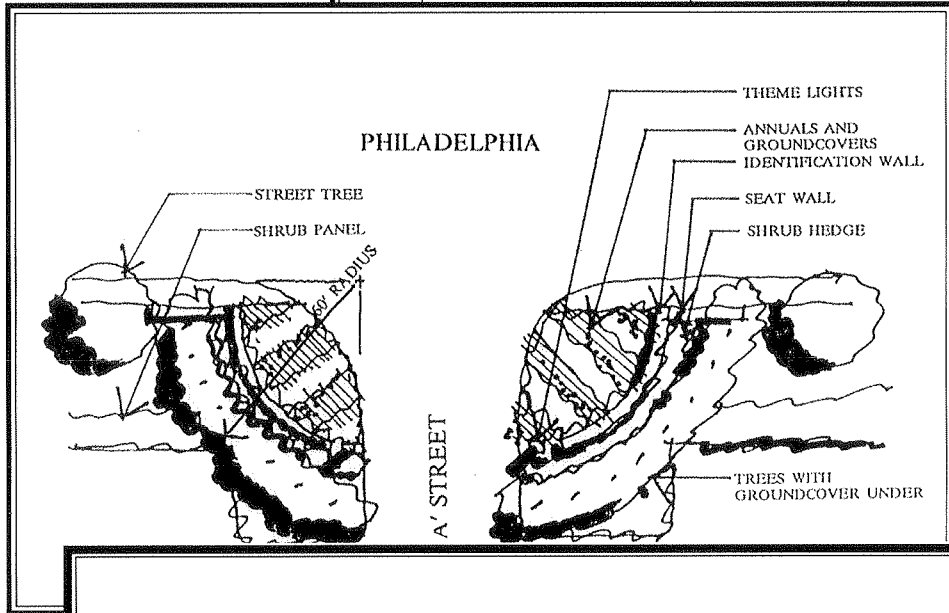


PREPARED FOR THE
CITY OF ONTARIO, CA

PREPARED BY
SDC DEVELOPMENT

RESOLUTION NO. 96-118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ONTARIO, CALIFORNIA, RECOMMENDING TO THE CITY
COUNCIL APPROVAL OF AN AMENDMENT TO THE
ARCHIBALD CENTER SPECIFIC PLAN

WHEREAS, Planning Commission of the City of Ontario held a public hearing on November 26, 1996, to review a proposed amendment to the Archibald Center Specific Plan (File No. 5022-SPA), submitted by ATC Realty Sixteen, Inc.; and

WHEREAS, this amendment will allow the deletion of local streets within the Business Park designation of the Archibald Center Specific Plan; and

WHEREAS, this amendment will allow a reduction in the building setback along the freeway from 45 feet to 10 feet within the Bulk Warehouse Retail designation of the Archibald Center Specific Plan; and

WHEREAS, this amendment will allow a reduction in the landscape setback along the freeway from 10 feet to 5 feet within the Bulk Warehouse Retail designation of the Archibald Center Specific Plan in exchange for landscaping the freeway right-of-way; and

WHEREAS, this amendment will allow a reduction in the standards parking stall width from 10 feet to 9 feet within the Bulk Warehouse Retail designation of the Archibald Center Specific Plan; and

WHEREAS, this amendment will allow a modification to the shared access requirement from Archibald Avenue by providing the drive aisle on the applicant's property and providing an access easement to the property to the south; and

WHEREAS, the Planning Commission recommended City Council approval of a Negative Declaration which was prepared to address the environmental issues of the project; and

WHEREAS, the proposed Specific Plan Amendment will comply with the City of Ontario General Plan and will ensure compliance with the spirit, intent, and provisions of the Ontario Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approve an amendment to the Archibald Center Specific Plan, subject to the conditions contained in the Development Advisory Board and Planning Commission reports.

I hereby certify that the above resolution was duly passed and adopted by the City Council of the City of Ontario, California, at a regular thereof held on the 17th day of December, 1996.



Mary E. Wirtes
City Clerk of the City of Ontario, California

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ONTARIO, CALIFORNIA,
APPROVING AN AMENDMENT TO THE
ARCHIBALD CENTER SPECIFIC PLAN**

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on March 22, 1994 to review an amendment to the Archibald Center Specific Plan; and

WHEREAS, this amendment would incorporate a 1.08 acre site located at the northwest corner of Archibald Avenue and the 60 (Pomona) Freeway into the Archibald Center Specific Plan with a land use designation of Support Commercial; and

WHEREAS, the Planning Commission recommended City Council approval of a Negative Declaration, which was prepared to address the environmental issues of the project, and a Zone Change from M2 (General Industrial District) to SP (Specific Plan District); and

WHEREAS, the City Council has held a public hearing and duly considered public input, concerns, staff reports, and related correspondence; and

WHEREAS, the General Plan of the City requires potential development on the subject site to be governed by a Specific Plan; and

WHEREAS, the subject site is not large enough to justify the preparation of an independent Specific Plan; and

WHEREAS, the incorporation of the subject property into the existing Archibald Center Specific Plan is the most logical and appropriate alternative which will allow for responsible and well thought out development to take place; and

WHEREAS, it is the City Council's desire to maintain quality development standards while providing necessary flexibility allowing the development of the site.

NOW, THEREFORE, BE IT RESOLVED, that Specific Plan Amendment 4700-SPA is hereby approved as recommended by the Planning Commission, except as follows:

- a) That the building setback from the freeway right-of-way be reduced from 45 feet to 35 feet, rather than 15 feet as recommended by the Planning Commission; and that
- b) The landscape/parking area setback be retained at 10 feet, rather than 5 feet as recommended by the Planning Commission.

I hereby certify that the above Resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 17th day of May, 1994.

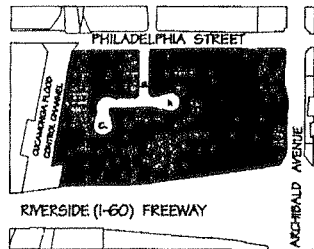



City Clerk of the City of Ontario

ONTARIO PLANNING DEPARTMENT



VICINITY MAP



A. PROFORMA AVE.
B. MONTACELLO ST.
C. COLONIAL COURT

DESCRIPTION

COMPOSITE HEARING and PRESENTATION:

File No. 5022-SPA, a request to amend the Archibald Center Specific Plan to delete the local streets within the Business Park designation, to reduce the building setback along the freeway from 45 feet to 10 feet, to reduce the landscape setback along the freeway from 10 feet to 5 feet and to reduce the parking stall width within the Bulk Retail designation from 10 feet to 9 feet; File No. 5021-S, a site plan for a retail building, manufacturing/warehouse building, and storage building totalling 486,336 square feet; and File No. PM-1306, a five lot tentative parcel map for property generally located on the south side of Philadelphia Street, west of Archibald Avenue, Parcels 1 through 23 of Parcel Map 1331B as recorded in Book 158, Pages 21 through 27, Records of the County of San Bernardino.

ARCHIBALD CENTER SPECIFIC PLAN

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