

ORDINANCE NO. 1706

AN ORDINANCE OF THE CITY OF FONTANA, APPROVING ZONE CHANGE NO. 13-013, A ZONE CHANGE TO THE ZONING DISTRICT MAP TO CHANGE APPROXIMATELY 39.4 GROSS ACRES OF PROPERTY (APNS: 0239-101-14, 0239-095-02, -07, AND -10) FROM MULTI-FAMILY RESIDENTIAL (R-3) AND GENERAL COMMERCIAL (C-2) TO MEDIUM DENSITY RESIDENTIAL (R-2) AND GENERAL COMMERCIAL (C-2), LOCATED ON THE NORTHEAST CORNER OF SIERRA AVENUE AND SEGOVIA STREET AND HAVING A FRONTAGE OF APPROXIMATELY 1127 FEET ON SIERRA AVENUE AND AN APPROXIMATE FRONTAGE OF 422 FEET ON SEGOVIA AVENUE.

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

SECTION 1. On September 16th, 2014, the Planning Commission duly conducted a noticed public hearing on Zone Change No. 13-013, received testimony and information from any and all parties, and recommended its approval to the City Council by resolution.

SECTION 2. After the publication of notice as required by law, the City Council of the City of Fontana, California conducted a public hearing on Zone Change No. 13-013.

SECTION 3. Based on the information presented to the City Council at the public hearing held for Zone Change No. 13-013, on October 14th, 2014, 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 to provide for a range of housing opportunities throughout the community.

SECTION 4. Zone Change No. 13-013 is consistent with the goals and policies of the City of Fontana, General Plan to provide for a lower density of 7.6 dwelling units per acre and a minimum lot size of 4,000 square foot lots; and

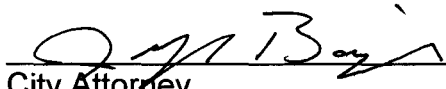
SECTION 5. Based on the information contained in the Initial Study (Environmental Checklist) prepared for Zone Change No. 13-013, a Mitigated Negative Declaration has been prepared with a recommendation for adoption by the City Council; and

SECTION 6. Zone Change No. 13-013 is hereby approved and the zoning for Assessor Parcel No 0239-101-14, 0239-095-02, -07, and -10) (approximately 39.4 gross acres) is changed from Multi-Family Residential (R-3) and General Commercial (C-2) to Medium Density Residential (R-2) and General Commercial (C-2), as shown on Exhibit "A", attached hereto and by this reference incorporated.

SECTION 7. 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 28th day of October, 2014.

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 14th day of October, 2014, and was finally passed and adopted not less than five days thereafter on the 28th day of October, 2014, by the following vote to wit:

AYES: Mayor Warren, Mayor Pro Tem Roberts and Council Members Tahan, Wibert and Sandoval

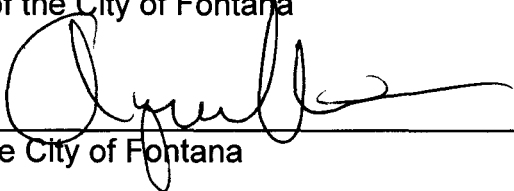
NOES:

ABSENT:

ABSTAIN:




City Clerk of the City of Fontana



Mayor of the City of Fontana

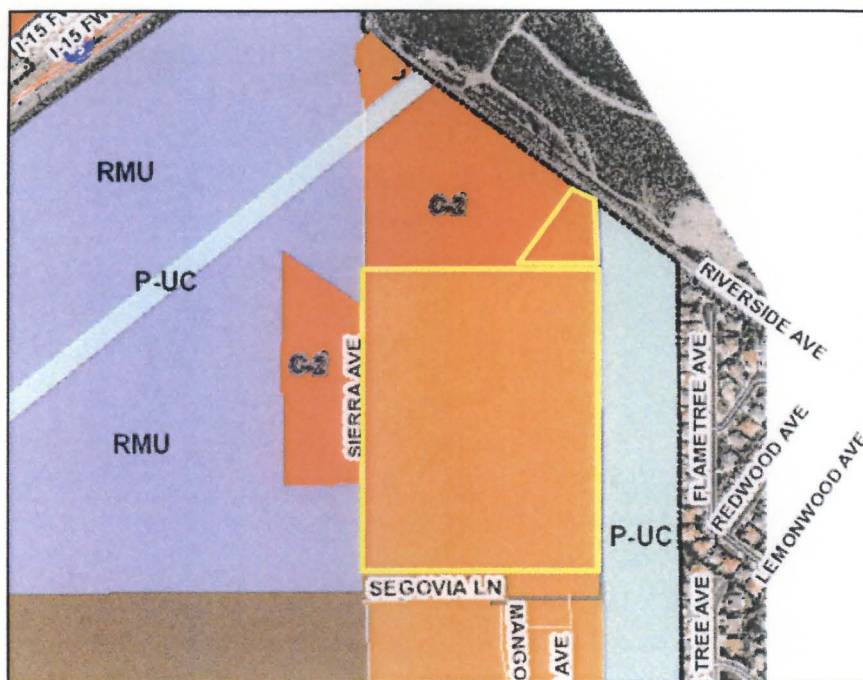
ATTEST:



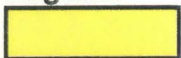


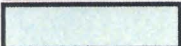
City Clerk

EXHIBIT "A"

PROPOSED MEDIUM DENSITY RESIDENTIAL (R-2) ZONING DISTRICT AND GENERAL COMMERCIAL (C-2) ZONING DISTRICT



Legend

	R-1	(Single Family Residential)
	R-2	(Medium Density Residential)
	R-3	(Multi-Family Residential)
	C-2	
	RMU	(General Commercial)
	P-UC	(Regional Mixed Use)