

ORDINANCE NO. 1394

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, APPROVING AMENDMENT NO. 4 TO THE RIALTO AIRPORT SPECIFIC PLAN TO CHANGE TABLE 8 SECTION 5 OF THE DEVELOPMENT REGULATIONS REQUIRING APPROVAL OF A CONDITIONAL DEVELOPMENT PERMIT BY THE PLANNING COMMISSION AND CITY COUNCIL FOR USES WITHIN THE I-AR (INDUSTRIAL AIRPORT RELATED) AND I-PID (PLANNED INDUSTRIAL DEVELOPMENT) ZONES.)

SECTION I. The City Council of the City of Rialto does hereby ordain as follows:

9 WHEREAS, the Rialto Airport Specific Plan was adopted by the City Council of the City of
10 Rialto in November of 1997; and

11 WHEREAS, on August 29, 2006, the Planning Commission of the City of Rialto did find based
12 on existing evidence facts and public testimony, that the proposed amendment to the Rialto Airport Area
13 Specific Plan is compatible with the overall goals and objectives of the General Plan and development
14 objectives of the City; and

15 WHEREAS, as required in Section 18.78.060 (l) of the Rialto Municipal Code, the City
16 Council has made the following findings:

1. The proposed amendment is consistent with the goals and policies of the General Plan and its purposes, standards and land use guidelines.

This proposal is consistent with the proposed 1992 General Plan Update and the Rialto Airport Area Specific Plan.

2. The proposed amendment will help achieve a balanced community of all races, age groups, income levels and ways of life.

The proposed amendment will provide new commercial and industrial uses that will be compatible with surrounding land uses.

3. The proposed amendment results in development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

1 The proposed amendment will facilitate the development of commercial and industrial
2 uses that will be compatible with surrounding land uses.

3 **4. The proposed amendment contributes to a balance of land uses that will enable local
4 residents to work and shop in the community in which they live.**

5 The proposal will facilitate the development of expanded commercial and industrial uses
6 for nearby residential areas.

7 **5. The proposed amendment respects the environmental and aesthetic assets of the
8 community consistent with economic realities.**

9 The proposed commercial and industrial uses will be reviewed and approved by the
10 Development Review Committee, Planning Commission and City Council, assuring that
11 the new commercial and industrial uses will be compatible in quality with surrounding
12 existing development.

14 **6. The proposed amendment incorporates, where feasible, active and passive energy
15 conservation measures.**

16 The proposed amendment will allow the construction of energy efficient commercial and
17 industrial uses in accordance with all energy efficient provisions of the Uniform Building
18 Code.

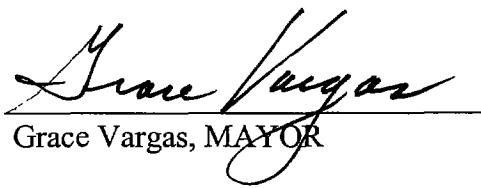
19 **NOW THEREFORE**, the City Council does hereby ordain that the Rialto Airport Specific Plan
20 be amended as follows:

21 That Section 5 (Development Regulations) Table 8 be amended to require
22 approval of a conditional development permit by the Planning
23 Commission and City Council for all uses within the I-AR (Industrial
24 Airport Related) and the I-PID (Planned Industrial Development) zones.

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26 **SECTION II.** The City Clerk shall certify to the adoption of this ordinance and cause the same
27 to be published once in the local paper and the same shall be in force and effect on and thirty (30) days
28 after its passage and adoption.

1 PASSED, APPROVED AND ADOPTED this 3rd day of October, 2006.

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Grace Vargas, MAYOR

ATTEST:



Barbara A. McGee, CITY CLERK

APPROVED AS TO FORM:



Robert A. Owen, CITY ATTORNEY

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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5 I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing
6 Ordinance No. 1394 was duly passed and adopted at a regular meeting of the City Council of the
7 City of Rialto held on the 3rd day of October, 2006.
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9 Upon motion of Council Member Robertson, seconded by Council Member
10 Scott, the foregoing Ordinance No. 1394 was duly passed and adopted.
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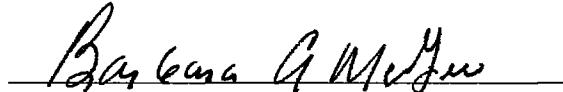
12 Vote on the motion:
13

14 AYES: Mayor Vargas, Council Members: Robertson, Hanson, Sampson & Scott
15

16 NOES: None
17

18 ABSENT: None
19

20 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
21 Rialto this 31st day of October, 2006.
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25 Barbara A. McGee, CITY CLERK
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