

ORDINANCE NO.1659

AN ORDINANCE OF THE CITY OF FONTANA, APPROVING SPECIFIC PLAN AMENDMENT NO. 11-001, AMENDING THE SPECIFIC PLAN TO ELIMINATE 666 ATTACHED MULTI-FAMILY RESIDENTIAL UNITS TO BE REPLACED WITH 391 SINGLE-FAMILY DETACHED UNITS AND TO REDUCE THE TOTAL ALLOWED COMMERCIAL AREA FROM 778,500 SQUARE FEET TO 667,000 SQUARE FEET; OTHER MISCELLANEOUS CHANGES TO ACCOMMODATE A PROPOSED SINGLE-FAMILY RESIDENTIAL PROJECT, BORDERED BY JUNIPER AVENUE TO THE WEST, SIERRA AVENUE TO THE EAST, BASELINE AVENUE TO THE SOUTH, AND SOUTH HIGHLAND AVENUE TO THE NORTH AND TRAVERSED EAST TO WEST BY WALNUT AVENUE CREATING TWO DISTINCT AND SEPARATE PROJECT SITES. THE NORTHERN SITE HAS A FRONTAGE OF APPROXIMATELY 1,700 FEET ALONG SIERRA AVENUE AND AN APPROXIMATE DEPTH OF 1,240 FEET. THE SOUTHERN SITE HAS A FRONTAGE OF APPROXIMATELY 5,500 FEET ALONG SIERRA AVENUE AND AN APPROXIMATE DEPTH OF 1,240 FEET.

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

Section 1. On March 6, 2012, the Planning Commission duly conducted a noticed public hearing on Specific Plan Amendment No. 11-001, received testimony and information from any and all parties, and recommended its approval to the City Council by approving Resolution No. 2012-02.

Section 2. After the publication of notice as required by State law, the City Council of the City of Fontana, California conducted a public hearing on Specific Plan Amendment No. 11-001.

Section 3. The City Council has determined that the environmental impacts associated with Specific Plan Amendment No. 12-001 have been analyzed under a Final EIR (SCH No. 2004071046) prepared for the Fontana Promenade Specific Plan and was certified by the City Council on March 7, 2008. Based on CEQA Guidelines, Sections 15162 through 15164, except for greenhouse gas emission analysis, staff has determined that the previously certified Final EIR has adequately identified the impacts associated with Specific Plan Amendment No. 11-001 and General Plan Amendment No. 12-002, and that no previously reviewed impact areas have changed. Staff has prepared an Addendum and a Supplemental Green Gas House Assessment to the FEIR. A Notice of Determination is determined to be adequate for this project pursuant to the guidelines for implementing the California Environmental Quality Act; and;

Section 4. Specific Plan Amendment No. 11-001 is consistent with the goals and policies of the City of Fontana General Plan.

Section 5. Specific Plan Amendment No. 11-001 is hereby approved and the specific plan is changed as shown on Exhibit "A" (new specific plan document), attached hereto and by this reference incorporated.

Section 6. 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 circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

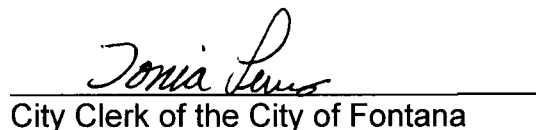
APPROVED AND ADOPTED this 24th day of April, 2012.

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 and was introduced at a regular meeting on the 10th day of April, 2012, and was finally passed and adopted not less than five days thereafter on the 24th day of April 2012, by the following vote to wit:

AYES: Mayor Warren and Council Members Roberts, Tahan, and Wibert.
NOES: Council Member Slowik
ABSENT: None.
ABSTAIN: None.


City Clerk of the City of Fontana


Mayor of the City of Fontana

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ATTEST:



City Clerk