

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF CITY OF FONTANA, APPROVING AN AMENDMENT TO THE ZONING MAP CHANGING THE ZONING DESIGNATION OF ONE PARCEL OF APPROXIMATELY 1.14 ADJUSTED GROSS ACRES (APN: 0241-051-13) FROM GENERAL COMMERCIAL (C-2) TO MULTI-FAMILY MEDIUM HIGH DENSITY RESIDENTIAL (R-4) AND CHANGING THE ZONING DESIGNATION OF THREE PARCELS OF APPROXIMATELY 3.06 ADJUSTED GROSS ACRES (APN: 0241-051-02, -16 AND -32) FROM MULTI-FAMILY MEDIUM HIGH DENSITY RESIDENTIAL (R-4) TO GENERAL COMMERCIAL (C-2),

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

Section 1. On October 4, 2022, the Planning Commission conducted a duly noticed public hearing on Zone Change No. 22-008, received testimony and information from any and all parties, and recommended its approval to the City Council by resolution.

Section 2. After publication of notices, the City Council of the City of Fontana, California conducted a public hearing on Zone Change No. 22-008.

Section 3. Based on the information presented to the City Council at the public hearing held for Zone Change No. 22-008, on October 25, 2022, the testimony received, and the supporting documents in evidence, the City Council found that the proposed amendment is in conformance with the goals and policies of the General Plan.

Section 4. Zone Change No. 22-008 is consistent with the goals and policies of the City of Fontana, General Plan by providing high quality residential development.

Section 5. All parcels identified as part of this application were designated General Commercial (C-G General Plan land use designation/C-2 zoning designation) as of January 1, 2018 and replacement of units under SB 330 is therefore not required.

Section 6. Based on the information in the City of Fontana General Plan Environmental Impact Report (State Clearinghouse [SCH] No. 2016020199), an Addendum has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and the 2019 Local Guidelines for Implementing CEQA.

Section 7. The City Council approves Zoning District Map Amendment (Zoning Change) No. 22-008 to amend the zoning designation for Site 1 (APN: 0241-051-

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130) consisting of an acre from General Commercial (C-2) to Multi-Family Medium/High Residential (R-4) and for Site 2 (APNs: 0241-051-16, 0241-051-02, and 0241-051-32) consisting of three acres from Multi-Family Medium/High Residential (R-4) to General Commercial (C-2) as shown in Exhibit "A", attached hereto and by this reference incorporated.

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 Fontana Herald News, a local newspaper of the general circulation, published and circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 25th day of October 2022.

READ AND APPROVED AS TO LEGAL FORM:

City Attorney

I, Germaine McClellan Key, 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 and was introduced at a regular meeting on the 25th day of October, 2022, and was finally passed and adopted not less than five days thereafter on December 13, 2022, by the following vote to wit:

AYES:

NOES:

ABSENT:

City Clerk of the City of Fontana

Mayor of the City of Fontana

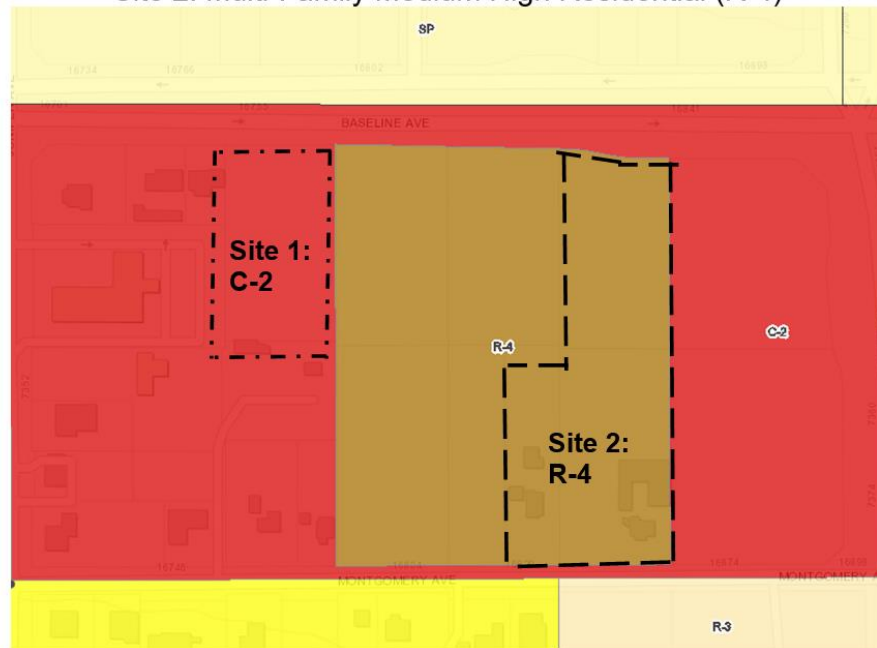
ATTEST:

City Clerk

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“EXHIBIT A”

Existing Zoning Designation
Site 1: General Commercial (C-2)
Site 2: Multi-Family Medium High Residential (R-4)



Proposed Zoning Designation
Site 1: Multi-Family Medium High Residential (R-4)
Site 2: General Commercial (C-2)

