

ORDINANCE NO. 1902

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING SPECIFIC PLAN AMENDMENT NO. 21-001, AN AMENDMENT TO THE VENTANA AT DUNCAN CANYON SPECIFIC PLAN TO MODIFY AND UPDATE THE OVERALL SPECIFIC PLAN BY ESTABLISHING NEW PLANNING AREAS AND UPDATING SPECIFIC PLAN DEVELOPMENT STANDARDS. THE PROPOSED SPECIFIC PLAN AMENDMENT WILL ESTABLISH SIX (6) NEW PLANNING AREAS (LABELED AS PA1, PA2, PA3, PA4, PA5, AND PA6) WITH FOUR DIFFERENT ZONING CLASSIFICATIONS WHICH INCLUDE MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, MIXED-USE, AND COMMERCIAL.

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

WHEREAS, the applicant submitted a request for Specific Plan Amendment No. 21-001, to modify and update the overall Ventana at Duncan Canyon Specific Plan which is located east of the Interstate 15 freeway, west of Citrus Avenue, and north of the Public Electric Corridor, in a 102-acre site. This specific plan will allow development of multi-family, commercial, and mixed-use; and

WHEREAS, on July 5, 2022, 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. 21-001 along with accompanying applications; and

WHEREAS, on July 26, 2022, the Planning Commission voted 4-0 to approve Resolution No. PC 2022-024 and recommended approval to City Council of Specific Plan Amendment No. 21-001 along with accompanying applications that include General Plan Amendment No. 21-006 and after carefully considering all information pertaining to the proposed project, including the staff report, findings, and all of the information, evidence, and testimony presented, the Planning Commission recommended approval to the City Council of Specific Plan Amendment No. 21-001; and

WHEREAS, after the publication of notice as required by law, the City Council of the City of Fontana, California conducted a public hearing on Specific Plan Amendment No. 21-001; and

WHEREAS, on July 26, 2022, the City Council held a duly noticed public hearing on Specific Plan Amendment No. 21-001 along with the entitlement referenced herein, received testimony and the supporting documents in evidence, and 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 mixed uses that is developed to high standards and provides diverse economic and social opportunities for our citizens and those who wish to invest here; and

WHEREAS, Specific Plan Amendment No. 21-001 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”; and

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

Section 1. On July 26, 2022, the City Council held a duly noticed public hearing on Specific Plan Amendment No. 21-001 along with the entitlements 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 2. The City of Fontana City Council hereby makes the following findings for Specific Plan Amendment No. 21-001 in accordance with Section 30-67 “Purpose” of the Fontana Zoning and Development Code:

Finding: **A Specific Plan may be amended by changing the development standards or zoning designation of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.**

Findings of Fact: The applicant is proposing to modify the Ventana at Duncan Canyon Specific Plan to establish the Medium Density Residential, High Density Residential, Mixed-Use, and Commercial Districts. These Districts will require attractive development with quality Tuscan architecture, vast landscaping, ample amenities for residents, housing needs and pedestrian paseos to promote walkability and commercial shopping center for people to shop, dine, play, and visit. These type of developments will enhance the local areas with an attractive street scene and high-quality residential and commercial areas. Based on the amendment, the new specific plan will provide the opportunity to have a “one stop shop” for travelers along Interstate 15.

Section 3. The City Council hereby certifies the Environmental Impact Report (State Clearinghouse No. 2021100400) on the proposed project. The City Council finds that the EIR contains a complete and accurate reporting of all the environmental impacts associated with the Project. The City Council further finds that the EIR has been completed in compliance with CEQA, 2019 Local Guidelines for Implementing the California Environmental Quality Act, and the State CEQA Guidelines; and

Section 4. Specific Plan Amendment No. 21-001 is hereby approved and the Ventana at Duncan Canyon Specific Plan is amended for residential, commercial, and mixed use development standards for the various district as shown on Exhibit “A”, and

attached hereto and by this reference incorporated; and

Section 5. This Ordinance shall take effect thirty (30) days after the date of its adoption.

APPROVED AND ADOPTED this 13th day of September 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 26th day of July, 2022, and was finally passed and adopted not less than five days thereafter on the 13th day of September, 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

Exhibit “A”

Ventana at Duncan Canyon Specific Plan Text and Land
Use Map Amendment

(Sent Under Separate Cover)