

2.0 Project Description

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2.1 GENERAL FEATURES OF THE PLAN

This Specific Plan addresses the development of 11 parcels, which are located in eastern Ontario. These parcels have been grouped into three (3) separate Planning Areas.

This Specific Plan text and graphics are to serve as a guide for subsequent development of the individual properties and design of site plans. At a minimum, each individual site plan is to include the following design elements:

- Architectural character of buildings, signage, and street furniture;
- Building materials and color palette;
- Location of buildings, parking and landscape configurations;
- Other elements, as specified by the City of Ontario submittal requirements;
- A looped circulation network encouraging public transit opportunities, as well as pedestrian and bicycle trails; and
- A comprehensive urban design treatment, compatible with those of the Ontario Center Specific Plan.

~~Planning Area No. 1 of the R.H. Wagner Properties Specific Plan is currently designated for “Urban Residential” land uses. The proposed Urban Residential land use designation would permit development of Planning Area No. 1 of the R. H. Wagner Properties Specific Plan with multi-family residential uses at a maximum density of 25 dwelling units per net acre. Maximum potential buildout of the 10.99 acre Planning Area No. 1 is approximately 275 dwelling units.~~ Land use designations of the currently approved R.H. Wagner Properties Specific Plan and the proposed amendment to the Specific Plan are illustrated in Figures 2.1-1 and 2.1-2 respectively.

Planning Area 1A is currently designated as Urban Commercial within the Ontario Center Specific Plan. The proposed Specific Plan amendment would annex to Planning Area 1A into the R. H. Wagner Specific Plan and amend the land use to Urban Residential uses. The proposed Urban Residential uses would permit development of Planning Area 1A with multi-family residential uses at a maximum density of 25 dwelling units per net acre. Maximum potential buildout of the 5.03 acre Planning Area 1A is approximately 126 dwelling units. The proposed addition of Planning Area 1A and the land uses for the remainder of the R. H. Wagner Specific Plan parcels are presented in Figure 2.1-1.

The proposed Amendment would annex 1.99 acres of property, located immediately west of Turner Avenue, into Planning Area 3 of the Specific Plan. Additionally, the project includes the vacation of a portion of Turner Avenue, south of Inland Empire Boulevard. This vacation would result an in an addition of 12,930 square feet of land into the project site. Therefore, Planning Area 3 would expand by a total of 2.3 acres or 99,432 square feet. The project area is presented as Figures 2.1-1 and 2.1-2.

General characteristics of proposed land use areas within the Specific Plan, as amended, are described below.

Planning Areas 1 and 1A are proposed for Urban Residential development. These planning areas would permit development with multi-family residential uses at a maximum density of 25 dwelling units per acre. Structures within Planning Areas 1 and 1A would be low to mid-rise structures with surface or tuck-under parking.

Planning Area No. 2 is proposed for Garden Commercial development. It is to consist of low-rise commercial and office land uses with predominantly surface or tuck-under parking.

Planning Area No. 3 is proposed for Urban Commercial development. This land use category allows intense, high-rise development emphasizing an urban setting.

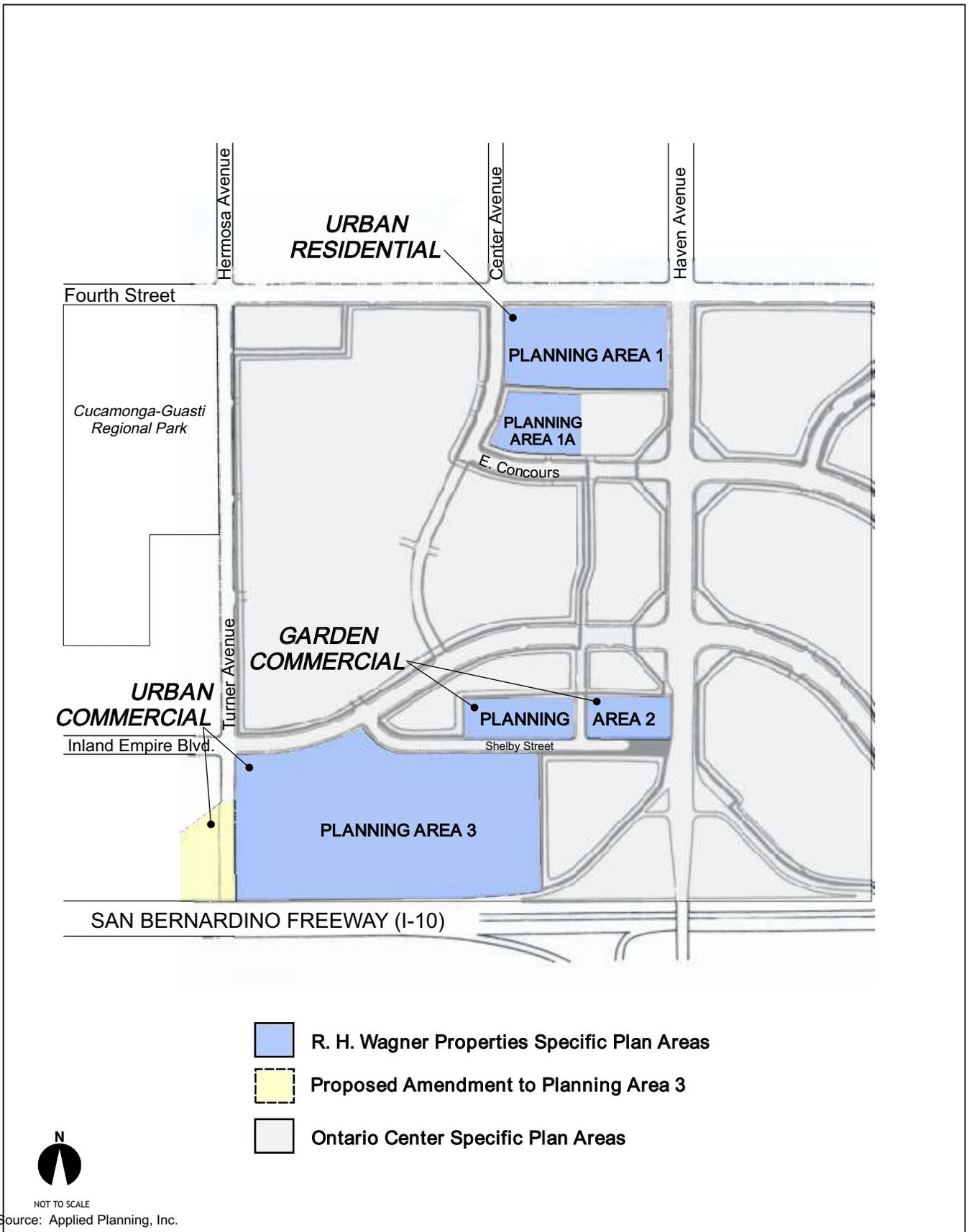


Figure 2.1-2
Proposed Amendment to Specific Plan Land Uses

(Please refer to Section 4.0, “Comprehensive Planned Development Regulations,” for further details regarding development regulations within each planning area).

2.1.1 Planning Areas

Table 2.1-1 below summarizes the proposed maximum gross floor area/dwelling units per net acre allowed within each of the three Specific Plan Planning Areas.

Table 2.1-1
Maximum Gross Floor Area (GFA)/Dwelling Units (DU)

Planning Area	Acres	Land Use	GFA	DU
1	10.99	Urban Residential	N/A	275 Units
1A	5.03	Urban Residential	N/A	126 Units
2	7.06	Garden Commercial	116,863 SF	N/A
3	31.49 33.79	Urban Commercial	122,345 221,777 SF	N/A
TOTAL	54.57		1,717,932 SF	401 Units

The three (3) Planning Areas are described in further detail below, including location, existing and proposed land uses, and development standards.

2.1.1.1 Planning Areas 1 and 1A (Please refer to the previous Figure 2.1-1).

Location

Planning Area No. 1 is a 10 acre site located at the southwest corner of Fourth Street and Haven Avenue. Planning Area 1A is a 5.03 acre site located south of Planning Area 1 and east of Center Avenue.

Existing Land Use

Planning Areas 1 and 1A are undeveloped.

Proposed Land Use

Planning Areas 1 and 1A shall adhere to the development standards of the urban residential land use category, as defined in Section 4.0 of this document.

Design Concept

A comprehensive urban residential project is intended to be developed on the combined Planning Areas 1 and 1A. The streetscape theme, including building and parking setbacks along Haven Avenue and Fourth Street are to be consistent with those of the design concepts for the urban residential land use category, as detailed in Section 4.0 of this document.

Circulation

Three entryways to the combined Planning Areas 1 and 1A are proposed. Vehicular access to the site will be provided by a major entryway located at the mid-block of Fourth Street between Center Avenue and Haven Avenue. A second, major entryway will provide access from Center Avenue, approximately three hundred (300) feet south of the intersection of the centerlines of Fourth Street and Center Avenue. A third driveway will be permitted from East Conours.

Right-in and right-out only access will be allowed at the Planning Area's Fourth Street driveway. There will be no direct access onto Haven Avenue. Please refer also to the Planning Area Plan for Planning Area 1.

2.1.1.2 Planning Area No. 2 (Please Refer to the previous Figure 2.1-2)

Location

Planning Area No. 2 is a 7.06 acre site consisting of seven parcels located at the northwest corner of Haven Avenue and Inland Empire Boulevard.

Existing Land Use

Planning Area No. 2 is currently vacant, except for Parcels "A" and "E" which are developed with industrial uses.

Proposed Land Use

Planning Area No. 2 shall adhere to the garden commercial land use category, as contained in Section 4.0 of this document.

Design Concept

The Ontario Center Specific Plan proposes garden commercial uses to the north and urban commercial uses to the south of Planning Area No. 2. Planning Area No. 2 is anticipated to be developed into restaurant and retail uses. The site's relationship to the freeway off ramps and surrounding land uses makes it a logical entertainment and service commercial activity center. Although independent development of these parcels as an integral part of The Ontario Center is feasible, it is recommended that they be combined into larger areas for site plan development. The design concepts for the garden commercial land use category, as detailed in this document, shall be implemented.

Circulation

Inland Empire Boulevard provides direct access to Haven Avenue for two of the parcels and indirect access via Inland Empire Boulevard for the others. All other access points will be established when individual site plans are submitted.

2.1.1.3 Planning Area No. 3 (Please refer to the previous Figure 2.1-2)

Location

Planning Area No. 3 consists of two parcels totaling ~~31.49~~ **33.79** acres, located on the southeastern corner of Inland Empire Boulevard and Turner Avenue. The San Bernardino Freeway is the southern boundary of the site . Direct access to the freeway is provided from Inland Empire Boulevard via Haven Avenue.

Existing Land Use

The site currently contains an abandoned vineyard and eucalyptus windrows along the freeway frontage.

Proposed Land Use

Development of Planning Area No. 3 shall adhere to the standards of the urban commercial land use category, as defined in Section 4.0 of this document.

Design Concepts

Planning Area No. 3 is visible from the freeway and is located at an entrance to The Ontario Center. Because of this, it is suggested that development of the Planning Area be clustered in order to provide areas for entryways, hardscape, and freeway landscaping. All landscaping is to be consistent with development standards of The Ontario Center Specific Plan. The design concepts for the urban commercial land use category, as detailed in this document, will also be implemented.

Any development proposal for Parcel 3A should take into consideration nearby residential and industrial land uses. The urban nature of Planning Area No. 3 can be compatible with other land uses in the vicinity through appropriate building location, site planning, and landscape design.

Circulation

Vehicular access to Planning Area No. 3 will be provided by two entryways from Inland Empire Boulevard. The open box channel located along the western boundary of Planning Area No. 3 will be bridged to provide access from Turner Avenue, as determined during site plan review.