

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING SPECIFIC PLAN AMENDMENT NO. 21-004 TO MODIFY DEVELOPMENT STANDARDS WITHIN PLANNING AREA 6 OF THE VENTANA SPECIFIC PLAN THAT INCLUDE MODIFICATIONS TO SITE LAYOUT, MONUMENTATION, UNIT SIZE, AND PARKING STANDARDS WITHIN THE 11.6 ACRE SITE.

THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section No. 1. The applicant submitted an application on April 20th, 2021, for Specific Plan Amendment No. 21-004, for requested changes to the development standards of Planning Area 6 of the Ventana Specific Plan that include modifications to site layout, monumentation, unit size, parking standards, and related items within Planning Area 6 of the Ventana Specific Plan; and

Section 2. On June 15, 2021, the Planning Commission received public testimony and evidence presented by the applicant, City staff, and other interested parties, at the Public Hearing held with respect hereto on Specific Plan Amendment No. 21-004; and

Section 3. June 15, 2021, the Planning Commission approved Resolution No. PC 2021-028 and recommended approval to City Council of Specific Plan Amendment No. 21-004 and after carefully considering all information pertaining to the proposed project, including the staff report, findings, and all the information, evidence, and testimony presented at its public hearing on June 15, 2021, 2021; and

Section 4. On July 27, 2021, the City Council held a duly noticed public hearing on Specific Plan Amendment No. 21-004 along with the entitlement referenced herein, received testimony, and the supporting documents in evidence, the City Council found that the Specific Plan Amendment is in conformance with the goals and policies of the General Plan to provide a community that is balanced between residential, commercial, and industrial that is developed to high standards and provides diverse economic and social opportunities for our citizens and those who wish to invest here; and

Section 5. Specific Plan Amendment No. 21-004 is consistent with the goals and policies of the City of Fontana, General Plan Goal 7 of Chapter 15, “support high-quality development in design standards and land use decisions”, in addition to Goal 7 of Chapter 15, Action Item #B “ensure that public and private developments are attractive, comfortable, and welcoming; “and

Section 6. The Final Environmental Impact Report (SCH No. (2005111048),) was prepared for the project and was certified by the City Council on April 10, 2007, and based on the California Environmental Quality Act (CEQA), Sections 15162 through 15164 et seq, staff has determined that the previously certified Ventana Specific Plan

Environmental Impact Report (SCH No. 2005111048) adopted by the City Council on April 10, 2007, has adequately identified the impacts associated with the project, and no previously reviewed impact areas have substantially changed; a Notice of Determination has been prepared for the City Council's consideration; and

Section 7. The City Council approves Specific Plan Amendment No. 21-004 for requested changes to the development standards of Planning Area 6 of the Ventana Specific Plan that include modifications to site layout, monumentation, unit size, parking standards, and related items within Planning Area 6 of the Ventana Specific Plan; and the amendment as shown on Attachment 8 that shows all language proposed to be deleted as strikethrough and language proposed to be added as bold and italicized, is hereby approved; and

Section 8. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Herald News, a local newspaper of the general circulation, published and circulation in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this date, September 14, 2021.

READ AND APPROVED AS TO LEGAL FORM:

City Attorney

I, Tonia Lewis, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance adopted by the City Council at a regular meeting on the 27th of July, 2021 and was final passed and adopted not less than five days thereafter on the 14th day of September, 2021, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk of the City of Fontana

Mayor of the City of Fontana

ATTEST:

Ordinance No. 1873

City Clerk