

## <u>Project Specific Information Required for Director's Determination</u> applications

## SECTION 1: Projects requiring the Director's Determination of a proposed use

Pursuant to Section 30-4 of the City of Fontana Municipal Code, The Director of Planning shall have the authority to determine other uses, in addition to those specifically listed in Chapter 30, which may be permitted in each of the various zones when, in his or her judgment supported by specific findings, such other uses are similar to and no more objectionable to the public welfare than those listed, provided that a medical marijuana dispensary shall not be permitted pursuant to Chapter 30.

welfare than those listed, p		ispensary shall not be permitted pursuant to Chapter 30.
Provide a detailed descrip uses in the zoning district	tion of your proposed use and justifidesignated for your parcel:	ication of how your proposed use is consistent with other allowed
Zoning District:	Specific Plan:	General Plan Land Use Designation:
Zoning District.	_ Specilic Flan	
		's Determination of a proposed amendment Design Review applications
plan review shall be appr from an applicant, the Dire the approving body for a	oved by the approving body or the ector of Planning shall have the disco pproval or approved administrative Planning Commission shall be pla	Code, Amendments to an approved design or administrative site Director of Planning or his/her designee. Upon written request cretion to determine if the proposed amendment will be referred to ely. Administratively approved amendments to a design review need on the Planning Commission agenda under the Manager of
Approved Administrative S	Site Plan No.:	
Approved Design Review	No.:	
Related Cases:		
Provide a detailed descrip	tion of the proposed change:	

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A. <u>Submittal Requirements:</u> If the application is for projects requiring the Director's Determination of a proposed amendment of an approved Administrative Site Plan or Design Review applications, the applicant is required to submit the following items:

	approved signed and stamped set of plans that shall include the following:		
	Site plan		
	Floor Plan Grading Plan		
	Grading Plan		
Proposed site pla	ans (5 copies):		
	One colored site plan		
The following sh	The following shall be included on the site plan:		
	Name and address of the property owner		
	Address/location of the property		
	Legal description of the property		
	Identification of adjacent streets by name, alleys or other public property		
	The location and dimension of all existing and proposed parking areas		
	Any legal easements that cross the property of other pertinent legal features		
	A north arrow		
	A scale		
	Property line and dimensions		
	Location, size, and shape of any structures presently on the site		
	Location, size, and shape of any proposed structures on the site		
	(include all porches, chimneys, bay windows, roof overhangs, decks, etc.)		
	Location, size, and shape of any paved areas		
	Dimensions showing the sides, rear, and front setbacks		
	Ground elevations and contour lines		
	Location of doors and entrances		
	Location of contours within 100 feet of site boundaries		
	Location of improvements within 100 feet of the site boundaries		
	A statistical inventory of the project		
	Residential projects shall provide the square footages and percentages of the project area for landscaping, paved areas, coverage by the building (s), etc.		
	Parking summary for commercial or industrial projects with number of required spaces,		
Ц	existing spaces, and proposed spaces		
	Location of trash area(s) and exterior lighting		
	Vicinity map		
	Fold plans to approximately 9" x 10" and staple with other required plans		
	A copy of the approved Tentative Tract Map that has been stamped approved, signed and		
	dated by the Planning Division (this requirement applies to residential DR applications)		
Proposed elevat			
	Five (5) copies		
	One regular sized colored copy of each elevation		
	Six (6) colored reduced copies of each building elevation		
	Fold plans to approximately 9" x 10" and staple with other required plans		
	Height of structures		
	Roof or side mounted mechanical units and the method of visual screening (parapet equal		
	to height of unit; paint color for sides units)		
	All four sides of structures, etc.		
Proposed floor plan:			
	Five (5) copies of floor plans showing:		
	☐ Window locations		
	Door locations		
	<ul> <li>Dimensions and use of each room</li> <li>For residential: include garage dimensions</li> </ul>		
	u i oi residentiai. Inoldde garage diffichsions		

Proposed grading plan:

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		Existing and proposed grades  Existing and proposed grades within 100 feet  Fold plans to approximately 9" x 10" and staple with other required plans
Proposed la	ndsc	ape plan:  Five (5) copies with name of:  Plant species and common name  Number of each and spacing  Location of each plant  Square footage and percent of total site landscaping  Square footage and percent of parking lot landscaping  Fold plans to approximately 9" x 10" and staple with other required plans
Rendering:		One (1) colored rendering plus six (6) colored reductions of the rendering
Sample boa	rd:	A sample board with samples of proposed materials is required
Reduction:		One (1) 8 ½" x 11 reduction of the site plan
Binders:		Six (6) binders containing the following:  Colored reduced site plan Colored elevations (all sides) Examples of exteriors (carriage lighting) Colored example of front door types Reductions of fully dimensions floor plans Color reduction of materials board Decorative walks for each elevation Details of proposed amenities (for mixed-use and multi-family projects)

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<sup>\*</sup>Note: All submitted plans shall be collated, folded, and stapled as a complete set.