

MEREDITH INTERNATIONAL CENTRE

Specific Plan

Lead Agency:

City of Ontario
303 East "B" Street
Ontario, CA 91764

Developed by:

Sares-Regis Group
18802 Bardeen Avenue
Irvine, CA 92612

Prepared by:

T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780

In Consultation With:

RBF Consulting
Civil Engineering

SJA, Inc.
Landscape Architecture

Linscott, Law & Greenspan
Traffic Engineering

Revised:

Resolution No. 2019-174 adopted Ontario City Council December 17, 2019

TABLE OF CONTENTS

Section 1: Introduction

A. Background.....	1-1
B. Regulatory Authority and Specific Plan Requirements	1-1
C. Specific Plan Content and Organization	1-2
D. Location and Physical Setting.....	1-2
E. Planning Goals and Objectives	1-5
F. Approval Process and Companion Actions.....	1-7
G. Relationship to the Policy Plan Component of The Ontario Plan	1-7
H. Relationship to Ontario International Airport Land Use Compatibility Plan	1-8
I. Severability Clause.....	1-8

Section 2: Development Plan

A. Vision.....	2-1
B. Land Use Plan.....	2-2
B.1. Planning Area 1 - Industrial.....	2-5
B.2. Planning Area 1A - Industrial.....	2-7
B.3. Planning Area 2 – Urban Commercial.....	2-9
B.4. Planning Area 3 – Urban Commercial.....	2-11
B.5. Planning Area 4 – Urban Residential	2-13
B.6. Planning Area 5 – Urban Commercial.....	2-15
C. Conceptual Grading Plan	2-17
D. Landscaping and Green Space Plan.....	2-19

Section 3: Circulation Plan

A. Vehicular Circulation Plan	3-1
B. Non-Vehicular Circulation Plan	3-8

Section 4: Utility Infrastructure Plan

A. Domestic Water.....	4-1
B. Recycled Water	4-1
C. Sanitary Sewer	4-4
D. Conceptual Storm Drain Plan	4-4
E. Dry Utilities	4-7

TABLE OF CONTENTS (CONT.)

Section 5: Development Standards

A. Purpose and Intent.....	5-1
B. Definition of Terms.....	5-1
C. Applicability.....	5-1
D. Permitted, Conditional, and Ancillary Land Uses.....	5-1
E. Industrial Development Standards.....	5-8
F. Urban Commercial Development Standards.....	5-10
G. Urban Residential Development Standards.....	5-14
H. Mixed-Use Overlay Development Standards.....	5-16

Section 6: Design Guidelines

A. Purpose and Intent.....	6-1
B. Design Theme.....	6-2
C. Specific Plan-Wide Design Guidelines.....	6-3
C.1. Architecture Design Guidelines.....	6-3
C.2. Landscape Design Guidelines.....	6-10
C.3. Outdoor Lighting Guidelines.....	6-24
C.4. Signage Guidelines.....	6-26
D. Industrial Design Guidelines.....	6-29
D.1. Architecture Design Guidelines.....	6-29
D.2. Landscape Design Guidelines.....	6-30
E. Urban Commercial Design Guidelines.....	6-33
E.1. Architecture Design Guidelines.....	6-33
E.2. Landscape Design Guidelines.....	6-34
F. Urban Residential Design Guidelines.....	6-38
F.1. Architecture Design Guidelines.....	6-38
F.2. Landscape Design Guidelines.....	6-39

Section 7: Implementation Plan

A. Severability.....	7-1
B. Minor Modifications to the Specific Plan.....	7-1
C. Formal Amendments to the Specific Plan.....	7-2
D. Subdivision Maps.....	7-3

TABLE OF CONTENTS (CONT.)

E. Development Plan Review	7-3
F. Conditional Use Permits	7-3
G. Development Agreements.....	7-3
H. Maximum Vehicle Trip Cap & Specific Plan Land Use Trip Budget	7-3
I. Appeals.....	7-5
J. Infrastructure and Other Public Improvements.....	7-6
K. Maintenance.....	7-6
L. Conceptual Phasing Plan	7-8
Section 8: Policy Plan Consistency.....	8-1

FIGURES

Figure 1-1	Regional Map	1-3
Figure 1-2	Vicinity Map.....	1-4
Figure 1-3	Aerial Photograph (2015)	1-6
Figure 1-4	Ontario International Airport Influence Area	1-9
Figure 2-1	Land Use Plan	2-3
Figure 2-2	Planning Area 1.....	2-6
Figure 2-3	Planning Area 1A.....	2-8
Figure 2-4	Planning Area 2.....	2-10
Figure 2-5	Planning Area 3.....	2-12
Figure 2-6	Planning Area 4.....	2-14
Figure 2-7	Planning Area 5.....	2-16
Figure 2-8	Conceptual Grading Plan.....	2-18
Figure 2-9	Landscaping and Green Space Plan	2-20
Figure 3-1	Conceptual Vehicular Circulation and Mobility Plan.....	3-2
Figure 3-2	Conceptual Non-Vehicular Circulation and Mobility Plan	3-9
Figure 4-1	Domestic Water Infrastructure Plan.....	4-2
Figure 4-2	Recycled Water Infrastructure Plan.....	4-3
Figure 4-3	Sanitary Sewer Infrastructure Plan.....	4-5
Figure 4-4	Storm Drain Infrastructure Plan.....	4-6
Figure 4-5	Dry Utility Infrastructure Plan	4-8
Figure 6-1	Inland Empire Boulevard Entry Monument	6-13
Figure 6-2	Corner Monument.....	6-14
Figure 6-3	Primary Parcel Entry Monument	6-15
Figure 6-4	Inland Empire Boulevard Streetscape.....	6-17
Figure 6-5	North Vineyard Avenue Streetscape.....	6-18

FIGURES (CONT.)

Figure 6-6	East 4th Street Streetscape	6-20
Figure 6-7	North Archibald Avenue Streetscape.....	6-21
Figure 6-8	East Jay Street and Del Rio Place Streetscape	6-22
Figure 6-9	Industrial/East 4th Street Interface	6-31
Figure 6-10	Industrial/Cucamonga Creek Interface	6-32
Figure 6-11	Urban Commercial/Interstate 10 Interface	6-36
Figure 6-12	Urban Commercial/Cucamonga Creek Interface.....	6-37
Figure 6-13	Urban Residential/Deer Creek Interface.....	6-40
Figure 6-14	Urban Residential/Urban Commercial Interface.....	6-41

TABLES

Table 2-1	Land Use Plan Statistical Summary	2-4
Table 5-1	Land Use Matrix.....	5-2
Table 6-1	Plant Palette	6-11
Table 7-1	Trip Generation Rates	7-4
Table 7-2	Passenger Car Equivalent Conversion Rates	7-4
Table 7-3	Maximum Trip Cap by Planning Area.....	7-4
Table 7-3	Maintenance Responsibilities	7-7