residential</p>

<p>on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.</p>	<p>development intensity, the Project has been designed to buffer new structures from adjacent single-family homes through the placement of perimeter walls and the placement of buildings away from the perimeter of the site.</p>
<p>Policy LU-2.4 Land Use Map Consistency: We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.</p>	<p>Consistent. The Project would require a Policy Plan Amendment and Zoning Amendment to modify existing land use designations. However, proposed uses would be consistent with neighboring land use designations and would be consistent with the residential use of the surrounding area. The Project would not introduce new residential uses to a residentially developed area of the County.</p>
<p>Policy LU-2.6 Coordination with Adjacent Entities: We require that new and amended development projects notify and coordinate with adjacent local, state, and federal entities to maximize land use compatibility, inform future planning and implementation, and realize mutually beneficial outcomes.</p>	<p>Consistent. The Project has undergone environmental review which inherently provides opportunity for coordination with interested governmental agencies at the federal, state, and local level. Additionally, noticing and project information has been shared with the City of Fontana due to the Project's location within the City of Fontana Sphere of Influence.</p>
<p>Policy LU-2.9 Suburban Lifestyles in the Valley Region: We intend that new residential development in the unincorporated Valley region offer a suburban lifestyle that is similar to that of adjacent cities.</p>	<p>Consistent. While often higher density than single family detached housing, condominium developments such as the one proposed for the Project would be consistent with the notion of suburban living. The condominiums proposed for the Project would provide private entry, parking, and open space for each unit.</p>
<p>Goal H-1 Housing Production and Supply: A broad range of housing types in sufficient quantity, location, and affordability levels that meet the lifestyle needs of current and future residents, including those with special needs.</p>	
<p>Policy H-1.1 Appropriate Range of Housing: We encourage the production and location of a range of housing types, densities, and affordability levels in a manner that recognizes the unique characteristics, issues, and opportunities for each community.</p>	<p>Consistent. The Project would provide an alternative housing type in comparison to the single-family residences in the Project's immediate area, further diversifying the housing availability in the area. While not specifically identified in the County's 6th Cycle Housing Element Update, the rezoning of these underdeveloped parcels will be consistent with Program 1's goal of efficiently developing to increase the County's housing capacity.</p>

Zoning Amendment

The Project includes a Zoning Amendment to change the land use zoning district designation from Single Residential (RS) to Multiple Residential (RM) for both parcels of the Project Site (APNs 0230-031-67 and 0230-031-68) to create vertical consistency with the Policy Plan Amendment noted above. The Project would amend the zoning designation for the associated parcels but would not require further amendments to the County's Development Code. The proposed Project consists of 68 units on approximately 4.85 acres, or

approximately 14 du/ac. This would be consistent with the Valley Region Multiple Residential allowed density of 11 – 20 du/ac. The Project was prepared in a manner consistent with multifamily development standards listed in Chapter 84.15 of the Development Code, including the following condominium-specific sections:

- Section 84.16.040 which provides guidelines for site layout and building orientation for all multifamily projects.
- Section 84.16.080 which provides additional specific design guidelines for projects containing 20 or more units.

Table 3: Development Code Consistency

Standard	Code	Project	Meets Code
Use (Multiple Dwelling 50+)	CUP Required	CUP Prepared	Yes
Min Lot Size ¹	10,000 sf (W: 60 ft/D: 100 ft)	W: 620.09/D: 329.95	Yes
Min Density	11 du/ac (density bonus allows additional units)	68 du/ 4.85 ac = 14.02 du/ac	Yes
Max Density	20 units per acre	13.6 du/ac	Yes
Max coverage	60%	30%	Yes
Front Setback	25 ft	26 ft	Yes
Side (int)	5 ft. on one side, 10 ft. on other	30 ft	Yes
Side (str)	15 ft (local) 25 ft (collector+)	32 (exist) 30 ft (prop)	Yes
Rear	15 ft	27+	Yes
Interior Rear to Rear	15 ft	15 ft	Yes
Max Height	45 ft	37 ft	Yes
Parking	2.5 per unit: 170 1 covered stall per unit (inclusive): 68 min	175 136	Yes
1. Condominium subdivisions allow for lot sizes to be reduced to accommodate each unit.			

Tentative Tract Map

The Tentative Tract Map would allow the subdivision of two parcels into 68 parcels for the development of condominium structures. The proposed Tentative Tract Map would delineate parcels for each of the 68 proposed condominium units as well as proposed roadway improvements, open spaces, and pedestrian access improvements.

The Tentative Tract Map was prepared in a manner consistent with subdivision requirements in Division 7 of the Development Code, including the following condominium-specific sections:

- Section 87.04.030(a) requires the preparation of a tentative map for proposed condominium projects.
 - A Tentative Tract Map (TTM No. 20727) has been prepared for this Project.
- Section 87.06.030(B) removes minimum parcel area requirements for condominium projects.
 - The 68 condominium lots have been designed to accommodate each unit and private open space consistently with this Development Code Section. Project lots range in size from 748 square feet to 1,430 square feet.

- Section 84.16.070(b)(4) which requires the provision of a minimum of seven points worth of amenities listed on Table 84-12 with at least one being worth four points.
 - The Project proposes open play and recreation areas, outdoor cooking spaces, pedestrian walking and seating areas, and a pickle ball court which would total eight points of amenities.

Conditional Use Permit

The development of 50 or more residential units in the Multiple Residential zone requires the preparation of a Conditional Use Permit. The Conditional Use Permit prepared for the Project would allow the construction and operation of a 68-unit condominium development on approximately 4.85 acres. The Conditional Use Permit would also allow for the development of shared and private open space and recreational features within the site.

Additionally, the conditional use permit includes both onsite and offsite roadway and infrastructure improvements consisting of:

- Onsite
 - Private streets.
 - 44-foot gated driveway on Banana Avenue.
 - 26-foot gated driveway on Buena Vista Drive.
 - Pedestrian connections along all private streets to individual units and common areas and amenities.
 - Covered parking areas containing 39 parking stalls.
 - Four trash enclosures each sized for two 3-cubic yard dumpsters.
 - Two above ground water quality infiltration basins on Banana Avenue and Buena Vista Drive
 - Two underground water quality infiltration features.
- Offsite
 - Offsite sidewalk improvements along Banana Avenue, Buena Vista Avenue, and Seville Avenue.

Specific site design features are noted below in the Site Design section of this staff report.

SITE DESIGN

Architecture

The architectural character of Project will reflect the Spanish Revival style, consistent with the surrounding neighborhoods and commonly seen in Southern California architecture. Common thematic features of the Project will be repeated for each unit and structure:

- Low pitched gable roofs.
- Low profile tile roof material.
- Stucco finish.
- Arched entry.
- Stucco over foam window and door trim.
- Front porches.

Window frames and door shapes will reflect an overarching Spanish architectural style for each unit. Windows will be dual paned vinyl with mullions. Each unit structure will be up to 37 feet high, consistent with Development Code Table 82-9A. Each roof will be pitched and finished with tile shingles. Exterior wall materials will consist of the following:

- Stucco finish with light lace finish colors earth tones.
- Stucco over foam plant-ons.
- Clay pipe accents.
- Wrought iron.
- Stucco columns.
- Wrought iron features.

FIGURE 8: ELEVATION PERSPECTIVES



Front



Rear

FIGURE 9: FRONT EXTERIOR ELEVATION FACING INTERNAL ROADWAYS



1 FRONT EXTERIOR ELEVATION
3/16" = 1'-0"

FIGURE 10: SIDE EXTERIOR ELEVATION FACING INTERNAL ROADWAYS AND AMENITIES



2 LEFT EXTERIOR ELEVATION
3/16" = 1'-0"

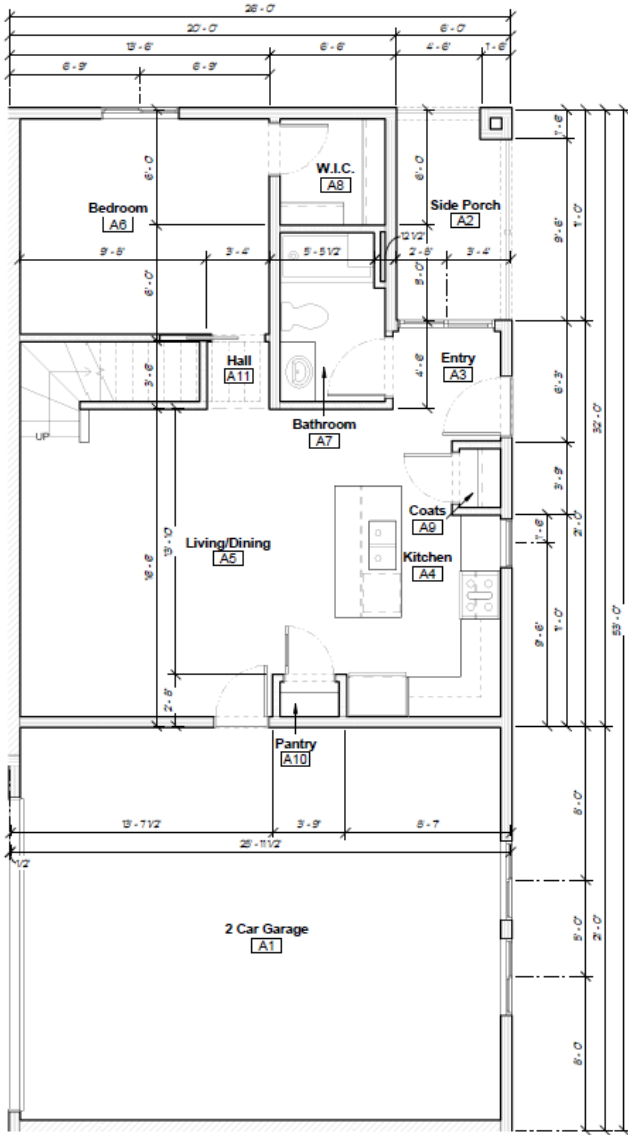
3 RIGHT EXTERIOR ELEVATION
3/16" = 1'-0"

EXHIBIT 11: REAR ELEVATION FACING ADJACENT CONDO UNITS

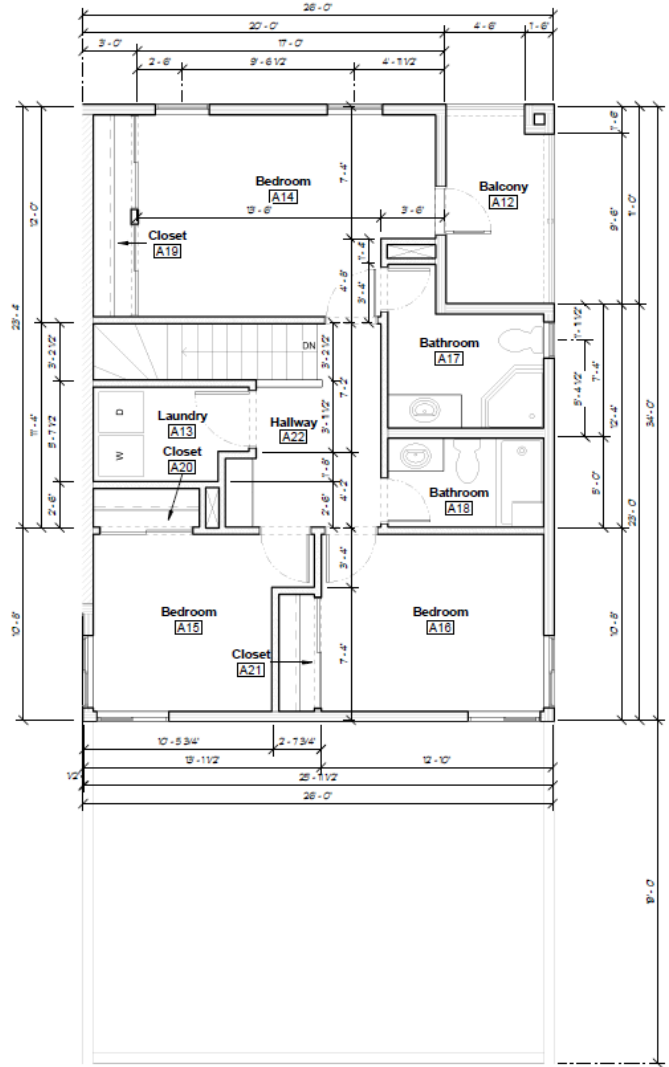


1 REAR EXTERIOR ELEVATION
3/16" = 1'-0"

FIGURE 12: PLAN 1 FLOOR PLAN (4 BEDROOMS)

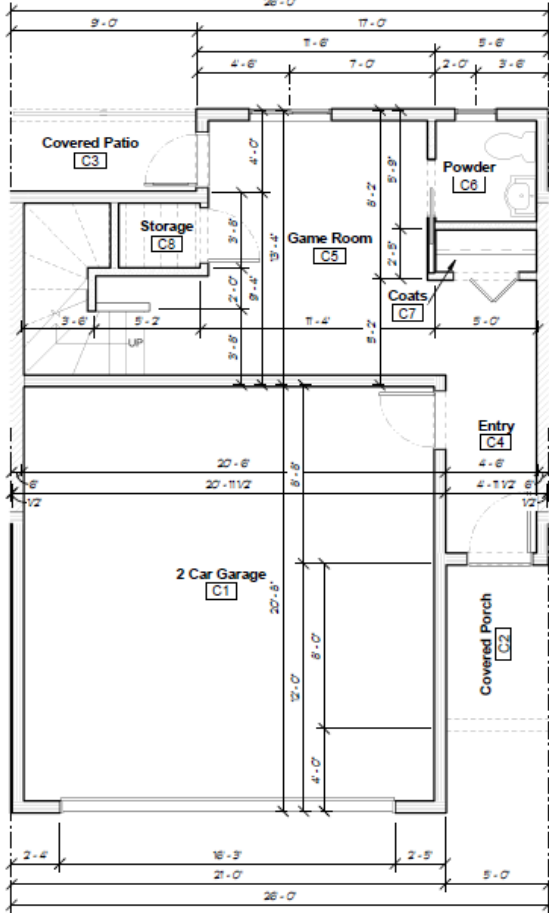


First Story

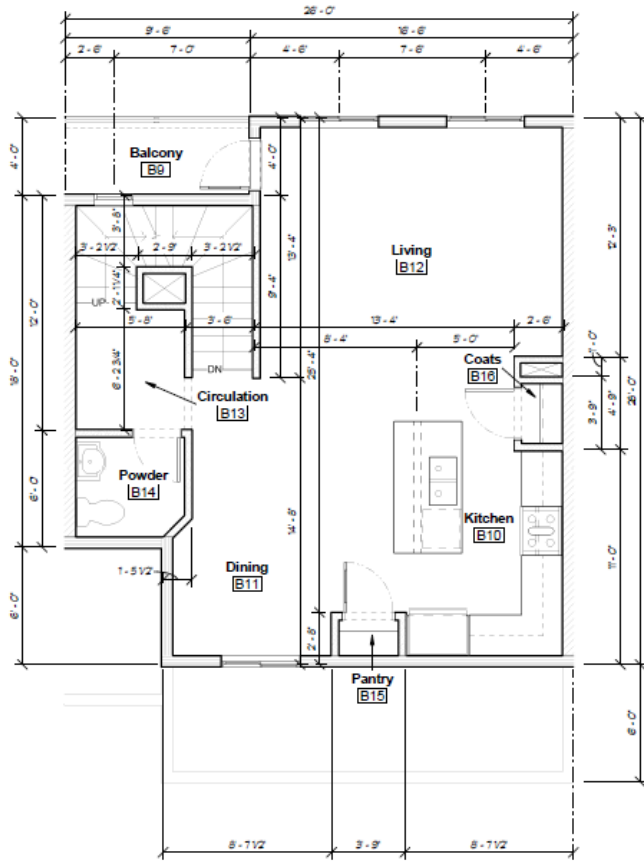


Second Story

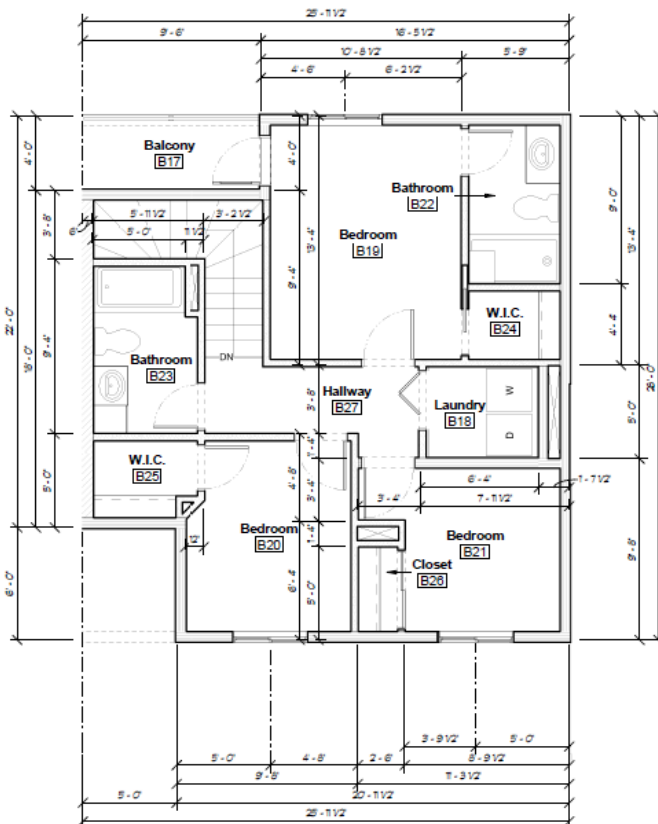
FIGURE 13: PLAN 2 FLOOR PLAN (4 BEDROOMS)



First Story

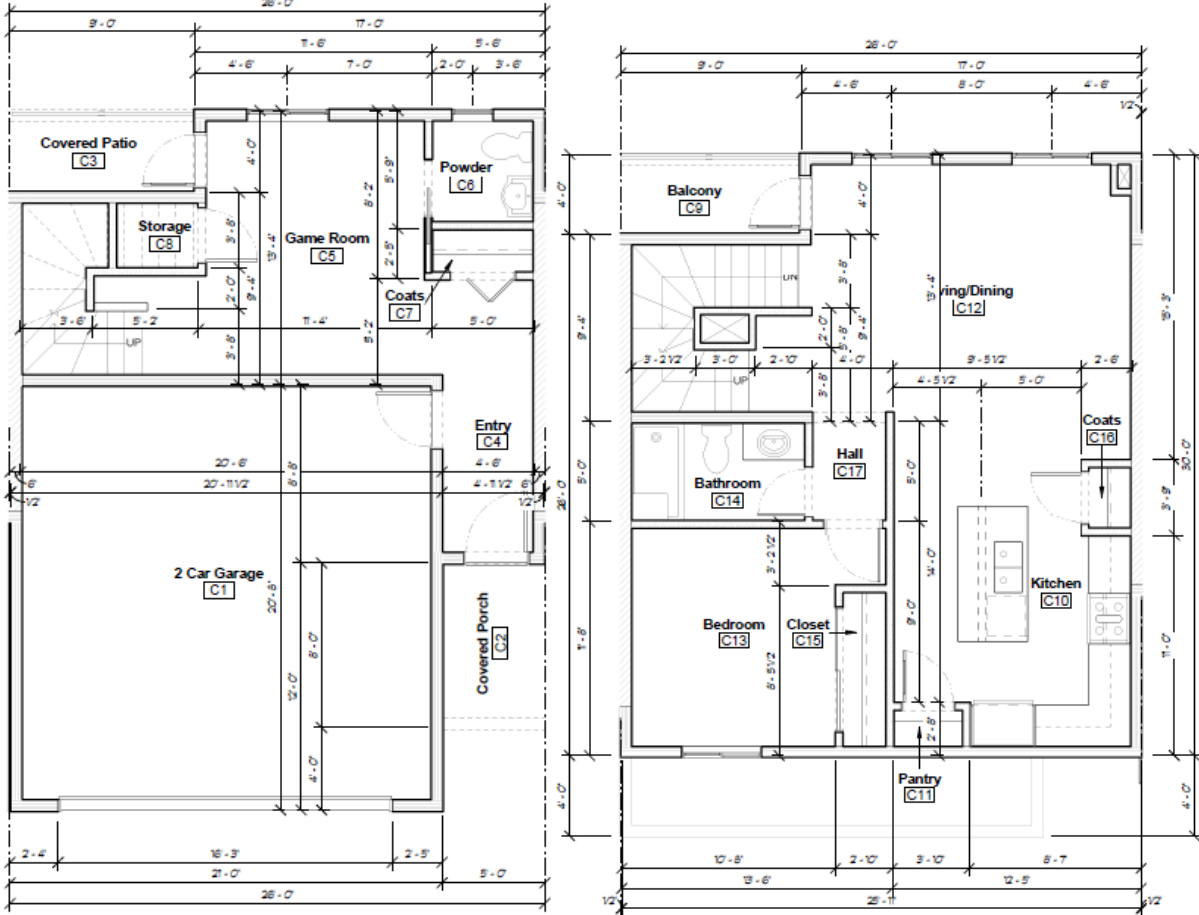


Second Story



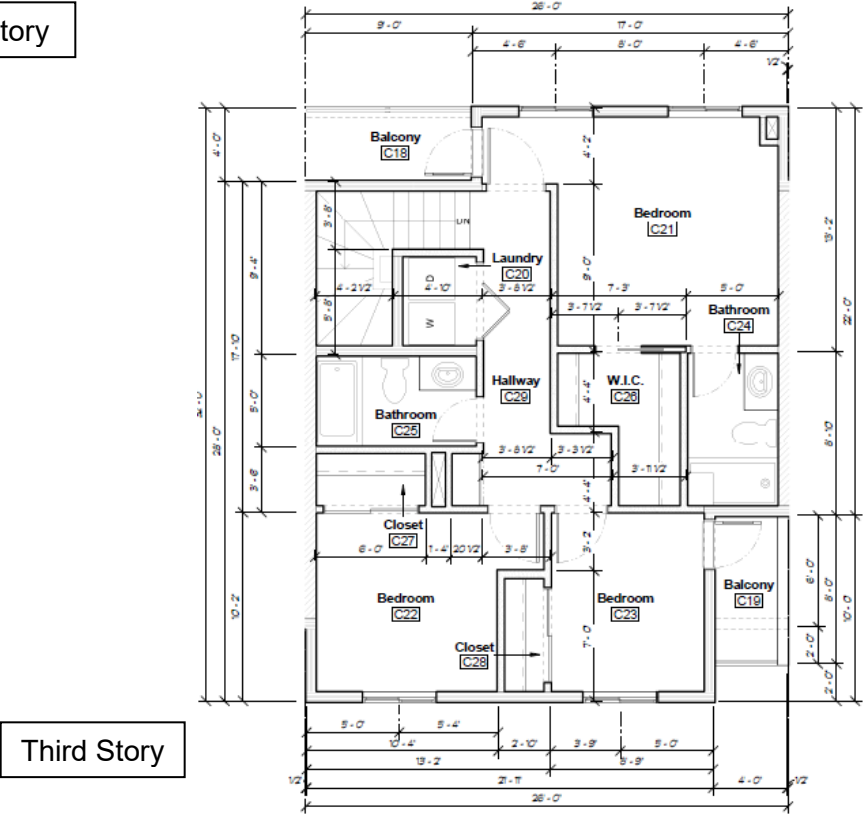
Third Story

FIGURE 14: PLAN 3 FLOOR PLAN (4 BEDROOMS)



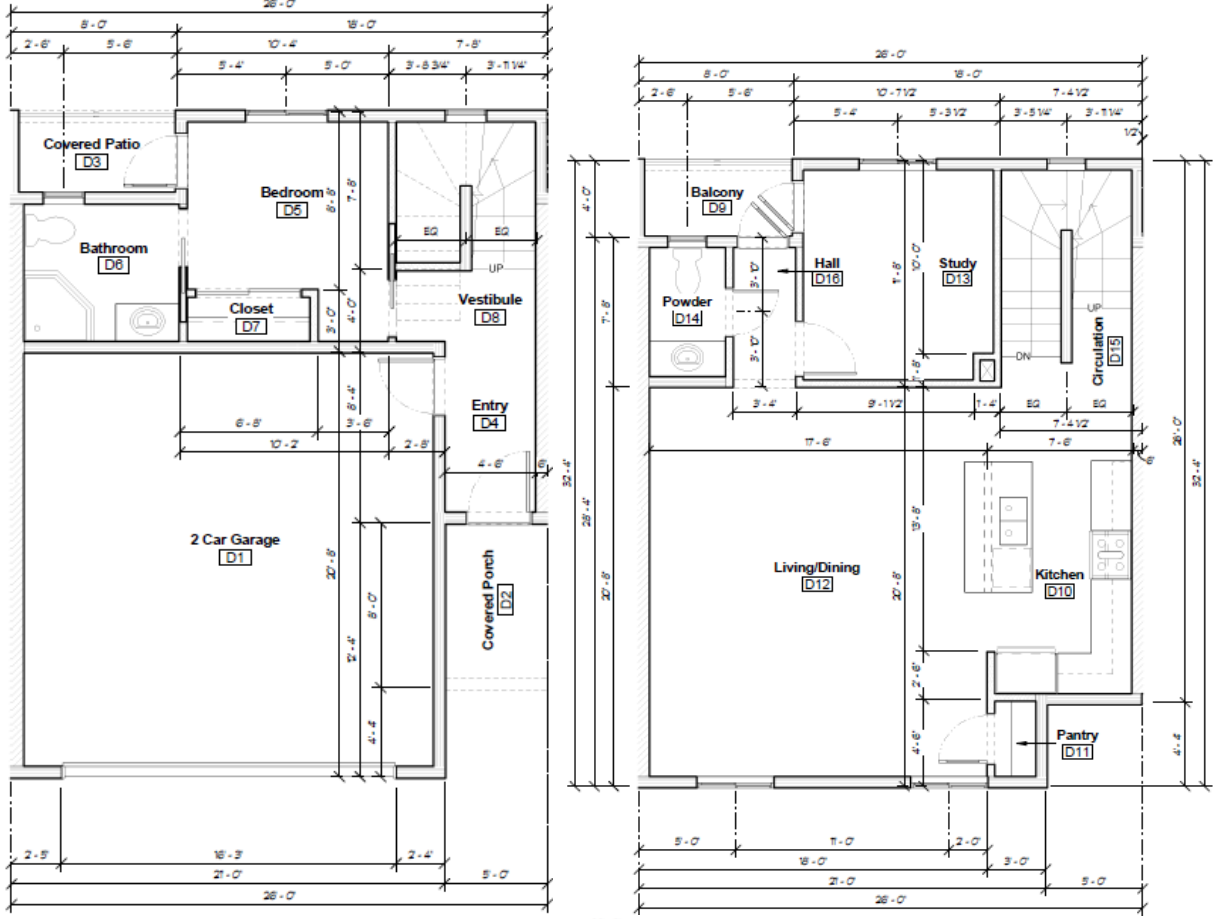
First Story

Second Story



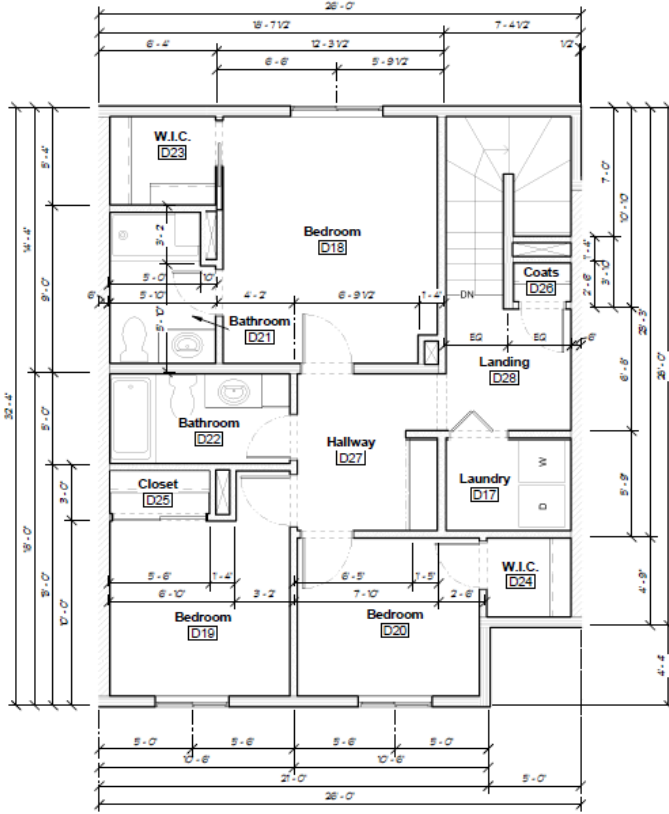
Third Story

FIGURE 15: PLAN 4 FLOOR PLAN (4 BEDROOMS)



First Story

Second Story



Third Story

Floor Plans

The Project includes a condominium complex containing four, two and three-story floor plans distributed throughout the site. The floor plans range between 1578 to 1915 square feet with 2-car attached garages.

- PLAN 1: 2 Story 4 bedrooms, 3 ½ bath, 2 car garage - 1578 square feet.
- PLAN 2: 3 Story 4 bedrooms, 3 ½ bath, 2 car garage - 1657 square feet.
- PLAN 3: 3 Story 4 bedrooms, game room, 3 ½ bath, 2 car garage - 1850 square feet.
- PLAN 4: 3 Story 4 bedrooms, study, 3 ½ bath, 2 car garage - 1915 square feet.

Open Space and Recreation Areas

Per Development Code Section 84.16.070(b)(4) the Project is required to provide a minimum of seven points worth of amenities listed on Table 84-12 of the County Development Code with at least one being worth four points.

The following open space and recreational amenities are proposed for the Project to enhance community interaction, health, and character.

- Open Play Field will accommodate passive play opportunities and small-scale activities. No sport lighting will be permitted. (1 Point)
- Barbecue Picnic Facilities in multiple designated areas on the southern portion of the Project site. including a picnic table, freestanding barbecues, hot coal container, and trash container. (1 Point)
- Tot Lot Play Area including playground structures and equipment for various age groups. (1 Point)
- Gazebo/Shade Structure will be implemented into the Tot Lot Play Area affording a view of the community. This group facility will have picnic benches and trash containers. (1 Point)
- Pickle ball court for community health, interaction, and community. (4 Points)

Total Points: 8

Private and community open space is designed to surround the exterior of the Project site. This is meant to create a park-like setting.

Landscaping

The Project includes the preparation of a landscape plan. The plan specifies all landscaping and hardscape elements of the development plan. Water conservation will be provided through low water using plant materials, water efficient irrigation and weathered-based controllers. Landscape area basin is included for storm water infiltration through vegetation swales, and underground system. Shade trees are strategically placed throughout the community open space, and park areas.

Walls and Fences

The wall and fences for the development plan shall be made of decorative materials, which are compatible with the overall architectural character of the development and surrounding neighborhoods.

- North Property Line: 6-foot tan split face 1 side wall with tan precision cap.
- South Property Line: 6-foot tan split face 1 side wall with tan precision cap with 6- feet.
- West Property Line: 6-foot split face 1 side wall with tan precision cap. Decorative Wrought Iron gated entrance and exit.
- East Property Line: 6-foot tan split face 1 side wall with tan precision cap Decorative wrought iron gated entrance and exit.
- Private Yard Fencing: 3-foot vinyl picket fencing.

Monumentation and Signs

Entry Monumentation for Avila Collection will enhance the entry to give the community identity and a welcome feeling to existing neighborhoods. The Banana Avenue and Buena Vista Drive entries will each have monument signage with landscaped accents.

Lighting

Exterior Light Fixtures will relate to the Spanish Revival architectural style of the units. The scale of the fixtures will be considered in relation to the wall or architectural feature on which it is mounted or adjacent to. These will include Wall-hung or ceiling – hung ornamental coach lights with translucent glass.

Circulation and Parking

Cordoba Collection interior private street will be 30-36' feet. Each unit within the community will have a two car garage. There are 39 designated parking stalls throughout the community; 2 designated for handicap parking for a total of 41 parking stalls; and 68 2- car garages for a total of 177 parking stalls. This is a combined total average of 2.60 parking stalls per unit.

The Project will provide two points of access to the community in accordance with San Bernardino County Fire Protection District conditions for this Project. There will be two entrance points and exits off Banana Avenue and Buena Vista Street.

Pedestrian walking paths connect to all amenities within the community. The paths will meander throughout the open spaces connecting to homes and all other amenities.

Offsite roadway improvements will include the following improvements:

- 5- foot sidewalk along Seville Avenue, Banana Avenue, and Buena Vista Drive.
- Drought tolerant landscaping along pedestrian paths.
- Handicap ramps.
- Monument Entry Signage on Banana Avenue, and Buena Vista Drive.
- Street Lights.

PROJECT NOTICE

In accordance with Section 84.27.070 of the Development Code, a Notice of Hearing was sent to all property owners within 300 hundred feet of the external boundaries of the Project boundary. A total of 65 Project notices were sent to surrounding property owners and interested agencies/associations on November 25, 2025, and on December 17, 2025. Six comments were received during the notice period. The comments expressed disinterest in the Project due to the potential for increased traffic on adjacent roadways and conflicts with community character.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by the Applicant for review and use by the County for the proposed Project for the purpose of complying with the California Environmental Quality Act (CEQA). On November 17, 2025, a Notice of Intent (NOI) was prepared and distributed with an initial 30-day public review period scheduled to conclude on December 17, 2025. This review period was extended to January 22, 2026. The purpose of the NOI was to inform and advise public agencies, surrounding landowners, and members of the public that an IS/MND for the Project was being prepared. The notice was extended to allow additional comments from community members and allow for further coordination to address their concerns.

During the NOI review period, the County received two comment letters on the IS/MND from:

- An individual (Alejandro Aguilar) requesting bidding information for future construction.
- An individual (Husam Elyo) requested access to the CEQA document and a contact number.

All written comments received during the initial public review period at the time of publication of this staff report are presented in Exhibit B. Responses will be provided at the close of the comment period ending on January 22, 2026 and will be included in the Final IS/MND . The Draft IS/MND concludes that the Project will not have a significant effect on the environment with the implementation of mitigation measures related to the Project’s potential impacts on biological resources, cultural resources, and tribal cultural resources. All other resource areas were determined to be less than significant or no impact.

AB 52/SB 18 CONSULTATION

An Assembly Bill 52 (AB 52)/Senate Bill 18 (SB 18) notice was sent to the Native American Heritage Commission (NAHC) and to the tribes listed below on July 9, 2025, regarding the proposed Project. The NAHC responded with a letter dated July 24, 2025, and provided a list of Tribes having cultural affiliation with the project region. Notices were subsequently sent to 11 tribes with three (3) tribes responding.

RECOMMENDATION:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

1. ADOPT the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibit A);
2. ADOPT the Findings for approval of the Policy Plan Amendment, Zoning Amendment, Tentative Tract Map, and Conditional Use Permit (Exhibit C);
3. ADOPT a resolution amending the Land Use Category designation from Low Density Residential to Medium Density Residential on two parcels (APNs 0230-031-67 and 0230-031-68) totaling 4.85 acres;
4. ADOPT an ordinance amending the Land Use Zoning District designation from Single Residential to Multiple Residential on two parcels (APNs 0230-031-67 and 0230-031-68) totaling 4.85 acres;
5. APPROVE Tentative Tract Map No. 20727 to subdivide two parcels (APNs 0230-031-67 and 0230-031-68) into 68 condominium lots, subject to the Conditions of Approval;
6. APPROVE a Conditional Use Permit to construct a 68-unit condominium complex with associated community facilities and infrastructure improvements as shown on the approved site plan, subject to the Conditions of Approval (Exhibit C); and
7. APPROVE Tentative Tract Map No. 20727 to subdivide two parcels into 68 parcels to allow for condominium development, subject to the attached Conditions of Approval
8. DIRECT the Land Use Services Department to file a Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

EXHIBIT A: Public Review IS/MND

<https://lus.sbcounty.gov/wp-content/uploads/sites/48/Banana-Ave-68-Units-Draft-IS-11.3.25.pdf>

EXHIBIT B: Conditions of Approval

EXHIBIT C: Findings: Policy Plan Amendment, Zoning Amendment, Tentative Tract Map, and Conditional Use Permit

Exhibit D: AB 52/SB 18 Notice and Comments

EXHIBIT E: Public Hearing Notice, CEQA Notice of Intent, and Public Comments