



R.H. Wagner Properties
Specific Plan

Amendment
April 2010

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

*Resolution Number: 2010-036
Approved May 18, 2010*

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Prepared for:

City of Ontario
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Ontario, California 91764

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April 2010

Previous Specific Plan Documentation

File Number	City Council Resolution Number	Adoption Date	Description
Specific Plan			
2299-SP	9711	11/16/1982	R.H. Wagner Properties Specific Plan
Amendments			
3219-SPA	85-113	7/16/1985	A determination that a retail auto center providing facilities for new automobile dealerships is similar to and no more objectionable than other uses permitted in the Garden Industrial designation.
4559-SPA	92-126	8/31/1992	This amendment approved the removal of approximately 87 acres at the northwest corner of the interchange of the Ontario and San Bernardino freeways.
99-010 SPA	2000-46	4/4/2000	An amendment of approximately 10.99 acres of land on the south side of Fourth Street, between Haven and Center changing it from Urban Commercial to Urban Residential.
PSPA10-001	2010-036	5/18/2010	An amendment to incorporate approximately 2.29 acres into the Urban Commercial land use designation for property located along the southwest corner of Turner Avenue and Sedona Court.
Determination of Use			
PDET03-001	-	1/23/2003	A Determination of Use to establish that the proposed Carpenter's Union Center within the Urban Commercial District of the R.H. Wagner Properties Specific Plan is similar to an educational institution.
PDET03-015	-	3/3/2004	A Determination of Use to establish an adult daycare service that provides support to adults with developmental disabilities and find that adult day services are similar and no more objectionable than other activities permitted or conditionally permitted with the Garden Commercial land use designation of the R.H. Wagner Properties Specific Plan.
PDET02-009	-	12/20/2006	A Determination of Use request to allow the development of a 95-room, three-story hotel on 1.92 acres of land within the Garden Commercial land use designation of the Specific Plan. Related files: PDEV02-079 and PCUP02-081.

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Foreword

This document is an amendment to the previously approved R.H. Wagner Properties Specific Plan. The objective of this Specific Plan Amendment is to incorporate a 1.99-acre parcel located immediately west of Turner Avenue, south of Inland Empire Boulevard. The subject parcel is contiguous to Planning Area 3. The proposed Project will also include the vacation of a portion of dedicated Turner Avenue. This vacated right-of-way will be incorporated into the Project area resulting in a total addition to the Planning Area of 2.3 acres (99,432 square feet).

The standards, regulations and guidelines contained in this document provide a framework for design that considers project-wide issues as well as site specific issues. At a site specific level, individual uses will be required to comply with relevant design guidelines presented within this Specific Plan document. While each element of this proposed Amendment to the R.H. Wagner Properties Specific Plan should relate to the urban context established by existing and proposed development in the project vicinity (e.g. The Ontario Center Specific Plan), this document is not intended to limit innovative design, but rather provide direction, design criteria and design concepts to be employed within the Specific Plan area. Individual Planning Areas within the Specific Plan shall be internally compatible and consistent with established design standards applicable to the larger context encompassing the Project. However, differences in product type, desired sales market, use, tenant preferences and other factors may necessitate the need for separate identity of each individual area of the Specific Plan. Summarized, the goals of this Specific Plan Amendment are as follows:

- To provide the City of Ontario with the necessary assurances that the project attains the desired level of quality and a coherent, compatible community design;

- To serve as design criteria for use by planners, architects, landscape architects, engineers, builders, and future property owners;
- To provide guidance to City Staff and the City Planning Commission and the City Council when reviewing future development projects within the project area; and
- To provide a viable framework of design concepts and development standards without limiting the creativity of property owners, developers, architects and designers.

The format of this working draft of the proposed Amendment to the R. H. Wagner Properties Specific Plan builds upon the R. H. Wagner Properties Specific Plan document approved and accepted by the City on August 31, 1992 (City of Ontario File No. 4559-SPA).

To facilitate ease of review and comparison between this proposed Amendment and the previously approved R. H. Wagner Properties Specific Plan, revisions to the approved Specific Plan proposed by this Amendment are indicated in an *italicized bold* and ~~strikeout~~ format.