

# CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

February 23, 2021

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

6:30 PM

---

## SPECIAL AND URGENT NOTICE ELIMINATING IN-PERSON PUBLIC PARTICIPATION AT CITY OF ONTARIO PLANNING COMMISSION MEETINGS

In accordance with the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20) and the Governor's Stay at Home Order (Executive Order N-33-20), the Ontario Planning Commission Meetings are being conducted via Zoom Conference and there will be no members of the public in attendance at the upcoming meeting of the City of Ontario Planning / Historic Preservation Commission. In place of in-person attendance, members of the public can observe and offer comment at this meeting remotely in the following ways:

**WELCOME to a meeting of the Ontario  
Planning/Historic Preservation Commission.**

### TO VIEW THE MEETING:

- VISIT THE CITY'S WEBSITE AT THE FOLLOWING ADDRESS:  
[www.ontarioca.gov/Agendas/PlanningCommission](http://www.ontarioca.gov/Agendas/PlanningCommission)
- THE LINK FOR THE ZOOM MEETING WILL BE LISTED AT THE WEBSITE ADDRESS ABOVE

### TO PROVIDE PUBLIC COMMENT:

1. **PROVIDE PUBLIC TESTIMONY DURING THE MEETING:** Submit your request to speak no later than 4:00 PM the day of the meeting by either (1) emailing your name, telephone number, agenda item you are commenting on, and your comment to [planningdirector@ontarioca.gov](mailto:planningdirector@ontarioca.gov) or (2) by completing the Comment Form on the City's website at: [www.ontarioca.gov/Agendas/PlanningCommission](http://www.ontarioca.gov/Agendas/PlanningCommission).

*Comments will be limited to 5 minutes. If a large number of individuals wish to speak on an item, the Planning Commission Chairman may limit the time for individuals wishing to speak to 3 minutes in order to provide an opportunity for more people to be heard. Speakers will be alerted when their time is up, and no further comments will be permitted.*

*In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*

2. **COMMENT BY E-MAIL:** Submit your comments by email no later than 4:00 PM on the day of the meeting by emailing your name, agenda item you are commenting on, and your comment to [planningdirector@ontarioca.gov](mailto:planningdirector@ontarioca.gov) . All comments received by the deadline will be forwarded to the Planning Commission for consideration before action is taken on the matter.
3. **COMMENT BY TELEPHONE:** Submit your comments by telephone no later than 4:00 PM on the day of the meeting by providing your name, agenda item you are commenting on, and your comment by calling (909) 395-2036. All comments received by the deadline will be provided to the Planning Commission for consideration before action is taken on the matter.
4. **COMMENT BY MAIL:** To submit your comments by mail, provide your name, agenda item you are commenting on, and your comment by mailing to Planning Department, Ontario City Hall, 303 East "B" Street, Ontario, CA 91764. Comments by mail must be actually received by the Planning Department no later than 4:00 PM on the day of the meeting. Postmarks are not accepted. All comments received by the deadline will be provided to the Planning Commission for consideration before action is taken on the matter.

**LOCATION WHERE DOCUMENTS MAY BE VIEWED:** All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.

### **ROLL CALL**

DeDiemar \_\_ Gage \_\_ Gregorek \_\_ Lampkin \_\_ Ricci \_\_ Willoughby \_\_

### **PLEDGE OF ALLEGIANCE TO THE FLAG**

### **ANNOUNCEMENTS**

- 1) Agenda Items
- 2) Commissioner Items

### **PUBLIC COMMENTS**

*Citizens wishing to address the Planning/Historic Preservation Commission on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.*

*Please note that while the Planning/Historic Preservation Commission values your comments, the*

*Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

**CONSENT CALENDAR ITEMS**

*All matters listed under CONSENT CALENDAR will be enacted by one summary motion in the order listed below. There will be no separate discussion on these items prior to the time the Commission votes on them, unless a member of the Commission or public requests a specific item be removed from the Consent Calendar for a separate vote. In that case, the balance of the items on the Consent Calendar will be voted on in summary motion and then those items removed for separate vote will be heard.*

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of January 26, 2021, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV20-019:** A Development Plan to construct 102 single-family dwellings on 19.7 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 – Single Family Residential and Park land use districts of the West Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP03-006, the West Haven Specific Plan, for which an Environmental Impact Report (SCH # 2004071095) was certified by the City Council on January 16, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-151-11) **submitted by KB Home Coastal, Inc.**

**PUBLIC HEARING ITEMS**

*For each of the items listed under PUBLIC HEARING ITEMS, the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Planning/Historic Preservation Commission may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.*

**PLANNING COMMISSION ITEMS**

**B. ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT**

**AMENDMENT REVIEW FOR FILE NO. PUD20-002:** An Amendment to the Downtown Civic Center Planned Unit Development, to allow for ground floor residential land use, at grade stand-alone parking structures, and increase height of building element projections from 60 feet to 65 feet, reconfigure vehicular access points, and modify parking stall and drive aisle width development standards. The environmental impacts of this project were previously reviewed in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, for which an Addendum to the

Ontario Downtown Civic Center Environmental Impact Report (SCH # 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 1048-551-10 through 13; 1048-552-13 through 19; 1048-553-01 through 17; 1048-547-04 through 94; and 1048-548-01 through 54). **City Initiated. City Council action required.**

**1. CEQA Determination**

No action necessary – use of a previous Addendum to an EIR

**2. File No. PUD20-002 (Planned Unit Development Amendment)**

Motion to recommend Approval/Denial

**MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation (Standing): Met on February 11, 2021.
- 2) New Business
- 3) Nominations for Special Recognition

**DIRECTOR'S REPORT**

- 1) Monthly Activity Report

*If you wish to appeal any decision of the Planning/Historic Preservation Commission, you must do so within ten (10) days of the Commission action. Please contact the Planning Department for information regarding the appeal process.*

*If you challenge any action of the Planning/Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning/Historic Preservation Commission at, or prior to, the public hearing.*



I, Gwen Berendsen, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **Friday, February 19, 2021**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



Gwen Berendsen, Secretary Pro Tempore



Rudy Zeledon, Planning Director  
Planning/Historic Preservation  
Commission Secretary

**CITY OF ONTARIO PLANNING COMMISSION/  
HISTORIC PRESERVATION**

**MINUTES**

**January 26, 2021**

<b>CONTENTS</b>	<b>PAGE</b>
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of December 22, 2020.....	2
PUBLIC HEARINGS	
B. File No. PMTT20-006 (PM 20267).....	3
PUBLIC COMMENTS.....	4
MATTERS FROM THE PLANNING COMMISSION.....	5
DIRECTOR’S REPORT.....	5
ADJOURNMENT .....	5

**CITY OF ONTARIO PLANNING COMMISSION/  
HISTORIC PRESERVATION**

**MINUTES**

**January 26, 2021**

**REGULAR MEETING:** City Hall, 303 East B Street  
**VIA ZOOM** Called to order by Chairman Willoughby at 6:42 PM

**COMMISSIONERS**

**Present via Teleconference:** Chairman Willoughby, Vice-Chairman DeDiemar, Gage, Gregorek, Lampkin, and Ricci

**Absent:** None

**OTHERS PRESENT:** Planning Director Zeledon, City Attorney Otto, Principal Planner Mercier, Principal Planner Ruddins, Senior Planner Mejia, Senior Planner Grahn, Assistant Planner Morales, Assistant City Engineer Lee, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner DeDiemar.

**ANNOUNCEMENTS**

Mr. Zeledon stated that there are no changes to the agenda.

**PUBLIC COMMENTS**

Public Comments were moved to the end of the agenda to allow time for the public to get on as we were having technical difficulties.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of December 22, 2020, approved as written.

*It was moved by Ricci, seconded by Gregorek, to approve the Planning Commission Minutes of December 22, 2020, as written. The motion was carried 5 to 0. Mr. Lampkin recused himself from the minutes, as he was not at the meeting.*

**PUBLIC HEARING ITEMS**

**B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT20-006 (PM 20267): A Tentative Parcel Map to subdivide 6.56 acres of land into two parcels located at 1250 West Phillips Street, within the AR-2 (Residential-Agricultural - 0 to 2.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1011-58-115) **submitted by Joseph Shealy.****

Assistant Planner Morales presented the staff report. He described the project location and the surrounding area and the subdivision request. He described the existing residence, current conditions and the proposed access for Parcel 2. He stated that staff is recommending the Planning Commission approve File No. PMTT20-006 (PM 20267), pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage wanted to know what fencing is proposed

Mr. Zeledon stated that when the development plan comes through we will evaluate it at that time, typically the development code would require it to be a masonry wall, but with a 36 foot drive isle we don't want to get that tunnel effect so we may have to work with some type of open view fencing for the first 20-25 feet, to soften the entrance as you come in and leave the line of site open.

Mr. Lampkin wanted to know if each parcel would have its own best management practices.

Mr. Zeledon stated yes it will, when this development plan comes through the grading plan will be required to provide that.

Mr. Willoughby wanted to know on parcel 2, what is the maximum amount of lots.

Mr. Zeledon stated the maximum would be about 4 lots because in this AR zoning the minimum requirement is 100 feet width, by depth of 70 feet, so it would get about 4 large acre lots.

**PUBLIC TESTIMONY**

Mr. Joseph Shealy was present via teleconference and stated that there wasn't much to add to the report given, and that there will be separate access to the rear that would be 36 feet wide with landscaping on both sides, with a minimum 6 foot public access and that as far as development there is nothing concrete yet.

Mr. Willoughby wanted to know if this would be lots sold off or a complete package build.

Mr. Shealy stated the original talks were multiple lots with ADUs in the back, but this will be decided once the rear parcel is sold.

Mr. Carlos Vasquez, a resident of the area, wanted to know if there would be a stop sign at the



driveway for those coming out of the property, before they enter Phillips.

Mr. Willoughby stated this would be deferred to engineering as to what would be required at the drive exit.

Mr. Zeledon stated that when the development comes in, we will look at that and the walls which are only 3 feet for the first 20 feet. He stated typically we don't put stop signs at the end of drive isles, but we would make sure there is a line of sight, so they can yield to east and west pedestrians and traffic.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

There was no Planning Commissioner deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by DeDiemar, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT20-006, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

### **PUBLIC COMMENTS**

Mr. Marcus Coleman wanted to comment regarding upcoming plans for the Granada Ontario Theater and the theater's Centennial celebration 2028. Mr. Coleman explained that they have plans for an exterior theater and marquee sign face lift for the Centennial celebration and want to have the theater be the most excellent center piece for our Downtown night life in Ontario and he would appreciate the commissions love and support as this moves forward.

Ms. Chelsea Coleman was present via Teleconference but didn't have any comments.

### **MATTERS FROM THE PLANNING COMMISSION**

#### **Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee did not meet.

**Development Code Review (Ad-hoc):** This subcommittee did not meet.

#### **New Business**

### **NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

Mr. Willoughby commented on the article in Sunday's newspaper regarding Ontario Ranch and

how well its doing, that it is ranked #5 in the Nation and it bumped Irvine out of the #1 slot in the State, as a planned community and that this was another tribute to our city and the Planning department and commission and Ontario Ranch and how well it is doing to help Ontario in becoming a desired destination.

Mr. Zeledon stated he wanted to welcome D'Andre Lampkin as the newest commissioner.

Mr. Lampkin stated that it's an honor and privilege to have an opportunity to work with members of the city he hasn't worked with before, and from previous interactions he gets a sense that each of them deeply cares about the progress of our city and has a desire to implement a plan that will not only help us surpass Irvine, but other cities throughout the region.

Mr. Willoughby stated that all the commissioners value our city and the quality of the product being built within the city and he is looking forward to getting acquainted and working with Mr. Lampkin and knows he will help in making Ontario better than it already is.

### **DIRECTOR'S REPORT**

Mr. Zeledon stated the Monthly Activity Reports are delayed and will be emailed to the commissioners.

### **ADJOURNMENT**

Mr. Lampkin stated he would like to adjourn the meeting in honor and memory of Tommy Lasorda, who was a strong advocate for region regaining control of the Ontario International airport and he has many fans within the community and he returned the dividends by being a fan of Ontario and a community supporter.

Ricci motioned to adjourn, seconded by Gregorek. The meeting was adjourned at 7:22 PM, to the next Planning Commission meeting on February 23, 2021.

---

Secretary Pro Tempore

---

Chairman, Planning Commission

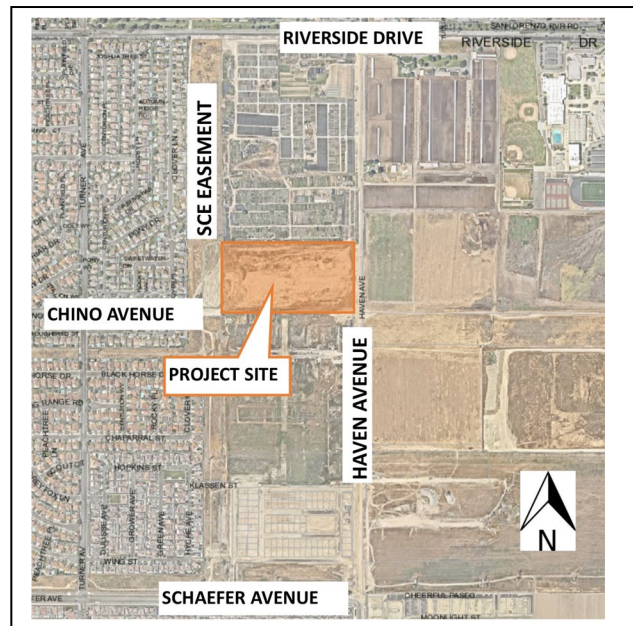
**FILE NO.:** PDEV20-019

**SUBJECT:** A Development Plan to construct 102 single-family dwellings on 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 - Single Family Residential and Park land use districts of the West Haven Specific Plan (APN: 0218-151-11); **submitted by KB Home Coastal, Inc.**


**PROPERTY OWNER:** KB Home Coastal, Inc.

**RECOMMENDED ACTION:** That the Planning Commission consider and approve File No. PDEV20-019, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA-4 (3,825 SF lots) land use district of the West Haven Specific Plan, and is depicted in Figure 1: Project Location, below. The property to the north of the Project site is within the PA-3 (4,950 SF lots) land use district of the West Haven Specific Plan and is developed with agricultural land uses. The property to the east is within the PA-1D (0-5 du/ac) land use district of the Rich Haven Specific Plan and is vacant. The property to the south is within the SCE Easement area of the West Haven Specific Plan and is vacant. The property to the west is within the Utility Corridor (UC) zoning district and is vacant. The existing surrounding land uses, zoning, and general plan and specific plan land use designations are summarized in the "Surrounding Zoning & Land Uses" table located in the Technical Appendix of this report.



**Figure 1: Project Location**

Case Planner:	Alexis Vaughn
Planning Director Approval:	
Submittal Date:	August 20, 2020

Hearing Body	Date	Decision	Action
DAB	02/17/21	Approve	Recommend
PC	02/23/21		Final
CC			

## PROJECT ANALYSIS:

(1) Background — The West Haven Specific Plan (File No. PSP03-006) was approved, and the related Environmental Impact Report ("EIR"; State Clearinghouse No. 2004071095) was certified by the City Council on July 17, 2007. The West Haven Specific Plan established the land use designations, development standards, and design guidelines on 202 gross acres of land, which included the potential development of 753 dwelling units, an approximate 12-acre commercial center, an approximate 10-acre school, and approximately 15 acres of paseos and parks throughout the Specific Plan area.

In 2010, The Ontario Plan ("TOP") was adopted, which set forth the land use pattern for the City, to achieve its Vision. With the adoption of TOP, a Low-Density Residential land use designation was assigned to the Project site.

On December 18, 2006, the Planning Commission approved Tentative Tract Map 18026, for 106 residential lots, to accommodate conventional single-family detached homes, with a minimum lot size of 3,825 square feet. In 2010, as part of their Tehachapi Renewable Transmission Project, Southern California Edison (SCE) acquired 106-foot wide easement from Schaefer Avenue north to Chino Avenue along the east boundary of the SCE utility corridor. The 106-foot wide easement did not directly impact the approved Tentative Tract Map; however, it did necessitate the modification to the circulation along the western boundary of the Tentative Tract Map. On January 27, 2015, the Planning Commission approved a modification to Tract Map 10826 (File No. PMTT11-003), which included internal street circulation changes and a reduction in residential lots to 102.

On August 20, 2020, the Applicant, KB Home Coastal, Inc, submitted a Development Plan application to facilitate the construction of 102 single-family dwellings.

(2) Site Design/Building Layout — The Applicant is proposing to construct 102 single-family dwellings on a 19.73-acre lot (see Exhibit B—Site Plan) that was previously subdivided through Tract Map No. 18026, File No. PMTT11-003. As stated in the project background, the Tract Map was originally approved by the Planning Commission on December 18, 2006. On January 27, 2015, the Planning Commission approved a modification (File No. PMTT11-003) to accommodate the adjacent 106-foot wide Southern California Edison (SCE) easement and that resulted in a revision to the site circulation layout of the Tract Map.

The Tract Map established conventional single-family parcels surrounding a centralized park and multiple paseos providing pedestrian access throughout the site. The lots have a minimum width of 45 feet and a depth of 85 feet for interior lots, and a width of 50 feet and depth of 85 feet for corner lots. The lots range in size from 4,243 square feet to 8,845 square feet with an average lot size of 4,741 square feet.

(3) Site Access/Circulation — The Project site will have one primary access point along both Chino and Haven Avenues. The Project will facilitate the construction of all interior tract streets within Planning Area 4, which include local street access from Haven Avenue and Chino Avenue. Pedestrian connectivity will be provided by sidewalks, paseos and a multi-purpose trail along the frontage of Haven Avenue and Chino Avenue. The project is required to complete the remaining street improvements along the project's Haven Avenue and Chino Avenue frontages that will include the neighborhood edges and multi-purpose trails along the frontage of both Avenues.

(4) Parking — The West Haven Specific Plan and Ontario Development Code require a two-car, enclosed garage for residential units. The Project has provided a two-car garage for each unit, in addition to two-car driveway and 64 on-street parking spaces. As demonstrated in Table 1, below, the project is required to provide a total of 204 parking spaces that are within an enclosed garage. The project proposes a total of 472 parking spaces (garage, driveway and on-street parking), resulting in 4.6 spaces per unit.

**Table 1: Summary of Parking Analysis**

<b>Product</b>	<b>Number of Units</b>	<b>Required 2-Car Garage Spaces</b>	<b>Garage Spaces Provided</b>	<b>2-Car Driveway Spaces</b>	<b>On-Street Parking</b>	<b>Total Provided</b>	<b>+/- Parking</b>
SF Conventional	102	204	204	204	64	472	+268
						4.6 spaces per unit	

(5) Architecture and Floor Plans — The architectural styles proposed consist of Spanish, Spanish Colonial, West Coast Traditional, and French Country. See Exhibit D—Architectural Elevations and Floor Plans Package for the architectural elevations and floor plans. Architectural elements incorporated into the Project consist of:

- A combination of roof pitches and styles, including hipped, gabled, and shed roofs;
- Stucco walls with popped-out panels;
- Wood siding, stone veneer, and tilework;
- Front porches;
- Decorative bracing and corbels; and
- Enhancement for side and rear elevations where visible from public rights-of-way.

The Project proposes five distinct floor plans, including three single-story plans and two two-story plans (See Exhibit D—Architectural Elevations and Floor Plans Package). All floor plans include a two-car garage, kitchen, laundry room, and great room. Square footages and key features are described in Table 2: Floor Plan Summary, below.

**Table 2: Floor Plan Summary**

<b>Plan Number</b>	<b>Building Area</b>	<b>Key Features</b>
1	1,583 SF	<ul style="list-style-type: none"> <li>Single-Story Three bedrooms, two bathrooms</li> </ul>
2	1,768 SF	<ul style="list-style-type: none"> <li>Single-Story Three bedrooms, two bathrooms, one den/optional fourth bedroom</li> </ul>
3	1,927 SF	<ul style="list-style-type: none"> <li>Single-Story Three bedrooms, two bathrooms, one den/optional fourth bedroom</li> </ul>
4	2,227 SF	<ul style="list-style-type: none"> <li>Two-Story Three bedrooms, three bathrooms, one loft/optional fourth bedroom, one den/optional fifth bedroom</li> </ul>
5	2,532 SF	<ul style="list-style-type: none"> <li>Two-Story Five bedrooms, three bathrooms, one loft/optional sixth bedroom</li> </ul>

(6) Landscaping and Park — The West Haven Specific Plan and Ontario Development Code require that all areas not used for buildings or hardscape shall be fully landscaped. The Project provides landscaped front yards, park, paseos, landscape buffers, and parkways, which utilize an assortment of decorative and shade trees, shrubs, groundcovers, turf, and other plantings. Plantings include, but are not limited to, Golden Rain Tree, Chinese Pistache, Yew Pine, Holly Oak, Drake’s Chinese Elm, Desert Willow, California Sycamore, and other trees, in an assortment of box sizes from 24” to 48”, along with shrubs such as Yarrow, Yucca, Aloe, Lantana, Hawthorne, Sage, Bottlebrush, and more.

All interior streets will feature a 12-foot parkway with curb adjacent 7-foot wide landscape area and 5-foot sidewalk. The northside of Chino Avenue will be improved with a 30-foot neighborhood, that includes a 7-foot landscape parkway, 5-foot sidewalk, 8-foot wide decomposed granite (DG) and a 10-foot landscaped buffer. The western frontage of Haven Avenue will be improved with a 40-foot wide neighborhood edge that will include a 7-foot wide landscape parkway, 5-foot wide sidewalk, 8-foot wide multipurpose DG trial and 14-foot wide landscape buffer.

The project features a 0.43-acre park that is centrally located within the community and accessed by local streets and paseos (see Exhibit C—Landscape Plan). The park will include an open play field (7,204 SF), a tot lot, overhead trellises with barbeques and picnic tables, and park benches.

TOP Policy Plan (Policy PR1-6) requires new developments to provide a minimum of 2 acres of private park per 1,000 residents. The proposed project is required to provide a

0.77-acre park to meet the minimum Policy Plan private park requirement. The related Tract Map 18026 was approved with a 0.43-acre neighborhood park. To satisfy the remaining park requirement of 0.34 acres for the project site, the applicant (Stratham West Haven Inc.) agreed to construct a larger 1.09-acre park within Tract Map 18027 (Pulte Homes) located south of the proposed project within Planning Area 8 of the Specific Plan. The combined park requirement for both Tract Map 18026 and Tract Map 18027 is 1.49 acres and both tracts combined are providing 1.51 acres of park land. The park requirement for both tracts was included in the related Development Agreement (File No. PDA14-004).

In addition to the 0.43-acre park, the project will be required to construct a 30-foot wide SCE multipurpose trail along the western boundary of the project site. The 30-foot wide paseo is part of the overall paseo system (SCE Multipurpose Trail) of the Specific Plan, which extends south from Riverside Drive, along the SCE utility corridor, to Schaefer Avenue.

(7) Signage — The Project will be required to provide monument signage, as outlined in the West Haven Specific Plan. All site signage will be reviewed and approved through the Sign Permit application process.

(8) Utilities (drainage, sewer) — All major backbone improvements are currently under construction and were previously approved with the related Tract Map (File No. PMTT11-003, TM 18026). The Applicant has also obtained an encroachment permit and has started work within the public rights-of-way. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes the Project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration, biotreatment, and evapotranspiration.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

- (1) City Council Goals.
- Operate in a Businesslike Manner
  - Focus Resources in Ontario's Commercial and Residential Neighborhoods
  - Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
  - Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

(2) Vision.

**Distinctive Development:**

- Commercial and Residential Development
  - Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
  - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

(4) Policy Plan (General Plan)

**Land Use Element:**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
  - LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.
  - LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

- Goal LU2: Compatibility between a wide range of uses.

**Housing Element:**

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.



➤ H2-4 New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

➤ H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.

Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

**Community Economics Element:**

▪ Goal CE1: A complete community that provides for all incomes and stages of life.

➤ CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

▪ Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

➤ CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

➤ CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

➤ CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➤ CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

**Safety Element:**

▪ Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

➤ S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

**Community Design Element:**

▪ Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

➤ CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

▪ Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➤ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion; and
- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➤ CD2-2 Neighborhood Design. We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;
- Variable setbacks and parcel sizes to accommodate a diversity of housing types;
- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate; and
- Landscaped parkways, with sidewalks separated from the curb.

➤ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and

buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➤ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➤ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➤ CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

➤ CD2-12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

➤ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

▪ Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

➤ CD3-1 Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

➤ CD3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.

➤ CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

- CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.
- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.
  - Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.
- CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of TOP. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (102) and density (4-7 du/ac) specified in the Available Land Inventory.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were previously reviewed in conjunction with the West Haven Specific Plan, File No. PSP03-006, for which an EIR (State Clearinghouse No. 2004071095) was previously adopted by the City Council on July 17, 2007. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference.

**CONDITIONS OF APPROVAL:** See attached department reports.

**TECHNICAL APPENDIX:**

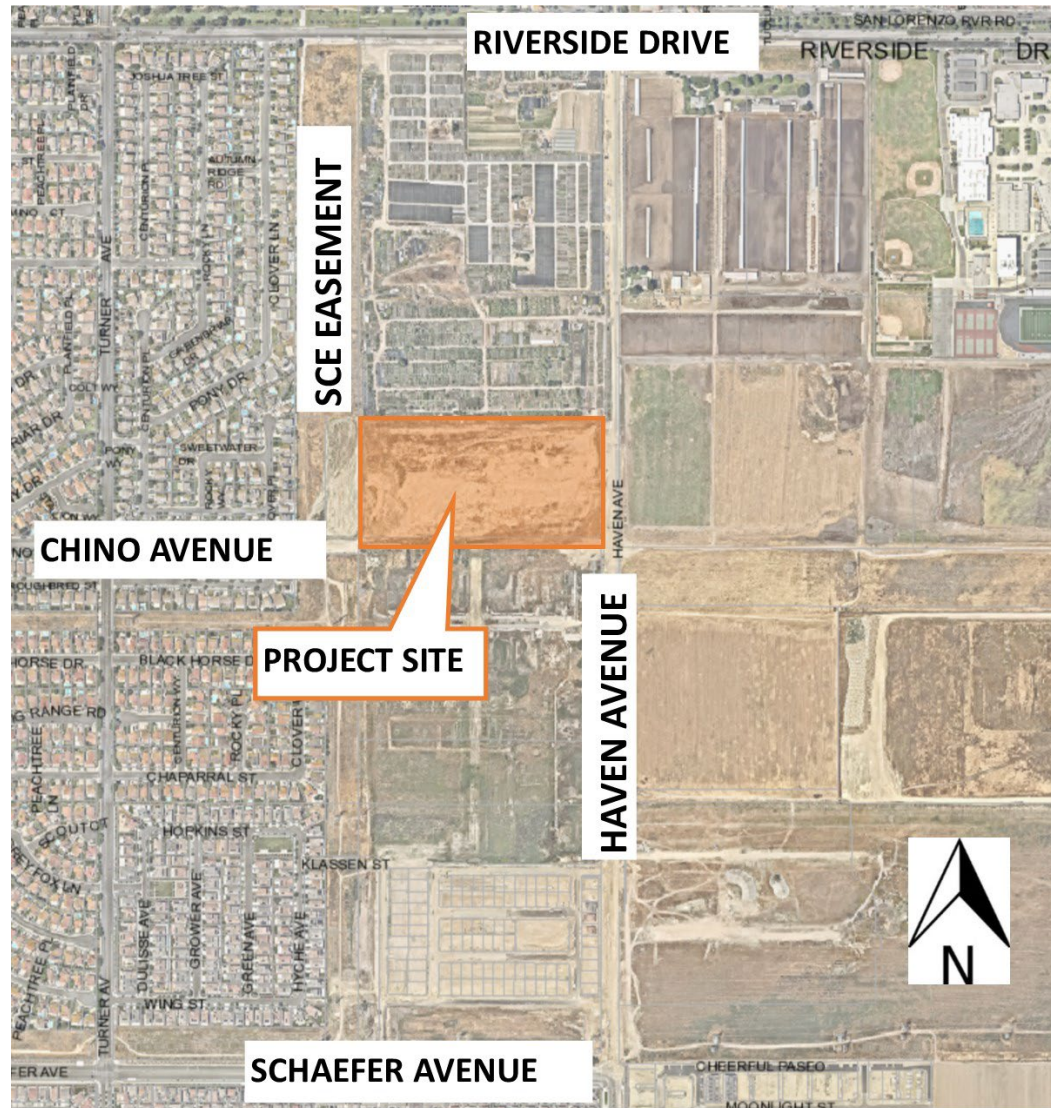
**Surrounding Zoning and Land Use:**

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>	<b>Specific Plan Land Use</b>
<i>Site</i>	Vacant	Low-Density Residential	West Haven SP	PA-4 (3,825 SF Lots)
<i>North</i>	Agricultural	Low-Density Residential	West Haven SP	PA-3 (4,950 SF Lots)
<i>South</i>	Vacant	Open Space – Non Recreation (OS-NR)	West Haven SP	SCE Easement
<i>East</i>	Vacant	Low-Density Residential	Rich Haven SP	PA-1D (0-5 DU/AC)
<i>West</i>	Vacant	Open Space – Non Recreation (OS-NR)	Utility Corridor (UC)	N/A

**General Site & Building Statistics**

<b>Item</b>	<b>Required Min./Max.</b>	<b>Provided (Ranges)</b>	<b>Meets Y/N</b>
<i>Maximum coverage (in %):</i>	60% max	23-57%	Y
<i>Minimum lot size (in SF):</i>	3,825 SF min	4,243- 8,847 SF	Y
<i>Front yard setback (in FT):</i>	10'	10'-17'	Y
<i>Side yard setback (in FT):</i>	5' interior, 10' corner	5'-6'	Y
<i>Rear yard setback (in FT):</i>	10'	10'-38'	Y
<i>Maximum height (in FT):</i>	35' max	16'-27'	Y
<i>Parking – resident:</i>	204 min	408	Y
<i>Parking – guest:</i>	0	64	Y

Exhibit A—PROJECT LOCATION MAP



**Exhibit B—SITE PLAN**



**LEGEND**

	EXISTING EDGE OF PAVEMENT		CURB AND GUTTER
	EXISTING RIGHT-OF-WAY		PROPOSED RETAINING WALL
	STREET CENTERLINE		ENHANCEMENTS REQUIRED

- MINIMUM BUILDING SETBACKS REQUIRED:
1. 10 FT (LAMBDA), 8 FT (PORCH) FOR FRONT YARD SETBACK
  2. 5 FT FOR SIDE YARD SETBACK
  3. 10 FT (GROUND FLOOR), 15 FT (2ND FLOOR) CORNER LOT/FOR EXTERIOR SIDE YARD SETBACK

DATE: 1/14/2021

1" = 40'

**Exhibit C—LANDSCAPE PLAN**



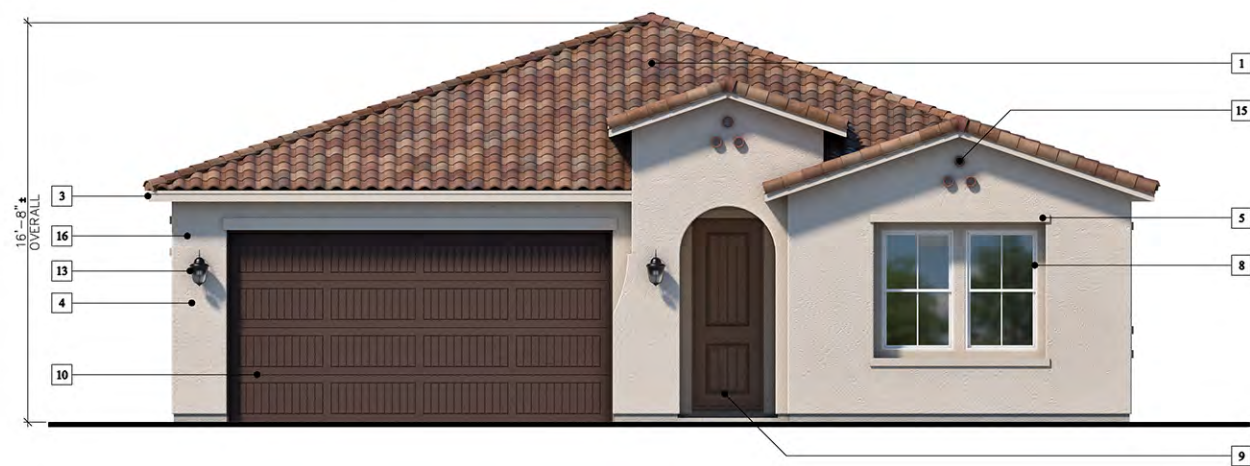


## **Exhibit D—Architectural Elevations and Floor Plans Package**

*(Architectural Elevations and Floor Plans Package follows this page)*

**ELEVATION LEGEND**

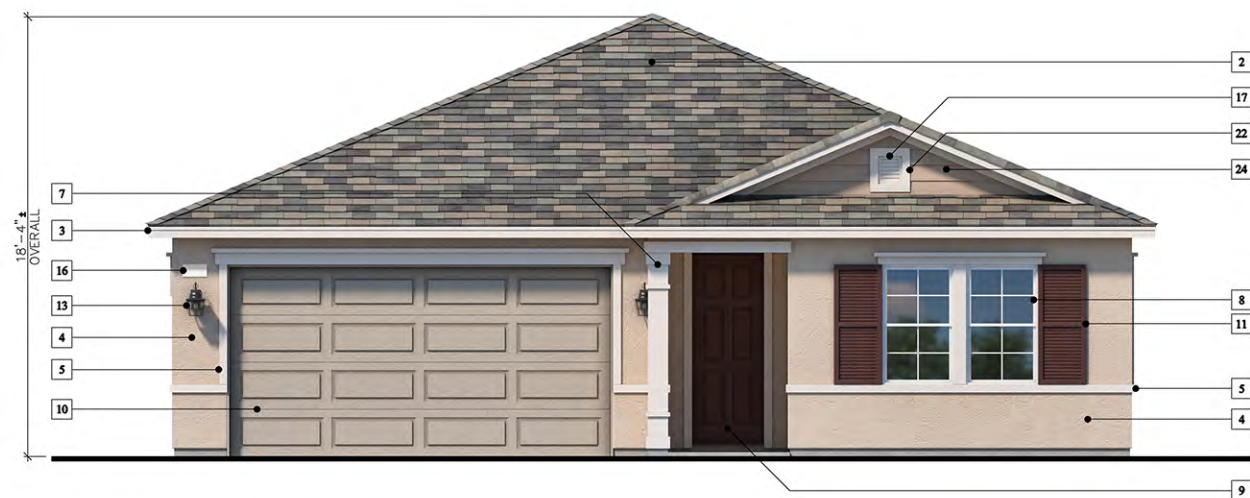
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 STONE VENEER
- 15 DECORATIVE CLAY PIPES
- 16 ADDRESS PLAQUE
- 17 DECORATIVE VENTS
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 PRE-FAB OUTLOOKER
- 21 WOOD POST
- 22 WOOD TRIM
- 23 VERTICAL SIDING
- 24 8" LAP SIDING, U.N.O.
- 25 DECORATIVE CERAMIC TILES
- 26 POLYURETHANE CORBELS
- 27 STONE TRIM



Elevation 'A' (Spanish)



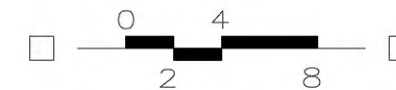
Elevation 'B' (Spanish Colonial)

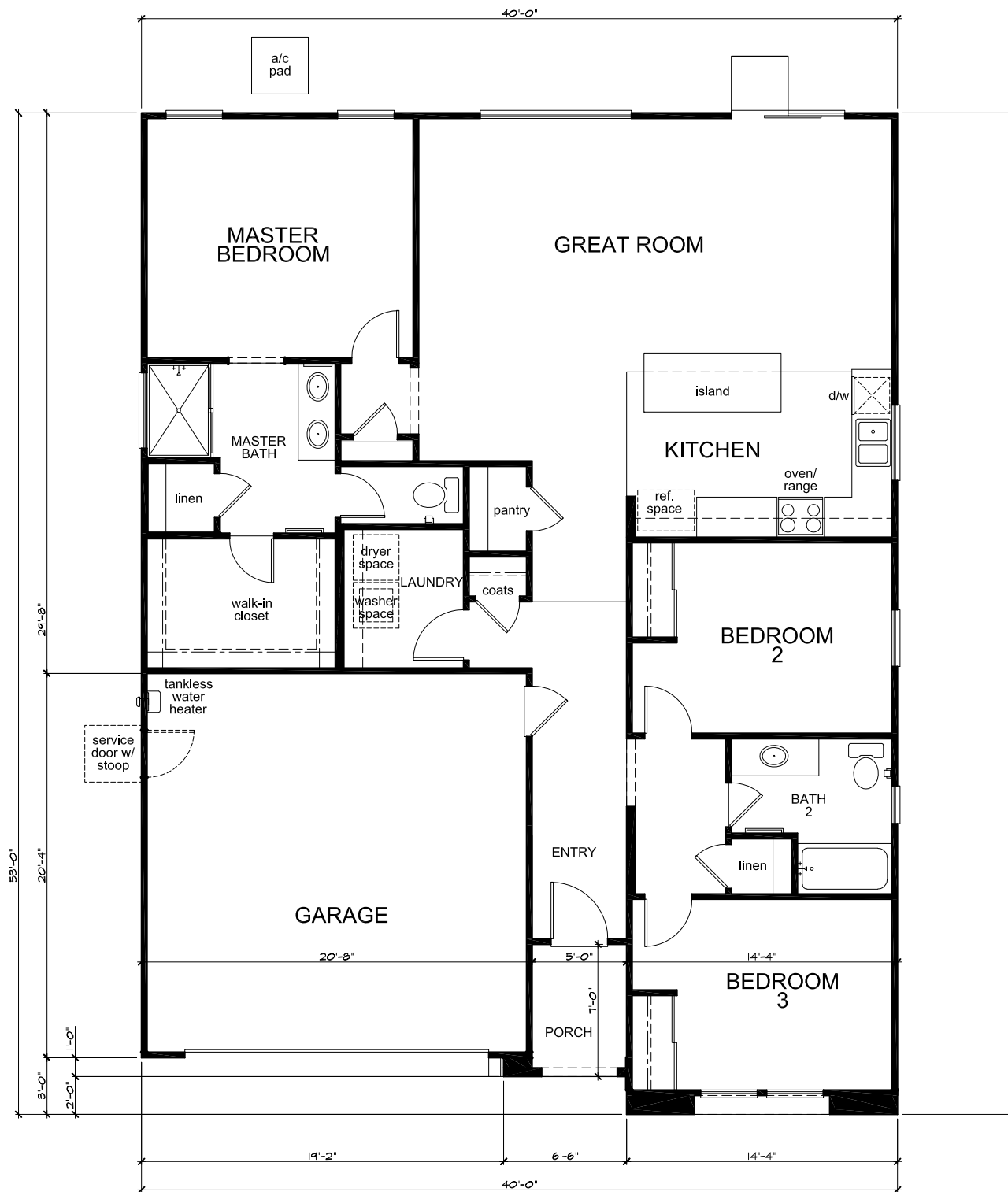


Elevation 'C' (West Coast Traditional)



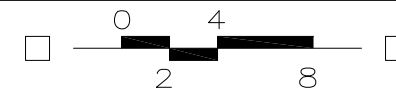
Elevation 'D' (French Country)





Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 140.1583			
FIRST FLOOR AREA	1583	SG. FT.	
TOTAL AREA	1583	SG. FT.	
GARAGE AREA	416	SG. FT.	
PORCH AREA	ELEVATION 'A'	35	SG. FT.
	ELEVATION 'B'	74	SG. FT.
	ELEVATION 'C'	42	SG. FT.
	ELEVATION 'D'	40	SG. FT.
OPTIONS:			
COVERED PATIO	240	SG. FT.	



PLAN 1



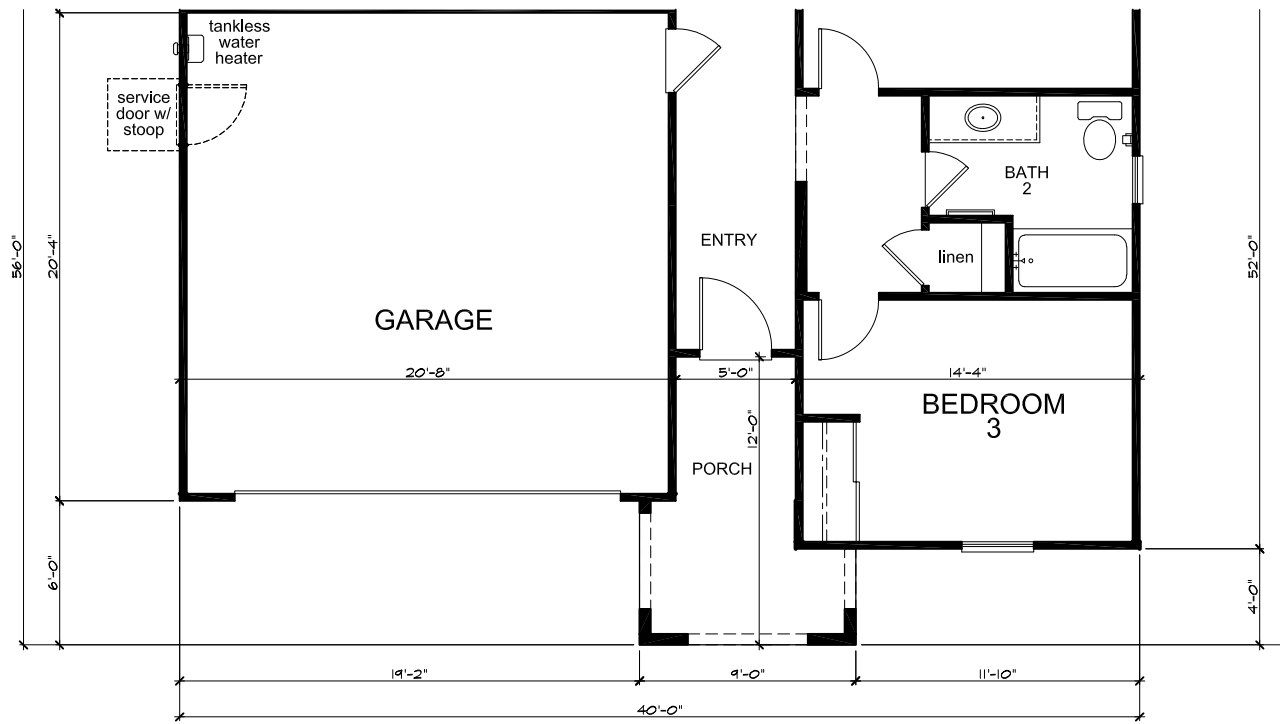
KB Home Southern California/Inland Empire  
 36310 Inland Valley Drive  
 Wildomar, CA 92595  
 (951) 691-5300  
 ONTARIO, CA

CONCORD  
 TENTATIVE TRACT NO. 18026

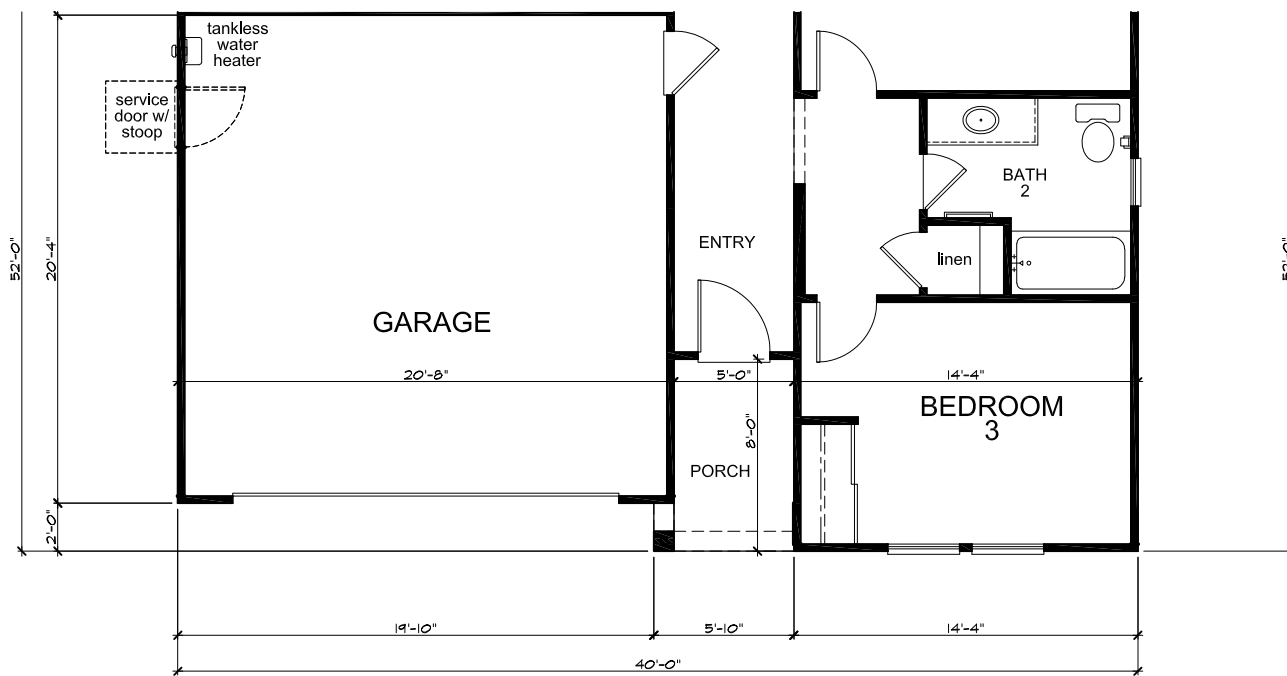
140.1583

JOB No. : 350875  
 STORY: November 13, 2020

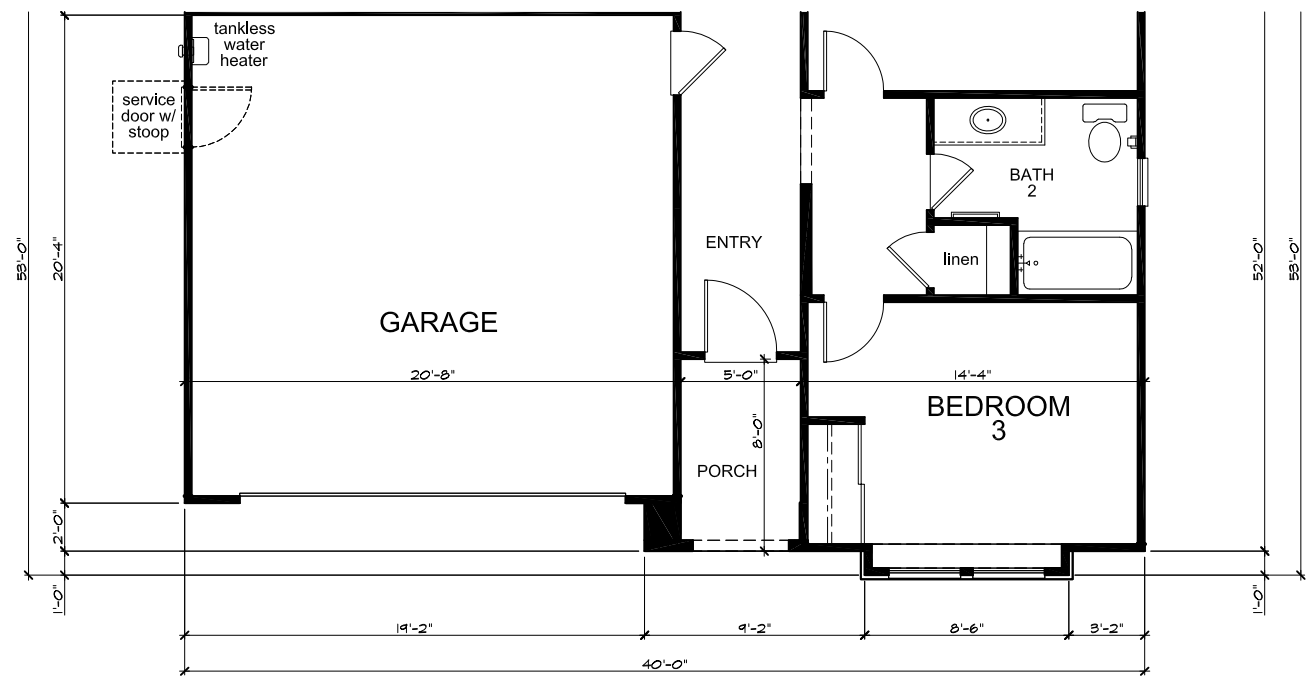
Item A-02 - 17 of 86



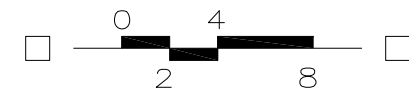
Partial Floor Plan 'B'

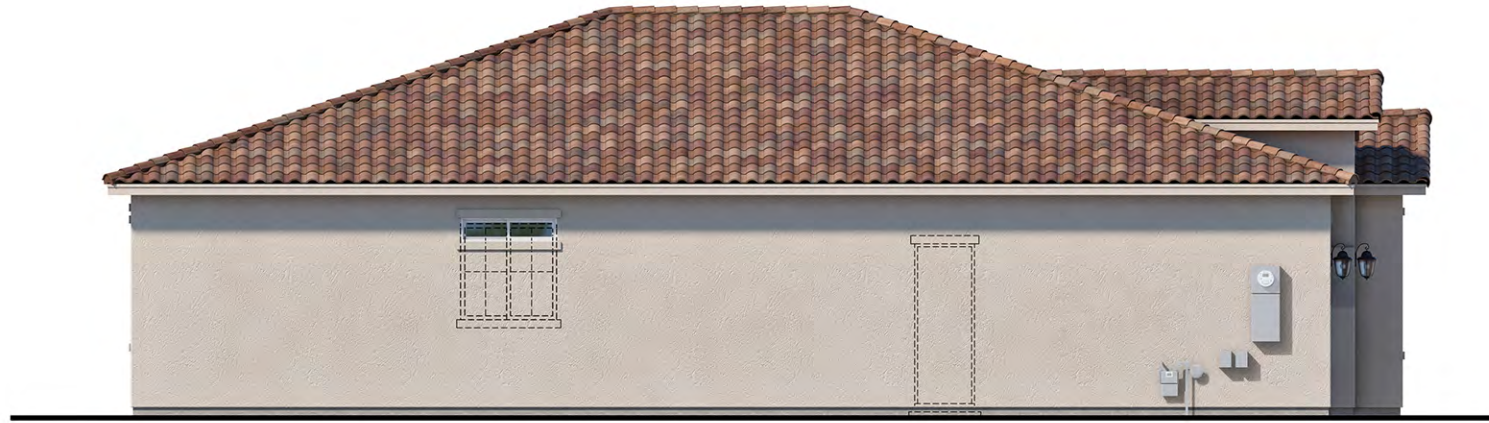


Partial Floor Plan 'C'



Partial Floor Plan 'D'





Left Elevation 'A' (Spanish)



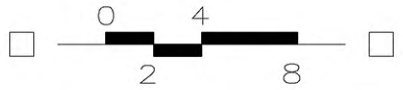
Front Elevation 'A' (Spanish)

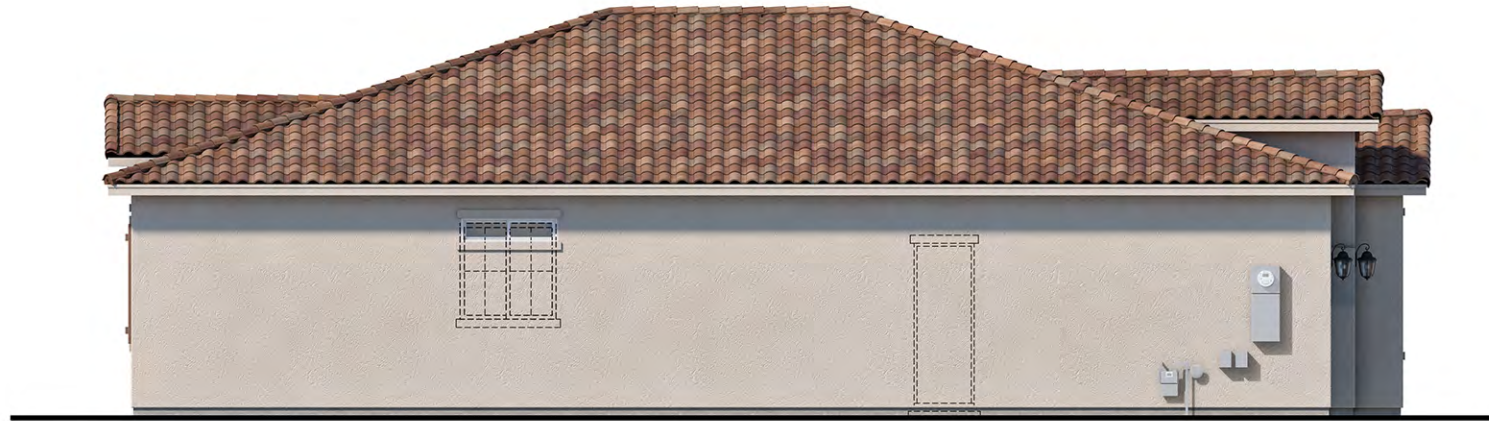


Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)





Left Elevation 'A' (Spanish) at Enhanced Rear



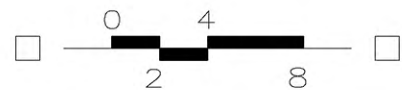
Front Elevation 'A' (Spanish) at Enhanced Right

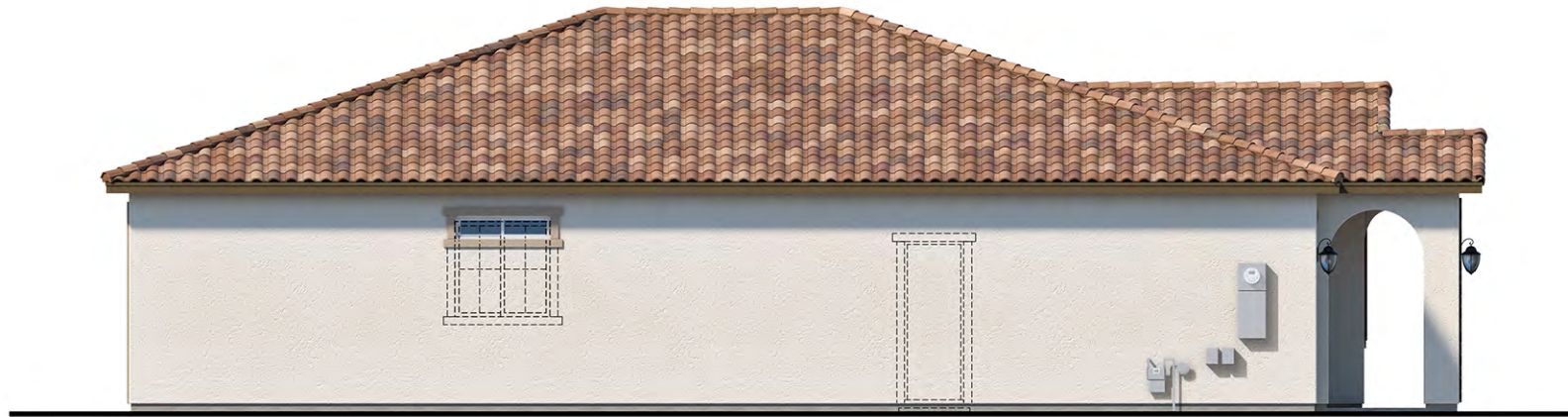


• Enhanced Right Elevation occurs at lots 1, 45  
 Enhanced Right Elevation 'A' (Spanish)



• Enhanced Rear Elevation occurs at lots 33, 45  
 Enhanced Rear Elevation 'A' (Spanish)





Left Elevation 'B' (Spanish Colonial)



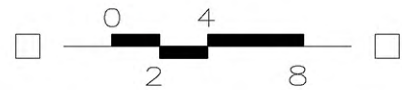
Front Elevation 'B' (Spanish Colonial)



Right Elevation 'B' (Spanish Colonial)



Rear Elevation 'B' (Spanish Colonial)





Left Elevation 'C' (West Coast Traditional)



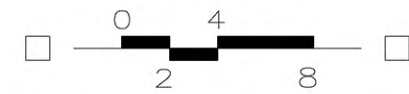
Front Elevation 'C' (West Coast Traditional)



Right Elevation 'C' (West Coast Traditional)



Rear Elevation 'C' (West Coast Traditional)







Left Elevation 'D' (French Country)



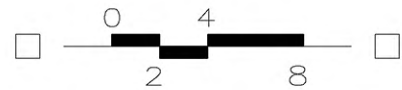
Front Elevation 'D' (French Country)



Right Elevation 'D' (French Country)



Rear Elevation 'D' (French Country)

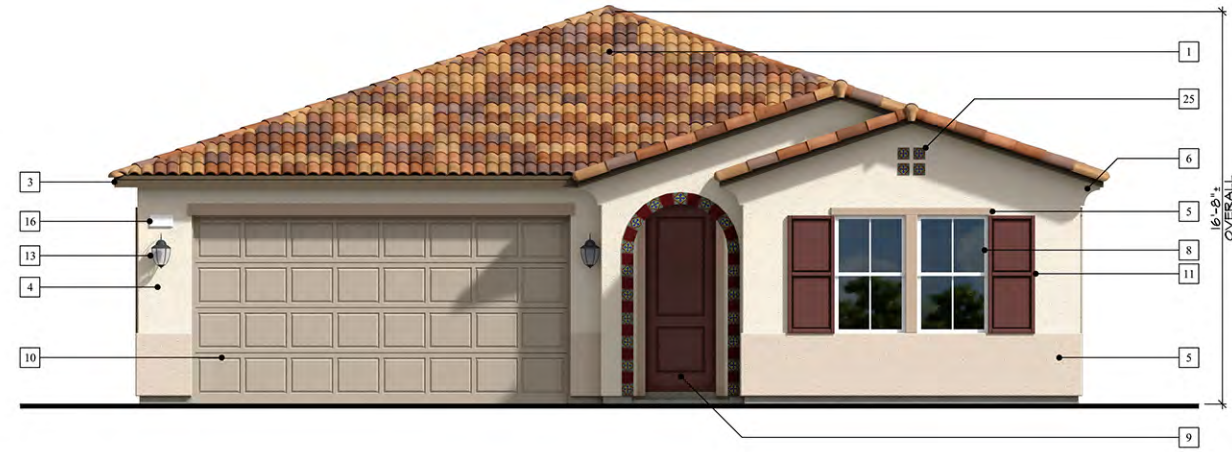


**ELEVATION LEGEND**

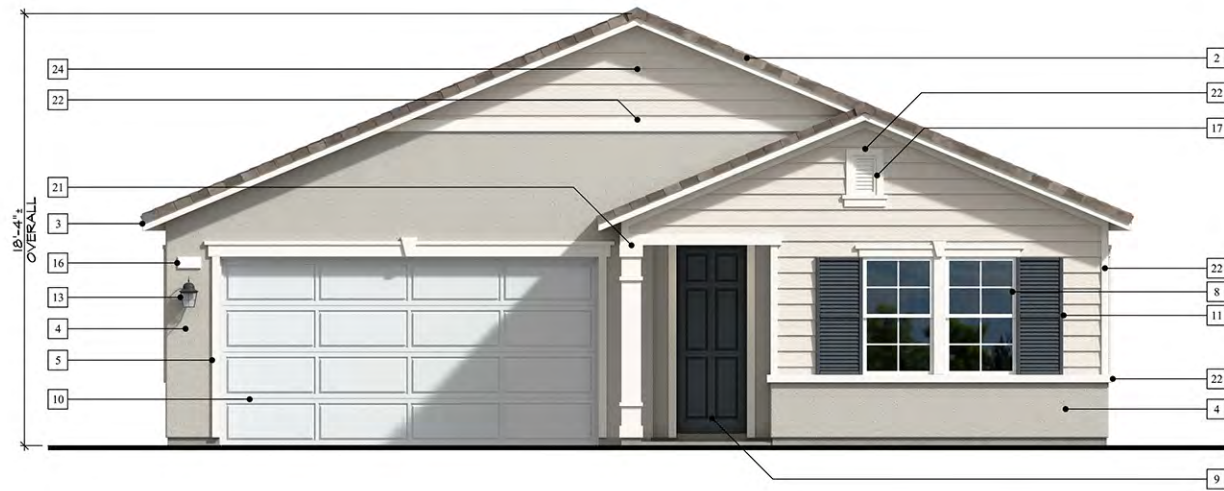
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 STONE VENEER
- 15 DECORATIVE CLAY PIPES
- 16 ADDRESS PLAQUE
- 17 DECORATIVE VENTS
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 PRE-FAB OUTLOOKER
- 21 WOOD POST
- 22 WOOD TRIM
- 23 VERTICAL SIDING
- 24 8" LAP SIDING, U.N.O.
- 25 DECORATIVE CERAMIC TILES
- 26 POLYURETHANE CORBELS
- 27 STONE TRIM



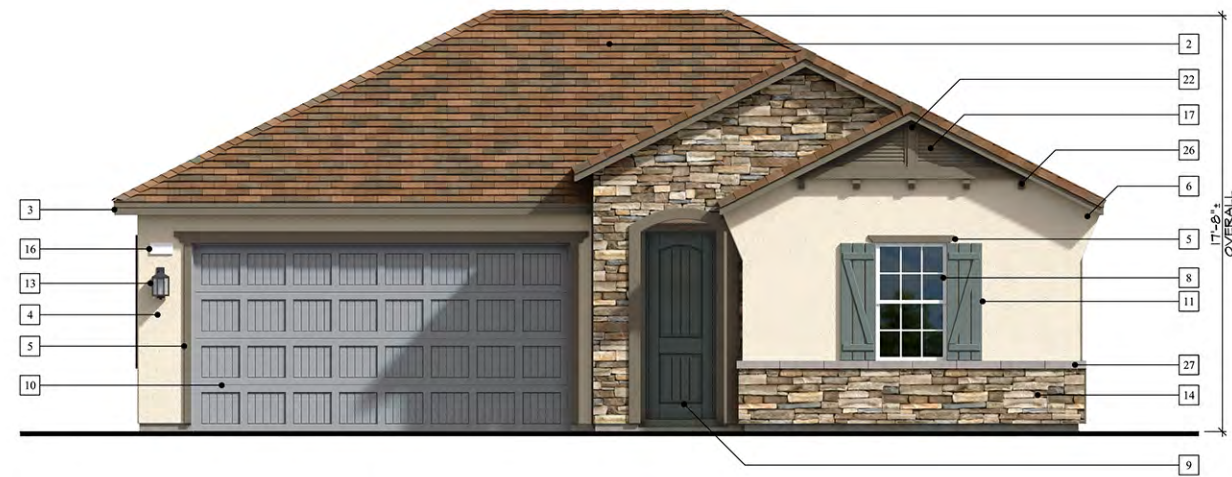
Elevation 'A' (Spanish)



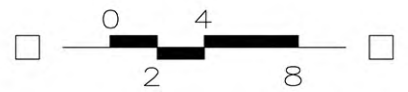
Elevation 'B' (Spanish Colonial)



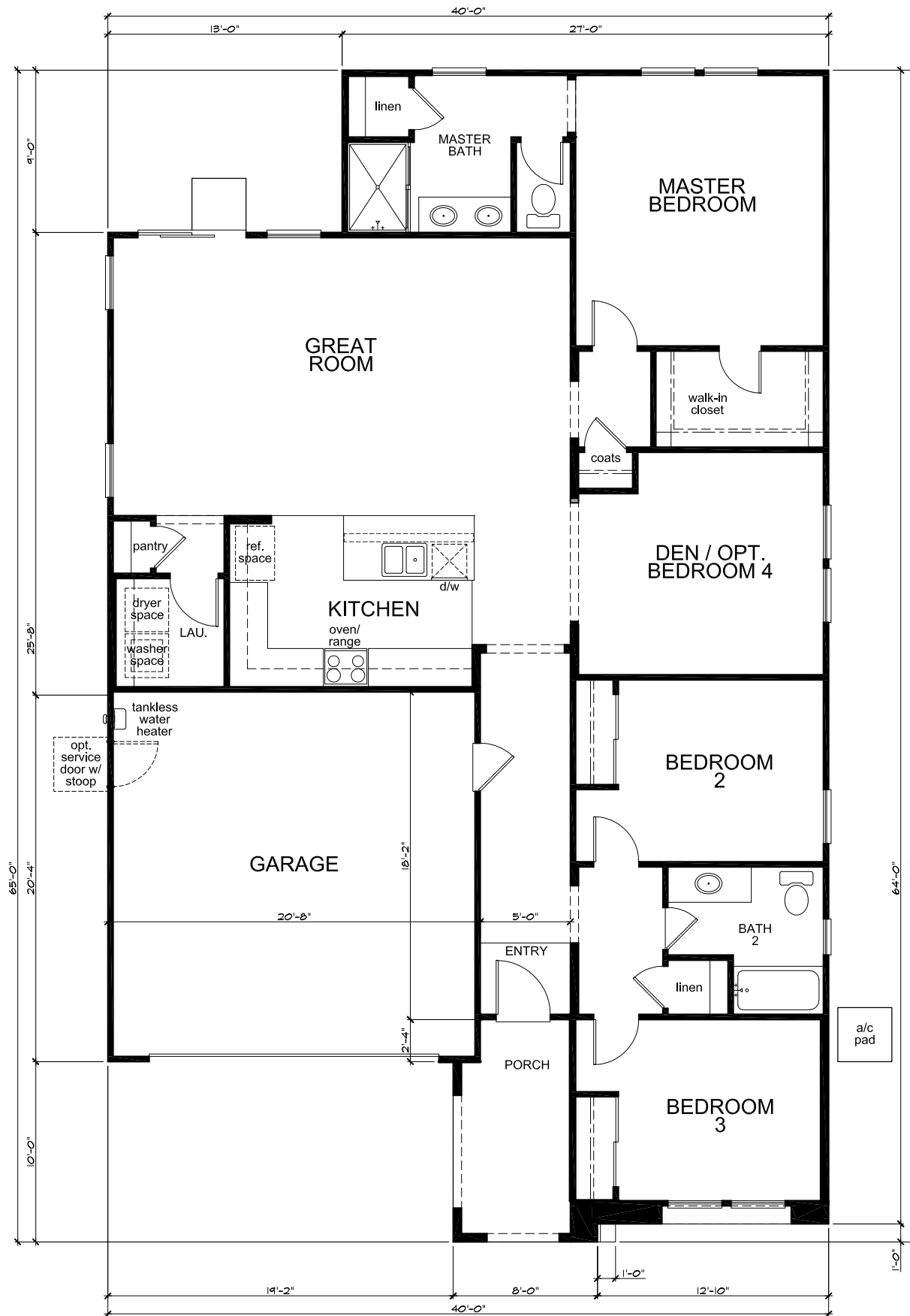
Elevation 'C' (West Coast Traditional)



Elevation 'D' (French Country)

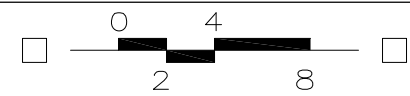


PLAN 2



Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 140.1768			
FLOOR AREA	1768	sq. ft.	
TOTAL AREA	1768	sq. ft.	
GARAGE AREA	418	sq. ft.	
PORCH AREA(S)			
	ELEVATION 'A'	77	sq. ft.
	ELEVATION 'B'	30	sq. ft.
	ELEVATION 'C'	62	sq. ft.
	ELEVATION 'D'	43	sq. ft.
OPTIONS:			
COVERED PATIO	ALL ELEVATIONS	117	sq. ft.
NOOK	ALL ELEVATIONS	117	sq. ft.



PLAN 2

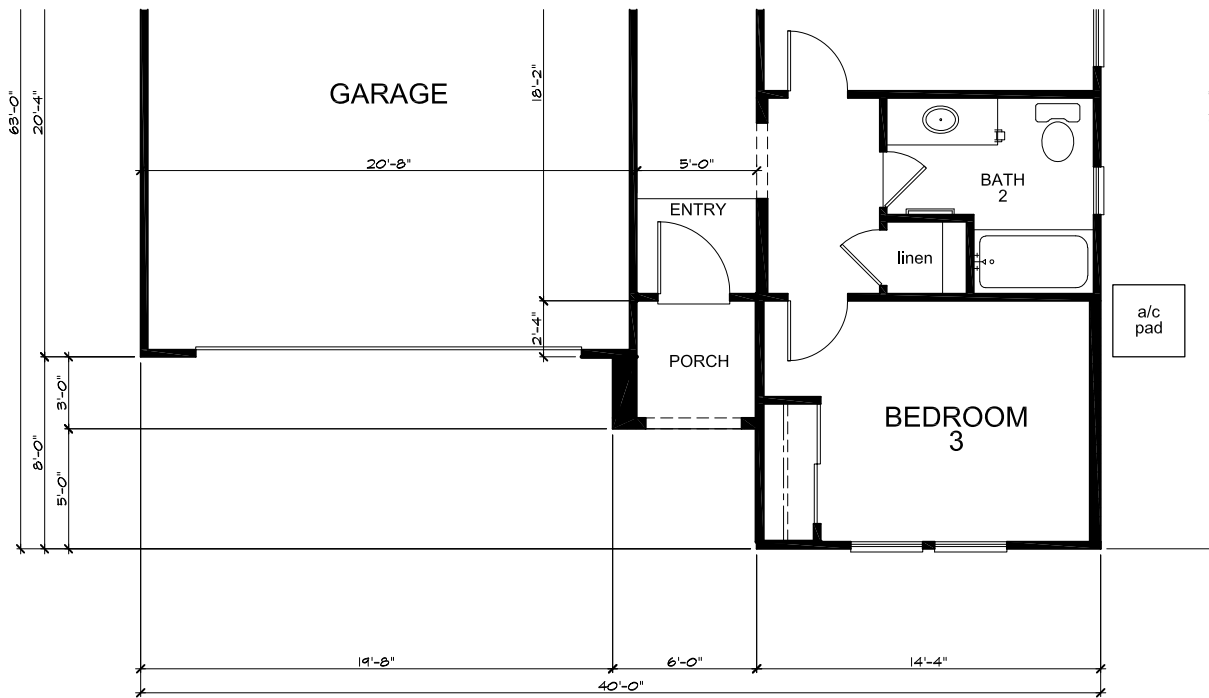


KB Home Southern California/Inland Empire  
 36310 Inland Valley Drive  
 Wildomar, CA 92595  
 (951) 691-5300  
 ONTARIO, CA

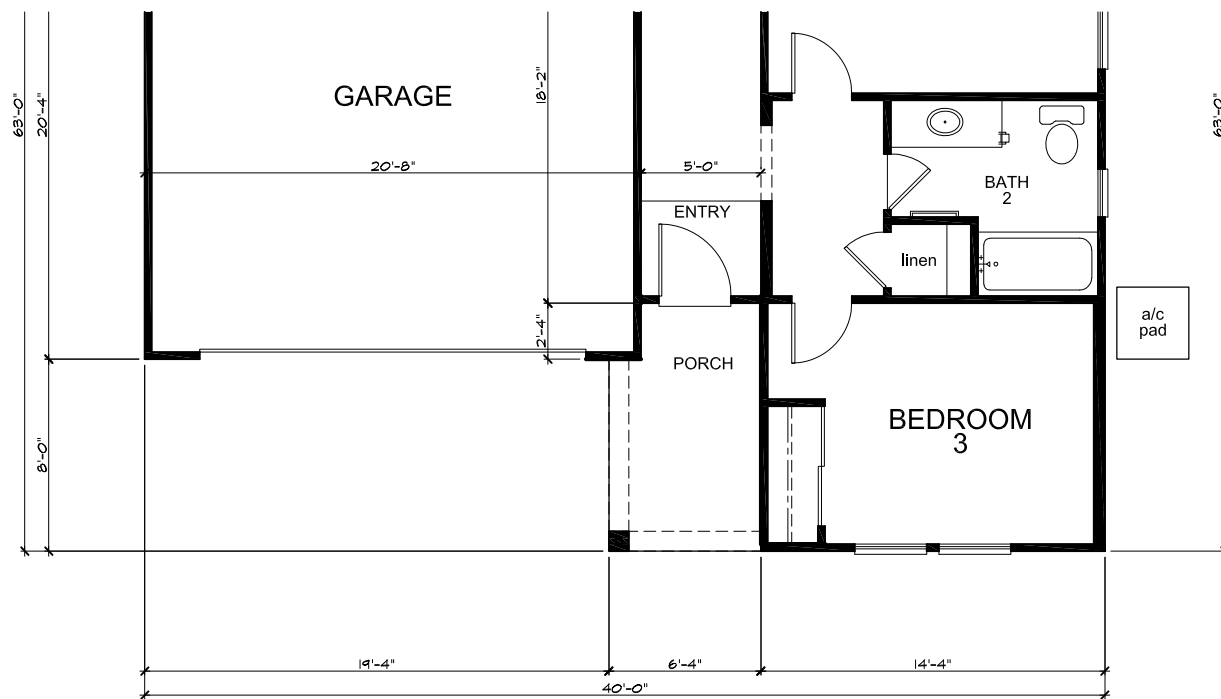
CONCORD  
 TENTATIVE TRACT NO. 18026

140.1768

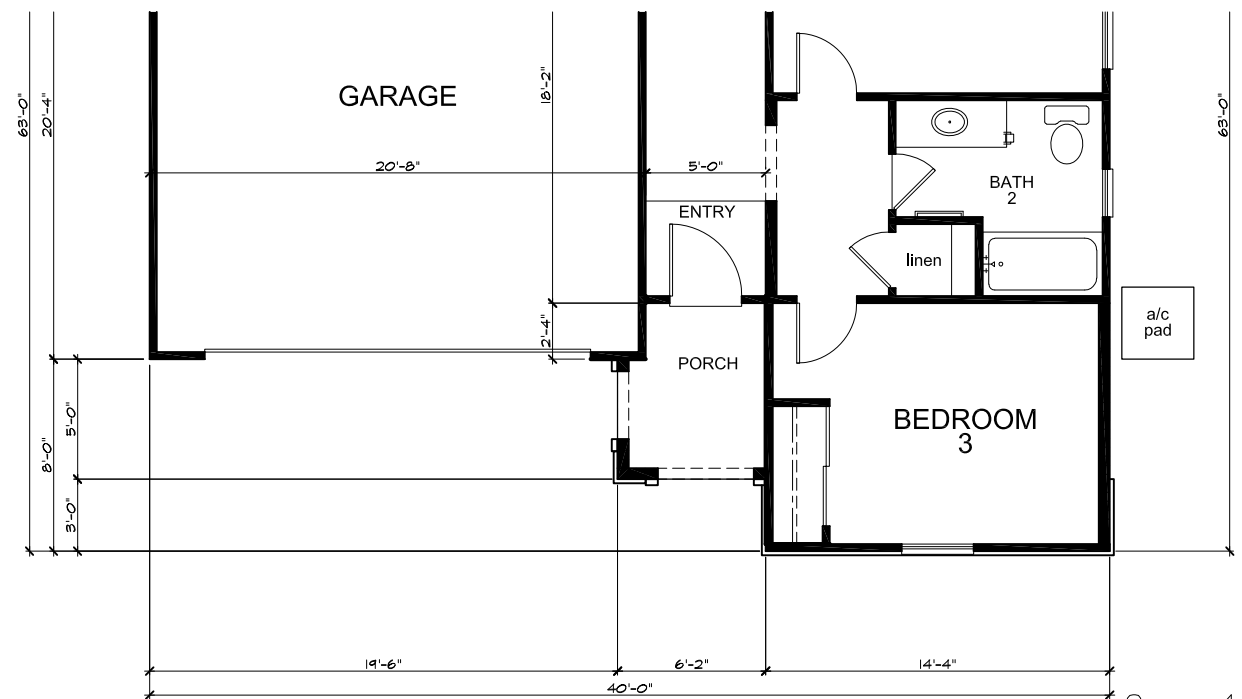
JOB No. : 350875  
 STORY: November 13, 2020



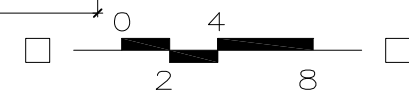
Partial Floor Plan 'B'

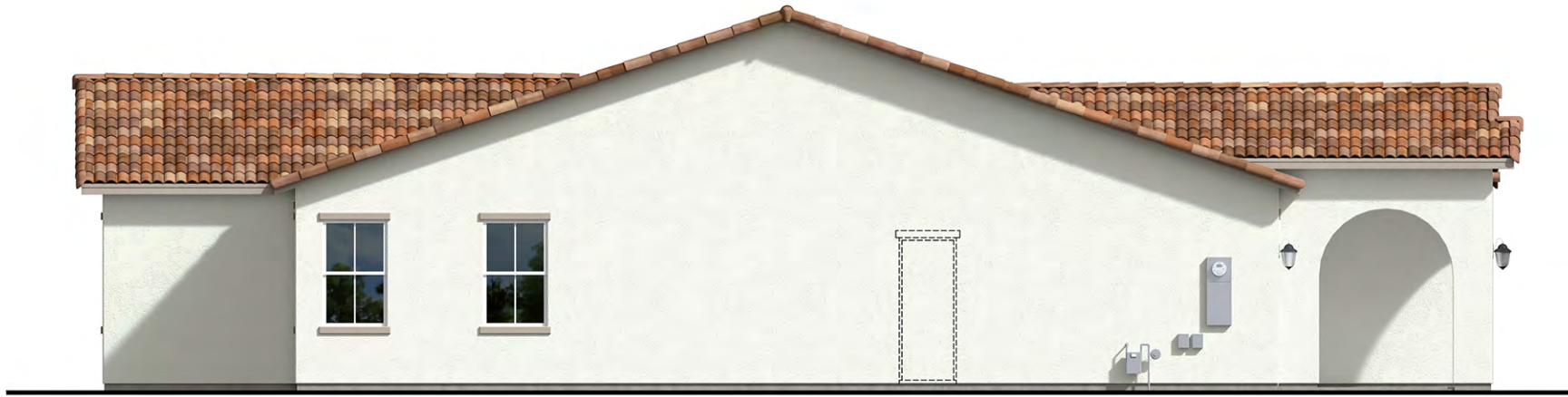


Partial Floor Plan 'C'



Partial Floor Plan 'D'





Left Elevation 'A' (Spanish)



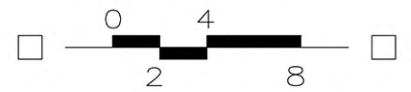
Front Elevation 'A' (Spanish)



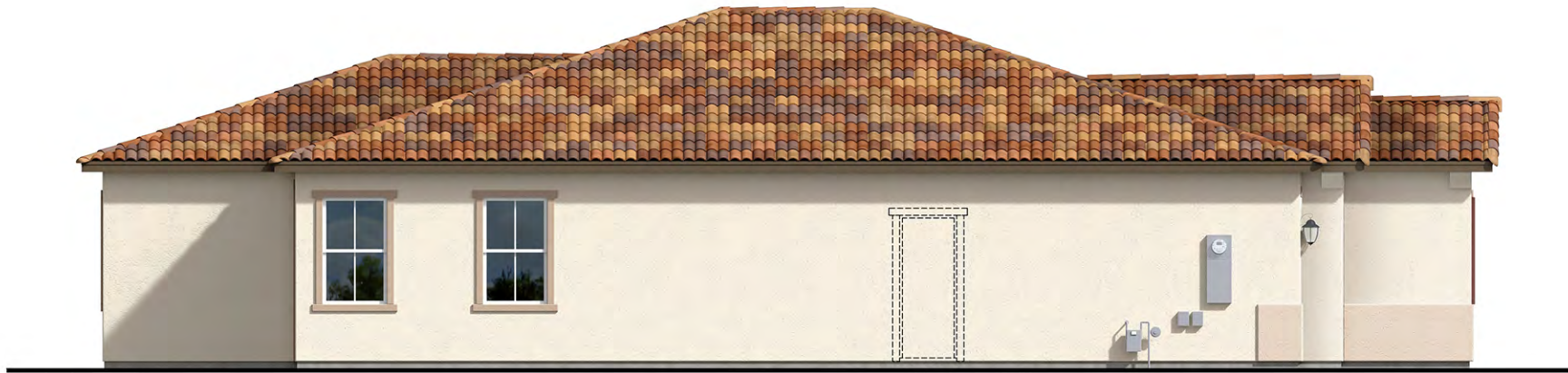
Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)



PLAN 2



Left Elevation 'B' (Spanish Colonial)



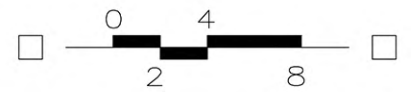
Front Elevation 'B' (Spanish Colonial)



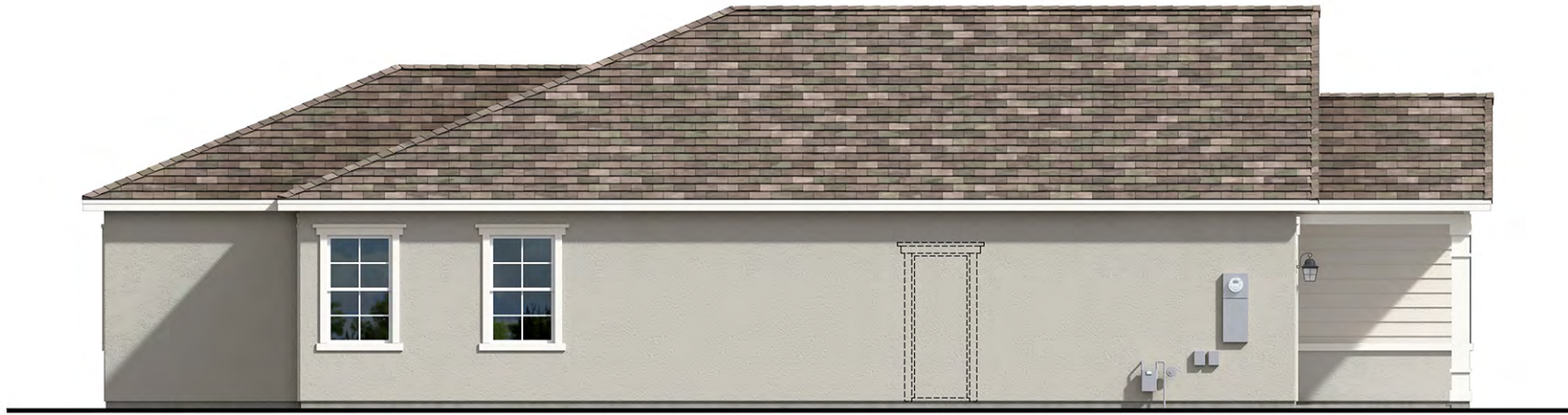
Right Elevation 'B' (Spanish Colonial)



Rear Elevation 'B' (Spanish Colonial)



PLAN 2



Left Elevation 'C' (West Coast Traditional)



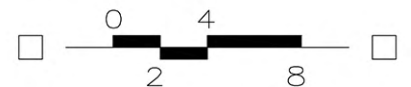
Front Elevation 'C' (West Coast Traditional)



Right Elevation 'C' (West Coast Traditional)



Rear Elevation 'C' (West Coast Traditional)



PLAN 2



Left Elevation 'D' (French Country)



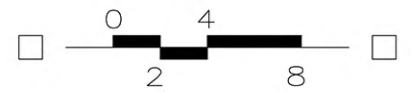
Front Elevation 'D' (French Country)



Right Elevation 'D' (French Country)



Rear Elevation 'D' (French Country)

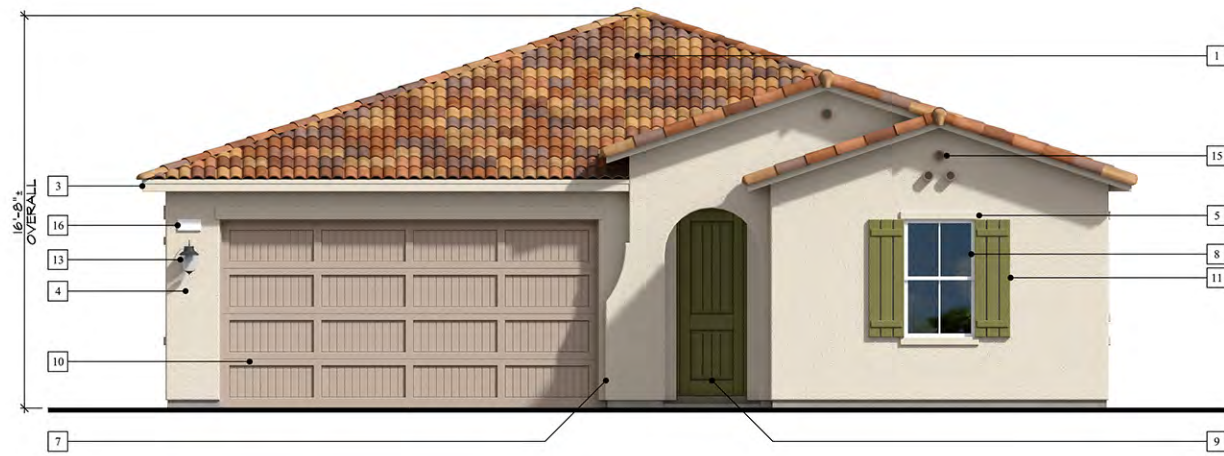


PLAN 2

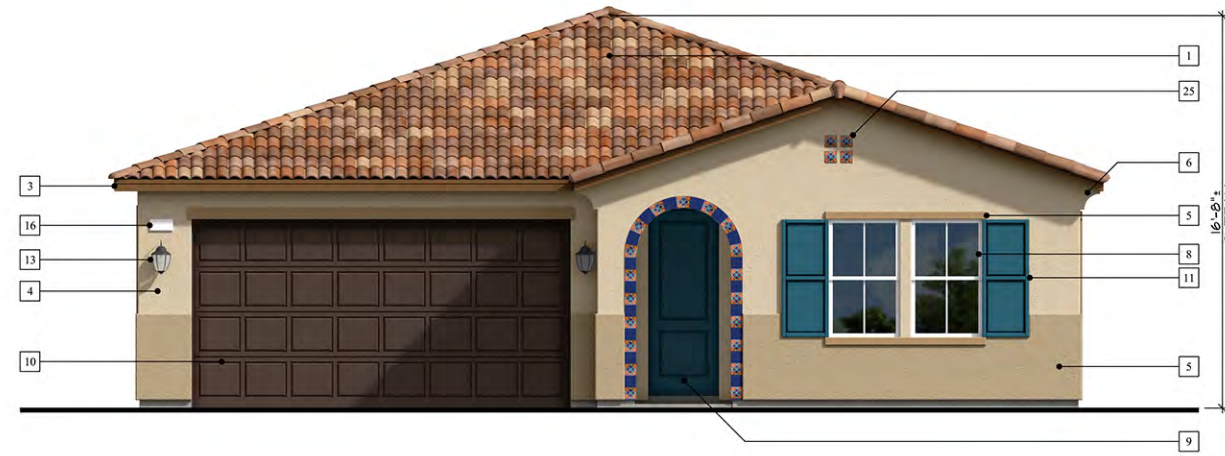


**ELEVATION LEGEND**

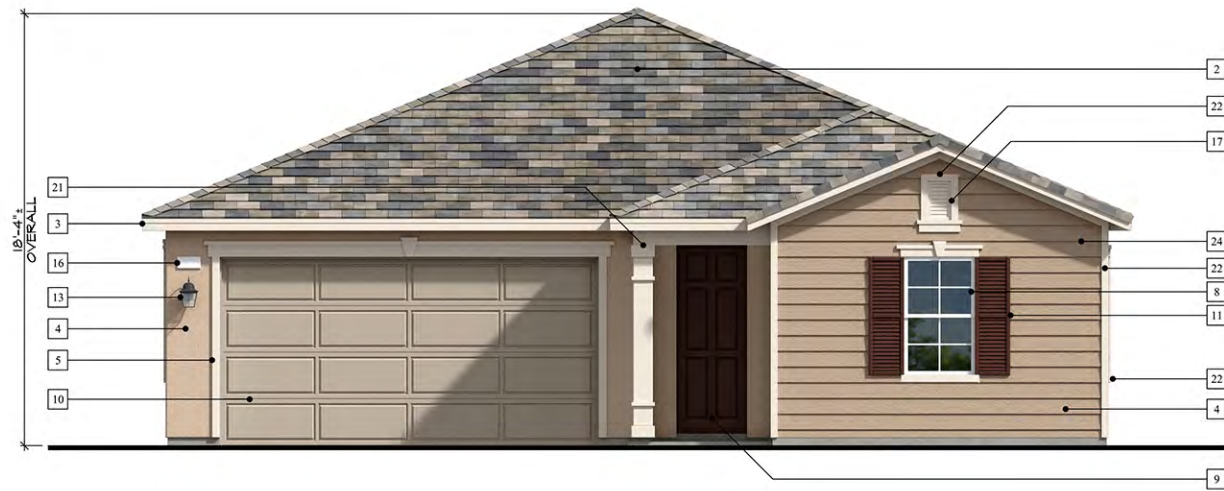
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 STONE VENEER
- 15 DECORATIVE CLAY PIPES
- 16 ADDRESS PLAQUE
- 17 DECORATIVE VENTS
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 PRE-FAB OUTLOOKER
- 21 WOOD POST
- 22 WOOD TRIM
- 23 VERTICAL SIDING
- 24 8" LAP SIDING, U.N.O.
- 25 DECORATIVE CERAMIC TILES
- 26 POLYURETHANE CORBELS
- 27 STONE TRIM



Elevation 'A' (Spanish)



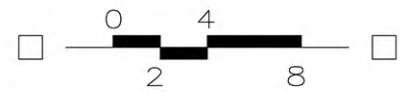
Elevation 'B' (Spanish Colonial)



Elevation 'C' (West Coast Traditional)

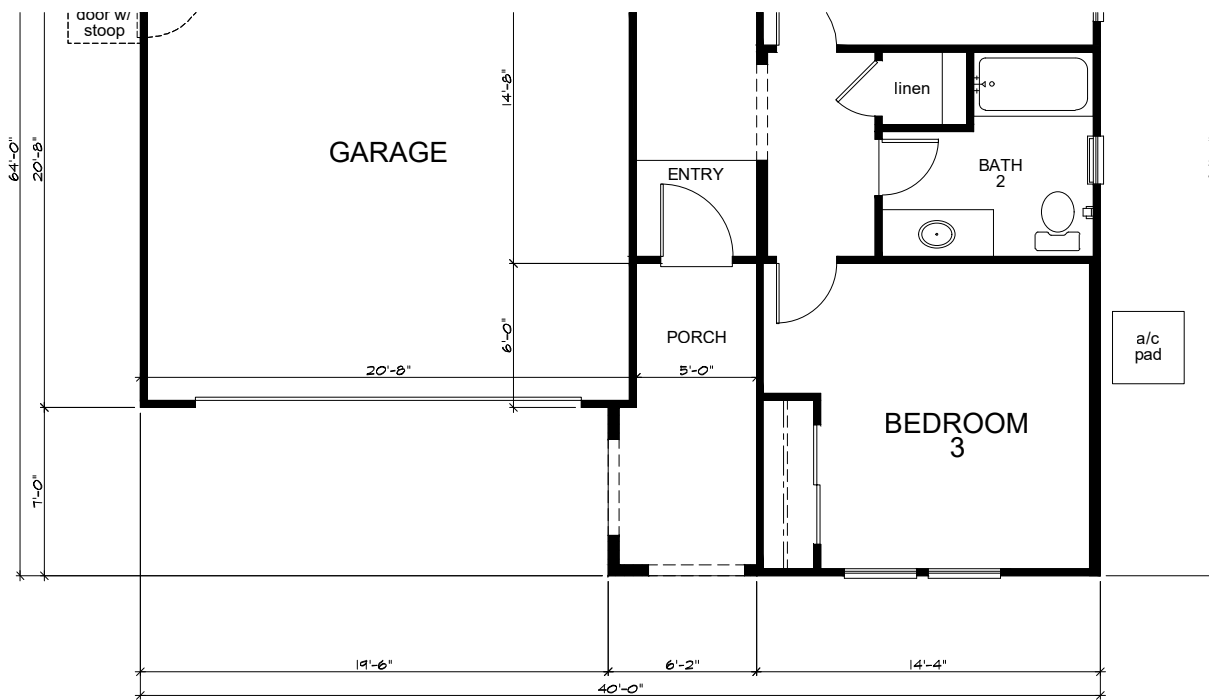


Elevation 'D' (French Country)

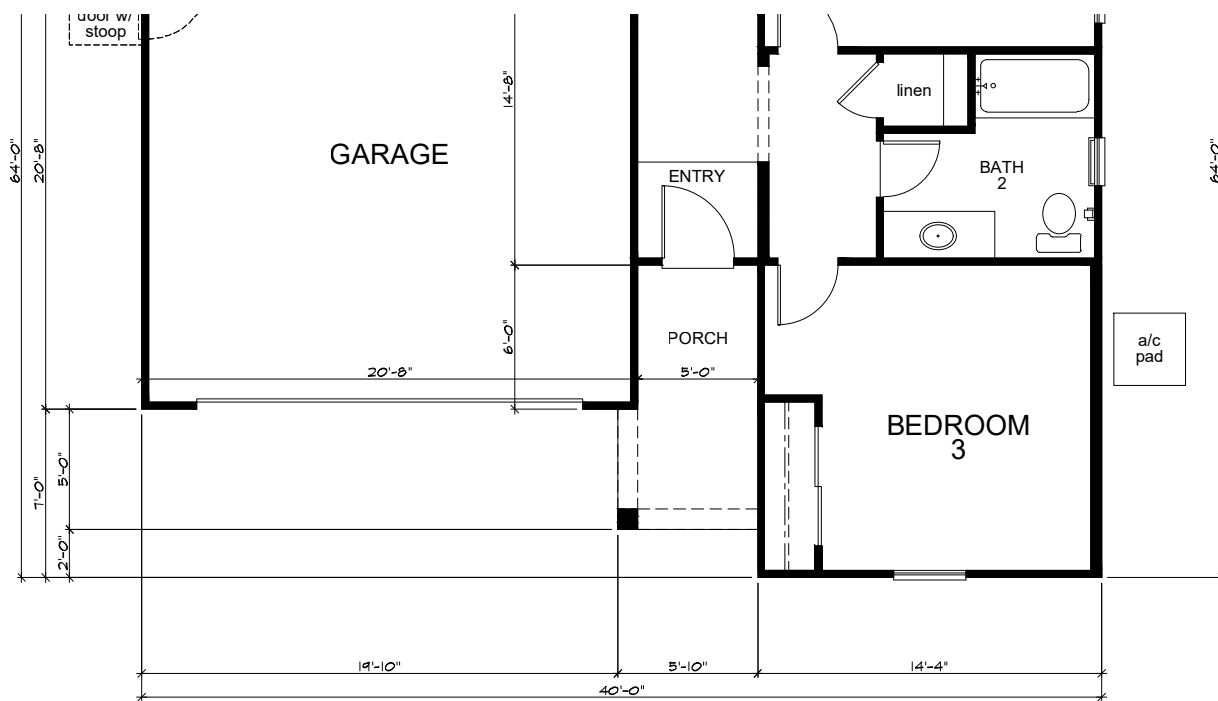


PLAN 3

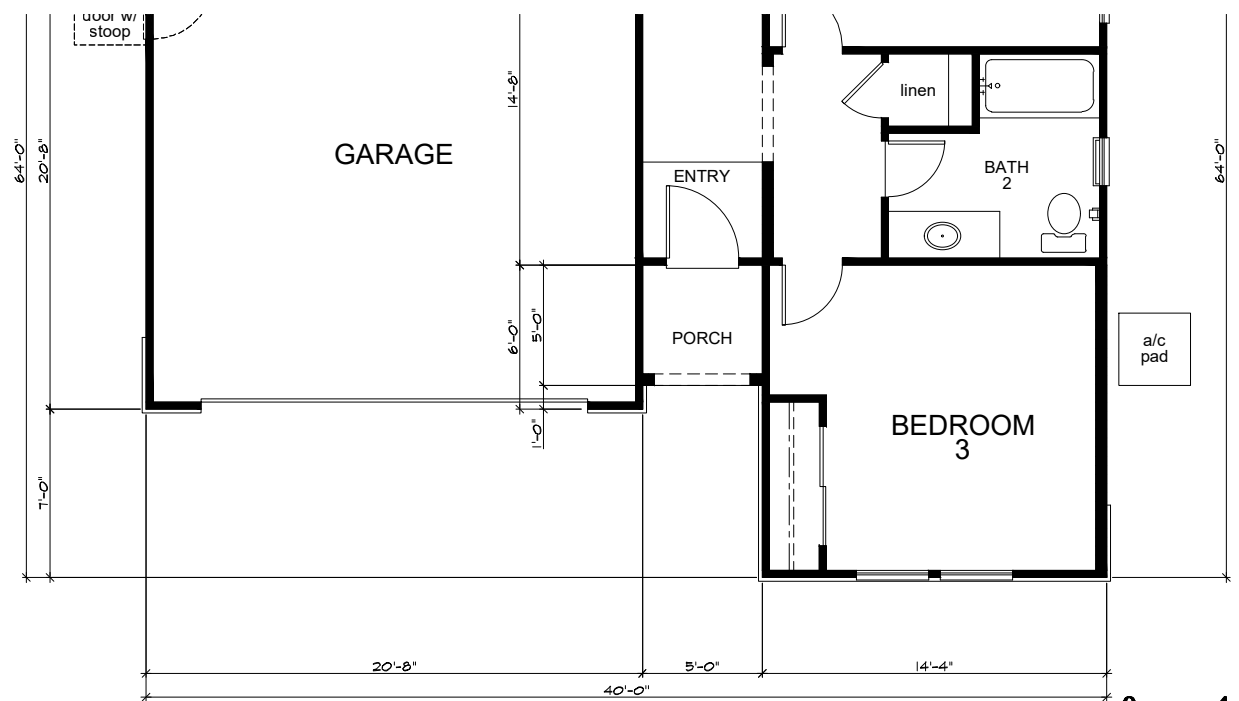




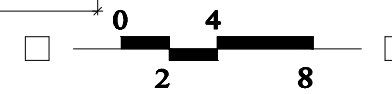
Partial Floor Plan 'B'



Partial Floor Plan 'C'



Partial Floor Plan 'D'





Left Elevation 'A' (Spanish)



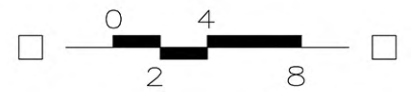
Front Elevation 'A' (Spanish)



Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)



PLAN 3

140.1927

JOB No. : 350875  
 STORY:  
 November 13, 2020



Left Elevation 'B' (Spanish Colonial)



Front Elevation 'B' (Spanish Colonial)



Right Elevation 'B' (Spanish Colonial)



Rear Elevation 'B' (Spanish Colonial)





Left Elevation 'C' (West Coast Traditional)



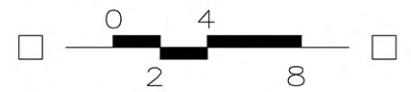
Front Elevation 'C' (West Coast Traditional)



Right Elevation 'C' (West Coast Traditional)



Rear Elevation 'C' (West Coast Traditional)



PLAN 3

140.1927

JOB No. : 350875  
 STORY:  
 November 13, 2020



Left Elevation 'D' (French Country)



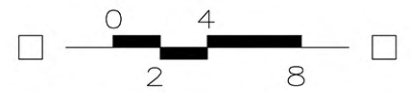
Front Elevation 'D' (French Country)



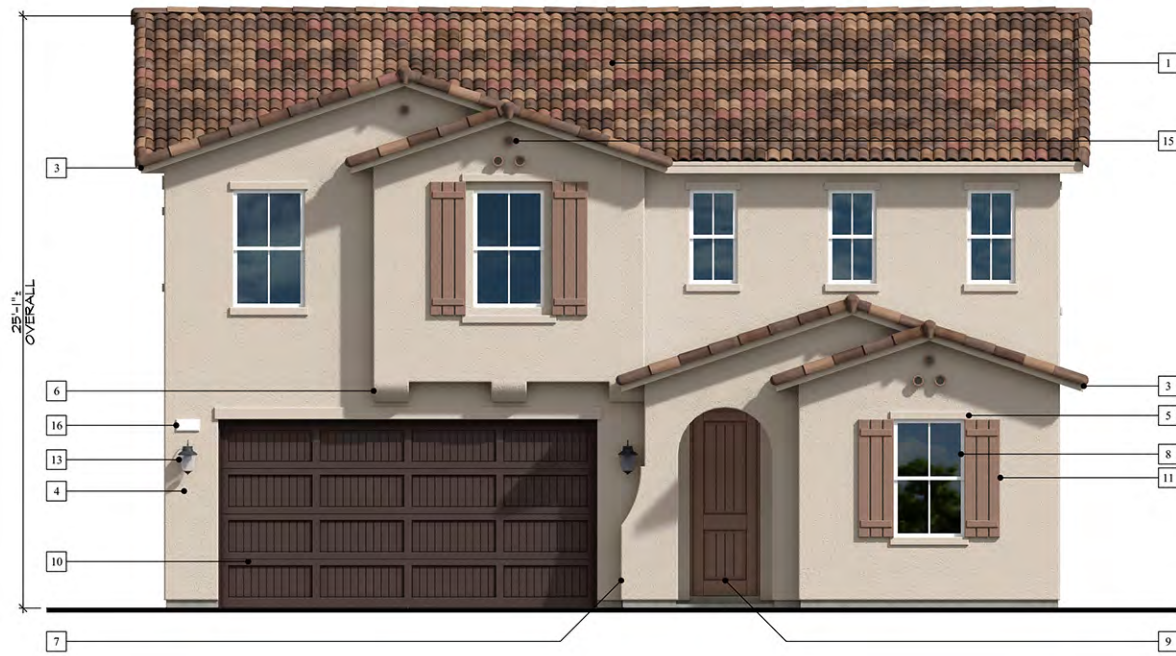
Right Elevation 'D' (French Country)



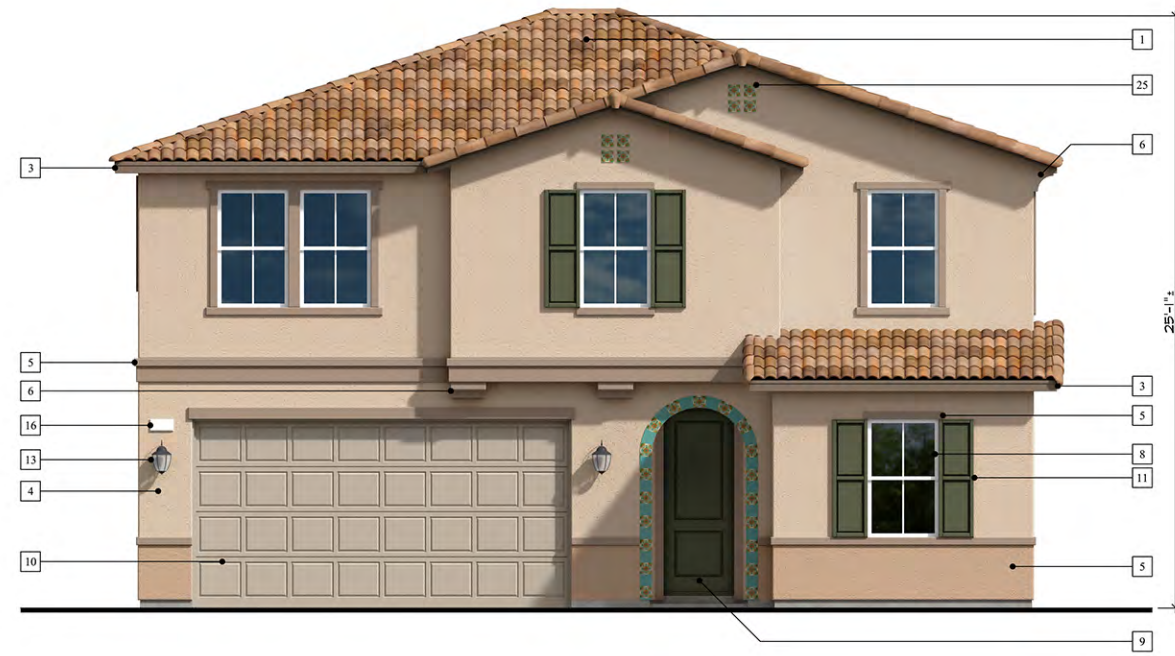
Rear Elevation 'D' (French Country)



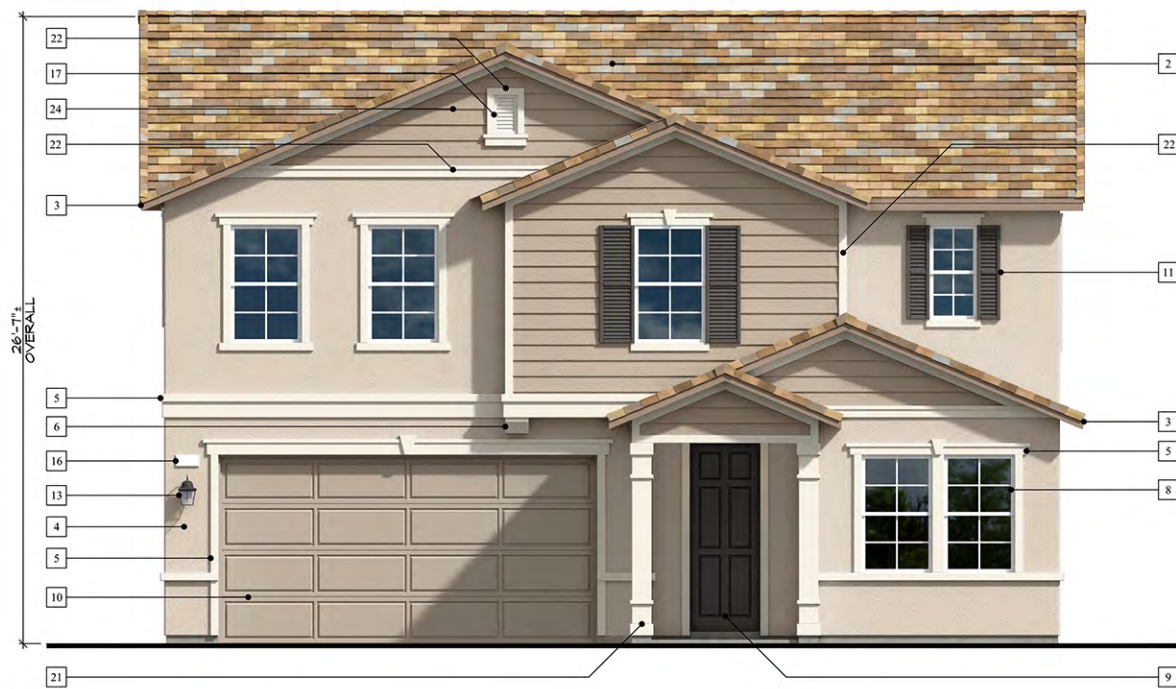
PLAN 3



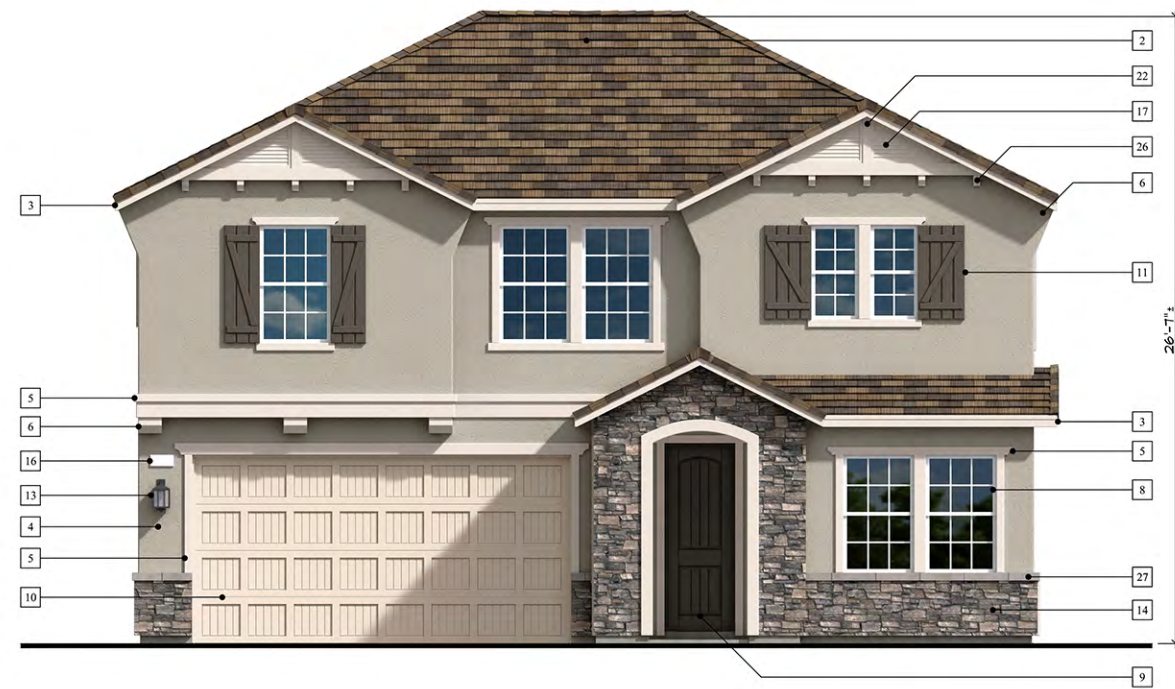
Elevation 'A' (Spanish)



Elevation 'B' (Spanish Colonial)



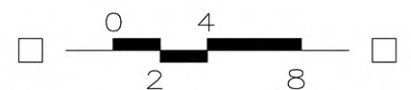
Elevation 'C' (West Coast Traditional)



Elevation 'D' (French Country)

**ELEVATION LEGEND**

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 STONE VENEER
- 15 DECORATIVE CLAY PIPES
- 16 ADDRESS PLAQUE
- 17 DECORATIVE VENTS
- 18 STUCCO OVER FOAM POTSHelf
- 19 BOARD AND BATTEN
- 20 PRE-FAB OUTLOOKER
- 21 WOOD POST
- 22 WOOD TRIM
- 23 VERTICAL SIDING
- 24 8" LAP SIDING, U.N.O.
- 25 DECORATIVE CERAMIC TILES
- 26 POLYURETHANE CORBELS
- 27 STONE TRIM

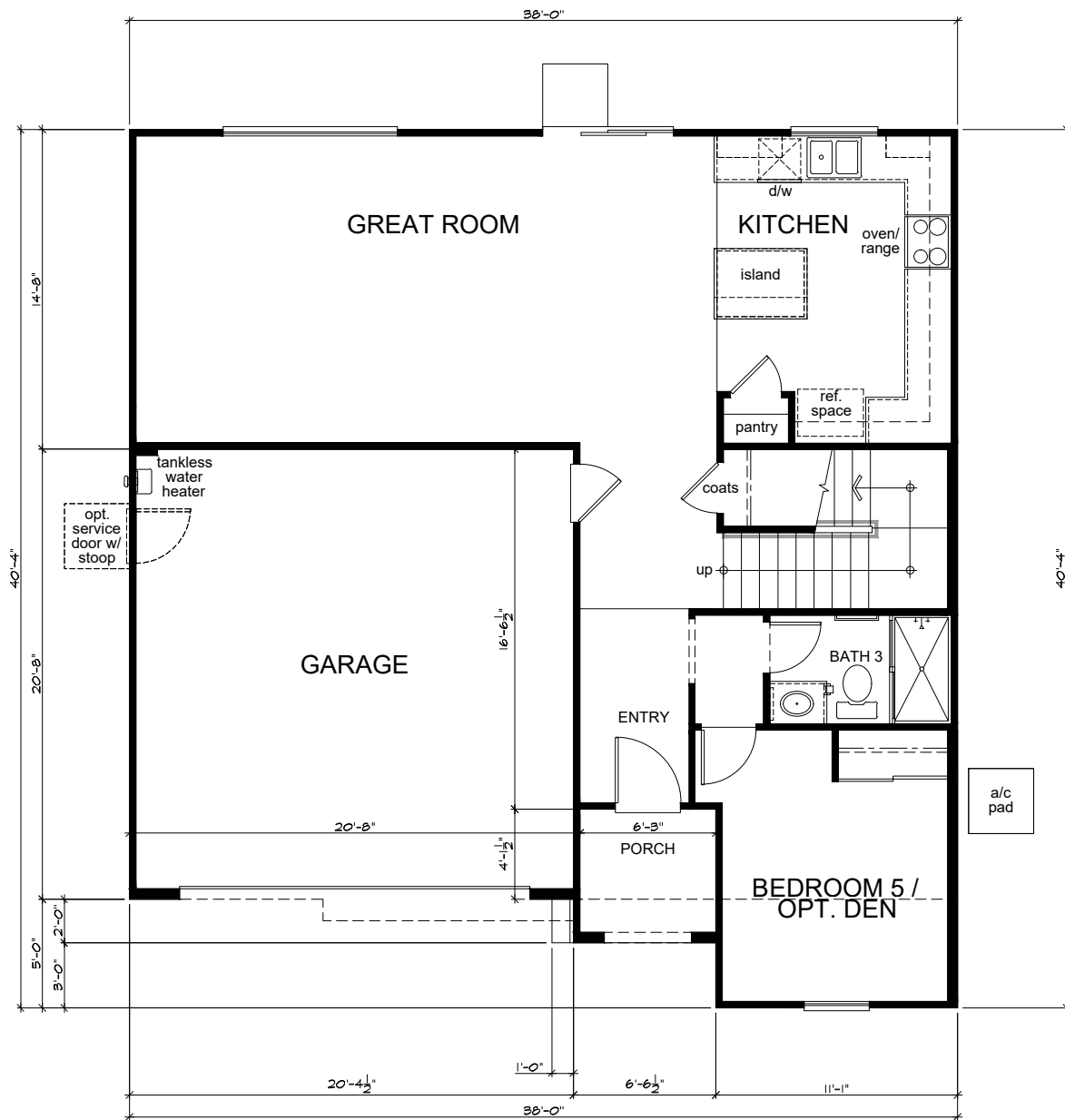


PLAN 4

238.2227

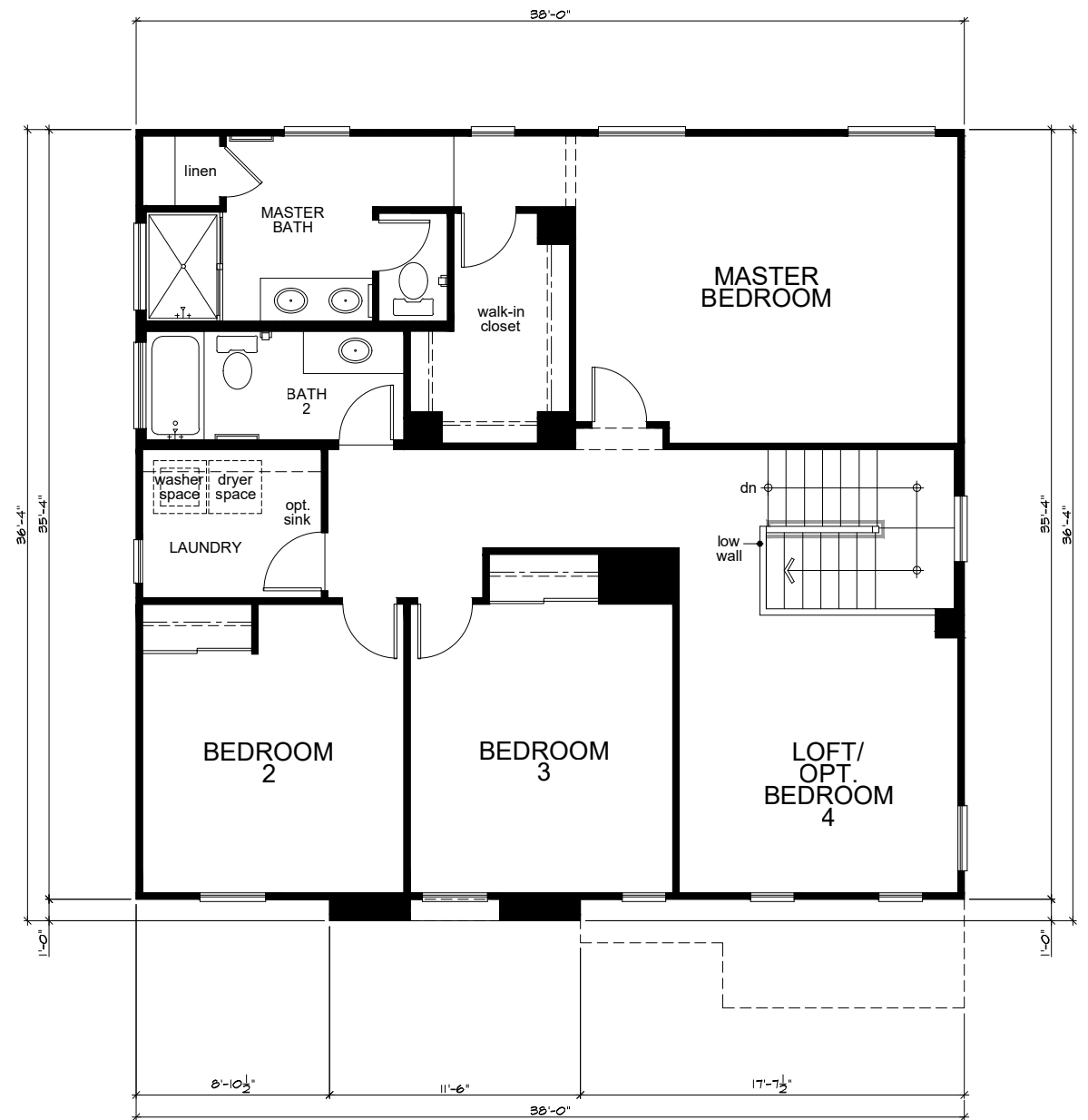
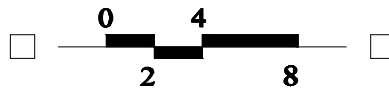
JOB No. : 350875  
 STORY:  
 November 13, 2020



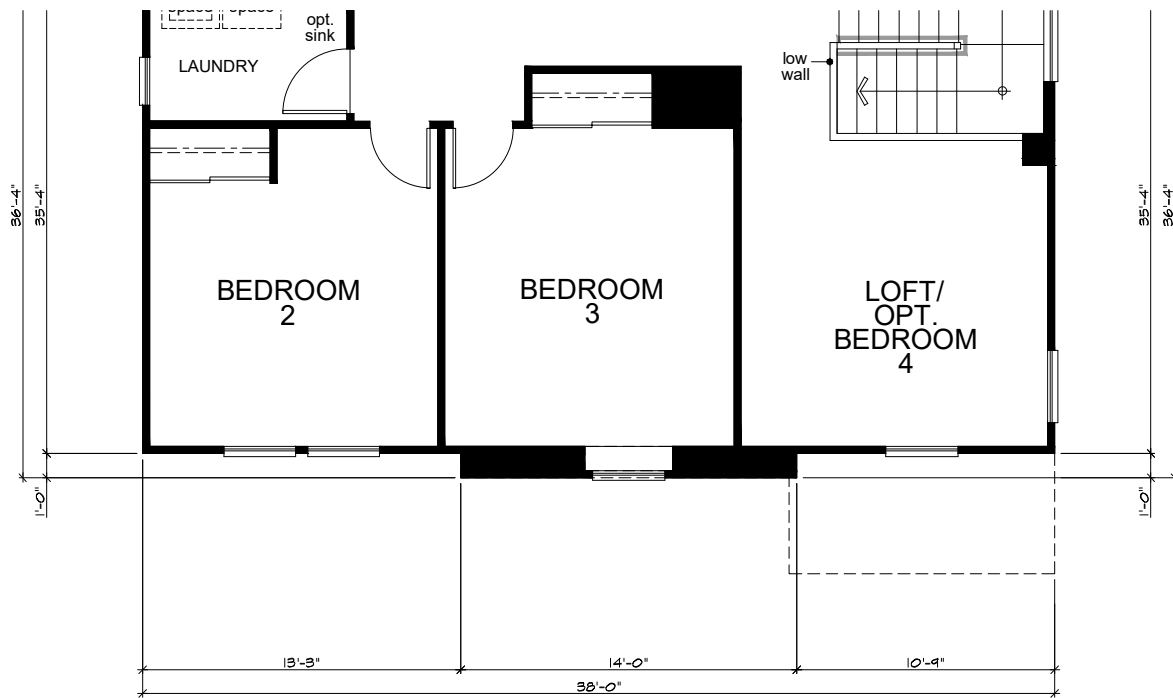


First Floor Plan 'A'

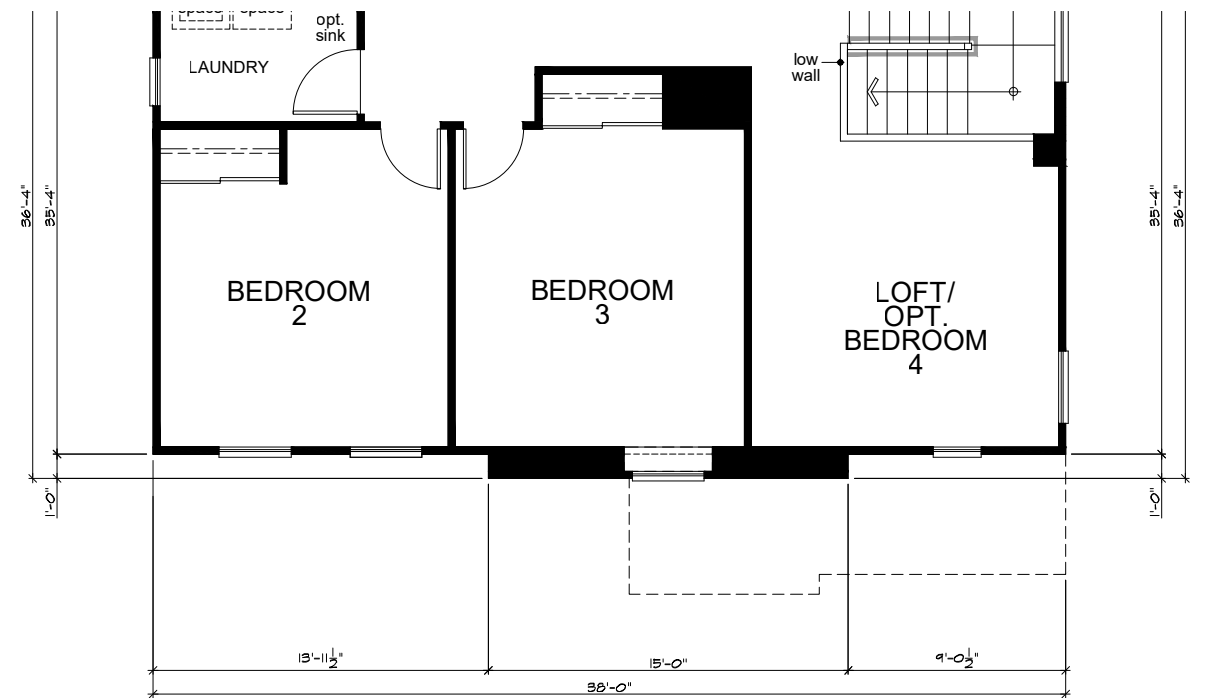
SQUARE FOOTAGE		PLAN 238.2227	
FIRST FLOOR AREA	450	SQ. FT.	
SECOND FLOOR AREA	1271	SQ. FT.	
TOTAL AREA	2227	SQ. FT.	
GARAGE AREA	422	SQ. FT.	
PORCH AREA(S)	39	SQ. FT.	
ELEVATION 'A'	26	SQ. FT.	
ELEVATION 'B'	68	SQ. FT.	
ELEVATION 'C'	71	SQ. FT.	
ELEVATION 'D'			
OPTIONS:			
COVERED PATIO	220	SQ. FT.	



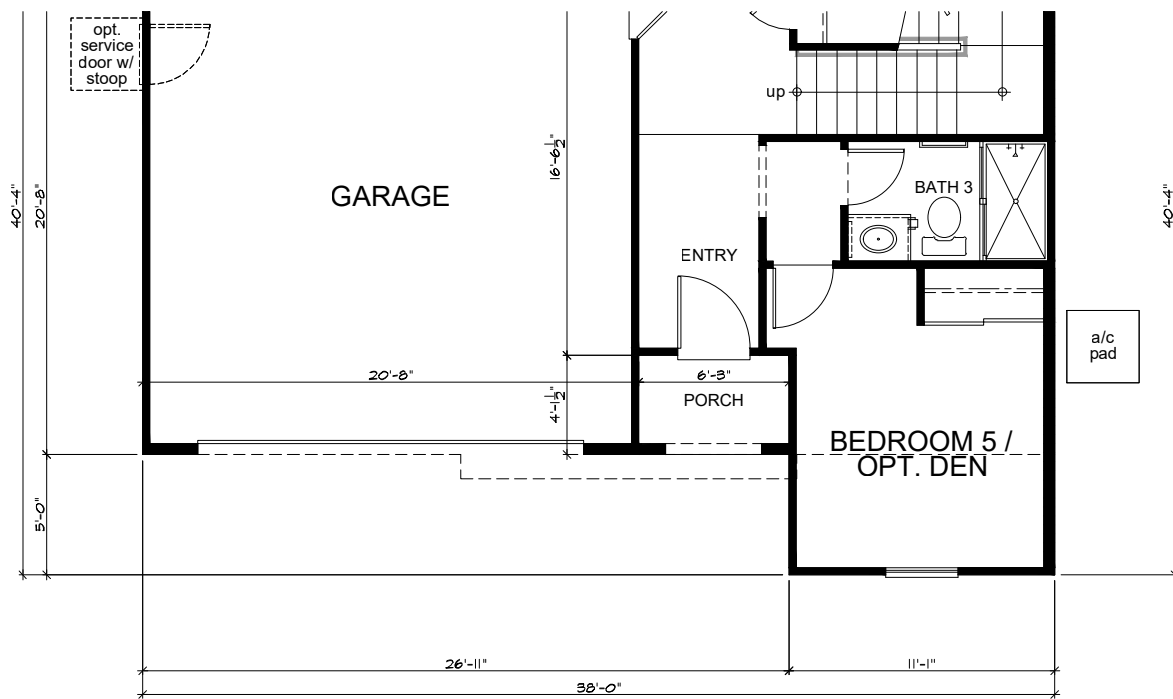
Second Floor Plan 'A'



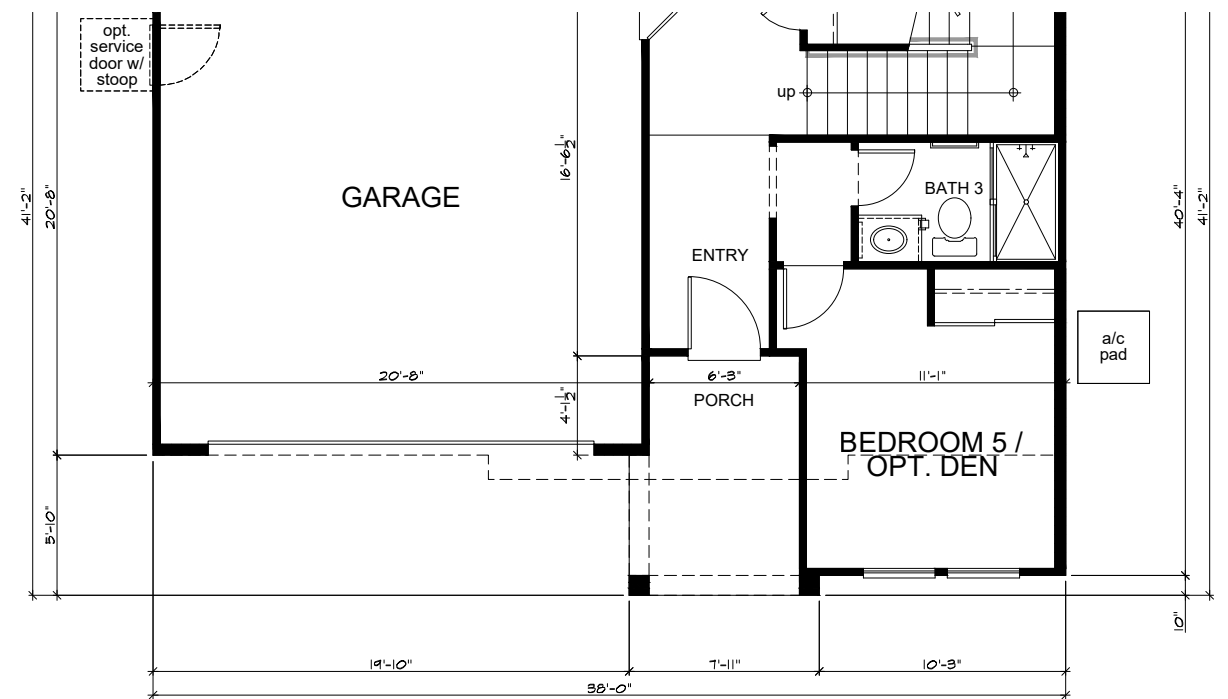
Partial Second Floor Plan 'B'



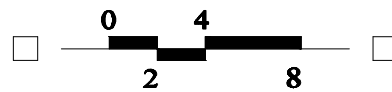
Partial Second Floor Plan 'C'

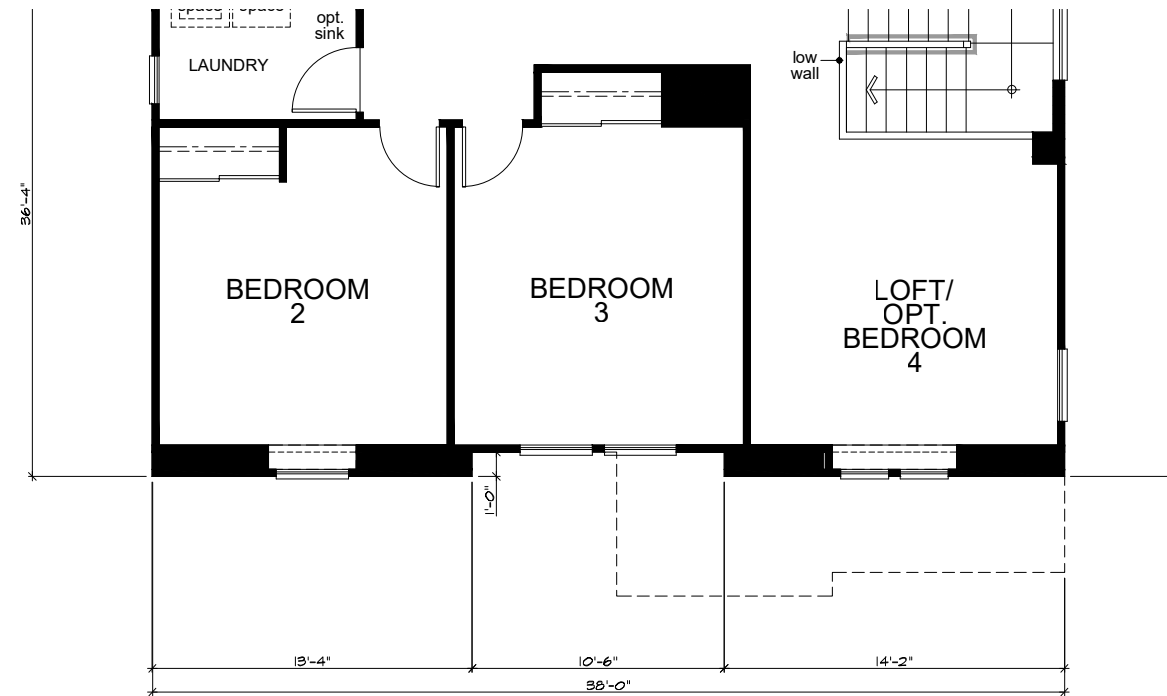


Partial First Floor Plan 'B'

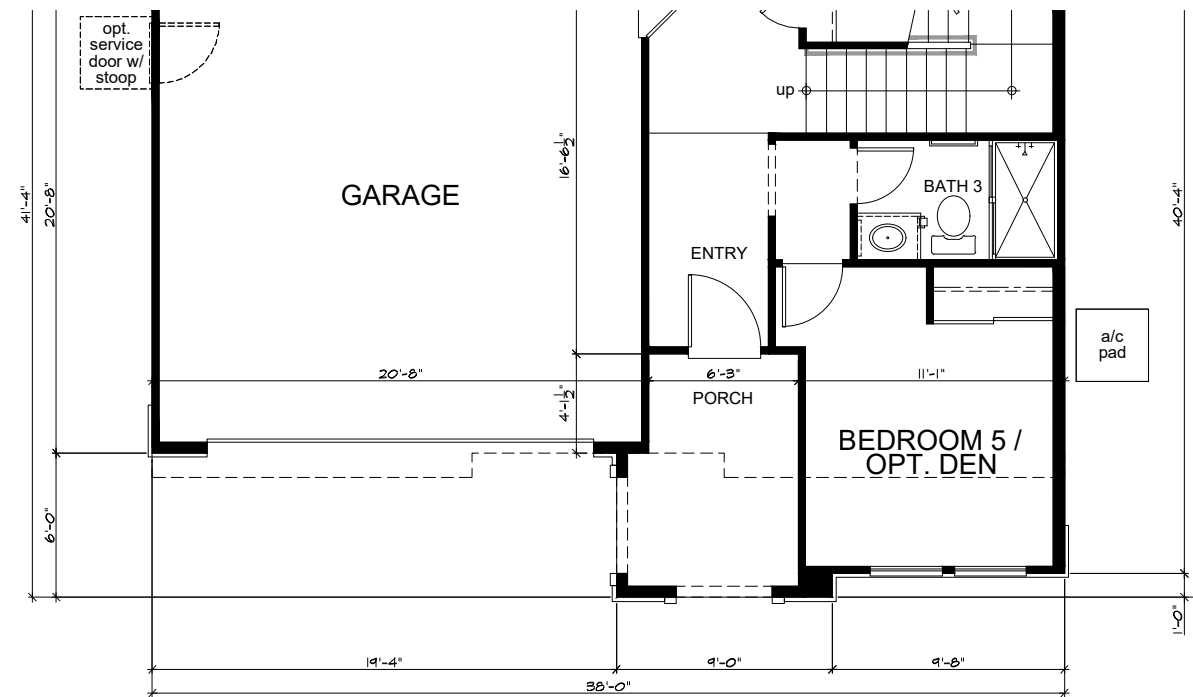


Partial First Floor Plan 'C'

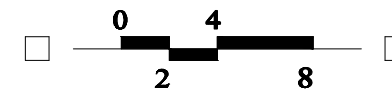




Partial Second Floor Plan 'D'



Partial First Floor Plan 'D'



PLAN 4



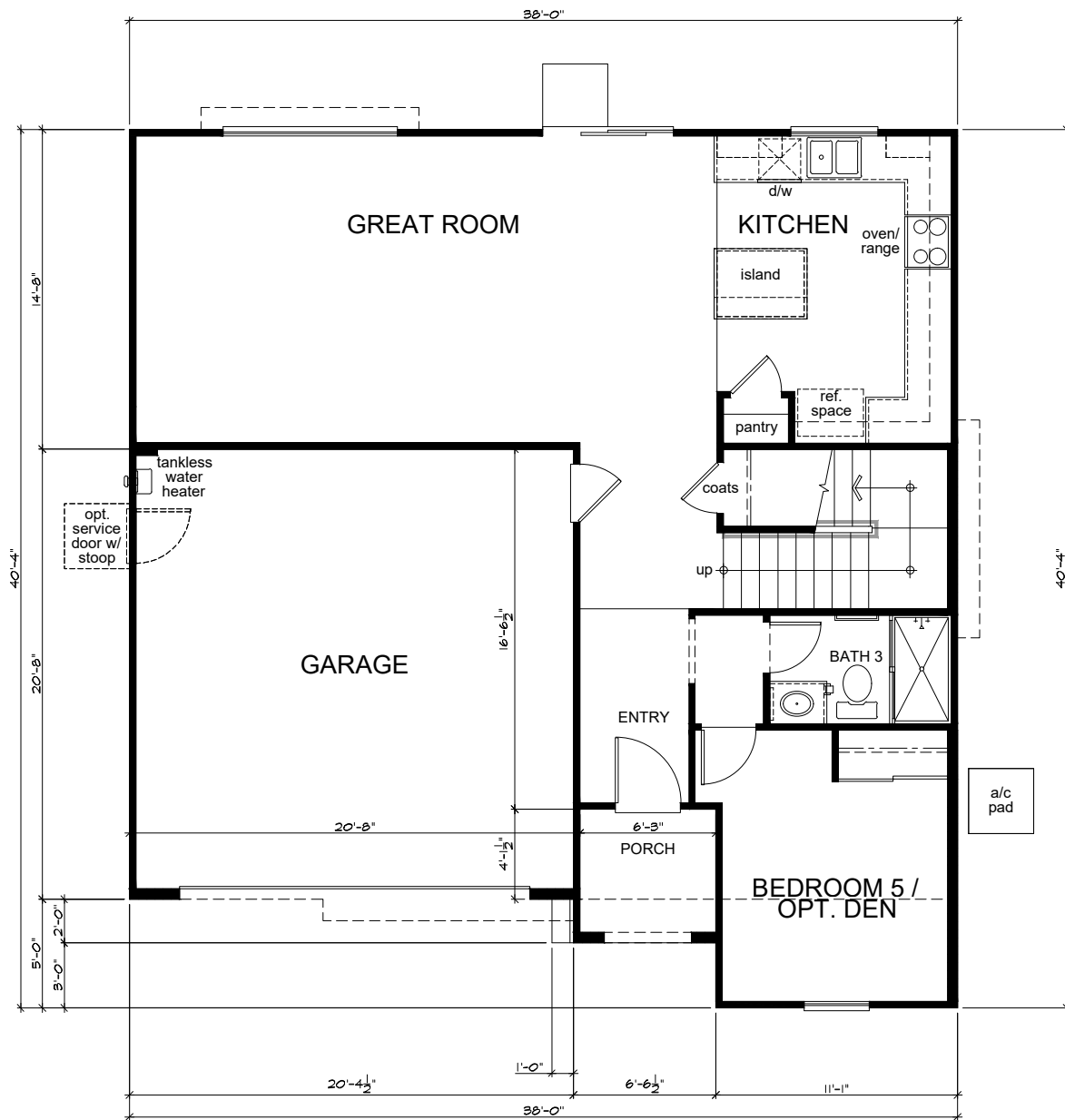
KB Home Southern California/Inland Empire  
 36310 Inland Valley Drive  
 Wildomar, CA 92595  
 (951) 691-5300  
 ONTARIO, CA

CONCORD  
 TENTATIVE TRACT NO. 18026

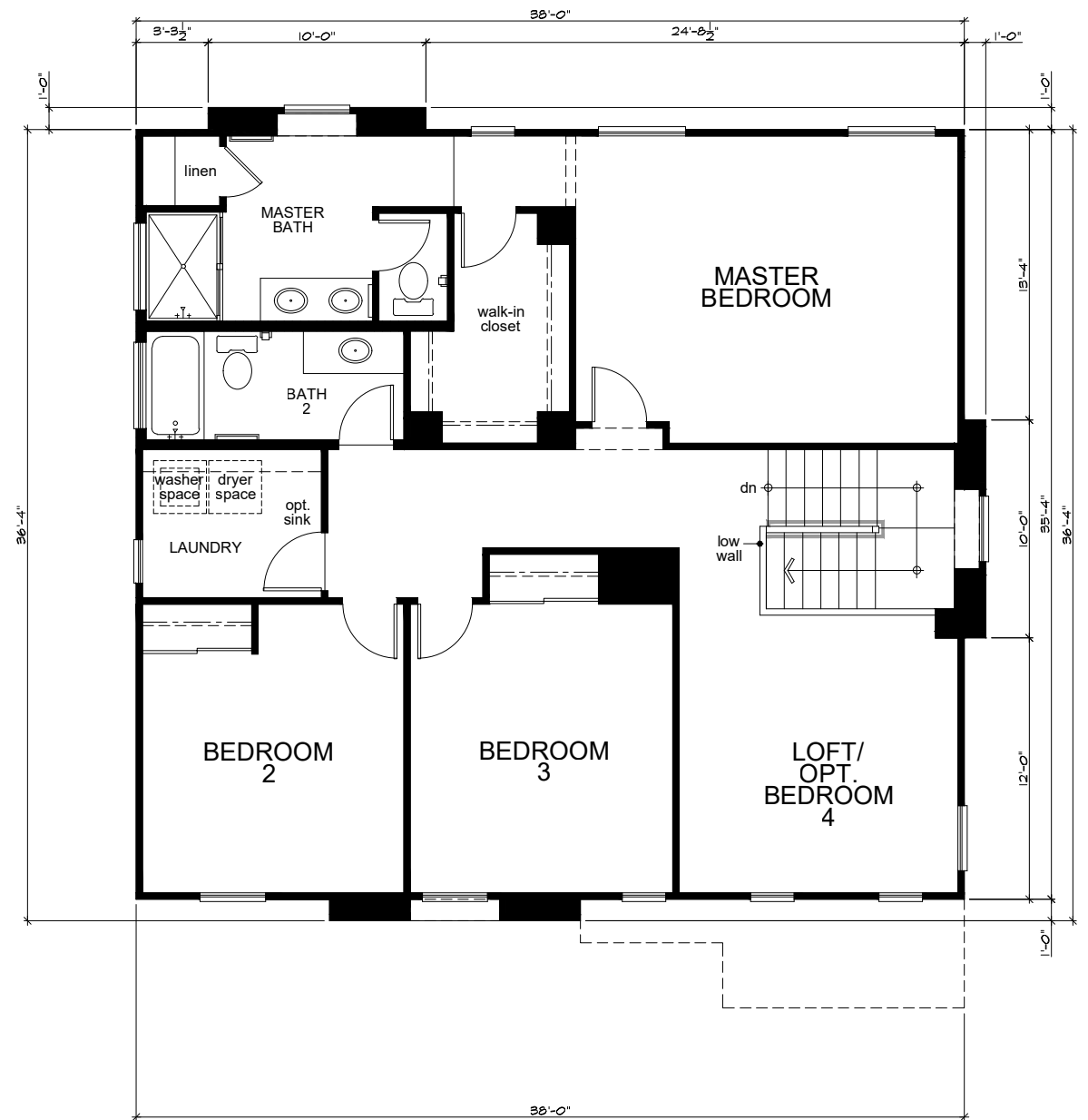
238.2227

JOB No. : 350875  
 STORY:  
 November 13, 2020

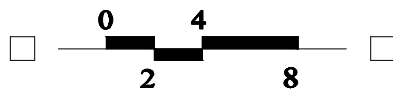
Item A-02 - 41 of 86

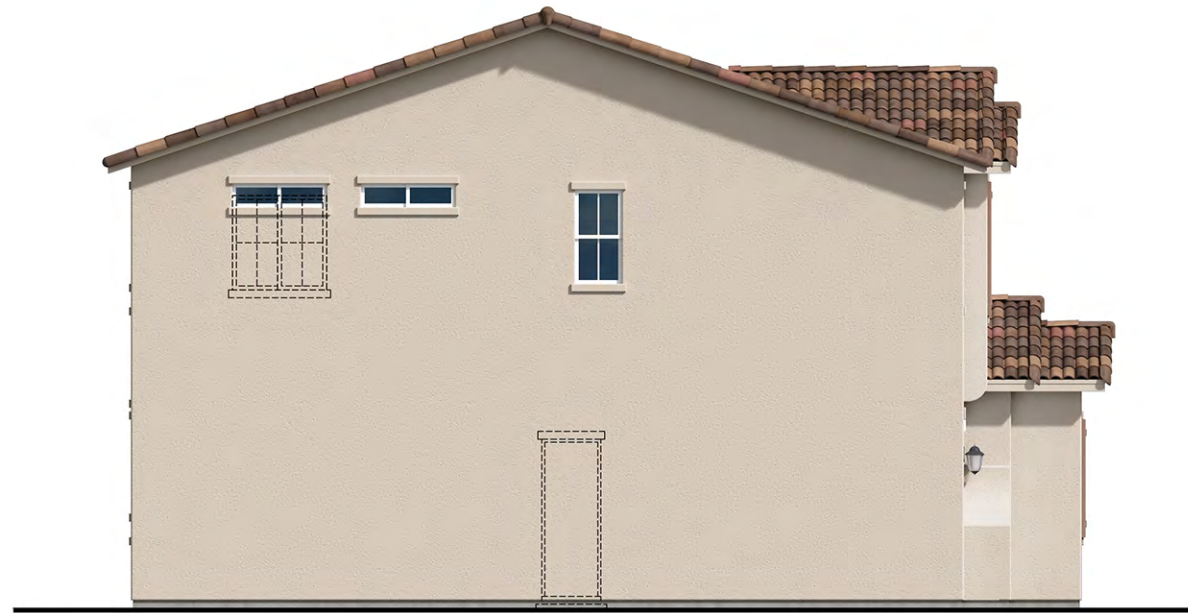


• Refer to Elevation Sheets for Enhanced Lot Locations  
 First Floor Plan 'A' ('B/C/D' Sim.) at Enhanced Elevations



• Refer to Elevation Sheets for Enhanced Lot Locations  
 Second Floor Plan 'A' ('B/C/D' Sim.) at Enhanced Elevations





Left Elevation 'A' (Spanish)



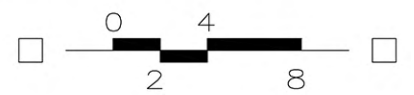
Front Elevation 'A' (Spanish)

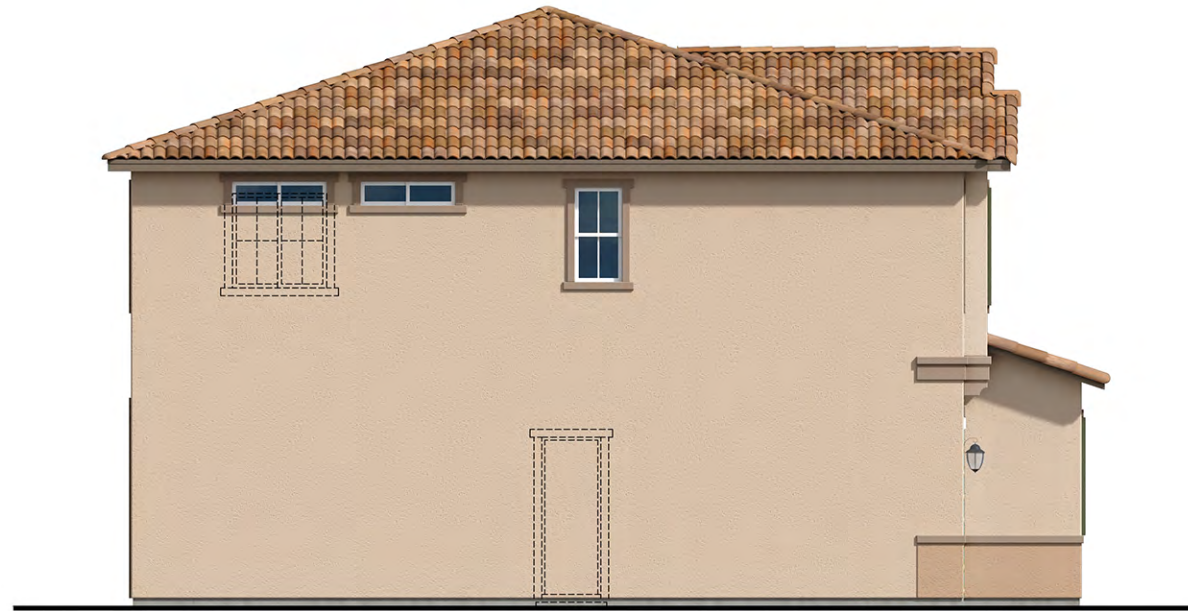


Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)





Left Elevation 'B' (Spanish Colonial)



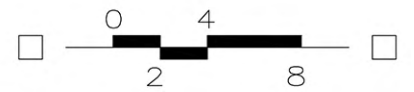
Front Elevation 'B' (Spanish Colonial)

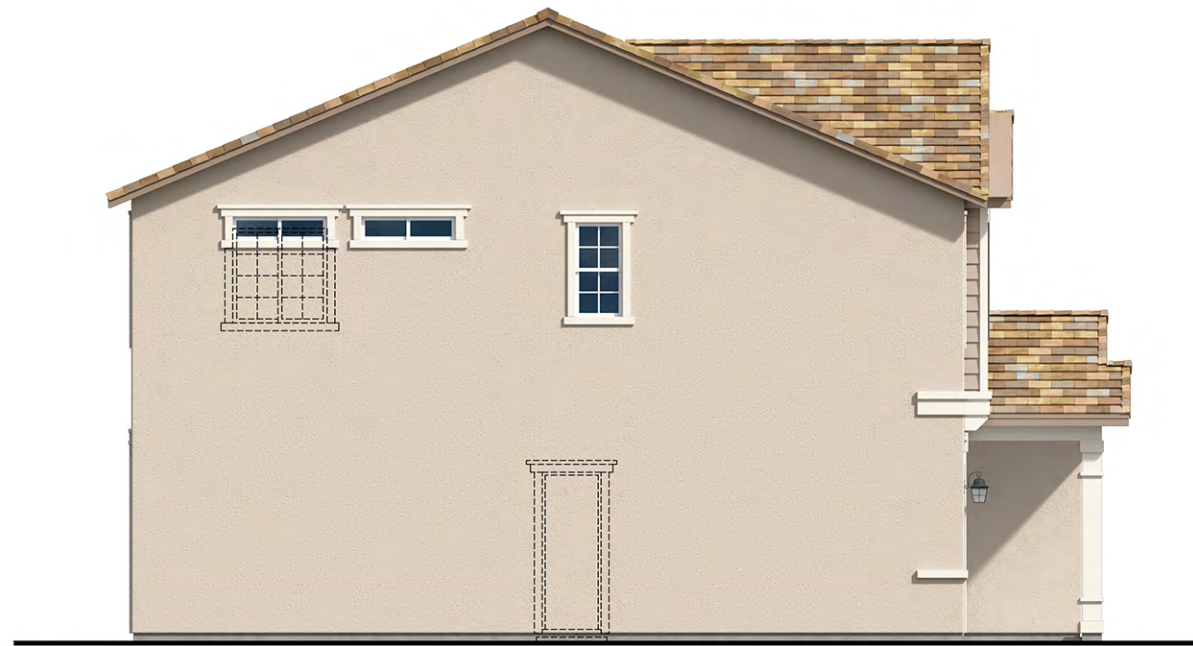


Right Elevation 'B' (Spanish Colonial)



Rear Elevation 'B' (Spanish Colonial)





Left Elevation 'C' (West Coast Traditional)



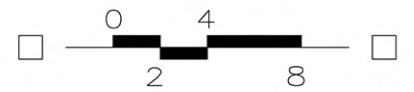
Front Elevation 'C' (West Coast Traditional)



Right Elevation 'C' (West Coast Traditional)



Rear Elevation 'C' (West Coast Traditional)





Left Elevation 'C' (West Coast Traditional) at Enhanced Rear



Front Elevation 'C' (West Coast Traditional)

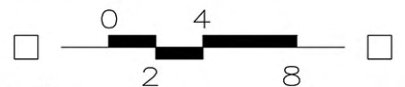


Right Elevation 'C' (West Coast Traditional) at Enhanced Rear



Enhanced Rear Elevation 'C' (West Coast Traditional)

• Enhanced Rear Elevation occurs at lots 39



PLAN 4





Left Elevation 'D' (French Country)



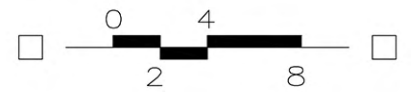
Front Elevation 'D' (French Country)



Right Elevation 'D' (French Country)



Rear Elevation 'D' (French Country)



PLAN 4

238.2227

JOB No. : 350875  
STORY:  
November 13, 2020



KB Home Southern California/Inland Empire  
36310 Inland Valley Drive  
Wildomar, CA 92595  
(951) 691-5300  
ONTARIO, CA

CONCORD  
TENTATIVE TRACT NO. 18026

**ELEVATION LEGEND**

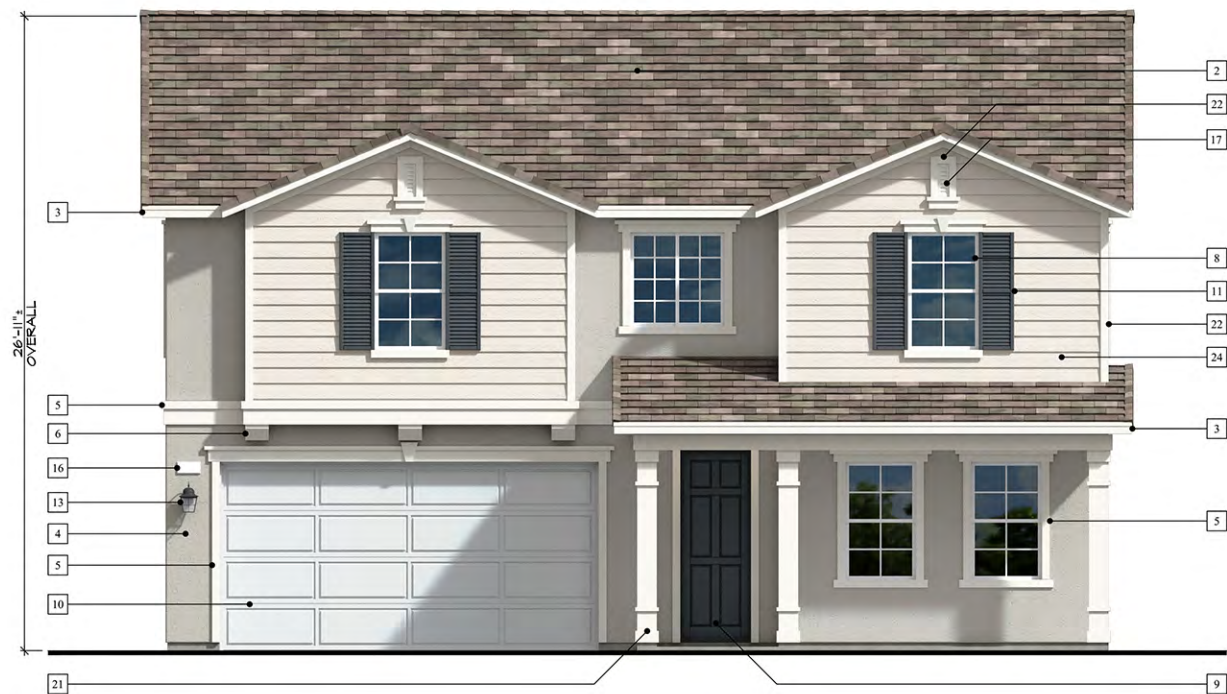
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 STONE VENEER
- 15 DECORATIVE CLAY PIPES
- 16 ADDRESS PLAQUE
- 17 DECORATIVE VENTS
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 PRE-FAB OUTLOOKER
- 21 WOOD POST
- 22 WOOD TRIM
- 23 VERTICAL SIDING
- 24 8" LAP SIDING, U.N.O.
- 25 DECORATIVE CERAMIC TILES
- 26 POLYURETHANE CORBELS
- 27 STONE TRIM



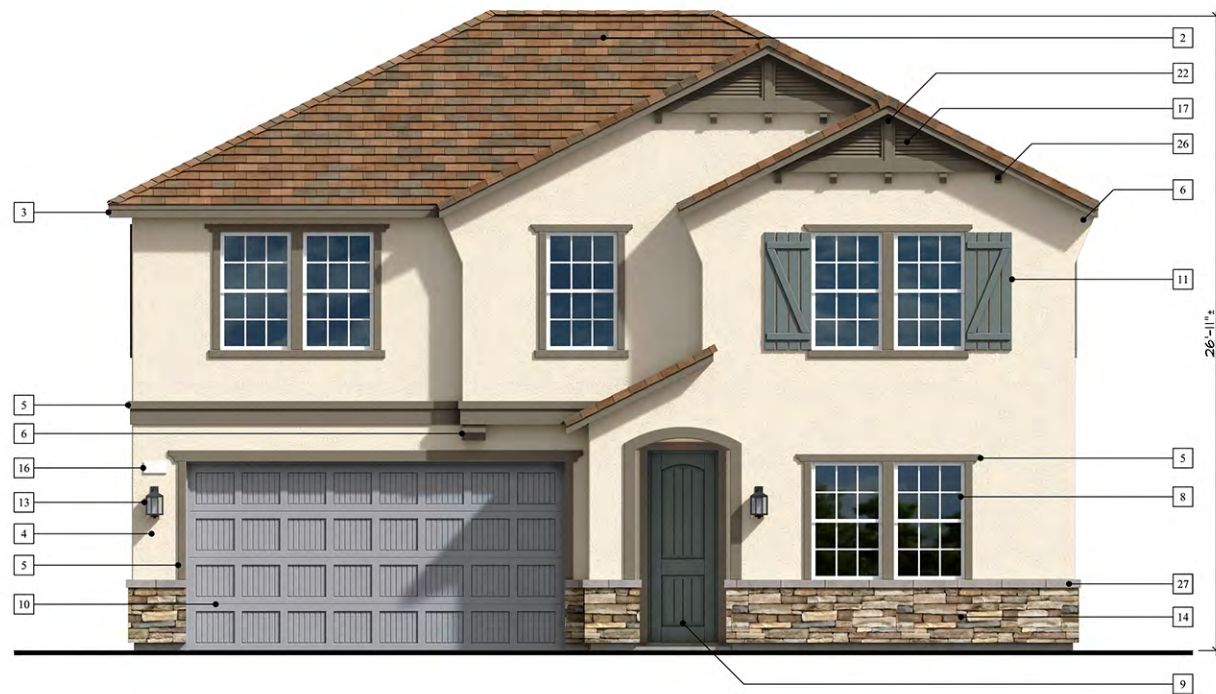
Elevation 'A' (Spanish)



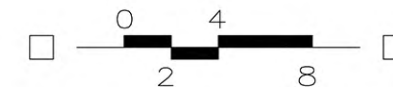
Elevation 'B' (Spanish Colonial)

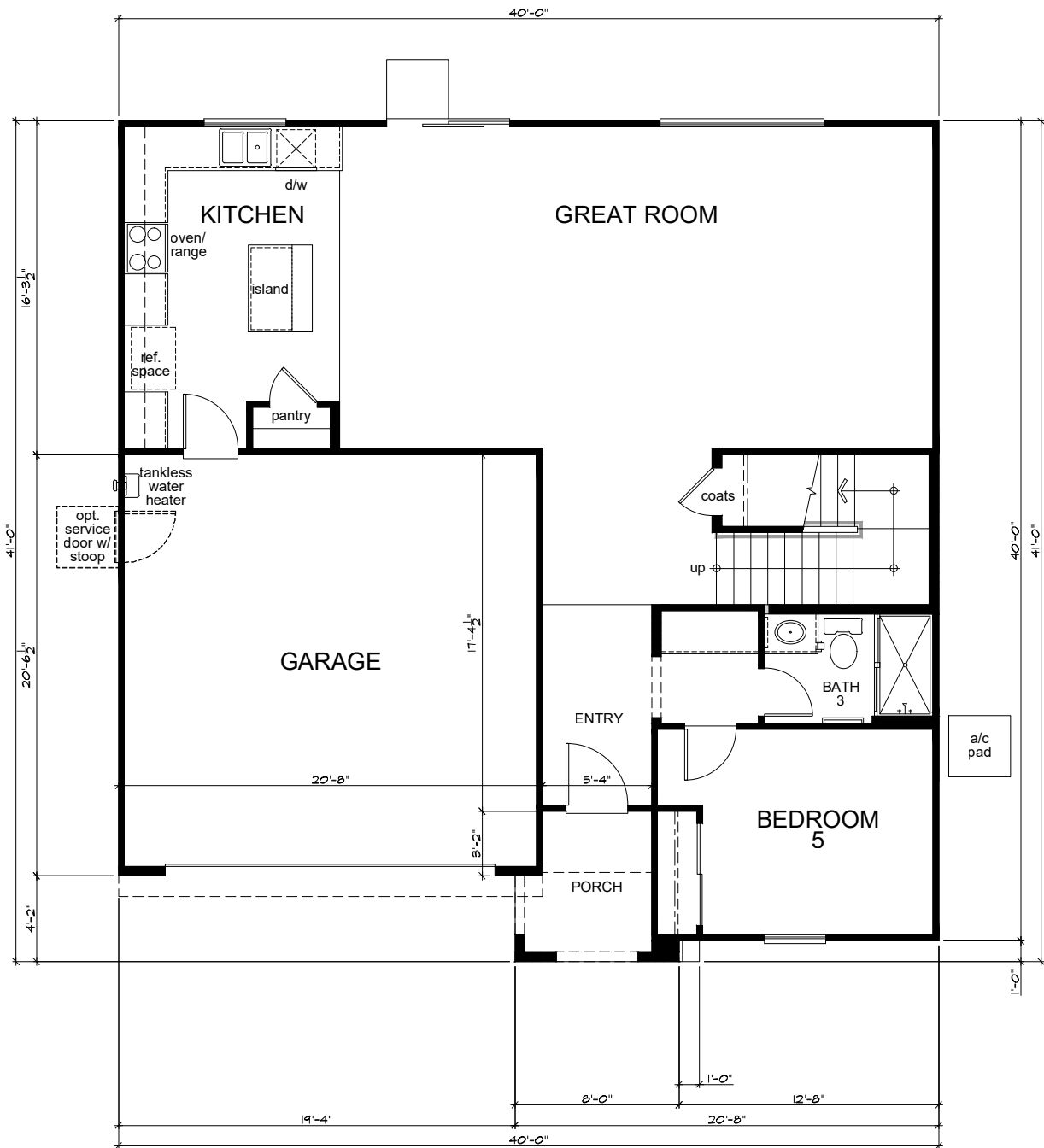


Elevation 'C' (West Coast Traditional)



Elevation 'D' (French Country)





First Floor Plan 'A'



Second Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 240.2532			
FIRST FLOOR AREA	1091	SQ. FT.	
SECOND FLOOR AREA	1451	SQ. FT.	
TOTAL AREA	2532	SQ. FT.	
GARAGE AREA	419	SQ. FT.	
PORCH AREA(S)	45	SQ. FT.	
	ELEVATION 'A'	102	SQ. FT.
	ELEVATION 'B'	117	SQ. FT.
	ELEVATION 'C'	38	SQ. FT.
OPTIONS:	ALL ELEVATIONS	150	SQ. FT.
COVERED PATIO			



KB Home Southern California/Inland Empire  
 36310 Inland Valley Drive  
 Wildomar, CA 92595  
 (951) 691-5300  
 ONTARIO, CA

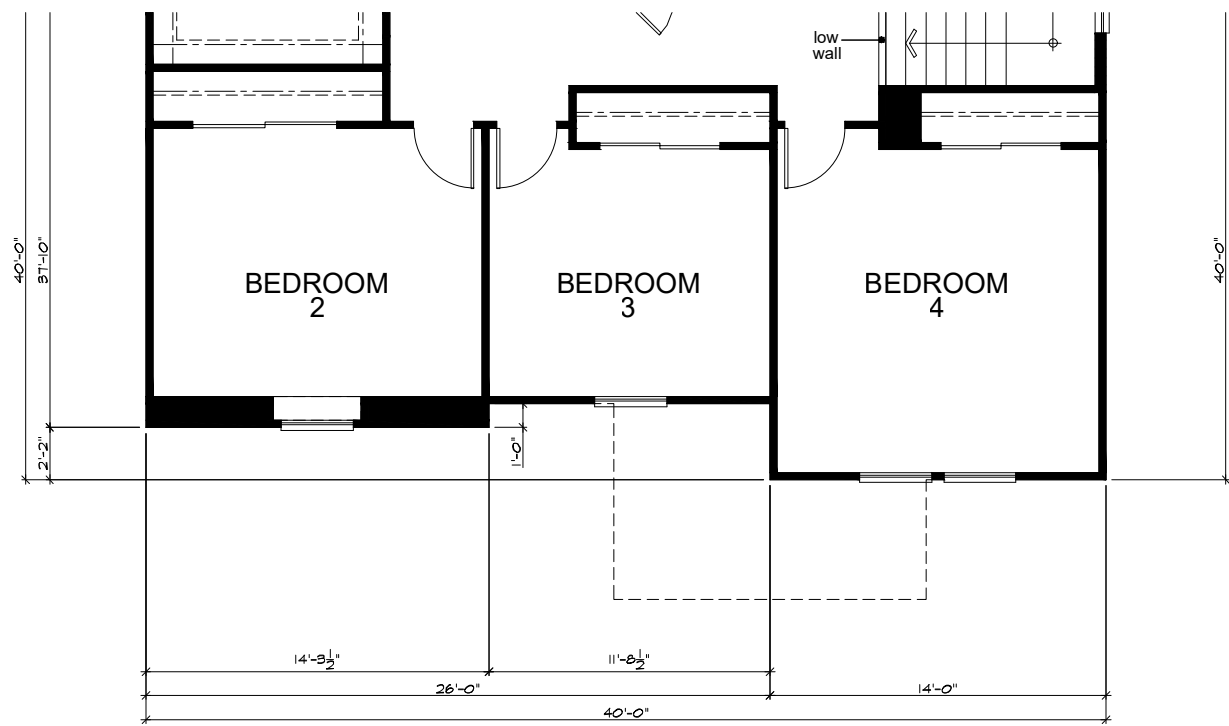
CONCORD  
 TENTATIVE TRACT NO. 18026

PLAN 5

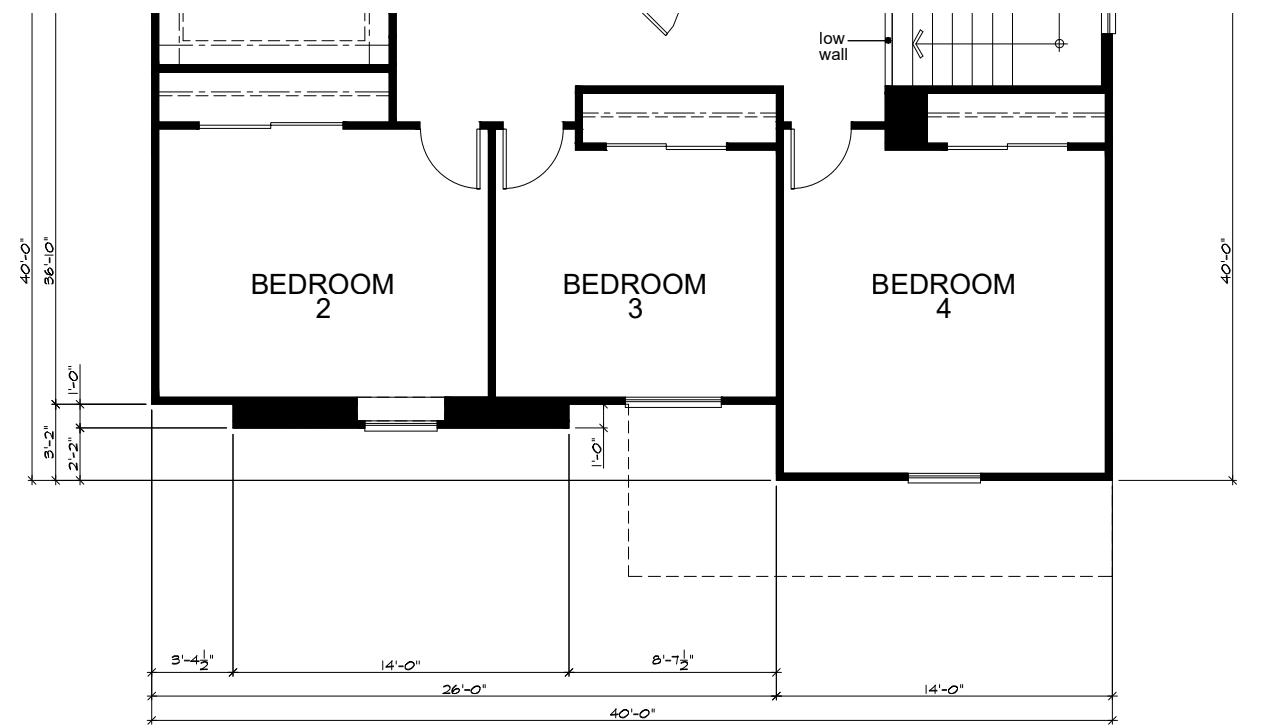
240.2532

JOB No. : 350875  
 STORY: November 13, 2020

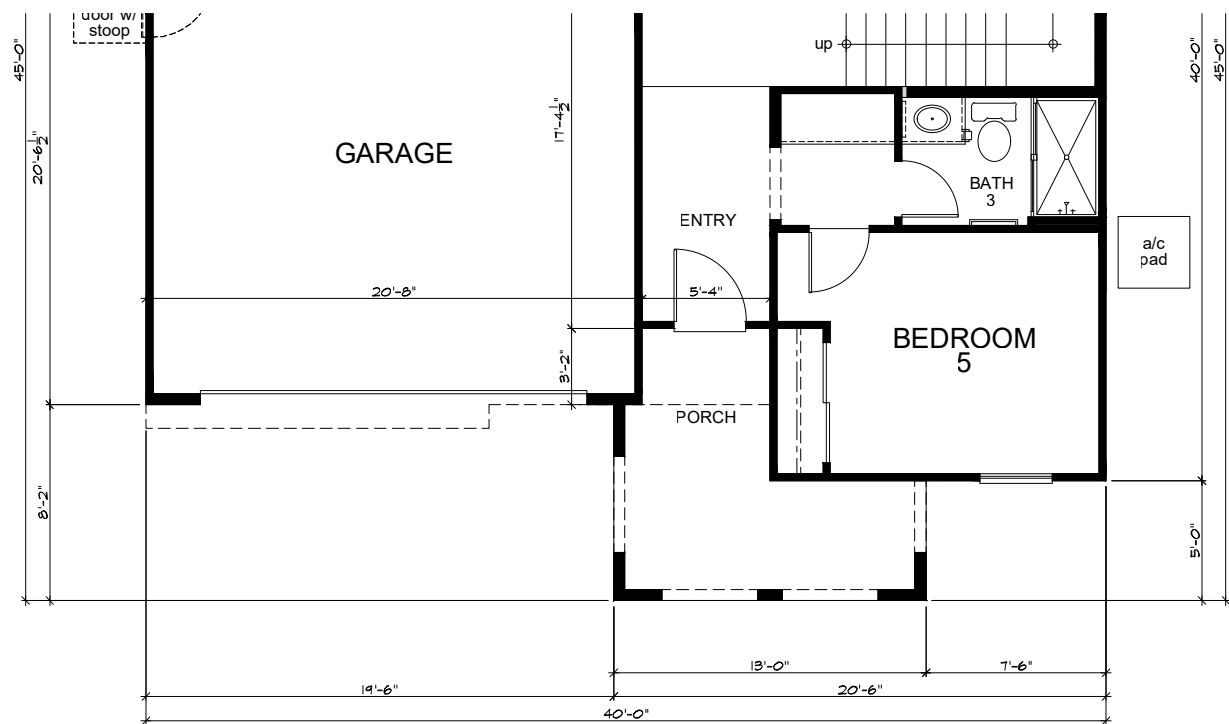
Item A-02 - 49 of 86



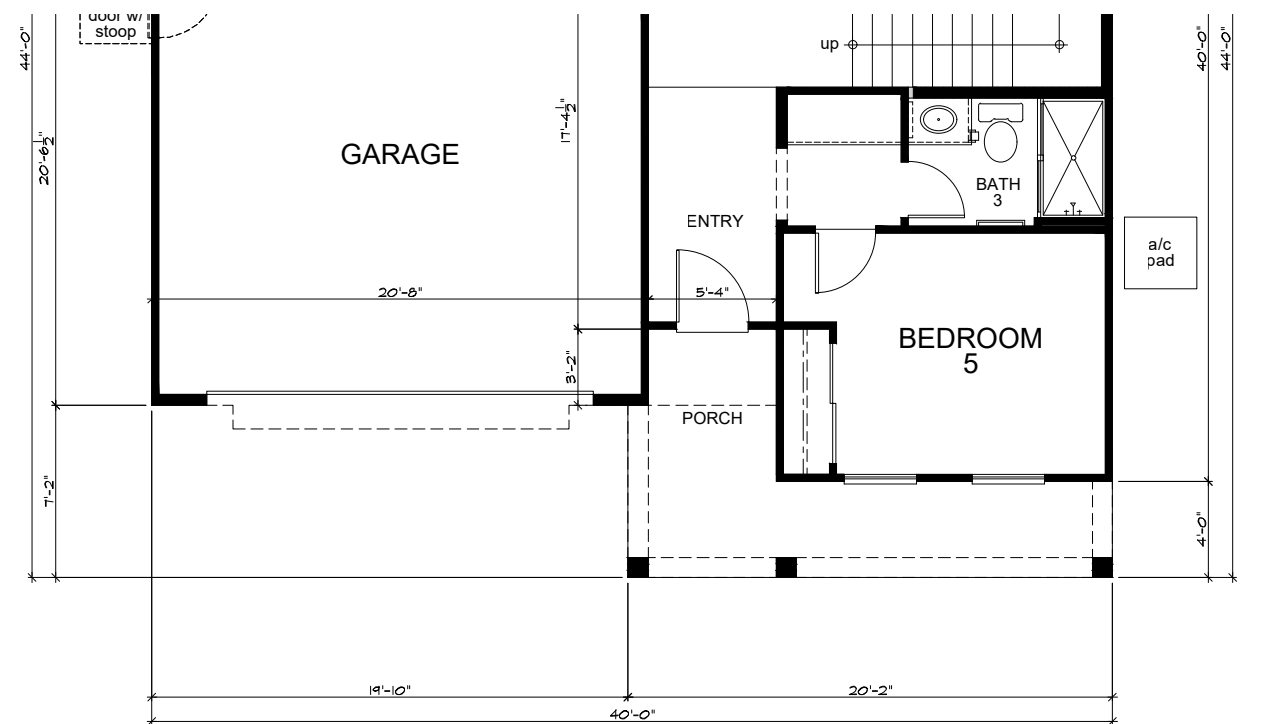
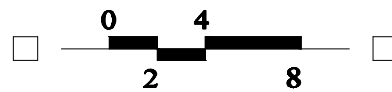
Partial Second Floor Plan 'B'



Partial Second Floor Plan 'C'

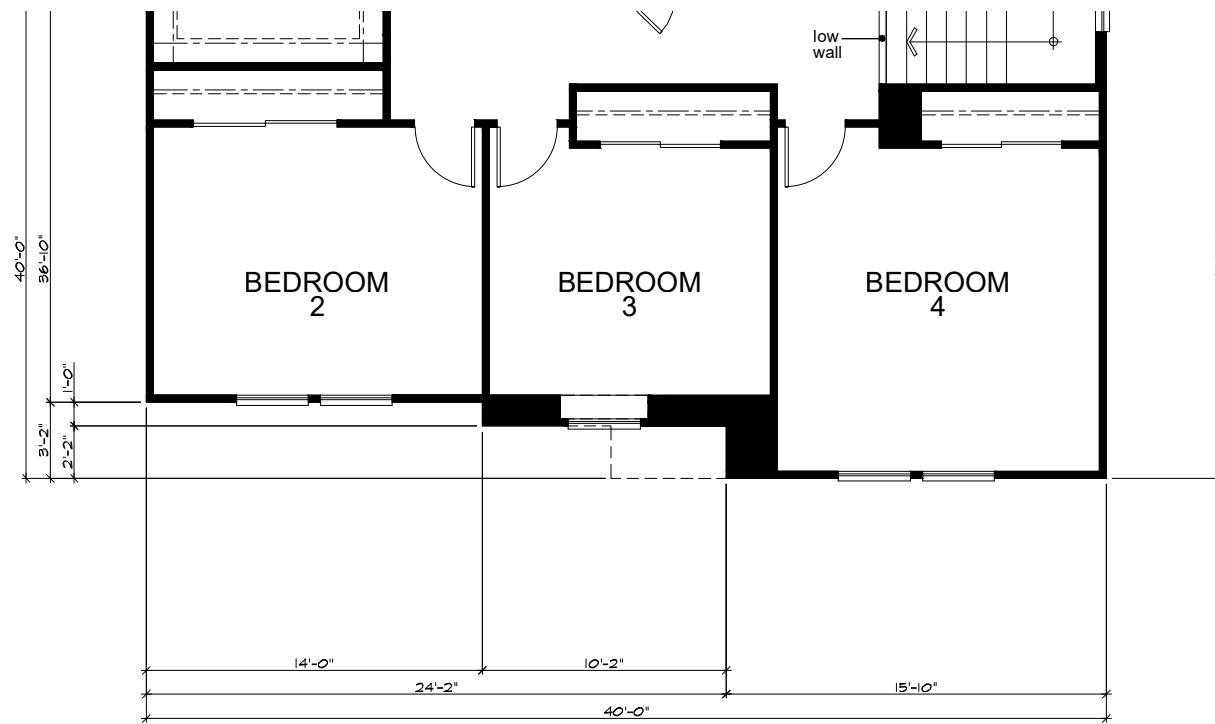


Partial First Floor Plan 'B'

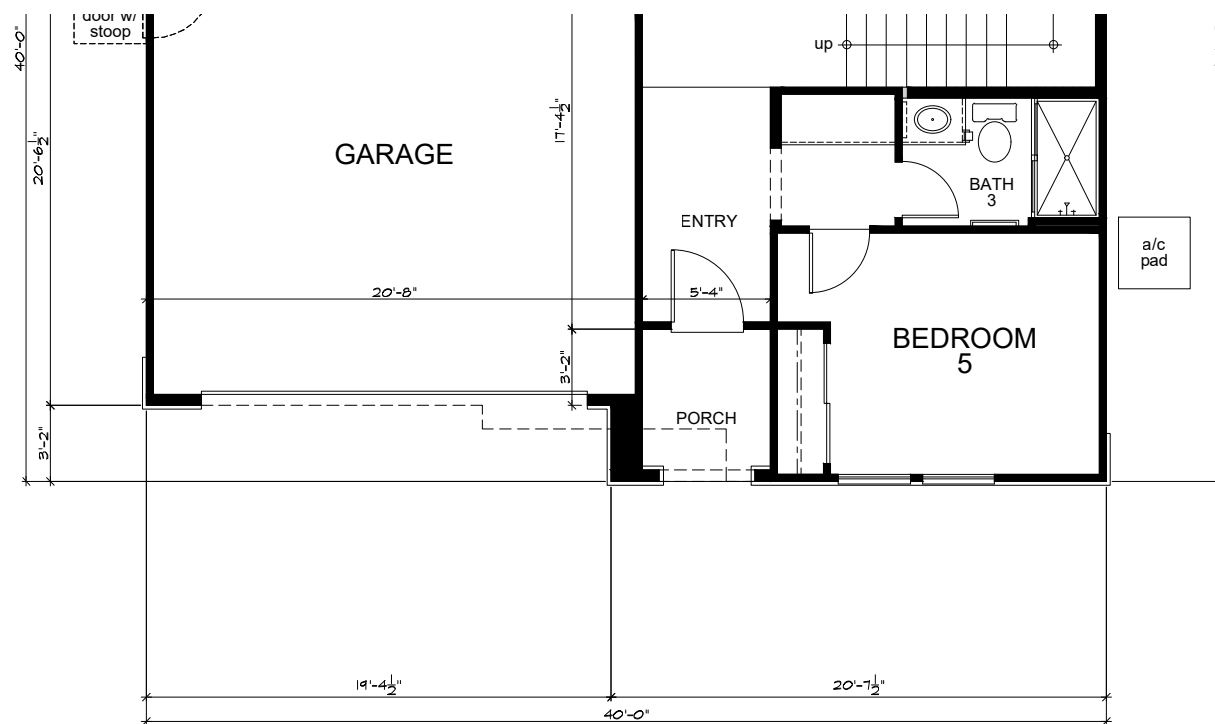


Partial First Floor Plan 'C'

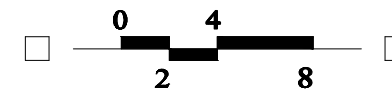




Partial Second Floor Plan 'D'



Partial First Floor Plan 'D'



PLAN 5

240.2532

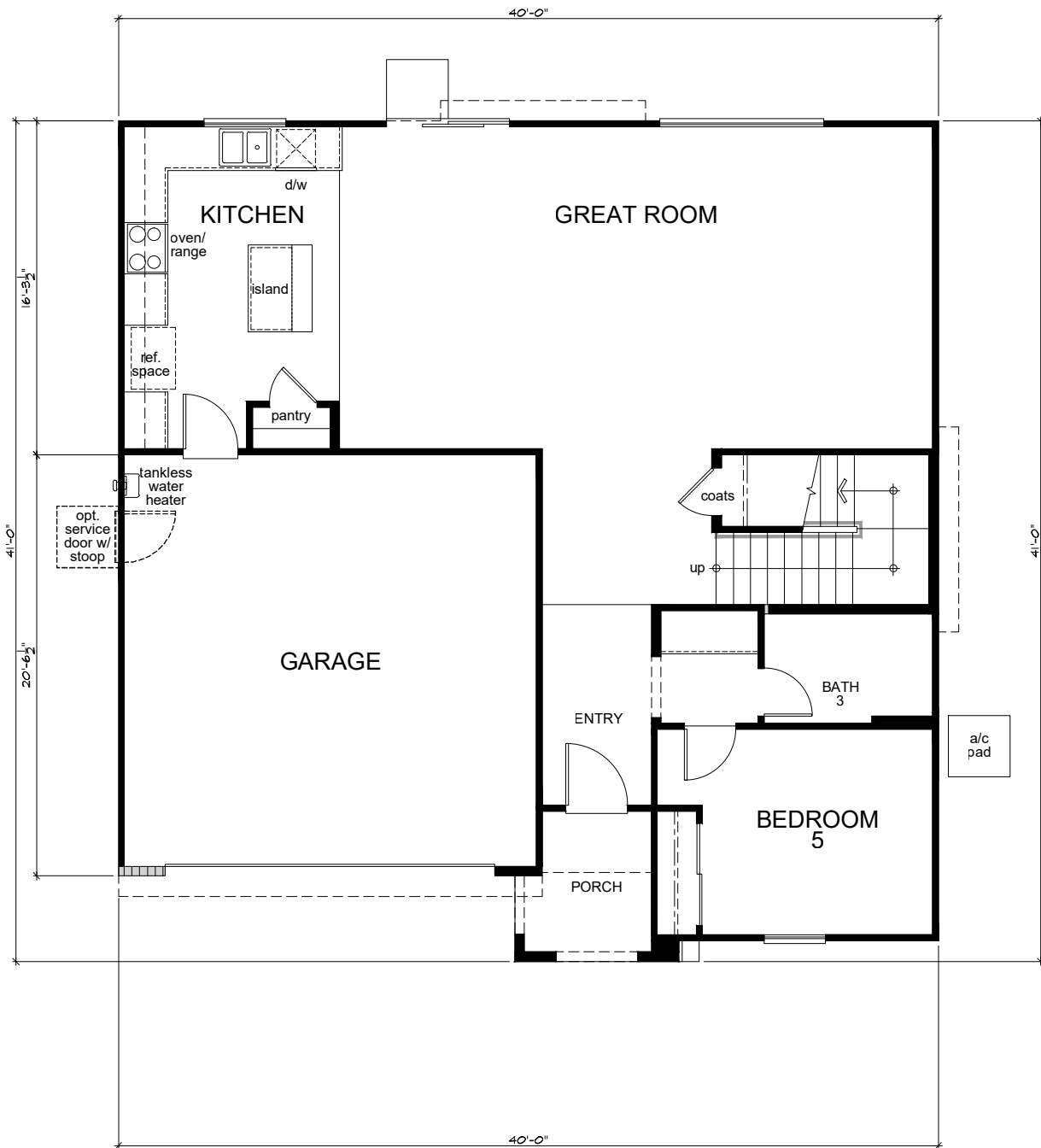
JOB No. : 350875  
STORY: November 13, 2020

Item A-02 - 51 of 86

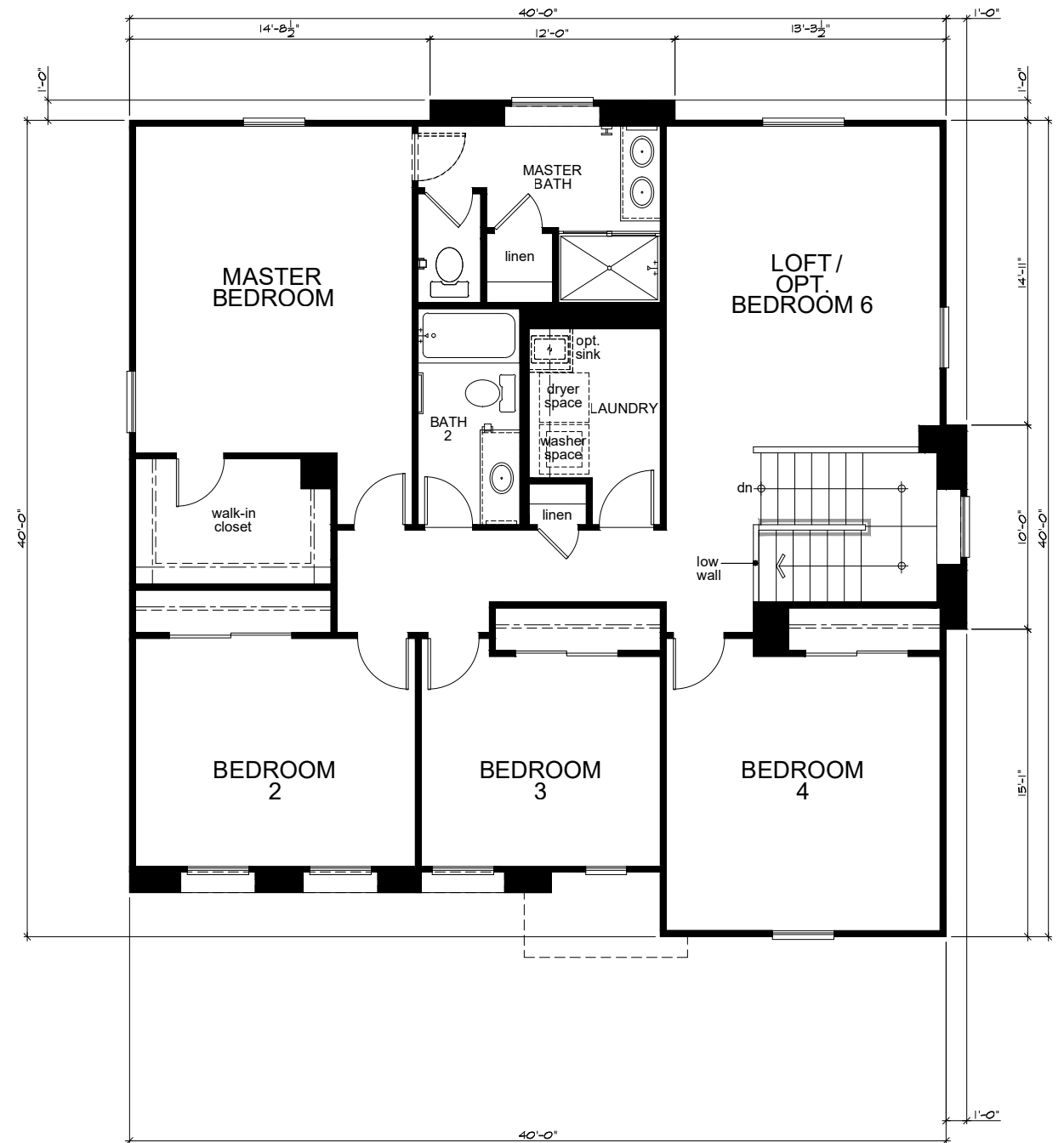
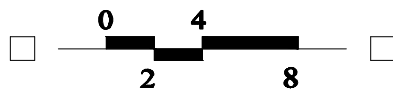


KB Home Southern California/Inland Empire  
36310 Inland Valley Drive  
Wildomar, CA 92595  
(951) 691-5300  
ONTARIO, CA

CONCORD  
TENTATIVE TRACT NO. 18026

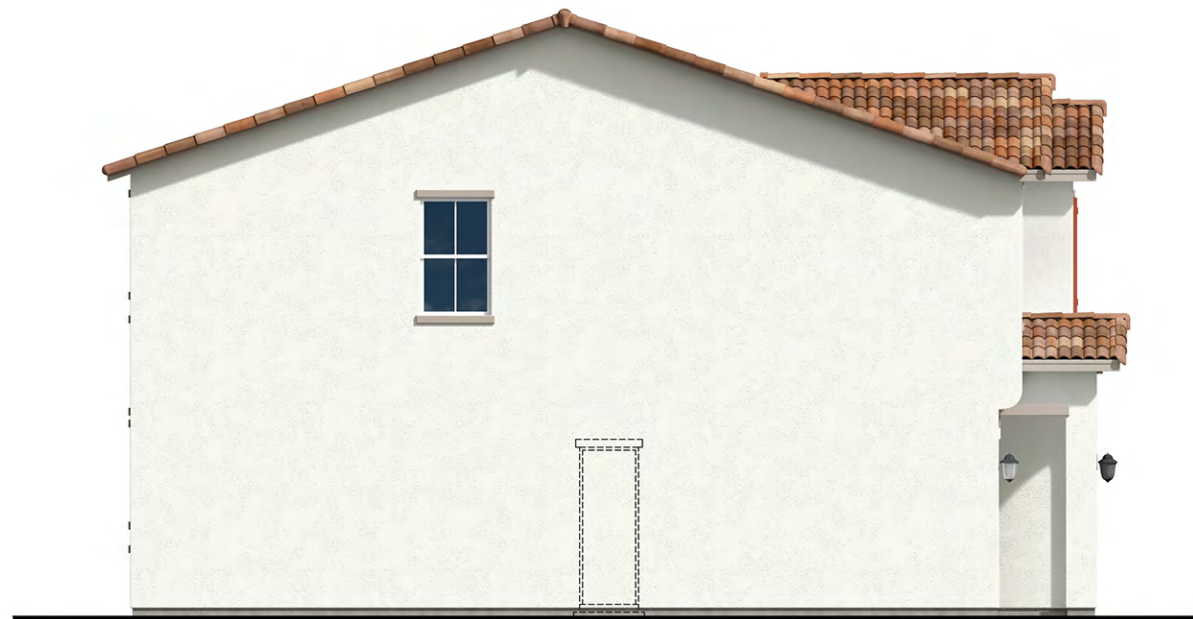


• Refer to Elevation Sheets for Enhanced Lot Locations  
 First Floor Plan 'A' ('B/C/D' Sim.) at Enhanced Elevations



• Refer to Elevation Sheets for Enhanced Lot Locations  
 Second Floor Plan 'A' ('B/C/D' Sim.) at Enhanced Elevations





Left Elevation 'A' (Spanish)



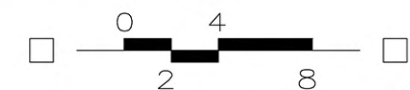
Front Elevation 'A' (Spanish)

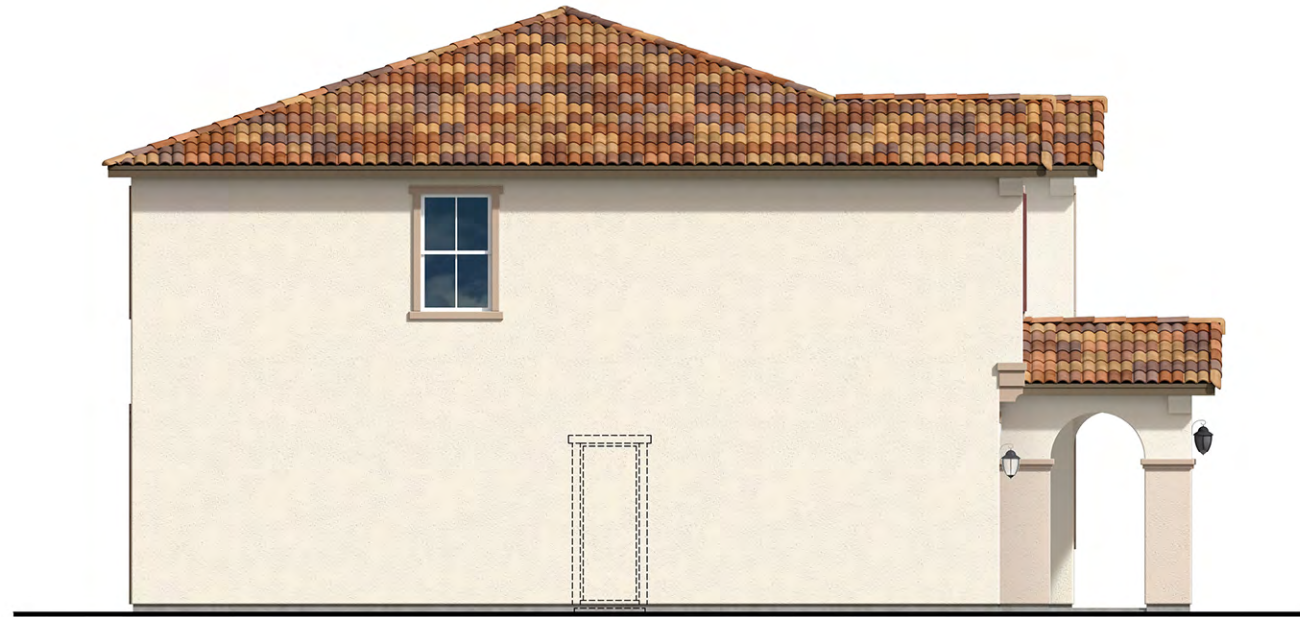


Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)





Left Elevation 'B' (Spanish Colonial)



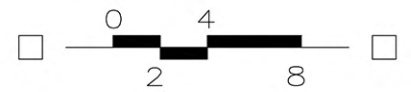
Front Elevation 'B' (Spanish Colonial)



Right Elevation 'B' (Spanish Colonial)



Rear Elevation 'B' (Spanish Colonial)



PLAN 5

240.2532

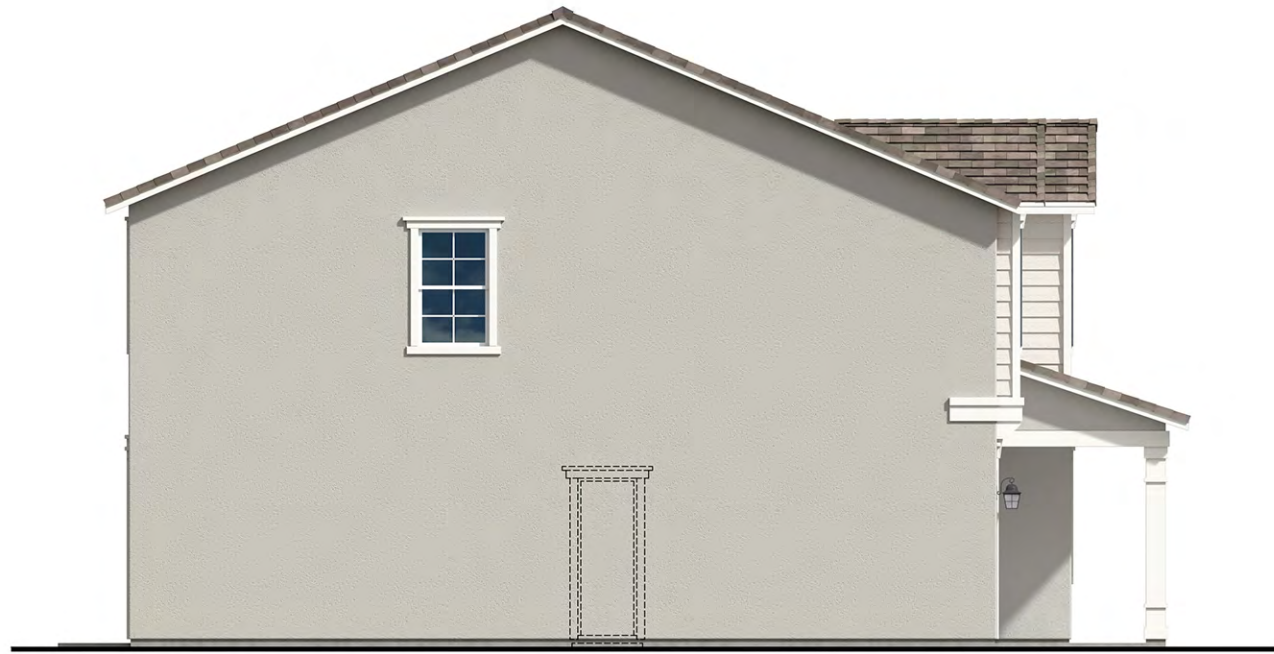
JOB No. : 350875  
 STORY:  
 November 13, 2020



KB Home Southern California/Inland Empire  
 36310 Inland Valley Drive  
 Wildomar, CA 92595  
 (951) 691-5300  
 ONTARIO, CA

CONCORD  
 TENTATIVE TRACT NO. 18026

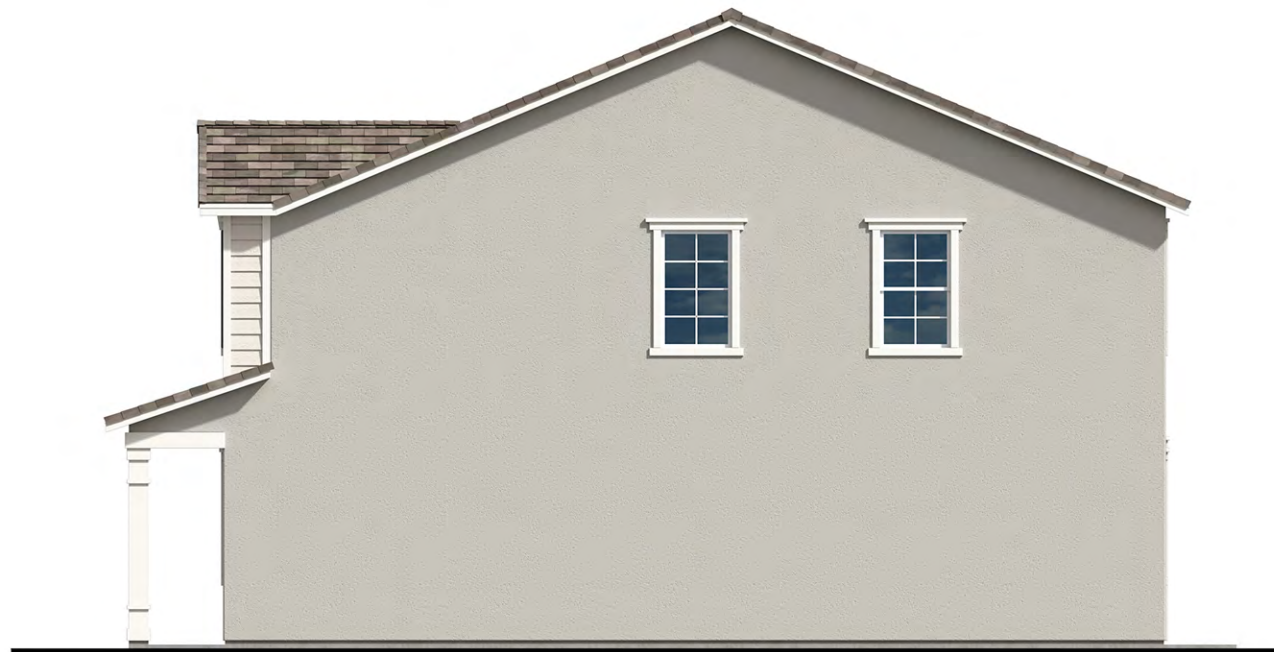




Left Elevation 'C' (West Coast Traditional)



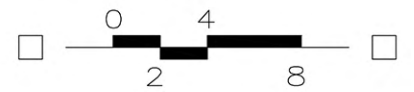
Front Elevation 'C' (West Coast Traditional)

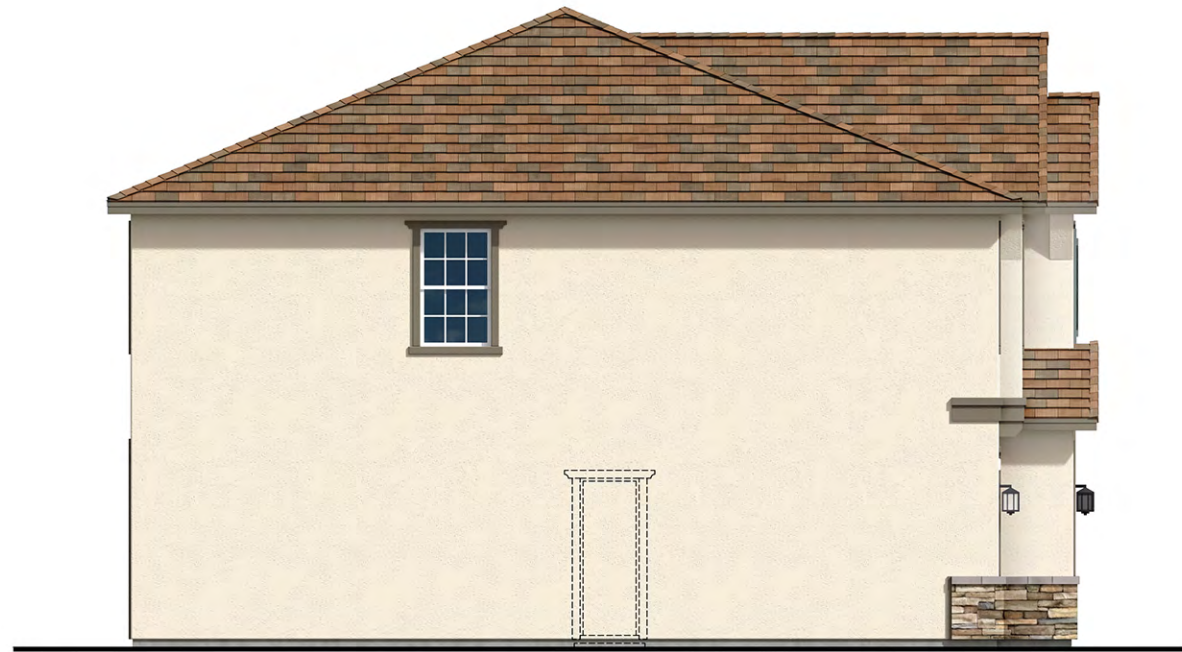


Right Elevation 'C' (West Coast Traditional)



Rear Elevation 'C' (West Coast Traditional)





Left Elevation 'D' (French Country)



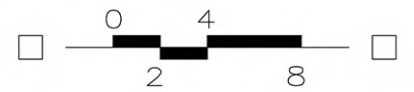
Front Elevation 'D' (French Country)



Right Elevation 'D' (French Country)



Rear Elevation 'D' (French Country)



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV20-019, A DEVELOPMENT PLAN TO CONSTRUCT 102 SINGLE-FAMILY DWELLINGS ON 19.73 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF CHINO AVENUE AND HAVEN AVENUE, WITHIN THE PA4 – SINGLE-FAMILY RESIDENTIAL AND PARK LAND USE DISTRICTS OF THE WEST HAVEN SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0218-151-11.

WHEREAS, KB HOME COASTAL, INC. ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV20-019, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 19.73 acres of land generally located at the northwest corner of Chino Avenue and Haven Avenue, within the Planning Area 4 (PA4) – Single-Family Residential and Park land use districts of the West Haven Specific Plan, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the PA-3 (4,950 SF lots) land use district of the West Haven Specific Plan and is developed with agricultural land uses. The property to the east is within the PA-1D (0-5 du/ac) land use district of the Rich Haven Specific Plan and is vacant. The property to the south is within the SCE Easement area of the West Haven Specific Plan and is vacant. The property to the west is within the Utility Corridor (UC) zoning district and is vacant; and

WHEREAS, the Applicant has proposed to construct 102 conventional single-family dwellings; and

WHEREAS, the subject site was previously subdivided through Tract Map 18026 (File No. PMTT11-003). The Tract Map was originally approved by the Planning Commission on December 18, 2006. On January 27, 2015, the Planning Commission approved a modification to Tract Map 10826 (File No. PMTT11-003), which included internal street circulation changes and a reduction in residential lots to 102; and

WHEREAS, the Project site will have one primary access point along both Chino and Haven Avenues. The Project will facilitate the construction of all interior tract streets within Planning Area 4, which include local street access from Haven Avenue and Chino Avenue; and

WHEREAS, the Applicant has proposed Spanish, Spanish Colonial, West Coast Traditional, and French Country architectural styles; and

WHEREAS, active and passive recreational facilities will be provided throughout the project site, including walking paseos and a centralized park with open play fields, a tot lot, overhead trellises with barbeques and picnic tables, and park benches; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA"); and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with the West Haven Specific Plan, File No. PSP03-006, for which an Environmental Impact Report – State Clearinghouse No. 2004071095 – (“Certified EIR”) was adopted by the City Council on July 17, 2007, and this Application introduces no new significant environmental impacts; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as “ALUCP”), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on February 17, 2021, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB21-002, recommending the Planning Commission approve the Application; and

WHEREAS, on February 23, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

**SECTION 1: Environmental Determination and Findings.** As the decision-making authority for the Project, the Planning Commission has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the Planning Commission finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with the West Haven Specific Plan, File No. File No. PSP03-006, for which a Certified EIR was adopted by the City Council on July 17, 2007; and

(2) The previous Certified EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(4) The previous Certified EIR reflects the independent judgment of the Planning Commission; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified EIR, and all mitigation measures previously adopted with the Certified EIR, are incorporated herein by this reference.

**SECTION 2: Subsequent or Supplemental Environmental Review Not Required.** Based on the information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

**SECTION 3: *Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making authority for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (102) and density (4-17 du/ac) specified in the Available Land Inventory.

**SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual

development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as "ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 5: Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Low-Density Residential land use district of the Policy Plan Land Use Map, and Planning Area 4 of the West Haven Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and Planning Area 4 of the West Haven Specific Plan zoning district, including standards relative to the particular land use proposed (Low-Density Residential Dwellings), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions.

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum***

***safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Planning Commission has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the West Haven Specific Plan are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the West Haven Specific Plan. The Project will complement and improve upon the quality of existing development in the vicinity of the Project site. The Project site is currently vacant, and the proposed development will provide additional housing options to the greater Ontario community, as well as recreational facilities for the neighborhood.

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the West Haven Specific Plan that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as well as those development standards and guidelines specifically related to the particular land use being proposed (Low-Density Residential Dwellings). As a result of this review, the Planning Commission has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the West Haven Specific Plan.

**SECTION 6: Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as “Attachment A,” and incorporated herein by this reference.

**SECTION 7: Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 8: Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located



at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9: **Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

-----

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of February, 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Jim Willoughby  
Planning Commission Chairman

ATTEST:

---

Rudy Zeledon  
Planning Director and  
Secretary to the Planning Commission

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on February 23, 2021, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gwen Berendsen  
Secretary Pro Tempore

**ATTACHMENT A:**

**File No. PDEV20-019  
Departmental Conditions of Approval**

*(Departmental conditions of approval to follow this page)*



City of Ontario  
Planning Department  
303 East B Street  
Ontario, California 91764  
Phone: 909.395.2036  
Fax: 909.395.2420

## ***Planning Department Land Development Division Conditions of Approval***

---

**Meeting Date:** February 23, 2021

**File No:** PDEV20-019

**Related Files:** PMTT11-003 (TM 18026)

**Project Description:** A Development Plan to construct 102 single-family dwellings on approximately 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 - Single Family Residential and Park land use districts of the West Haven Specific Plan (APN: 0218-151-11); **submitted by KB Home Coastal, Inc.**

**Prepared By:** Alexis Vaughn, Assistant Planner  
Phone: 909.395.2416 (direct)  
Email: [avaughn@ontarioca.gov](mailto:avaughn@ontarioca.gov)

---

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions of Approval for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions of Approval for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions of Approval for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1 Time Limits.**

(a) Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2 General Requirements.** The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

(d) All construction documentation shall adequately show that the project meets all Specific Plan standards, including but not limited to setbacks. Building setbacks shall be clarified to note that all driveways are a minimum of 18 feet long, and all 2<sup>nd</sup>-story livable portions of the buildings on corner lots/exterior sides have a 15-FT setback.

(e) The applicant shall work with the City in plan check to finalize all details, including but not limited to, architecture, enhanced elevations, wall and fence plan, sign plan, and park plan.

(f) No windows shall be flush-mounted with the wall unless provided with full 360-degree window trim. Key windows shall be deep-recessed for Spanish and Spanish Colonial elevations.

(g) All tile shall be flush-mounted or mounded.

(h) Trim shall be wrapped and terminate at logical endpoints.

### **2.3** Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

(e) Work with the Planning Department and Landscape Division to finalize details regarding the park amenities, which shall provide a unique play experience for the site.

**2.4** Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions), as well as the West Haven Specific Plan.

### **2.5** Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

(b) The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

**2.6** Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

(b) Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

**2.7** Mechanical Equipment.

(a) All exterior mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or screens that are architecturally treated so as to be consistent with the building architecture.

(b) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

**2.8** Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

**2.9** Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations) and the West Haven Specific Plan. The applicant shall submit a sign design package, for review and approval, showing the secondary community monumentation to occur at the intersection of Haven and Chino Avenues, which incorporates the features as outlined in section 8.9.1(b), page 8-63, and any neighborhood entry monuments as per 8.9.1(c) on page 8-69.

**2.10** Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noise levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

**2.11** Covenants, Conditions and Restrictions (CC&Rs)/Mutual Access and Maintenance Agreements.

(a) CC&Rs shall be prepared for the Project and shall be recorded prior to the issuance of a building permit.

(b) The CC&Rs shall be in a form and contain provisions satisfactory to the City. The articles of incorporation for the property owners association and the CC&Rs shall be reviewed and approved by the City.

(c) CC&Rs shall ensure reciprocal parking and access between parcels, and common maintenance of:

- (i) Landscaping and irrigation systems within common areas;
- (ii) Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line or right-of-way boundary line and the curb line and also the area enclosed within the curb lines of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;
- (iii) Shared parking facilities and access drives; and
- (iv) Utility and drainage easements.

(d) CC&Rs shall include authorization for the City's local law enforcement officers to enforce City and State traffic and penal codes within the project area.

(e) The CC&Rs shall grant the City of Ontario the right of enforcement of the CC&R provisions.

(f) A specific methodology/procedure shall be established within the CC&Rs for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

#### **2.12** Disclosure Statements.

(a) A copy of the Public Report from the Department of Real Estate, prepared for the subdivision pursuant to Business and Professions Code Section 11000 et seq., shall be provided to each prospective buyer of the residential units and shall include a statement to the effect that:

(i) This tract is subject to noise from the Ontario International Airport and may be more severely impacted in the future.

(ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.

(iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.

(iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

#### **2.13** Environmental Review.

(a) 8.1 The environmental impacts of this project were previously reviewed in conjunction with File No. PSP03-006, the West Haven Specific Plan for which an EIR (SCH# 2004071095) was previously adopted by the City Council on July 17, 2007. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval.

(b) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(c) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.14** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.15** Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

(b) After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

(c) The applicant shall provide payment for CC&R review at the rate established by resolution of the City Council.

**2.16** Additional Requirements.

(a) All conditions of approval from other commenting City agencies shall be complied with.

(b) The applicant shall submit an acoustical analysis, which shall be approved by the Planning Director prior to permit issuance.





# CITY OF ONTARIO

## MEMORANDUM

### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Engineering Services Division [Land Development Section and Environmental Section], Traffic & Transportation Division, Ontario Municipal Utilities Company and Information Technology & General Services Department conditions incorporated)

**DAB MEETING DATE:** February 17<sup>th</sup>, 2021

**PROJECT:** PDEV20-019; a Development Plan approval to construct 102 single-family dwellings on approximately 19.73 acres of land within the West Haven Specific Plan. [Related Files: TM-18026 & PMTT11-003]

**LOCATION:** NWC of Chino Avenue and Haven Avenue

**PROJECT ENGINEER:** Antonio Alejos, Assistant Engineer *A.A.* (909) 395-2384

**PROJECT PLANNER:** Alexis Vaughn, Assistant Planner (909) 395-2416

---

**The following items are the Conditions of Approval for the subject project:**

1. Prior to issuance of any permits the applicant/developer shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. The project shall comply with the Conditions of Approval for Tract Map No. 18026, approved at the DAB meeting of January 21, 2015, attached herewith for reference, and in accordance with the West Haven Specific Plan, File No. PSP03-006, adopted July 17, 2007.
3. The project shall comply with the Development Agreement by and between the City of Ontario and Stratham Properties, Inc., recorded with the San Bernardino County Recorder's Office on July 13, 2015 as Doc# 2015-0296532 and the 1st Amendment to same (File No. PDA07-005), recorded on May 10, 2019 as Doc# 2019-0150859.
4. Utilities:
  - a. Final Utilities Systems Map:
    - i. The applicant/developer shall submit a complete Final Utilities Systems Map accompanying the precise grading plan submittal to the City/OMUC for review and final approval. The systems map shall comply with the OMUC requirements which include showing and labeling all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, monitoring manholes, etc.), points of connection and sizes. This shall include private on-site systems to point of connection with public systems. See USM requirements document for details.

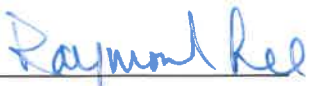
5. Recycled Water:


- a. Prior to Building Permits:
  - i. Provide copies of both on-site and off-site utilities layout. We need both hard copies and digital files in PDF and AutoCAD format.
  - ii. Submittal of Engineering Report (ER) for recycled water usage for approval by the City and State. Review and approval process of ER is approximately 3 months.
- b. Prior to Occupancy Release:
  - i. State shall approve ER.
  - ii. Successfully pass start-up, cross connection and overspray test.
  - iii. Provide Engineering Report (ER) for use of recycled water for review and approval by Ontario Municipal Utilities Company (OMUC)

**For further information, please contact:**  
**Cynthia Heredia-Torres**  
**P (909) 395-2647**  
**F (909) 395-2608**  
**ctorres@ontario.ca.gov**

6. Solid Waste:

- a. Final Solid Waste Handling Plan (SWHP):
  - i. Prior to approval of any building permits the Conceptual Solid Waste Handling Plan needs to be updated and converted into a Final Solid Waste Handling Plan Sheet and shall be submitted accompanying the precise grading plan submittal to the City/OMUC for review and approval. See “Solid Waste Handling Plan (SWHP) Requirements” document for details.
- b. Integrated Waste Handling for the Park: The applicant/developer shall provide the park on Lot A with a trash enclosure sized, at a minimum, to store two (2) 4-cubic yard trash enclosure for the refuse and recycling waste generated by the park for storage and then pick-up by the City. The trash enclosure shall meet the OMUC Integrated Waste Department’s requirement for size, design and vehicle access. This requirement for a trash enclosure at the park may be satisfied through alternative Integrated Waste Handling means and methods, provided that the alternative meets City Integrated Waste Handling requirements and the alternative is subject to the review and approval of the Integrated Waste Department.
- c. Integrated Waste Management Report (IWMR): The applicant/developer shall submit an Integrated Waste Management Report for review and approval with the precise grading plan. This report shall address the management of all integrated waste (refuse, recycling, organics, etc.). The IWMR shall demonstrate compliance with the “Integrated Waste Management Report Requirements” document.

  
\_\_\_\_\_  
Raymond Lee, P.E.  
Assistant City Engineer

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Khoi Do, P.E.  
City Engineer

  
\_\_\_\_\_  
Date



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Alexis Vaughn, Assistant Planner  
Planning Department

**FROM:** Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Fire Department

**DATE:** August 26, 2020

**SUBJECT:** PDEV20-019 - A Development Plan approval to construct 102 single-family dwellings on approximately 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 - Single Family Residential and Park land use districts of the West Haven Specific Plan (APN: 0218-151-11). Related File: PMTT11-003 (TM 18026).

- 
- The plan **does** adequately address Fire Department requirements at this time.
- Standard Conditions of Approval apply, as stated below.
- 

### **SITE AND BUILDING FEATURES:**

- A. 2016 CBC Type of Construction: Type V B
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies
- D. Number of Stories: 1-2
- E. Total Square Footage: Approximately 2,500 – 3,000 sq. ft.
- F. 2016 CBC Occupancy Classification(s): R3

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

- ☒ 1.1 The following are the Ontario Fire Department (“Fire Department”) requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards (“Standards.”) It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at [www.ontarioca.gov](http://www.ontarioca.gov), click on “Fire Department” and then on “Standards and Forms.”
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### **2.0 FIRE DEPARTMENT ACCESS**

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- ☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- ☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- ☒ 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.
- ☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

### **3.0 WATER SUPPLY**

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

### **4.0 FIRE PROTECTION SYSTEMS**

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard ~~Choose an item.~~ All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.

### **5.0 BUILDING CONSTRUCTION FEATURES**

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Alexis Vaughn  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** August 26, 2020  
**SUBJECT:** PDEV20-019

- 
- The plan **does** adequately address the departmental concerns at this time.  
 No comments  
 Report below.

---

### Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lr



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Alexis Vaughn, Associate Planner

**FROM:** Emily Hernandez, Police Officer

**DATE:** August 24, 2020

**SUBJECT:** PDEV20-019- A DEVELOPMENT PLAN TO CONSTRUCT 102 SINGLE-FAMILY DWELLINGS LOCATED AT THE NORTHWEST CORNER OF CHINO AVENUE AND HAVEN AVENUE.

---

The “Standard Conditions of Approval” contained in Resolution No. 2017-027 for “Ontario Ranch Projects” apply. The applicant shall read and be thoroughly familiar with these conditions, including but not limited to, the requirements listed below.

- Required lighting for all walkways, paseos, driveways, doorways, parking areas, parks, park walkways, playgrounds, recreation areas and other areas used by the public shall be provided and operate on photosensor at the prescribed foot-candle levels. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall install illuminated address numbers, powered by photocell, on each individual unit and shall not be controlled by the building occupants.
- The Applicant shall comply with all construction site security requirements as stated in the Standard Conditions. This includes the provisions for perimeter lighting, site lighting, fencing and/or uniformed security.

**The Applicant is invited to contact Officer Emily Hernandez at (909) 408-1755 with any questions or concerns regarding these conditions.**





# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Community Development Director  
Rudy Zeledon, Planning Director (Copy of memo only)  
Diane Ayala, Advanced Planning Division (Copy of memo only)  
Charity Hernandez, Economic Development  
James Caro, Building Official  
Khoi Do, City Engineer  
**Jamie Richardson, Landscape Planning Division**  
Ahmed Aly, Municipal Utility Company  
Gabriel Gutierrez, Police Department  
Mike Gerken, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Eric Woosley, Engineering/NPDES  
Robin Lucero, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

REVISION NO. 1

DATE: December 02, 2020

SUBJECT: FILE #: PDEV20-019

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

**PROJECT DESCRIPTION:** A Development Plan approval to construct 102 single-family dwellings on approximately 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 - Single Family Residential and Park land use districts of the West Haven Specific Plan (APN: 0218-151-11). Related File: PMTT11-003 (TM 18026).

The plan does adequately address the departmental concerns at this time.

- No comments
- See previous report for Conditions
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Landscape Division  
Department

  
Signature

Associate Landscape Planner  
Title

12/17/20  
Date

**CITY OF ONTARIO**  
**LANDSCAPE PLANNING DIVISION**  
 303 East "B" Street, Ontario, CA 91764

**PRELIMINARY PLAN  
 CORRECTIONS**

Sign Off

	12/16/20
Philip Marino, Associate Landscape Planner	Date

Reviewer's Name: <b>Philip Marino, Associate Landscape Planner</b>	Phone: <b>(909) 395-2237</b>
---	---------------------------------

D.A.B. File No.: PDEV20-019	Case Planner: Alexis Vaughn
--------------------------------	--------------------------------

Project Name and Location:  
 West Haven – 102 SFD  
 Tract 18026

Applicant/Representative:  
 KB Home Coastal, Inc. – Heidi McBroom [hmcbbroom@kbhome.com](mailto:hmcbbroom@kbhome.com)  
 36310 Inland Valley Drive, Suite 300  
 Wildomar, CA 92595

**A Preliminary Landscape Plan (12/02/20) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.**

**A Preliminary Landscape Plan () has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.**

**A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.**  
 Landscape construction plans with plan check number may be emailed to: [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)  
**DIGITAL SUBMITTALS MUST BE 10MB OR LESS.**

**Civil/ Site Plans**

1. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
2. Show backflow devices set back 4' from paving all sides. Locate on level grade.
3. Typical lot drainage shall include a catch basin with gravel sump below each before exiting property, if no other water quality infiltration is provided.

**Landscape Plans**

4. The HOA park will be reviewed during plan check to look at the configuration and location of the tot lot. Additional amenities such as play equipment will not be requested but the type, color, and style may change.
5. Replace invasive, high water using, short lived, high maintenance or poor performing plants Bougainvillea (frost; consider Distictis buccinatoria), Photinia (diseased; consider Xylosma), Calliandra (large and rangy, use where space allows; consider Callistemon), Pyrus (diseased; consider Cercis), Schinus (invasive; consider Geijera parviflora), Aloe vera (poor performing; consider Aloe striata), Salvia leucantha (wide and rangy for front yards; consider Salvia clevelandii), Lantana 'New Gold' (frost; consider Myoporum 'Putah Creek').
6. Front yards shall be designed with plant material to fill in 100% with maturity. Show plant material at full on center spacing. Tighten up plant material on plan.
7. Show/Note 8' diameter of mulch only at new trees. Detail irrigation dripline outside of mulched root zone.
8. Residential projects shall include a stub-out for future back yard irrigation systems with anti-siphon valves. All single family and multi-family residential front yards shall have landscape and irrigation.
9. The trash enclosure shall be smaller in size, see "outdoor trash can storage cabinets." Design to accommodate the trash cans and be accessible for maintenance staff to move in and out for pick

up but screened within the landscape area.

10. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
11. Provide phasing map for multi-phase projects.
12. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Fees are:

Plan Check—5 or more acres .....	\$2,791.00
Inspection—Construction (up to 3 inspections per phase) .....	<u>\$600.00</u>
Total.....	\$3,391.00
Inspection—Field – any additional.....	\$250.00

Landscape construction plans with building permit number for plan check may be emailed to: [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Community Development Director  
Rudy Zeledon, Planning Director (Copy of memo only)  
~~Diane Ayala, Advanced Planning Division (Copy of memo only)~~ **TOM GRAHN**  
Charity Hernandez, Economic Development  
James Caro, Building Official  
Khoi Do, City Engineer  
Jamie Richardson, Landscape Planning Division  
Ahmed Aly, Municipal Utility Company  
Gabriel Gutierrez, Police Department  
Mike Gerken, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Eric Woosley, Engineering/NPDES  
Robin Lucero, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

REVISION NO. 1

DATE: December 02, 2020

SUBJECT: FILE #: PDEV20-019

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .




**PROJECT DESCRIPTION:** A Development Plan approval to construct 102 single-family dwellings on approximately 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 - Single Family Residential and Park land use districts of the West Haven Specific Plan (APN: 0218-151-11). Related File: PMTT11-003 (TM 18026).

The plan does adequately address the departmental concerns at this time.

- No comments
- See previous report for Conditions
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Department \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_ Date 12/21/20

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV20-019

Address: North West Corner of Chino Avenue & Haven Avenue

APN: 0218-151-11

Existing Land Use: Vacant

Proposed Land Use: Development Plan to construct 102 Single family homes

Site Acreage: 19.73 Proposed Structure Height: 35 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Alexis Vaughn

Date: 12/23/2020

CD No.: 2020-025

PALU No.: n/a

### The project is impacted by the following ONT ALUCP Compatibility Zones:

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 FT +	
<input type="radio"/> Zone 5			

### The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1   
  Zone 2   
  Zone 3   
  Zone 4   
  Zone 5   
  Zone 6

Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

This proposed Project is:  Exempt from the ALUCP     Consistent     Consistent with Conditions     Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Real Estate Transaction Disclosure Required

Airport Planner Signature: \_\_\_\_\_



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Alexis Vaughn, Planning Department  
**FROM:** Celia Corral, Engineering Department  
**DATE:** November 5, 2020  
**SUBJECT:** File No. PDEV20-019

---

The Site Plan for this project is approved for DAB.

1. This project has an existing approved WQMP.



# CITY OF ONTARIO MEMORANDUM



---

**DATE:** December 14, 2020  
**TO:** Antonio Alejos, Engineering  
**CC:** Alexis Vaughn, Planning  
**FROM:** Peter Tran, Utilities Engineering  
**SUBJECT:** DPR #2 – Conditions of Approval (COA) - Utilities Comments (**#7302**)  
PDEV20-019 (A Development Plan to construct 102 single-family dwelling on 19.73 acres, NEC  
**PROJECT NO.:** Chino and Haven)

---

## BRIEF DESCRIPTION

*A Development Plan approval to construct 102 single-family dwellings on approximately 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 - Single Family Residential and Park land use districts of the West Haven Specific Plan (APN: 0218-151-11). Related File: PMTT11-003 (TM 18026)..*

---

## THIS SUBMITTAL IS COMPLETE AND RECOMMENDED FOR APPROVAL.

---

**CONDITIONS OF APPROVAL:** *The Ontario Municipal Utilities Company (OMUC) recommends this application for approval subject to the conditions outlined below and compliance with the City's Design Development Guidelines, Specifications Design Criteria, and City Standards.*

### General Conditions:

- Standard Conditions of Approval: Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
- Final Utilities Systems Map (USM): As part of the precise grading plans submittal, provide a Final Utilities Systems Map that shows all existing and proposed Utilities (Potable Water, Recycled Water, Sewer, Storm Drain, and other utilities) including each of the City's public utilities' points of connection to the existing systems.
- Inherited Requirements and Conditions of Approval: This project is subject to all the Requirements and Conditions of Approval of the PMTT11-003 (TTM-18026) and PSP03-006 West Haven Specific Plan, as amended.

### Recycled Water Conditions:

- The following are requirements because of immediate recycled water use:
  - Prior to Building Permits
    - Provide copies of both on-site and off-site utilities layout. We need both hard copies and digital files in PDF and AutoCAD format.
    - Submittal of Engineering Report (ER) for recycled water usage for approval by the City and State. Review and approval process of ER is approximately 3 months.
  - Prior to Occupancy Release
    - State shall approve ER.
    - Successfully pass start-up, cross connection and overspray test.
- Provide Engineering Report (ER) for use of recycled water for review and approval by Ontario Municipal Utilities Company (If not already done so).

Please contact:

**Cynthia Heredia-Torres**

**P (909) 395-2647**

**F (909) 395-2608**

[ctorres@ontarioca.gov](mailto:ctorres@ontarioca.gov)

**Solid Waste Conditions:**

6. **Final Solid Waste Handling Plan (SWHP):** Prior to approval of any building permits, the Parking/Trash Analysis submitted on 12/1/2020 shall be revised into a SWHP and be submitted with the Precise Grading Plan for review and approval of Ontario Municipal Utility Company.
  - a. Organics Separation and Collection: This development shall comply with the Requirements of State Assembly Bill AB1826, which requires organic waste to be diverted and collected separately from recycling and other refuse wastes.
    - i. Include on SWHP how Organics separation and collections shall be handled in addition to refuse and recycling collections
    - ii. In order to comply with these requirements, revise site plans, and all related sheets, to have a **three (3)** trash cans for each proposed dwelling unit (one can for refuse, one can for recycling, and one can for organics), specifically for the six-packs.



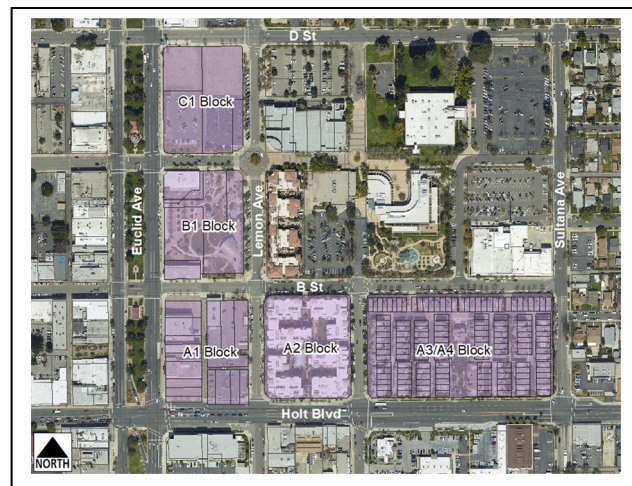
**FILE NO:** PUD20-002

**SUBJECT:** An Amendment to the Downtown Civic Center Planned Unit Development ("DCCPUD"), amending certain provisions to: [1] bring the DCCPUD into consistency with the Policy Plan (General Plan) component of The Ontario Plan and the City's Development Code; [2] amend certain land use and development standards applicable to blocks A1 and C1, including but not limited to allowing for ground floor residential land uses, at grade stand-alone parking structures, and an increase in the maximum height of building element projections (from 60 feet to 65 feet), revision to allow vehicular access points, and modify minimum parking stall and drive aisle standards; and [3] make various revisions necessary to the internal consistency of the DCCPUD. **City Initiated. City Council action required.**


**PROPERTY OWNER:** City of Ontario

**RECOMMENDED ACTION:** That the Planning Commission consider and recommend approval of File No. PUD20-002 to the City Council, pursuant to the facts and reasons contained in the staff report and attached resolution.

**PROJECT SETTING:** The project site is comprised of a 6-block L-shaped area located within the Downtown Mixed Use District, including 3 blocks along Holt Boulevard, between Lemon Avenue and Sultana Avenue, and 3 blocks along Euclid Avenue, between Holt Boulevard and D Street, within the MU-1 (Downtown Mixed Use) zoning district, and is depicted in Figure 1: Project Location. Existing land uses include commercial to the west, across Euclid Avenue, commercial, civic, and residential land uses to the east, retail to the north, and retail and office to the south, across Holt Boulevard. The existing surrounding land uses, zoning, and general plan and specific plan land use designations are summarized in the "Surrounding Zoning & Land Uses" table



**Figure 1: Project Location**

Case Planner:	Diane Ayala
Planning Director Approval:	
Submittal Date:	December 17, 2020

Hearing Body	Date	Decision	Action
PC	01/23/2021		Recommend
CC-1 <sup>st</sup> read'g	03/16/2021		Introduce
CC-2 <sup>nd</sup> read'g	04/06/2021		Final

located in the Technical Appendix of this report.

### **PROJECT ANALYSIS:**

(1) Background — In June 2006, the City Council adopted Ordinance No. 2829 approving the Downtown Civic Center Planned Unit Development (“DCCPUD”) which governs land use and development within the above-described 6-block area immediately adjacent to the Civic Center complex. The land uses designated for each block are as follows:

- A1 and C1 Blocks (Commercial/Residential Mixed-Use) — The A1 and C1 blocks are designated for vertically-mixed commercial and residential uses (apartments or condominiums) in a mid-rise configuration, with commercial uses on the ground floor and residential units on 3 upper floors. At-grade parking is to be provided for the commercial uses and one level of subterranean parking is to be provided for the residential units. A total of 36,000 square feet of commercial floor area is permitted for each block and residential units may be developed at a density of 45 to 50 dwelling units per acre, not to exceed 100 to 110 dwellings per block. The maximum floor area ratio is 2.7 for all uses.
- A2 Block (Apartments) — The A2 block is designated for multiple-family dwellings at a density range of up to 65 dwelling units per acre, not to exceed 160 housing units, constructed in a stacked-flat configuration over subterranean parking facilities.
- A3 and A4 Blocks (Townhomes) — The A3 and A4 blocks are designated for attached multiple-family townhouse dwellings with tuck-under parking, constructed within a density range of 25 to 35 dwelling units per acre, not to exceed 140 housing units.
- B1 Block (Civic Plaza) — The B1 block is designated for development with a public plaza to provide passive recreation opportunities for the downtown area. Commercial uses are also allowed in this block, not to exceed 10,000 square feet in total area and 2-stories in height. The commercial uses would be housed within the historically significant Bank of Italy building, located at the southwest corner of the block, and a new building that may be constructed at the northwest corner of the block.

Along with the adoption of the DCCPUD in 2006, the Planning Commission approved a Development Plan (File No. PDEV06-009) for the development of the C1, A2, A3 and A4 blocks. The A2, A3 and A4 blocks have since been fully developed by the JH Snyder Company and have been fully occupied since 2009. The C1 block, however, was not constructed due to the economic downturn of 2008 through 2012.

In June 2012, the Planning Commission, acting as the Historic Preservation Commission, approved a Certificate of Appropriateness (File No. PHP12-005) to facilitate the development of the B1 Block with a 1.7-acre park. The Ontario Town Square has been fully developed by the City of Ontario and the Bank of Italy is currently being rehabilitated and adaptively reused for up to 3 restaurants.

In June 2011, the City Council adopted Ordinance No. 2937, approving an amendment to the DCCPUD to increase the maximum density range for residential development within the Commercial/Residential Mixed-Use District of the C1 block, from 45-50 dwelling units per acre to 45-65 dwelling units per acre, and provided an allowance of “for sale” and “for rent” housing within the A1 and C1 blocks.

In December 2020, the City initiated an amendment the DCCPUD to facilitate the construction of a 4-level parking structure within the C1 block, located at the northwest corner of C Street and Lemon Avenue (see Figure 2 below). The parking structure will provide 411 parking spaces, with 270 of those spaces allocated for a 4-story mixed-use project consisting of approximately 6,000 square feet of commercial space and 145 dwelling units, which is currently undergoing City review. The remaining 141 parking spaces will be available for civic center use.



**Figure 2: Parking Structure Perspective  
(Viewed from C Street/Lemon Avenue Intersection)**

(2) DCCPUD Amendment — The proposed amendment, which generally affects the A1 and C1 blocks, will allow for ground floor residential land uses, at grade stand-alone parking structures, and an increase in height of building element projections, such as elevators and towers, from 60 feet to 65 feet. Residential units will continue to be located

primarily on the second floor or higher levels with commercial units located on the ground floor, along the Euclid Avenue frontage. As proposed, ground floor residential units may be located behind commercial units that front Euclid Avenue. Compact parking stalls will be eliminated for compliance with the Development Code and a reduction in drive aisle width from 26 feet to 24 feet may be allowed on a case-by-case basis. The amendment also proposes on the C1 block, to eliminate the vehicular access currently allowed on D Street and to create a new vehicular access on Lemon Avenue.

Other minor revisions proposed are intended to clarify or update standards which reflect applicable Development Code standards and overall industry best practices. The land uses in Table 2.1, Permitted Land Uses in Blocks A1 and C1, have been modified for consistency with the Downtown Mixed Use District's LUA-1 (Euclid Avenue Entertainment District) zoning district. Street trees listed in Table 4.1, Downtown Civic Center Master Plant Material List, were replaced with a new planting palette to meet requirements of the Development Code and the California Department of Water Resources Model Water-Efficient Landscape Ordinance (MWELO). The proposed amendment meets the goals and objectives as established in the DCCPUD.

All proposed modifications to the DCCPUD are identified by red text in Attachment A of the resolution included with this staff report.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan ("TOP"). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

(2) Vision.

**Distinctive Development:**

- Commercial and Residential Development
  - Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Policy Plan (General Plan)

**Land Use Element:**

- Goal LU2: Compatibility between a wide range of uses.

- LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

**Community Economics Element:**

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

- CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

- CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

- CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

**Community Design Element:**

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

- CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

- CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

- CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➤ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➤ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➤ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➤ CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

➤ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

- Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

➤ CD3-1 Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

➤ CD3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.

➤ CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

➤ CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

- Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

- CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.

- CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project area includes properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project does not eliminate or reduce the number of dwelling units and density specified in the Available Land Inventory.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were reviewed in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (State Clearinghouse No. 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures, as identified in DCCPUD Appendix B, Mitigation Monitoring Program, are a condition of project approval and are incorporated herein by this reference.

**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>Site</i>	Mixed Use	Mixed Use Downtown	DCCPUD
<i>North</i>	North of D Street-Commercial, Retail and Office; and North of B Street- Civic Center	North of D Street- Mixed Use-Downtown; and North of B Street-Public Facilities	North of D Street- MU-1 Mixed Use Downtown; and North of B Street- Civic
<i>South</i>	Commercial	Mixed Use Downtown	MU-1 Mixed Use Downtown
<i>East</i>	East of Sultana Avenue- Commercial and Single-family dwellings; and East of Lemon Avenue- Senior Apartments and Civic Center	East of Sultana Avenue- General Commercial and Residential Low Density East of Lemon Avenue- Residential High Density and Public Facility	MU-1 Mixed Use Downtown
<i>West</i>	Euclid Avenue Median and Commercial	Mixed Use Downtown	MU-1 Mixed Use Downtown



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE FILE NO. PUD20-002, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT ("DCCPUD"), AMENDING CERTAIN PROVISIONS TO: [1] BRING THE DCCPUD INTO CONSISTENCY WITH THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN AND THE CITY'S DEVELOPMENT CODE; [2] AMEND CERTAIN LAND USE AND DEVELOPMENT STANDARDS APPLICABLE TO BLOCKS A1 AND C1, INCLUDING BUT NOT LIMITED TO ALLOWING FOR GROUND FLOOR RESIDENTIAL LAND USES, AT GRADE STAND-ALONE PARKING STRUCTURES, AND AN INCREASE IN THE MAXIMUM HEIGHT OF BUILDING ELEMENT PROJECTIONS (FROM 60 FEET TO 65 FEET), REVISION TO ALLOWED VEHICULAR ACCESS POINTS, MODIFY MINIMUM PARKING STALL AND DRIVE AISLE STANDARDS; AND [3] MAKE VARIOUS REVISIONS NECESSARY TO THE INTERNAL CONSISTENCY OF THE DCCPUD, AND MAKING FINDINGS IN SUPPORT THEREOF — APNS: 1048-547-29, 1048-547-36, 1048-553-15, 1048-551-13, 1048-552-13, 1048-553-13, 1048-547-33, 1048-547-34, 1048-553-02, 1048-553-04, 1048-547-30, 1048-552-21, 1048-547-32, 1048-551-11, 1048-547-94, 1048-553-11, 1048-547-31, 1048-553-06, 1048-551-10, 1048-547-39, 1048-547-43, 1048-553-09, 1048-553-10, 1048-547-42, 1048-551-12, 1048-553-16, 1048-553-05, 1048-553-14, 1048-552-17, 1048-552-17, 1048-553-17, 1048-547-40, 1048-553-08, 1048-554-11, 1048-553-12, 1048-547-44, 1048-547-37, 1048-553-07, 1048-547-35, 1048-553-01, 1048-553-03, 1048-547-87, 1048-548-30, 1048-547-81, 1048-547-88, 1048-547-69, 1048-547-76, 1048-548-40, 1048-547-47, 1048-547-89, 1048-547-64, 1048-547-85, 1048-547-51, 1048-547-77, 1048-547-38, 1048-547-70, 1048-547-45, 1048-548-12, 1048-547-71, 1048-547-73, 1048-547-56, 1048-547-92, 1048-547-83, 1048-548-02, 1048-547-49, 1048-547-46, 1048-547-48, 1048-547-91, 1048-548-24, 1048-547-41, 1048-548-47, 1048-547-90, 1048-548-54, 1048-548-15, 1048-547-72, 1048-547-82, 1048-547-50, 1048-547-68, 1048-547-84, 1048-547-86, 1048-547-52, 1048-548-48, 1048-547-80, 1048-547-78, 1048-548-32, 1048-547-55, 1048-547-66, 1048-548-21, 1048-548-23, 1048-547-62, 1048-548-06, 1048-547-63, 1048-547-79, 1048-547-61, 1048-547-59, 1048-548-25, 1048-548-31, 1048-548-20, 1048-548-05, 1048-548-46, 1048-548-03, 1048-548-41, 1048-548-42, 1048-548-27, 1048-547-60, 1048-548-34, 1048-548-43, 1048-548-26, 1048-548-01, 1048-547-67, 1048-548-29, 1048-547-65, 1048-548-04, 1048-548-22, 1048-547-54, 1048-548-07, 1048-548-44, 1048-547-75, 1048-547-57, 1048-547-58, 1048-548-45, 1048-547-27, 1048-547-21, 1048-547-23, 1048-547-15, 1048-552-15, 1048-548-08, 1048-548-11, 1048-548-49, 1048-547-16, 1048-548-52, 1048-548-18, 1048-548-13, 1048-548-09, 1048-548-53, 1048-548-28, 1048-547-22, 1048-547-12, 1048-548-39, 1048-552-22, 1048-552-22, 1048-548-36, 1048-548-19, 1048-547-18, 1048-548-33, 1048-548-35, 1048-552-18, 1048-548-16, 1048-547-13, 1048-547-20, 1048-548-38, 1048-547-24, 1048-548-10, 1048-548-50, 1048-548-51, 1048-548-17, 1048-547-25, 1048-547-26, 1048-547-14, 1048-548-37, 1048-552-14, 1048-552-14, 1048-548-14, 1048-547-19, 1048-547-11, 1048-547-17, 1048-547-09, 1048-547-10, 1048-547-04, 1048-547-08, 1048-547-07, 1048-547-05, 1048-547-06.

WHEREAS, City of Ontario ("Applicant") has initiated a request for the approval of an amendment to the Downtown Civic Center Planned Unit Development, File No. PUD20-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, in June 2006, the City Council adopted Ordinance No. 2829 approving the Downtown Civic Center Planned Unit Development ("DCCPUD"), which governs land use and development within a 6-block area within the heart of the City's original downtown, including 3 blocks along Holt Boulevard, between Lemon Avenue and Sultana Avenue, and 3 blocks along Euclid Avenue, between Holt Boulevard and D Street; and

WHEREAS, in July 2011, the City Council adopted Ordinance No. 2937 approving an amendment to the DCCPUD, which increased the maximum residential dwelling units per acre from 45-50 dwelling units per acre to 45-65 dwelling units per acre and clarifying that "for rent" and "for sale" housing is allowed within the Commercial/Residential Mixed-Use District; and

WHEREAS, the properties to the north are located within the MU-1 (Mixed Use Downtown) and Civic zoning districts. Properties to the south, east, and west are located within the MU-1 (Mixed Use Downtown) zoning districts; and

WHEREAS, the surrounding land uses include commercial to the west, across Euclid Avenue, commercial, civic, and residential land uses to the east, retail to the north, and retail and office to the south, across Holt Boulevard; and

WHEREAS, the DCCPUD Amendment primarily applies to the Commercial/Residential Mixed-Use District, affecting A1 block, generally located at the northeast corner of Euclid Avenue and Holt Boulevard, and C1, generally located at the southeast corner of Euclid Avenue and D Street; and

WHEREAS, the DCCPUD Amendment will allow for ground floor residential land uses, at grade stand-alone parking structures, and an increase in height of building element projections, such as elevators and towers, from 60 feet to 65 feet. Compact parking stalls will be eliminated for compliance with the Development Code and a reduction in drive aisle width from 26 feet to 24 feet may be allowed on a case-by-case basis. The amendment also proposes on the C1 block to relocate the vehicular access on D Street to Lemon Avenue. Other minor revisions proposed are intended to clarify or update standards which reflect applicable Development Code standards and overall industry best practices; and

WHEREAS, the Project is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to

as "CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with File No. PUD08-001, an amendment to the DCCPUD for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (SCH # 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. This Project introduces no new significant environmental impacts; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on February 23, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

**SECTION 1: Environmental Determination and Findings.** As the recommending authority for the Project, the Planning Commission has reviewed and considered the information contained in the previous Certified Ontario Downtown Civic Center Environmental Impact Report and supporting documentation. Based upon the facts and information contained in the previous Certified Ontario Downtown Civic Center Environmental Impact Report and supporting documentation, the Planning Commission finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with File No. PUD08-00, a Planned Unit Development for which the Ontario Downtown Civic Center Environmental Impact Report was adopted by the City Council on November 16, 2004; and

(2) The previous Certified Ontario Downtown Civic Center Environmental Impact Report contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified Ontario Downtown Civic Center Environmental Impact Report was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(4) The previous Certified Ontario Downtown Civic Center Environmental Impact Report reflects the independent judgment of the Planning Commission; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified Ontario Downtown Civic Center Environmental Impact Report, and all mitigation measures previously adopted with the Certified Ontario Downtown Civic Center Environmental Impact Report, are incorporated herein by this reference.

**SECTION 3: Housing Element Compliance.** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending authority for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the Project does not eliminate or reduce the number of dwelling units and density specified in the Available Land Inventory.

**SECTION 4: Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as “ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 5: Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The Project is consistent with Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. Section 1.1, The Ontario Plan Objectives of the DCCPUD, describes the manner in which the PUD complies with the Policy Plan goals and policies.

(2) ***The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The Ontario Plan and Downtown Civic Center Environmental Impact Report include safeguards and impose certain mitigation measures to ensure that development within the DCCPUD boundary area would not be detrimental to public interest, health, safety, or general welfare of the City.

(3) ***In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The DCCPUD area is situated in

the heart of Ontario's downtown and is adjacent to residential and commercial land uses and development. The surrounding development supports the objective of the DCCPUD further commercial and residential mixed-use development. The Project does not affect the harmonious relationship with adjacent properties and land use.

(4) ***In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** The Project does not propose any changes to the project boundary limits, parcel size, shape, or the availability of utilities that would impact future development.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.*** The Project to the DCCPUD does not propose changes any major deviation from the development standards

**SECTION 6: Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described Amendment to the Downtown Civic Center Planned Unit Development, File No. PDU20-002, as depicted in Attachment A of this resolution and incorporated herein by this reference.

**SECTION 8: Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 9: Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

-----

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of February 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Jim Willoughby  
Planning Commission Chairman

ATTEST:

---

Rudy Zeledon  
Planning Director and  
Secretary to the Planning Commission

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on February 23, 2021, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gwen Berendsen  
Secretary Pro Tempore



**ATTACHMENT A:**

**File No. PUD20-002,  
Downtown Civic Center Planned Unit Development-  
Draft Amendment**

# DOWNTOWN

---

# CIVIC CENTER

## PLANNED UNIT DEVELOPMENT



*Adopted: May 16, 2006 (File No. PUD06-001)*  
*Revised: June 21, 2011 (File No. PUD08-001)*  
*Revised Draft March 2021 (File No. PUD20-002)*

City of Ontario Planning Department  
303 East B Street  
Ontario, California 91764  
Ph: (909) 395-2036 / Fax: (909) 395-2420  
[www.ontarioca.gov](http://www.ontarioca.gov)

**TABLE OF CONTENTS**

**1.0 Introduction ..... 1**

    1.1 General Plan Objectives..... 2

    1.2 Downtown Civic Center Project Objectives..... 3

**2.0 Land Use Plan ..... 4**

    2.1 Commercial/Residential Mixed Use (Blocks A1 and C1)..... 4

    2.2 Civic Plaza (block B1)..... 14

    2.3 Apartments (Block A2)..... 15

    2.4 Townhomes (Blocks A3 and A4)..... 15

**3.0 Regulations for Development ..... 17**

    3.1 Commercial/Residential Mixed Use (Blocks A1 and C1)..... 17

    3.2 Civic Plaza (Block B1) ..... 22

    3.3 Apartments (Block A2)..... 24

    3.4 Townhomes (Blocks A3/A4)..... 28

    3.5 Summary of Development Standards ..... 33

    3.6 On-Street Parking, Loading, Vehicular Access and Bus Stops ..... 33

    3.7 Historic Preservation ..... 42

    3.8 Environmental Performance Standards..... 46

**4.0 Design Guidelines ..... 47**

    4.1 Euclid Avenue Mixed Use (Blocks A1 and C1)..... 47

    4.2 Civic Plaza (Block B1) ..... 54

    4.3 Holt Boulevard Residential..... 54

    4.4 Landscape Elements ..... 65

    4.5 Streetscapes ..... 69

**5.0 Administration..... 73**

    5.1 Development Code Governs If Not Addressed in PUD ..... 73

    5.2 Development Application Processing..... 73

    5.3 Other Applications to Facilitate Implementation of PUD ..... 73

    5.4 CEQA Compliance..... 73

    5.5 Administrative Exceptions..... 74

**Appendix A: Ordinance Adopting PUD..... 75**

**Appendix B: Mitigation Monitoring Program..... 91**

**LIST OF EXHIBITS**

Exhibit 1-1: Project Location Map..... 1

Exhibit 2-1: Land Use Plan ..... 8

Exhibit 2-2: Street Rights-of-Way/Property Lines - Block A1..... 9

Exhibit 2-3: Street Rights-of-Way/Property Lines - Block A2..... 10

Exhibit 2-4: Street Rights-of-Way/Property Lines - Block A3/A4..... 11

Exhibit 2-5: Street Rights-of-Way/Property Lines - Block B1 ..... 12

Exhibit 2-6: Street Rights-of-Way/Property Lines - Block C1 ..... 13

Exhibit 3-1: Block C1 Setbacks and Projections..... 20

Exhibit 3-2: Building Envelope - Block C1 ..... 21

Exhibit 3-3: Building Envelope – Block B1 ..... 23

Exhibit 3-4: Block A2 Setbacks ..... 26

Exhibit 3-5: Building Envelope - Block A2..... 27

Exhibit 3-6: Block A3/A4 Setbacks..... 29

Exhibit 3-7: Building Envelope - Block A3/A4 ..... 30

Exhibit 3-8: Corner Unit Setbacks - Block A3/A4 ..... 31

Exhibit 3-9: Standard Structured Parking Dimensions for Blocks A1 and C1 ..... 39

Exhibit 3-10: Standard Structured Parking Dimensions for Block A2..... 40

Exhibit 3-11: Street Parking, Vehicular Access & Bus Stops..... 41

Exhibit 3-12: Historic Features - Plan View ..... 44

Exhibit 3-13: Photos of Historic Properties ..... 45

Exhibit 4-1: Mixed Use Architectural Character..... 51

Exhibit 4-2: Apartment Architectural Character..... 56

Exhibit 4-3: Screening at Parking Garage, Block A2..... 59

Exhibit 4-4: Townhome Architectural Character ..... 60

Exhibit 4-5: Townhome Alley Character ..... 64

Exhibit 4-6: Street Furniture & Sidewalk Enhancement ..... 71

Exhibit 4-7: Street Lighting, Thematic Street Signs & Markers..... 72

**LIST OF TABLES**

Table 2.1: Permitted Land Uses in Blocks A1 and C1 ..... 5

Table 3.1: Building Intensities, Access, Parking and Recreation Area Standards.....34

Table 3.2: Building Setbacks and Permitted Projections into Public Rights-of-Way.....35

Table 4.1: Downtown Civic Center Master Plan Material List .....68

*This page intentionally left blank*

## 1.0 INTRODUCTION

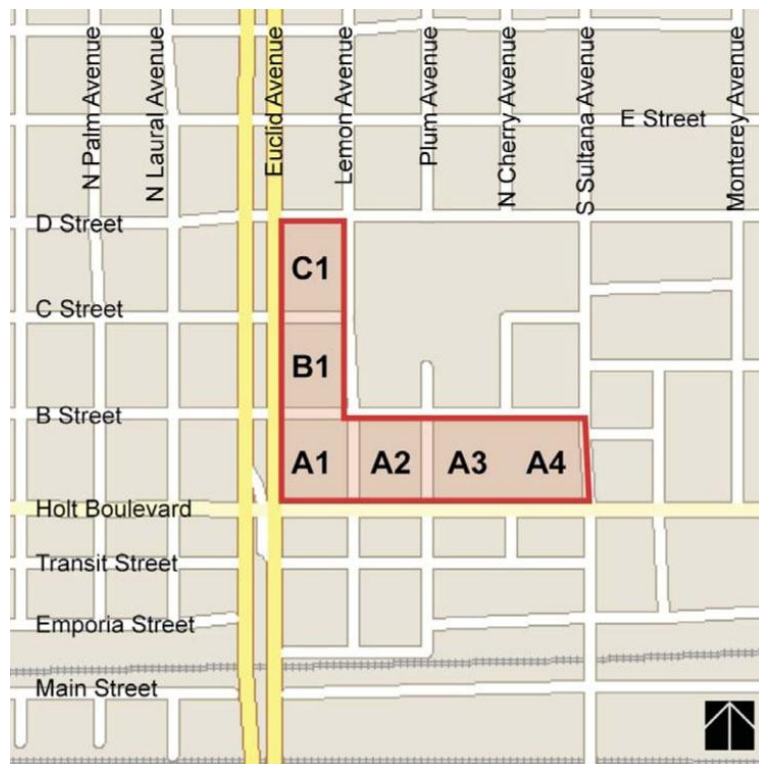
The ~~Town~~ Downtown Civic Center Planned Unit Development (PUD) is intended to function as a set of planning and design principles, development regulations, and performance standards to guide and govern the development of a 6-block area of the City of Ontario, which consists of a portion of the City's original downtown and its current civic center area (see Exhibit 1-1, Project Location Map). This PUD will facilitate the development of a mixture of high-density attached housing units, restaurants, retail shops, commercial services, and a public commons area that will help achieve the City's goals to economically revitalize and aesthetically enhance the project area.

This document is organized to fulfill the requirements for a PUD, as set forth in the Ontario Development Code. As such, this PUD will replace the existing zone district designations and zoning standards that apply to the affected properties. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply.

City staff and private developers will rely upon this PUD to determine whether precise plans for development ("Development Plans") will adequately meet the City's land use and design objectives for this key part of Ontario's original downtown. The objectives have been defined over the last 20+ years in the Redevelopment Plan for the Center City Redevelopment Project (1983), Ontario General Plan (1992), ~~and the~~ Downtown Civic Center Project EIR (2004), and The Ontario Plan

(2010) and are summarized below.

*Exhibit 1-1: Project Location Map*





## 1.1 GENERAL PLAN OBJECTIVES

~~The Ontario General Plan designates the project area as part of a “Town Center Study Area,” with references to land use goals and policies for Downtown Ontario and East Holt Boulevard defined in the Community Development Element. The Ontario Plan (TOP) defines the project area as a Policy Growth Area named the “Historic Downtown and Civic Center.” This area is the historic heart of Ontario and is a unique blend of historic, social and cultural uses set in a compact street grid. It includes our Civic Center, Library, diverse residential neighborhoods, and retail opportunities along Euclid Avenue, Holt Boulevard and B Street. The Downtown Civic Center PUD is consistent with the goals and policies of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The goals and policies furthered by the PUD and to objectives set forth in the Center City Redevelopment Plan, both summarized below.~~

### 1.1.1 The Ontario Plan Goals & Policies

#### Land Use

Goal—LU1 A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

Policy—LU1-1 *Strategic Growth.* We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.

#### Community Design

Goal—CD1 A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

Policy—CD1-1 *City Identity.* We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

Policy—CD1-2 *Growth Areas.* We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

Goal—CD2 A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

Policy—CD2-1 *Quality Architecture.* We encourage all development projects to convey visual interest and character through:

- building volume, massing, and height to provide appropriate scale and proportion;
- a true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and

- exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

Policy—CD2-5 *Streetscapes.* We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.

Policy—CD2-8 *Safe Design.* We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

Goal—CD3 *Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.*

Policy—CD3-1 *Design.* We require that pedestrian, vehicular, bicycle and equestrian circulation (where appropriate) on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

Goal—CD4 *Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario’s people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.*

Policy—CD4-2 *Collaboration with Property Owners and Developers.* We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes and unique neighborhoods.

## **Housing**

Goal—H2 *Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.*

Policy—H2-1 *Corridor Housing.* We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.

Policy—H2-2 *Historic Downtown.* We foster a vibrant historic downtown through facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.

Policy—H2-5 *Housing Design.* We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.

Policy—H2-6 *Infill Development.* We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Goal—H4 Increased opportunities for low and moderate-income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities.

Policy—H4-4 *Mixed-income Housing.* We encourage the integration of affordable housing in the New Model Colony, Ontario Airport Metro Center Area, and existing neighborhoods.

### Community Economics

Goal—CE1 A complete community that provides for all incomes and stages of life

Policy—CE1-6 *Diversity of Housing.* We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

Policy—CE1-7 *Retail Goods and Services.* We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.

### ~~1.1.1 COMMUNITY DEVELOPMENT ELEMENT GOALS & POLICIES~~

~~▪—DT-1: Establish and maintain an efficient and harmonious use of land within the downtown area accommodating retail, personal and business services, office, residential, entertainment, light industrial, governmental, and cultural activities.~~

~~▪—DT-4: Improve, preserve, and maintain the cohesiveness and image of the downtown through careful design and coordination of new development and through the rehabilitation and redevelopment of older areas.~~

~~▪—DT-5: Achieve utilization of land supply that maintains a solid tax base while respecting the area's cultural and historic resources.~~

~~▪—DT-6: Promote and maintain a high standard of design for public and private uses and facilities.~~

~~▪—DT-7: Create an attractive downtown that will serve as a focus and lively center of community life.~~

~~▪—DT-8: Improve the economic vitality of the downtown to better serve all segments of the community.~~

~~▪ Policy DT-16: Provide for attractive, medium and high density housing in the downtown that will enhance the specialty, entertainment, and cultural activities in the downtown.~~

### 1.1.2 CENTER CITY REDEVELOPMENT PLAN OBJECTIVES

- Encourage development of a high intensity, multi-use central business district and surrounding neighborhoods that maximize the economic productivity of the commercial areas and maximize the housing opportunities of the residential areas.
- Apply innovative mixed-use urban design that maintains a flexible approach to allow for changing opportunities over a long-term, phased revitalization effort.
- Create a healthy and exciting urban environment, with the ability to work, live, shop and play within a small area, combine daytime and nighttime use and conserve energy and resources through mixed-use development
- Cluster activity centers within walking distance of each other, supported by a pedestrian network that provides an enjoyable pedestrian flow

## 1.2 DOWNTOWN CIVIC CENTER PROJECT OBJECTIVES

- Revitalize the downtown area and enhance its economic growth by creating a mixed-use neighborhood with a mixture of housing, retail, academic and office uses within a historic downtown setting
- Develop high quality, mixed-use housing, consisting of market rate and affordable multiple- family, senior housing, offices, academic classrooms and retail
- Establish appropriate relationships among new residential neighborhoods as well as with existing adjacent land use
- Provide for a circulation network which promotes pedestrian walkways and bicycle activity as alternative modes of travel while also providing for safe and efficient movement of automobile travel through the project site
- Ensure that development addresses the Ontario General Plan and Redevelopment Plan for the Center City Redevelopment Project policies and objectives

## 2.0 LAND USE PLAN

Four land use districts are established for the project limits, as shown in Exhibit 2-1, Land Use Plan, and as described below. Placement of buildings, structures, fences, walls, utility facilities, perimeter yards, etc. will be based on the street rights-of-way and property line dimensions shown in Exhibits 2-2 through 2-6.

### 2.1 COMMERCIAL/RESIDENTIAL MIXED USE (BLOCKS A1 AND C1)

Blocks A1 and C1 will be developed with vertically mixed commercial and residential uses, in a mid-rise configuration, with commercial uses on the ground floor level, and attached, single level housing units on 3 upper levels. Structured parking will serve commercial and residential uses, with a subterranean parking level or upper levels of a parking structure facility for residents and ground-level parking for the commercial uses. Ground-level spaces along Euclid and Holt Avenues will provide opportunities for specialty shopping, eating/drinking, and limited personal and business services that cater to local residents and local employers/employees, which will draw from pedestrian traffic along Euclid Avenue and the adjacent streets in the Civic Center area. A satellite police station may also be located in a ground-level space within either block area. Because of the vertical integration of housing over commercial, and the potential for conflicts involving noise and intrusion on the residential environment, entertainment venues such as standalone bars and nightclubs will not be permitted. Refer to Chapter 5, Zoning and Land Use, of the Ontario Development Code, for additional land use restrictions and protection corridors.

The residential units will be designed to accommodate a variety of households that prefer a low-maintenance, urban lifestyle, within a pedestrian-friendly environment, and conveniently located shopping, dining, and personal services. As transit linkages improve in the downtown area, these units may attract residents that are reliant upon the regional transit system to commute to jobs outside of the Ontario/Western San Bernardino County area.

#### 2.1.1 PERMITTED USES

- Refer to Table 2-1 for a list of the uses permitted by right, by Conditional Use Permit, and as ancillary to an on-site permitted use.
- Home occupations within residential units, in accordance with the Ontario Development Code
- Small household pets, with a maximum combination of 2 cats, dogs, or other small domesticated animals as may be allowed by the Ontario Development Code
- Structured parking

*Table 2.1: Permitted Land Uses in Blocks A1 and C1*

Legend:

- “P”: Means the use is permitted by right of being in the correct land use district.
- “C”: Means the use is allowed in the land use district, subject to the filing and approval of a Conditional Use Permit in accordance with the Ontario Development Code, prior to the establishment of the land use.
- “A”: Means the use is permitted by right of being in the correct land use district, provided it is subordinate to the primary land use.
- “AP”: Means administratively permitted land use, activity, or facility within the specified zoning district is subject to the granting of an Administrative Use Permit in accordance with the Ontario Development Code, prior to the establishment of the land use.

Uses	Permitted/Conditionally Permitted Uses
<b>Residential (<del>Ground 2nd</del> Floor and Above)</b>	
Apartments, Condominiums, Duplexes, and Other Multiple-Family Dwellings (includes “for sale” and “for rent” dwellings)	P
Senior Housing	P
<b>Institutional (Ground Floor Only)</b>	
<b>Medical</b>	
Pharmacies and Drug Stores	P
<b>Public/Recreational/Cultural Facilities</b>	
Cultural Facility	P
Museum	P
Government Offices	P
Other Government Facilities	C
Library	P
Police/Fire Station	P
Police Storefront/Substation	P
Recreation Center	P
Senior Citizen Center	P
Church	C
<b>Non-Profit/Service Organizations</b>	
Campaign Offices	P
Charitable, Philanthropic, Service, and other Nonprofit Organization Offices	P
<b>Commercial</b>	
<b>Alcohol</b>	
Alcoholic Beverage Sales	<u>AP/C</u>

Uses	Permitted/Conditionally Permitted Uses
<b>Automobile Related Services</b>	
Parking: Commercial Lot/Garage	C
<u>Parking: Publicly Owned Facilities</u>	<u>P</u>
<b>Communications</b>	
Radio and Television Broadcasting Studios <small>(prohibited on ground/first floor of buildings located along the Euclid Avenue Protection Corridor)</small>	C
Satellite Dishes/Ham Radio Antennas and other facilities (for private use only, must be screened from public view)	P
<b>Eating/Drinking Places &amp; Food Services</b>	
Restaurants (sit down/full service)	P
Outdoor Dining**	A
<b>Entertainment and Recreation</b>	
Auditoriums & Other Public Assembly Facilities	C
Dance Hall/Studio (instructional)	P
Health Club/ <del>Gymnasium</del> Gymnasium <small>(prohibited on ground/first floor of buildings located along the Euclid Avenue Protection Corridor)</small>	C
Health Club/Gymnasium if less than <del>2,000</del> 10,000 sq. ft. <small>(prohibited on ground/first floor of buildings located along the Euclid Avenue Protection Corridor)</small>	P
Live Entertainment (Non Amplified)	<u>See Table 5.02-1 Land Use Matrix in ODC</u>
Recreational Facilities (as part of a residential development)	A
Theaters	C
<b>Lodging</b>	
Bed and Breakfast	C
<b>Non-Medical Offices</b>	
Administrative, Professional, and Other Offices	P
Architectural, Engineering, and Related Services	P
Business Management Offices	P
Insurance Agents, Brokers, and Related Offices	P
Real Estate and Related Offices	P
Stock Brokers and Related Offices	P
<b>Retail</b>	
Antique Stores	P
Art Galleries and Art Supply Store	P
Beauty Supply Store	P
Book Stores	P
Camera and Photographic Supply Store	P
Clothing & Accessory Stores	P
Computer and Home Electronic Stores	P



Uses	Permitted/Conditionally Permitted Uses
Bakery (Retail)	P
Convenience Market	P
Delicatessen	P
Grocery Store/Super Market	<del>P</del>
Specialty Food Stores	P
Furniture and Home Furnishing Stores	P
Department Store	<del>P</del>
Hobby, Toy and Game Store	P
Jewelry Store	P
Luggage and Leather Goods	P
Music and Video Stores	P
Office Supply, Stationery & Gift Stores	P
Pet and Pet Supply Store	P
Shoe Store	P
<b>Services</b>	
Advertising Agency	P
Photocopying and Duplicating Services	P
Photography Studio	P
Banks, Credit Unions and other Depository Institutions	P
Banks, Credit Unions and other Depository Institutions with Drive-Through (drive-thru prohibited on Euclid Avenue <del>and Holt Boulevard</del> )	C
Check Cashing	A
Barber Shop & Beauty/Nail Salon	P
Tailor	P
Travel Agency	P
Jewelry and Watches/Clocks	P
Locksmith/Key Shop	P
Shoe Repair	P
<b>Temporary and Interim Uses</b>	
Parking Lot Sales	P
Street/Craft Fair and Farmers Markets	P



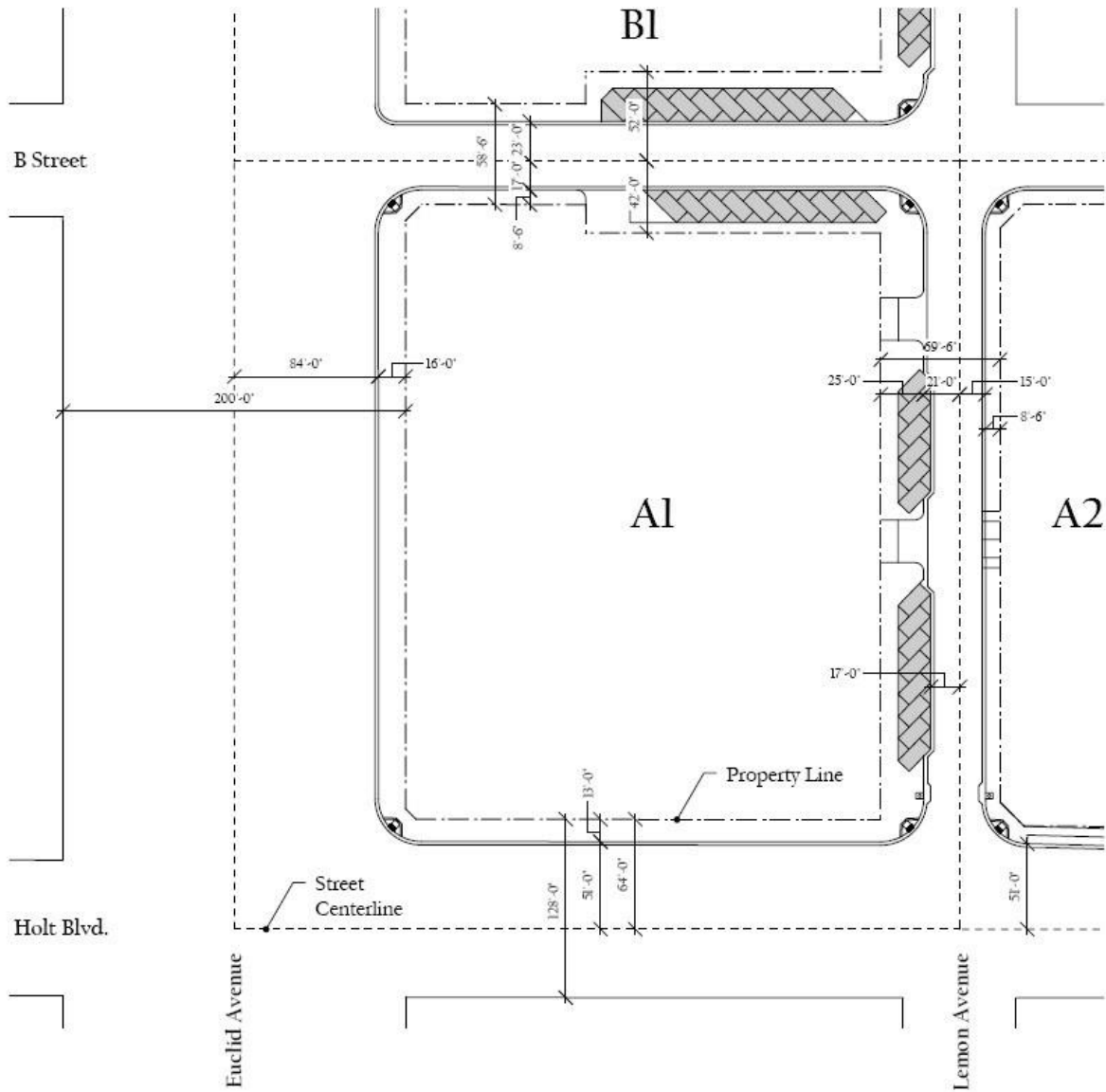
**Legend**


TH	Town Homes
APT	Apartments
MU	Mixed Use
CP	Civic Plaza

Exhibit  
**Land Use Plan**  
 2-1  
 Downtown Civic Center P.U.D.

8



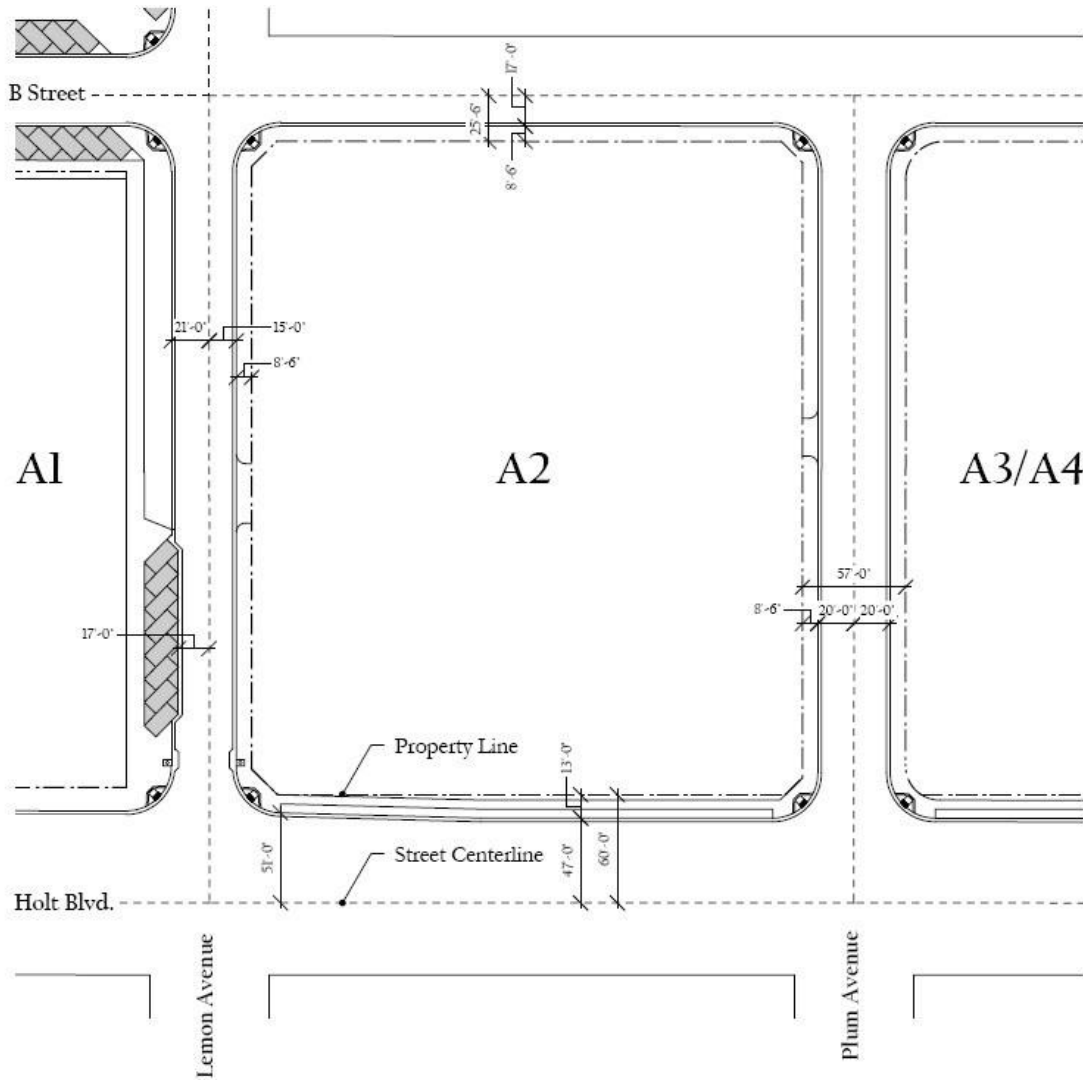


**LEGEND**  
 Conceptual angled parking layout




**Street Rights of Way/Property Lines - Block A1**  
 Downtown Civic Center P.U.D.

Exhibit  
**2-2**



LEGEND

 Conceptual angled parking layout



Street Rights of Way/Property Lines - Block A2  
Downtown Civic Center P.U.D.

Exhibit  
2-3

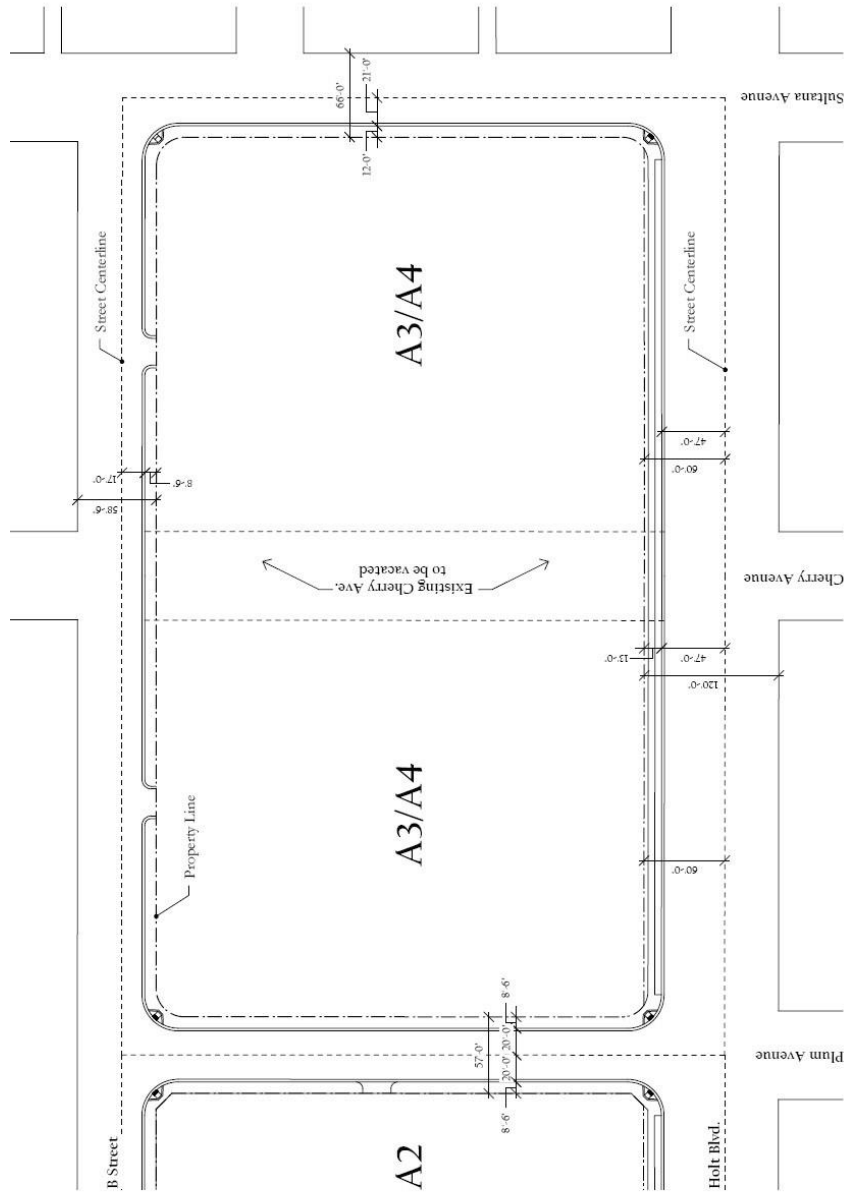
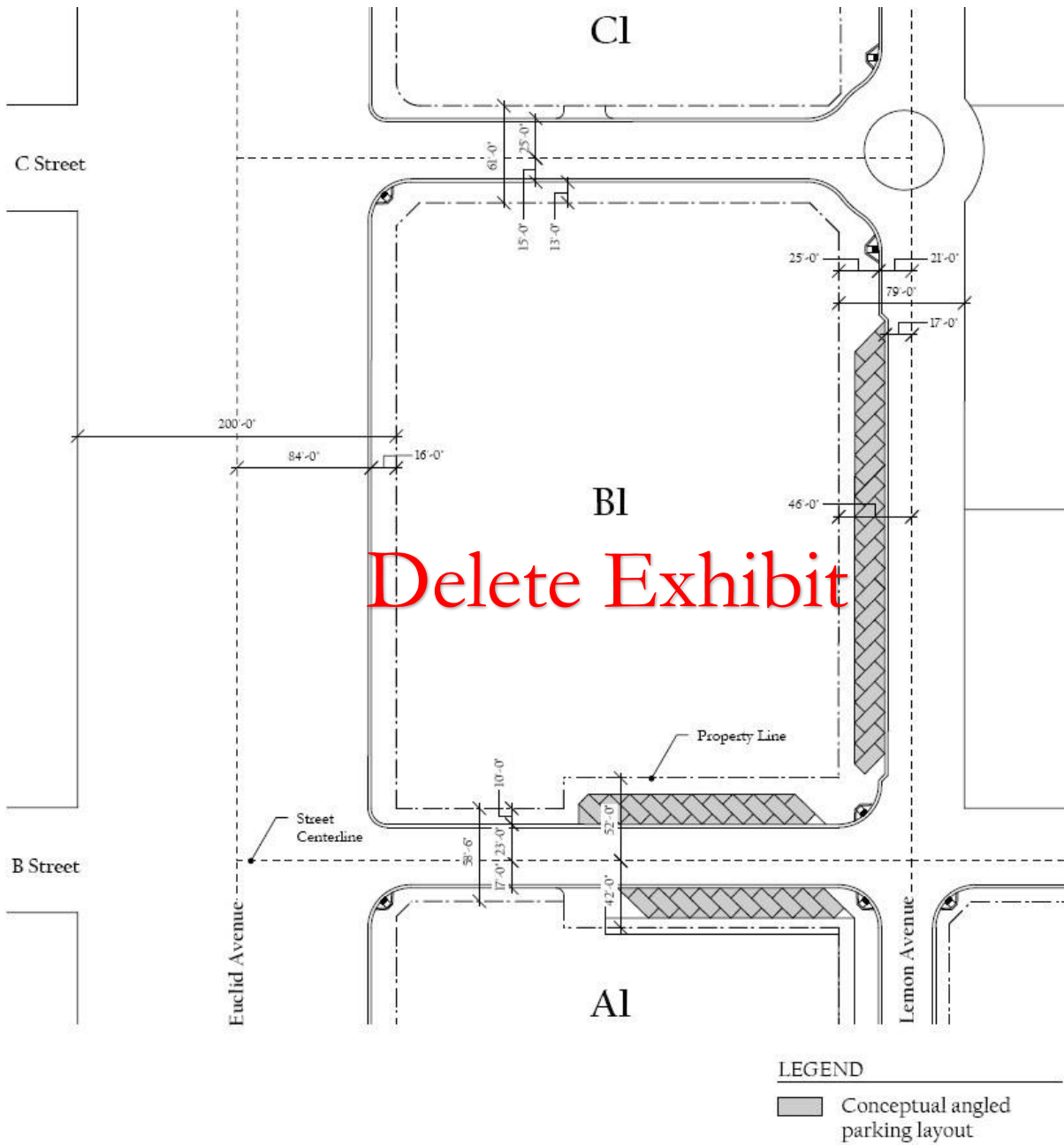


Exhibit  
2-4

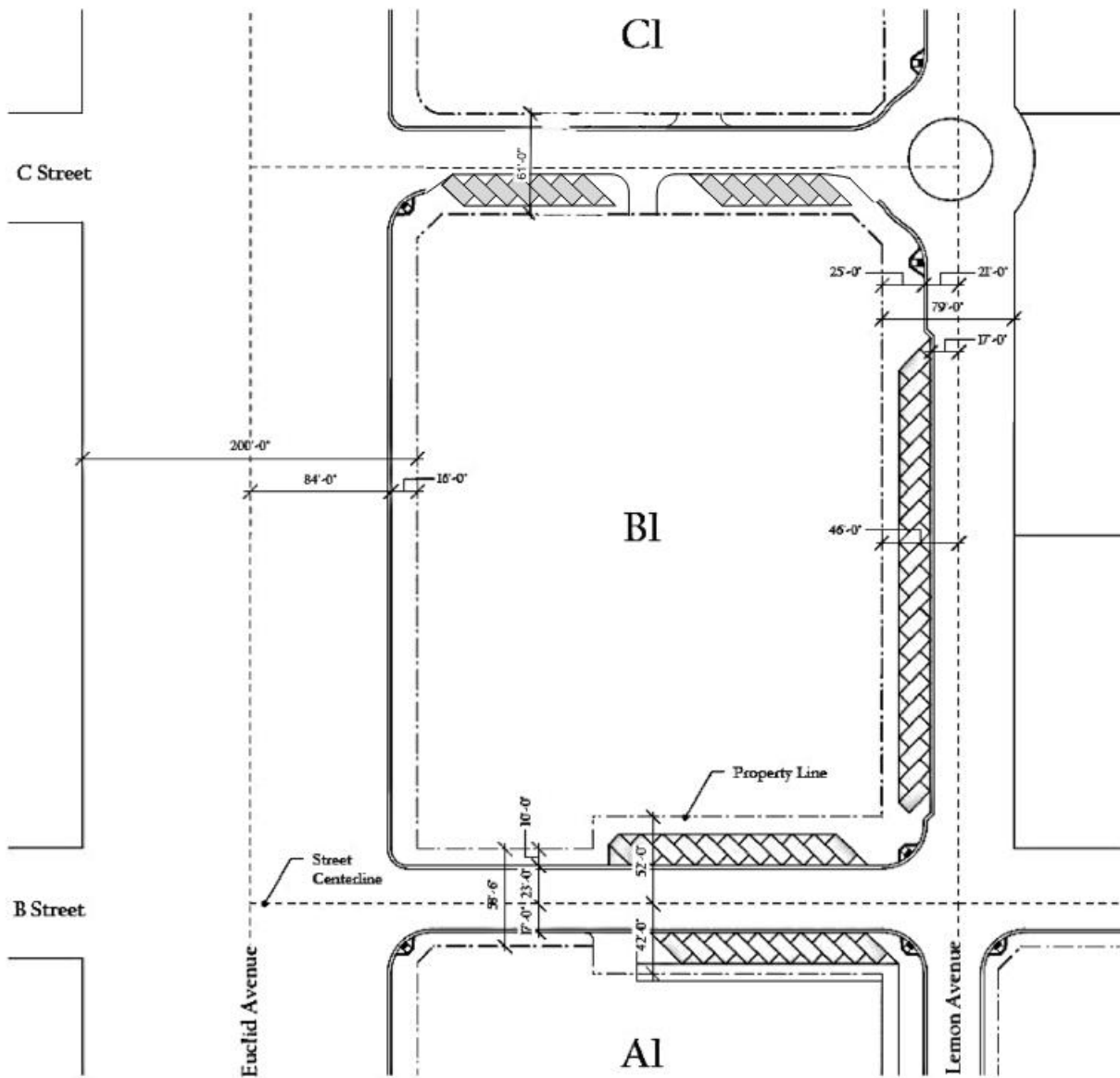
Street Rights of Way/Property Lines - Block A3/A4  
Downtown Civic Center P.U.D.






Street Rights of Way/Property Lines - Block BI  
Downtown Civic Center P.U.D.

Exhibit  
2-5



LEGEND

-  Conceptual angled parking layout



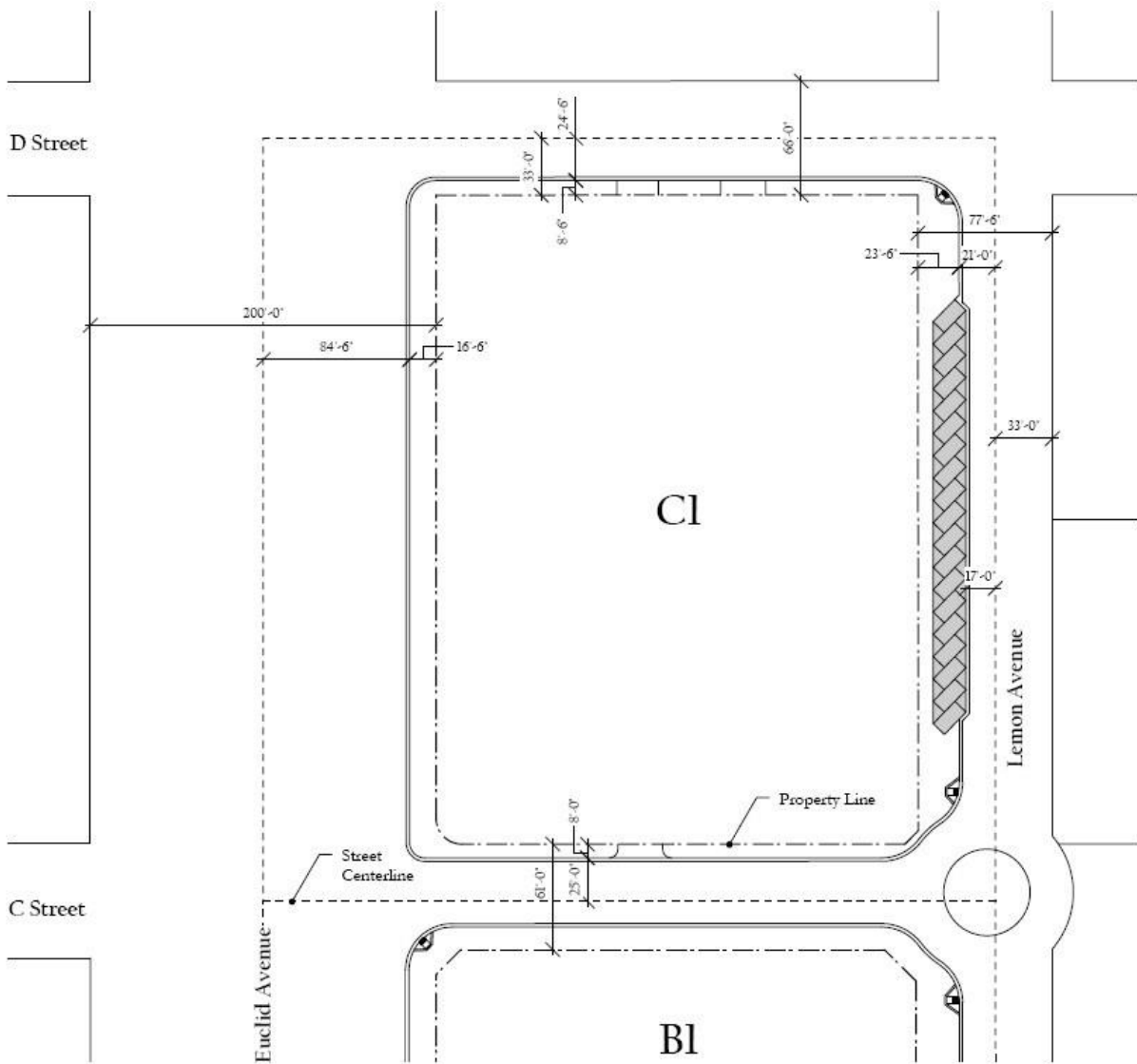
not to scale

Street Rights of Way/Property Lines - Block B1

Downtown City Center 89 of 104


Exhibit

2-5



**Delete Exhibit**

LEGEND

 Conceptual angled parking layout



not to scale

Street Rights of Way/Property Lines - Block C1

Downtown Civic Center P.U.D.

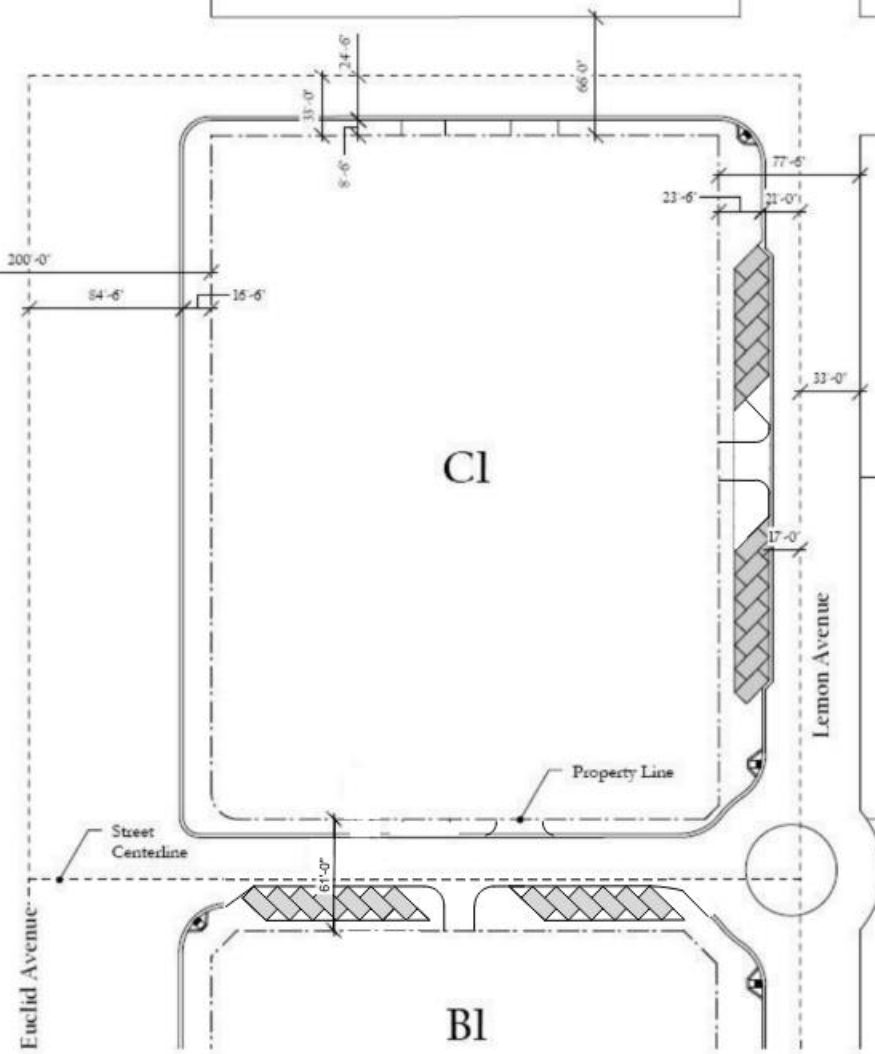
Exhibit

2-6




D Street

C Street



LEGEND

-  Conceptual angled parking layout

Street Rights of Way/Property Lines - Block CI

Downtown Civic Center P.O.D. Item B, 41 of 144

Exhibit

2-6



### 2.1.2 INTENSITIES

- Total building area of commercial uses at Blocks A1 and C1 shall not exceed a 0.4 floor area ratio, based on the net site area
- Residential units in Block A1 shall be developed at a density of 45 to 65 dwelling units/acre
- Residential units in Block C1 shall be developed at a density of 45 to 65 dwelling units/acre
- The total floor area ratio (as defined in the Ontario Development Code) for all development in each block shall not exceed 2.7

### 2.1.3 SIMILAR USES

Other land uses may be allowed, provided that the Zoning Administrator or his or her designee makes a finding that such other use is similar to or no more objectionable than those uses listed in Table 2-1.

## 2.2 CIVIC PLAZA (BLOCK B1)

Block B1 will be developed as a public plaza area, with 2 restaurant/retail pads at the northwest and southwest corners. The open plaza will contain decorative hardscape and landscape elements, along with seating and possibly other pedestrian amenities, to provide passive recreation opportunities for downtown area employees and shoppers and function as a visual window and pedestrian linkage into the civic center area. The Bank of Italy building, located at the southwest corner of Block B1, is considered historically significant and will be preserved/rehabilitated to enable occupancy by a restaurant and/or other businesses targeting local workers, shoppers, and residents. A new building will be constructed at the northwest corner, also to provide space for businesses catering to local shopping, dining and possibly entertainment opportunities. Outdoor dining areas may be established adjacent to each of the commercial buildings. On-site surface parking will not be permitted unless a parking demand/supply study indicates there is insufficient on-street parking or other nearby public parking resources. This is intended to maintain the open character and public plaza functions of this block.

Pursuant to the Ontario Development Code, a Development Plan shall be submitted for approval of a site plan, landscaping, parking, building footprints, architectural style, materials and colors, signs, public amenities, street trees, streetlights and public furniture.

### 2.2.1 PERMITTED USES

- Restaurants only on the ground floor; however, sales and professional offices (excluding medical services) are permitted as interim uses. On the second floor, all commercial uses allowed in the Mixed Use District are permitted
- Outdoor public recreation and civic activities
- Surface parking for public use

**2.2.2 INTENSITIES**

- Ground floor commercial uses shall not exceed a total of 10,000 square feet; second floor space shall not exceed 5,000 square feet
- Surface parking, if required, shall not cover more than 10 percent of the net site area

**2.3 APARTMENTS (BLOCK A2)**

This block will be developed with high quality, attached rental housing units, with 3 levels of housing over a partially underground parking structure that is screened to minimize visual impacts. Indoor and outdoor recreation amenities will be provided in one common area serving all residents. One and 2-bedroom floor plans will meet a variety of household lifestyle preferences. These homes will provide opportunities for people who work in the downtown area and cannot afford or prefer not to buy a home, to live within walking or biking distance of their jobs.

**2.3.1 PERMITTED USES**

- Multiple-family dwellings (i.e. apartments)
- Home occupations, in accordance with the Ontario Development Code
- Small, domesticated animal keeping, with a maximum combination of 2 cats, dogs and/or other small domesticated animals
- Outdoor and indoor recreation facilities and amenities for use by on-site residents and their guests
- Structured vehicle parking

**2.3.2 INTENSITY**

- Up to 65 dwelling units/acre, not to exceed a total of 160 units

**2.4 TOWNHOMES (BLOCKS A3 AND A4)**

Cherry Avenue will be vacated and Blocks A3 and A4 will be merged into a single development site. It will contain groupings of attractively designed, attached dwellings that will provide opportunities for work force housing in the downtown area. Two levels of living space will be built over ground floor garages, in a 3-story ‘walk-up’ configuration for all units. A ground-level common area will provide outdoor and indoor recreation amenities for all residents.

**2.4.1 PERMITTED USES**

- Multiple-family dwellings, with attached two-stall garages (includes “for sale” and “for rent” dwellings)
- Home occupations, in accordance with the Ontario Development Code

- Household pets, limited to a maximum of 3 animals
- Private and common outdoor and indoor recreation amenities for use by on-site residents and their guests
- Small family day care facilities, in accordance with the Ontario Development Code

**2.4.2 INTENSITY**

- 25-35 dwelling units/acre, not to exceed 140 total dwelling units

### 3.0 REGULATIONS FOR DEVELOPMENT

This section sets forth standards to govern the placement, height and bulk of permitted buildings and other structures, to establish locational criteria for vehicular access to development sites, to establish parking and loading requirements, to specify minimum requirements for recreational amenities for residential uses, outline sign standards for commercial uses and identify historic preservation features to be incorporated into Development Plans. Unless otherwise stated herein, all development within the project area shall meet the applicable standards and requirements of the Ontario Development Code.

#### 3.1 COMMERCIAL/RESIDENTIAL MIXED USE (BLOCKS A1 AND C1)

##### 3.1.1 BUILDING ENVELOPE

Commercial, public safety, and/or academic uses shall be on the ground floor level.

Residential units shall be located primarily on the second floor and higher levels. Residential units may be located on the ground floor behind commercial units which front Euclid Avenue.

Structured parking for residential uses shall be underground or on the upper levels of a parking structure facility, and parking for other uses shall be at ground level.

Total building height (to flat roofline) shall not exceed 50 feet above the highest existing sidewalk elevation. Architectural projections, such as parapets, roofed towers and gable roofs, or elevator towers may extend up to ~~60~~65 feet above the highest existing sidewalk elevation. Any rooftop mechanical, venting or communications equipment shall be built within or otherwise screened by the roof structure, so that they do not project above parapets and are not visible from any public rights-of-way or neighboring buildings. Temporary construction and/or maintenance machinery shall not exceed a height of 122 feet, measured from existing grade.

Buildings along Euclid Avenue (Block C1) and Holt Avenue (Block A1) shall be placed at the edge of the public right-of-way. Buildings sited along the other frontages of Block C1 shall have the minimum setbacks shown on Exhibits 3-1 and 3-2, and as specified in Table 3-1. Building setbacks and projections therefrom for Block A1 shall be specified in the Development Plan submitted for that block. Awnings, canopies, residential balconies, commercial signs, and decorative architectural elements may encroach into the public rights-of-way, as specified in Table 3-1.

A minimum 6-foot wide clear area shall be maintained for pedestrian circulation within the public right-of-way. This may be reduced to 4 feet in width adjacent to City-approved outdoor dining facilities or tree grates.

Any yard areas provided between the main building and the adjacent right-of-way may be finished with a hardscape or with landscape elements. Landscaping shall include materials selected from the master plant palette described in Table 4-1 herein.

Above ground utility closets, electrical transformers, backflow prevention devices, fire department connections and similar items may be placed anywhere within a perimeter yard area,

and may require screening measures, as approved by the Planning Director. Underground utility enclosures, such as electrical transformer vaults, may be placed within the street right-of-way, subject to approval by the City Engineer Director.

### 3.1.2 VEHICULAR ACCESS AND PARKING FACILITIES

- For Block A1, vehicular access shall be limited to no more than 2 locations along Lemon Avenue and no more than 2 on B Street, as approved by the City Engineer
- For Block C1, vehicular access shall be limited to one location on “C” Street, one location of Lemon Avenue, and no more than 2 locations on D Street, as approved by the City Engineer
- All parking required to meet the quantitative standards set forth in Section 3.1.3 shall be provided on site. Inoperable vehicles shall not be stored in any parking area.
- Angled parking spaces shall be incorporated into the western side of Lemon Avenue and both sides of “B” Street, as approved by the City Engineer

### 3.1.3 PARKING SUPPLY AND DESIGN

- Commercial: Minimum 1 space/250 square feet gross floor area for all permitted or conditionally permitted uses.
- Residential Condominiums: 1.2 spaces/bedroom, including guest parking
- Standard, ~~compact~~ and ~~or~~ tandem parking spaces are permitted. ~~Compact spaces may comprise up to 20 percent of the total spaces and tandem~~ Tandem spaces may comprise up to 20 percent of the total spaces, if supported by a parking study approved by the Planning Director. All pairs of tandem spaces shall be assigned to the same dwelling unit. A tandem space is defined as the smaller of 2 parking spaces, paired end-to-end, which is blocked by the standard-size space (see Exhibit 3-9).
- Parking space dimensions, drive aisles, etc. shall generally conform to the design standards set forth in Division 6.03 (Off-Street Parking and Loading) of the Ontario Development Code. Standard dimensions for the structured parking areas shall be as shown in Exhibit 3-9.
- A parking management plan shall be submitted for Planning Director approval, prior to issuance of building permits. This plan shall justify the mix and sizing of compact and tandem spaces, shall indicate how the residential parking will be restricted to avoid overflow into the commercial parking area, and shall ensure that tandem parking spaces will be assigned to residents of the same homes.
- Parking spaces shall not obstruct access to building entrances, trash storage areas or loading areas

### 3.1.4 RESIDENTIAL RECREATION AREA

- Private outdoor open space (balconies) shall be provided for at least 90 percent of all homes. At least 80 percent of all balconies shall have a minimum dimension of 6 feet and the

remainder shall have a minimum dimension of 3 feet. The average area of all balconies shall be 56 square feet. The minimum area for a balcony shall be 50 square feet.

- Common open space/recreation amenities shall be provided on the podium or ground level of the project, at a minimum ratio of 200 square feet per dwelling unit. This may include a combination of passive and active, indoor and outdoor spaces, and landscaped and hardscaped ground surfaces, and shall include an outdoor pool. Such common area does not include walkways and corridors between buildings, areas occupied by utility equipment or any perimeter yards abutting the public right-of-way. Outdoor recreation areas shall comprise a minimum of 80 percent of the total common recreation area.

### 3.1.5 SERVICE FACILITIES

- Loading/Unloading areas shall be provided on site, at the ground level, adjacent to commercial buildings. One such area shall be provided for each building 7,500 square feet GFA or larger. Design shall be as approved by the Planning and Public Works Directors.

- Loading/Unloading for residential uses shall be limited to the C ~~and D~~ Street and Lemon Avenue frontages. Location, signage and any hourly restrictions to be imposed on such areas shall be approved by the City Engineer.

- Trash receptacles/recyclable container storage areas ~~shall may~~ be provided for all commercial and residential uses, within the ground floor parking structure area. Commercial trash/recyclable receptacles that are located within the ground floor parking structure area shall be partially enclosed and residential receptacle/storage areas shall be fully enclosed, to house the outlet of the trash chute system required for the condominium levels. Such receptacle/storage area may receive trash from commercial and residential sources. Locations, sizes and design of such areas shall be readily accessible by trash disposal company equipment and work crews, as approved by the Planning and Public Works Directors, in consultation with the trash disposal vendor.

### 3.1.6 SIGNS

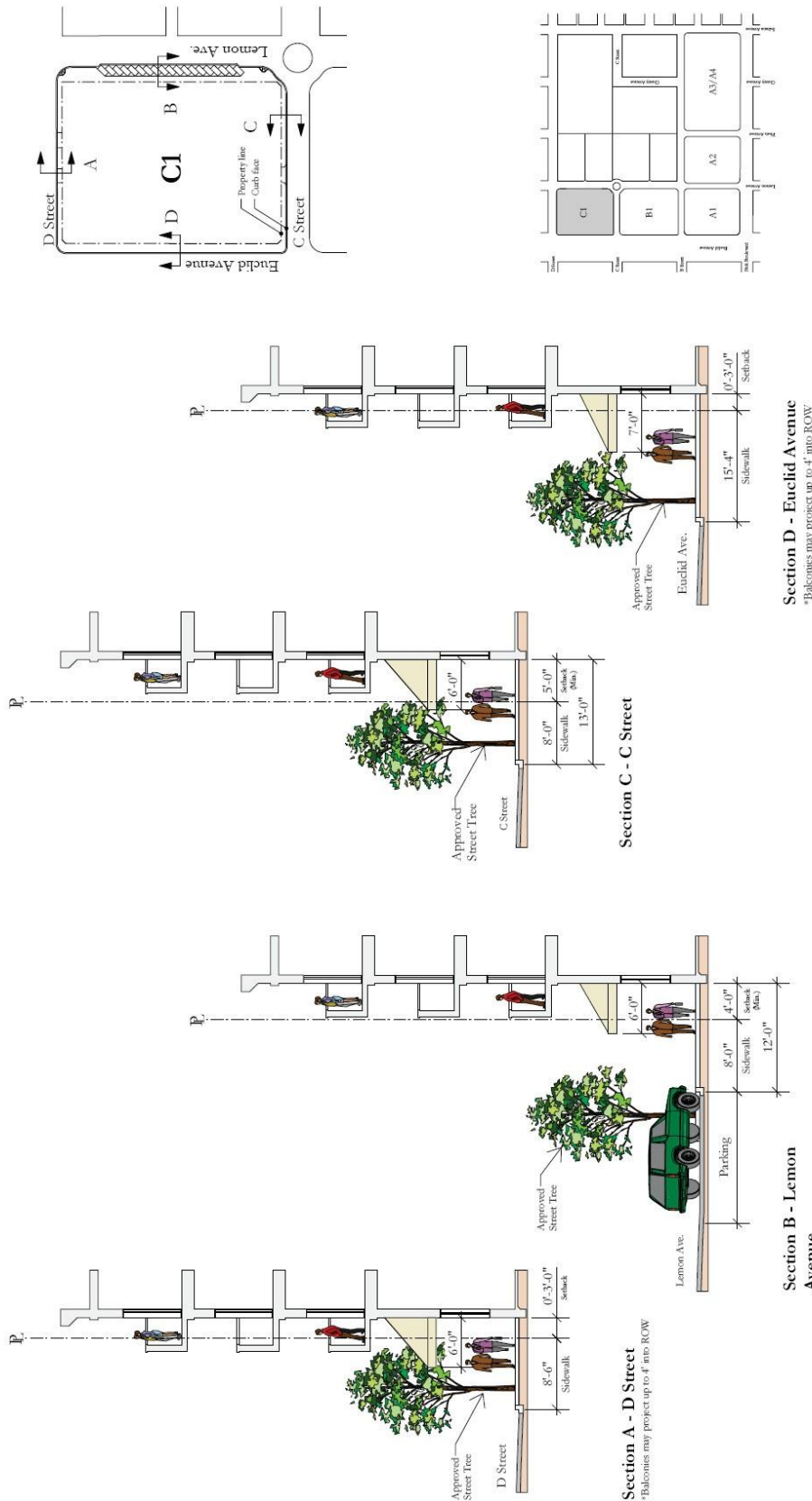
- A Master Sign Program for each block shall be submitted for approval by the Planning Director, prior to issuance of a building permit. The sign program shall be consistent with the Downtown Ontario Design Guidelines, and shall include tenant signs, pedestrian signs, directional signs, historical markers, etc.

### 3.1.7 LANDSCAPE PLAN

- A detailed landscape plan shall be submitted with the Development Plan, specifying all landscape and hardscape elements of the common open space area, as well as the perimeter yards abutting the street rights-of-way and all street trees. The final plan shall also show the location of all ground level utility boxes and mechanical equipment, along with methods of screening such devices from the public right-of-way and adjacent residences, where possible. The landscape plan shall incorporate ~~appropriate elements of~~ the master plant palette for this PUD, set forth in Table Section 4.1 herein.



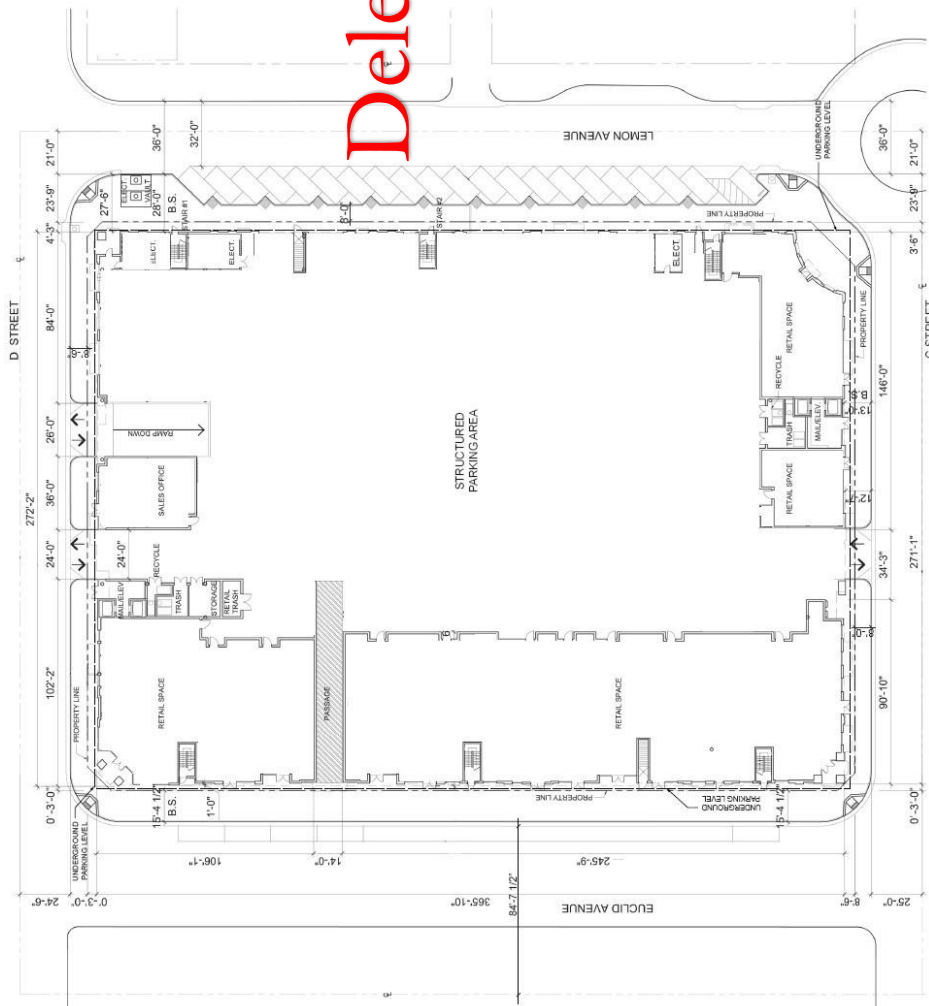




**Block C-1 Setbacks and Projections**  
 Downtown Civic Center P.U.D.  
 Exhibit 3-1

not to scale

Delete Exhibit



Key Map



Exhibit  
**Building Envelope - Block C1**  
Downtown Civic Center P.U.D. 3-2





## **3.2 CIVIC PLAZA (BLOCK B1)**

### **3.2.1 BUILDING ENVELOPE (COMMERCIAL PADS ONLY)**

- Buildings may be one or 2-story, not to exceed 35 feet high, measured from highest adjacent existing sidewalk elevation. Architectural projections may extend up to 45 feet high.
- Buildings may be built up to the Euclid Avenue, B Street and C Street rights-of-way. Any building shoring shall not extend into the public right-of-way.

### **3.2.2 VEHICULAR ACCESS AND PARKING FACILITIES**

- Vehicular access shall be limited to no more than 2 locations on Lemon Avenue and one on B Street, as approved by the City Traffic Engineer.
- Vehicle parking on site shall be located along Lemon Avenue
- Parking shall cover no more than 25 percent of the net site area

### **3.2.3 PARKING SUPPLY AND DESIGN**

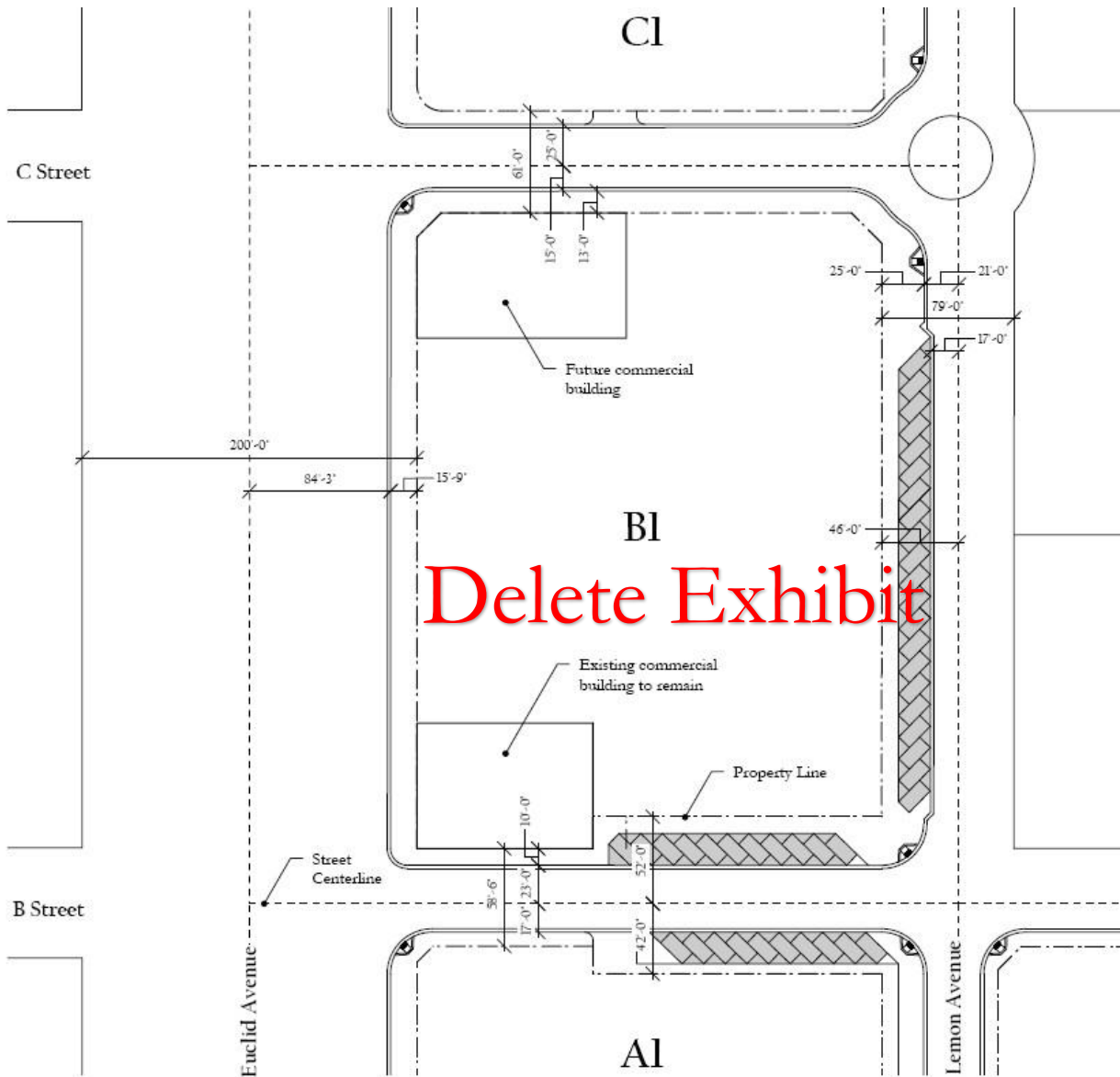
- The number of vehicle parking spaces provided on site shall be determined in a parking demand/supply study included as a supporting document for the Development Plan submitted for Block B1. Space and aisle dimensions shall be in accordance with the standards set forth in the Ontario Development Code. Canopy trees shall be provided within the parking area, as approved by the City's Landscape Planner.

### **3.2.4 SERVICE FACILITIES**


- Loading/unloading for the commercial sites shall be limited to the B and C Street frontages. Location, signage and any hourly restrictions for such areas shall be approved by the Planning and Public Works Directors.
- A decorative trash enclosure, with 4 sides and a partially enclosed roof element, shall be provided within the vehicle parking area. This shall be sized to provide sufficient trash receptacle/recyclable container storage for both commercial buildings. Materials, style and colors shall be compatible with the architectural elements of the 2 commercial buildings and consistent with the traditional downtown theme for the downtown area. The trash enclosure design shall be approved by the Planning and Public Works Directors.

### **3.2.5 SIGNS**

- A master sign program for all private and public signs shall be submitted for approval by the Planning Director, prior to issuance of a building permit. All signs shall be consistent with the Downtown Ontario Design Guidelines.



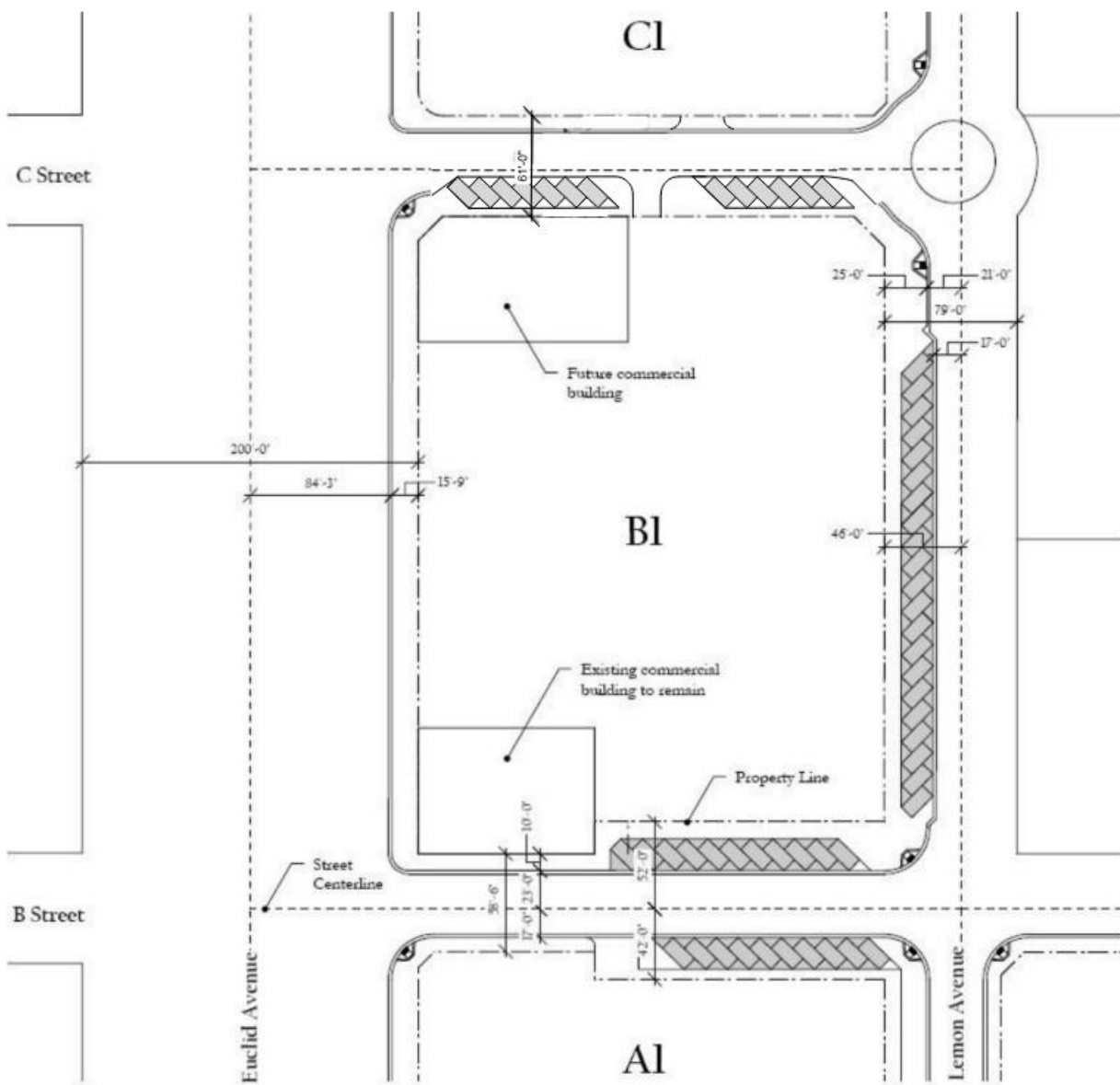
LEGEND

-  Conceptual angled parking layout




Conceptual Building Envelope - Block BI  
Downtown Civic Center P.U.D.

Exhibit  
3-3



LEGEND

-  Conceptual angled parking layout



not to scale

Conceptual Building Envelope - Block BI

Downtown Civic Center P.U.D.

Exhibit

Item B - 54 of 144

3-3

### 3.3 APARTMENTS (BLOCK A2)

#### 3.3.1 BUILDING ENVELOPE

- Structured parking shall be built in a semi subterranean manner, to minimize the exposure of concrete exteriors along adjacent streets
- Up to 3 levels of residential over structured parking, provided that total maximum building height, measured from the highest sidewalk elevation to the main roof line, does not exceed 50 feet. Architectural projections such as elevator towers or other focal elements may extend up to 60 feet high. Any rooftop mechanical equipment shall be built within or otherwise screened by the roof structure, so that they do not project above the roofline of the building and are not visible from any public rights-of-way or neighboring buildings. Temporary construction and/or maintenance machinery shall not exceed a height of 122 feet from existing grade.
- Building setbacks shall be in conformance with the specifications illustrated on Exhibit 3-3 and 3-4, and as set forth in Table 3-1. Ground-level mechanical equipment, utility closets, etc., may be placed within the required setback area; provided, they are fully screened in accordance with Section 4.3.1 herein. Corner elements may extend closer to the right-of-way line as specified in Table 3.2.
- All perimeter yards abutting street rights-of-way shall be landscaped with a uniform palette of materials, in accordance with the master plant list set forth in Section 4.1 herein.
- Above-ground utility closets, electrical transformers, backflow prevention devices, fire department connections and similar items may be placed anywhere within a perimeter yard area, and may require screening measures, as approved by the Planning Director. Underground utility enclosures, such as electrical transformer vaults, may be placed within the street right-of-way, subject to approval by the City Engineer.

#### 3.3.2 VEHICULAR ACCESS AND PARKING FACILITIES

- Vehicular access shall be limited to one location on Lemon Avenue and one on Plum Avenue, as approved by the City Traffic Engineer, (see Exhibit 3-10).
- All resident parking required to meet the quantitative standards set forth in Section 3.3.4 shall be provided on site. Inoperable vehicles shall not be stored in any parking area.
- Resident parking shall be provided in a semi-subterranean parking structure, with secured access to prevent use by non-residents. Guest/visitor parking is not required on site; adjacent on-street parking is considered sufficient. Parking along Holt Boulevard shall be prohibited.

#### 3.3.3 OUTDOOR RECREATION AND YARDS

- Private outdoor open space shall be provided for each apartment, with a minimum dimension of 5 feet and a minimum area of 50 square feet
- Common open space/recreation amenities shall be provided on the podium level of the project. This may include a combination of passive and active, indoor and outdoor spaces, landscaped and hardscaped ground surfaces, and shall include an outdoor pool. Such common area

does not include walkways and corridors between buildings, areas occupied by utility equipment or any perimeter yards abutting the public right-of-way. Outdoor recreation areas shall comprise a minimum of 80 percent of the total common area.

### 3.3.4 PARKING SUPPLY AND DESIGN

- One and one-half space for each one-bedroom unit and 2 spaces for each 2-bedroom unit, for residents.
- A combination of standard, compact and tandem spaces may be provided. Compact spaces may comprise up to 31 percent of the total spaces, if supported by a parking study approved by the Planning Director. Tandem-parked spaces may comprise up to 28 percent of the total, if supported by a parking study approved by the Planning Director.
- Parking space dimensions, drive aisles, etc. shall generally conform to the design standards set forth in the Ontario Development Code, except as shown in Exhibit 3-10. A tandem space is defined as the smaller of 2 parking spaces, paired end-to-end, which is blocked by the standard-size space (see Exhibit 3-10).
- Each pair of spaces to be parked in tandem shall be assigned to the same apartment unit, as controlled by the property manager.

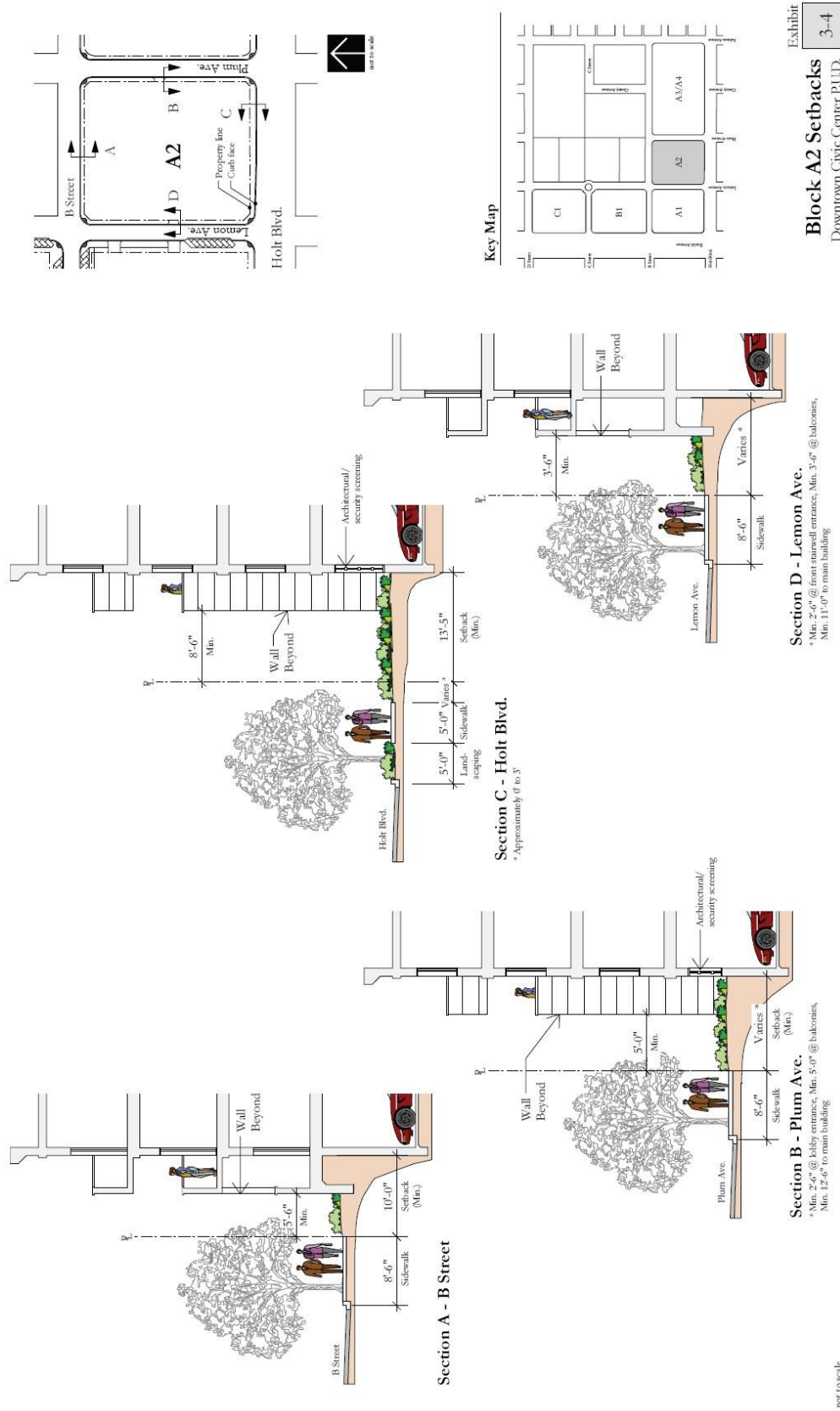
### 3.3.5 SERVICE FACILITIES

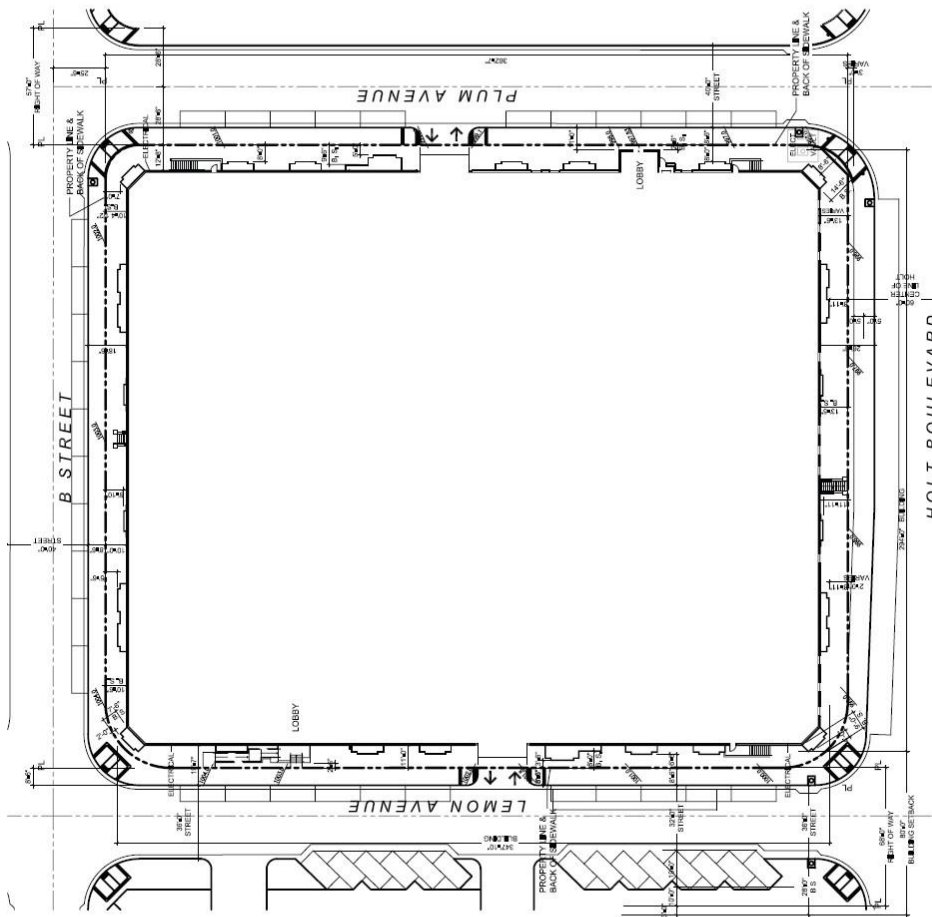
- Loading/unloading for residential uses and trash pickup service shall be limited to adjacent street frontages. Location, signage and any hourly restrictions to be imposed on such areas shall be approved by the Planning Director and the City Engineer
- At least 2 trash /recyclable container storage areas shall be provided within the parking structure area. Such areas shall be fully enclosed and readily accessible by trash disposal company equipment and work crews. Locations, sizes and design of such areas shall be approved by the Planning Director and the City Engineer, in consultation with the trash disposal vendor.

### 3.3.6 LANDSCAPE PLAN

A detailed landscape plan shall be submitted with the Development Plan for this block, specifying all landscape and hardscape elements of the common open space area, as well as the perimeter yards abutting the street rights-of-way, and all street trees. The final plan shall also show the location of all ground level utility boxes and mechanical equipment, along with methods of screening such devices from the public right-of-way and adjacent residences, where possible. The landscape plan shall incorporate ~~appropriate elements of~~ the master plant palette for this PUD, set forth in Table 4.1 herein.







Key Map



Exhibit  
**Building Envelope - Block A2**  
 Downtown Civic Center P.U.D.



### 3.4 TOWNHOMES (BLOCKS A3/A4)

#### 3.4.1 BUILDING ENVELOPE

- Buildings shall not exceed 3 stories, with rooflines reaching a maximum height of 40 feet above the highest existing adjacent sidewalk elevation. Architectural projections, chimneys, etc. may extend up to 45 feet high. Any rooftop mechanical equipment shall be built within or otherwise screened by the roof structure, so that they do not project above the roofline of the building and are not visible from any public rights-of-way or neighboring buildings. Temporary construction and/or maintenance machinery shall not exceed a height of 122 feet from existing grade.

- Building setbacks shall be in conformance with the specifications specified in Table 3-2, and illustrated on Exhibits 3-5 and 3-6. Please note that the minimum setback dimensions shown are not intended as a uniform standard along any street frontage. Corner buildings may have smaller setbacks than mid-block building elements and some undulation in building faces is desired to create a sense of movement, particularly along Holt Boulevard. Residential balconies may project into required setback areas up to 5 feet beyond the main building face. Ground-level mechanical equipment, utility closets, etc., may be placed within the required setback area as specified in Table 3-1, provided they are fully screened in accordance with Section 4.3.2 herein.

- All perimeter yards abutting street rights-of-way shall be landscaped with a uniform palette of materials, in accordance with the master plant palette set forth in Table 4.1 herein.

- Above-ground utility closets, electrical transformers, backflow prevention devices, fire department connections and similar items may be placed anywhere within a perimeter yard area, and may require screening measures, as approved by the Planning Director. Underground utility enclosures, such as electrical transformer vaults, may be placed within the street right-of-way, subject to approval by the Public Works Director.

#### 3.4.2 VEHICULAR ACCESS AND PARKING FACILITIES

- Vehicular access shall be limited to 2 locations on B Street. Drive width, length and locations shall be as approved by the City Traffic Engineer.

- Resident parking shall be provided in fully enclosed garages, directly attached to each dwelling unit. Guest parking is not required on site; adjacent on-street parking is considered sufficient. Parking along Holt Boulevard shall be prohibited. Inoperable vehicles shall not be stored anywhere on premises or on any street.

- Space within each garage shall be provided for trash containers; this shall not encroach into space required for vehicle parking.

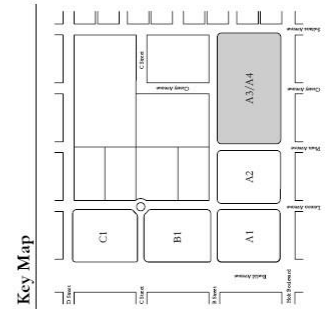
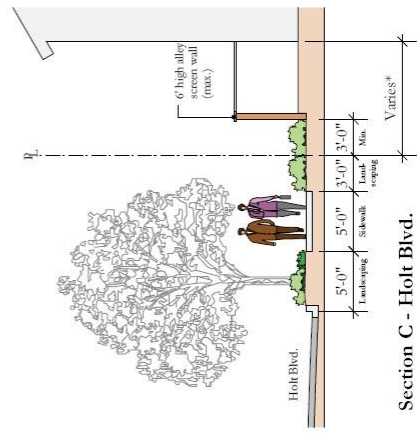
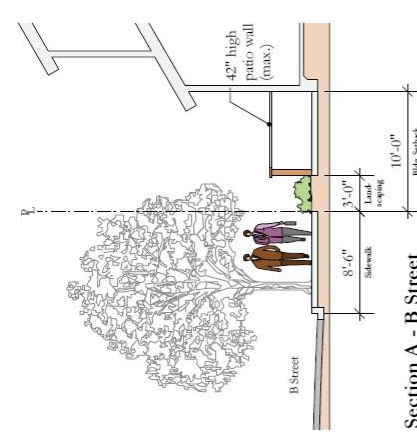
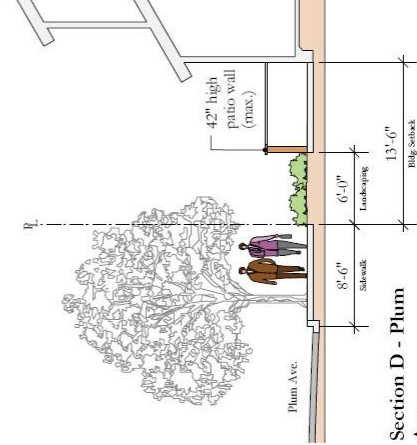
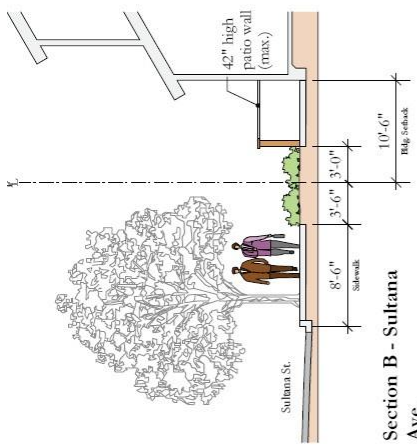
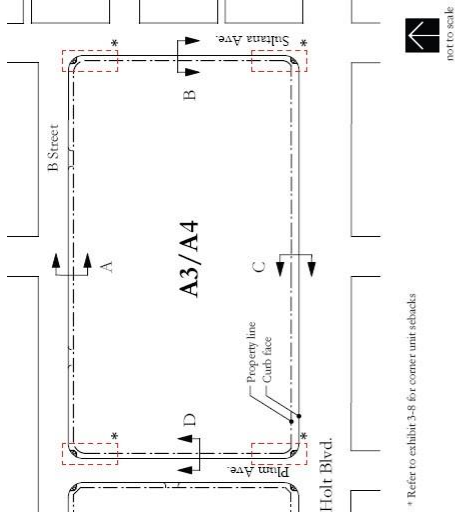


Exhibit 3-6  
**Block A3/A4 Setbacks**  
 Downtown Civic Center P.U.D.

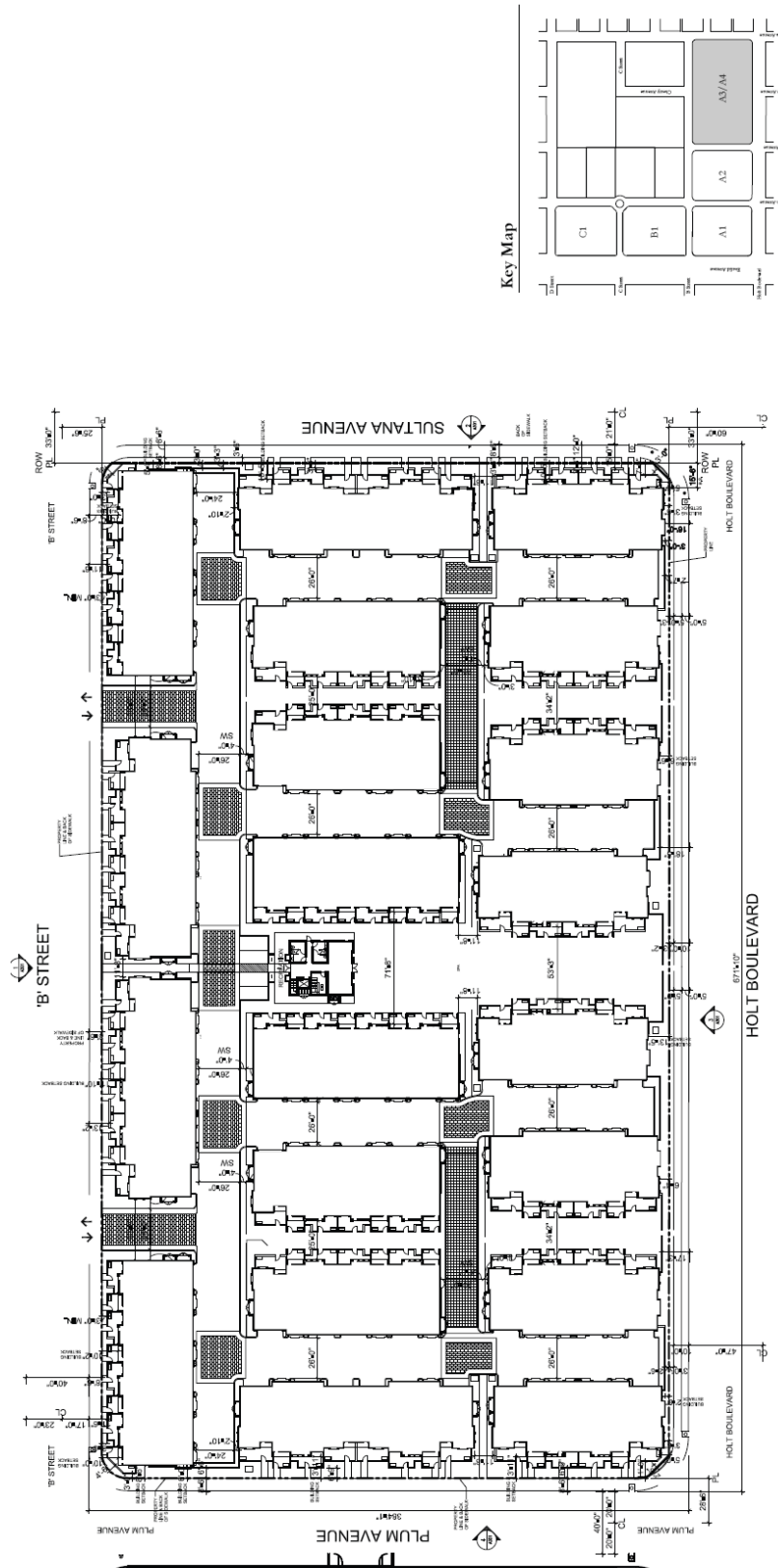
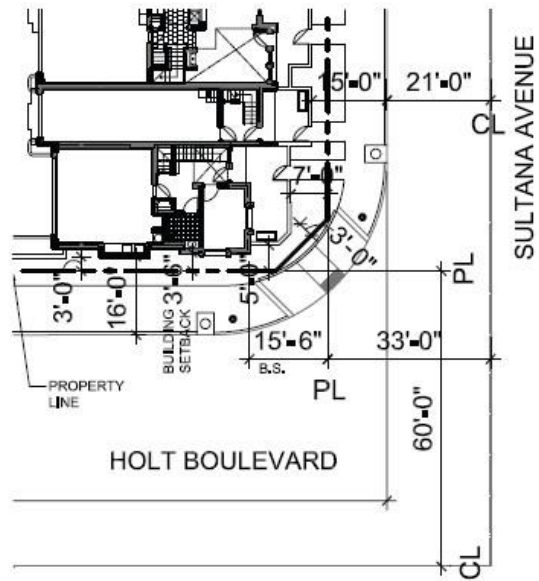
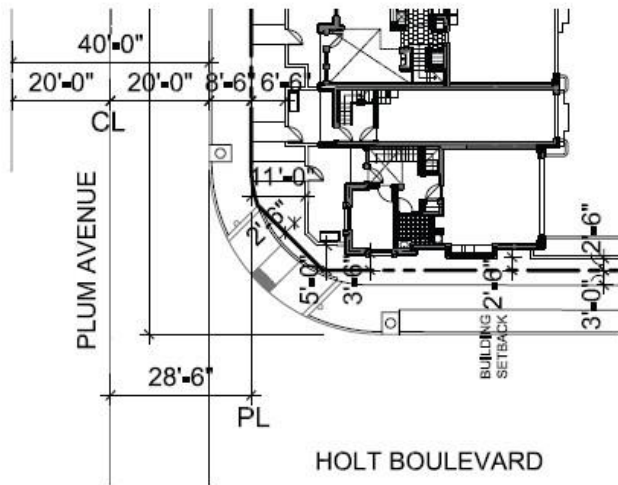
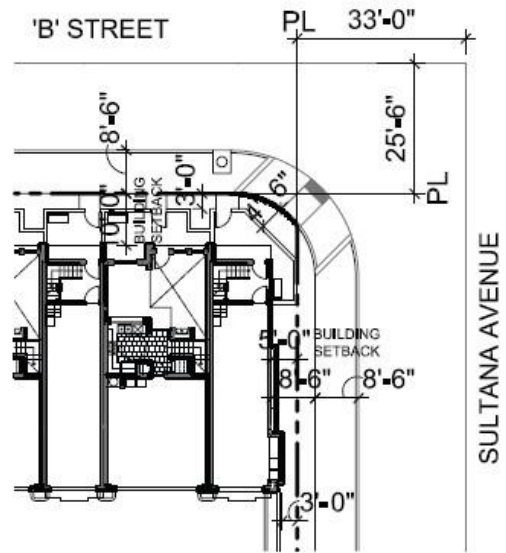
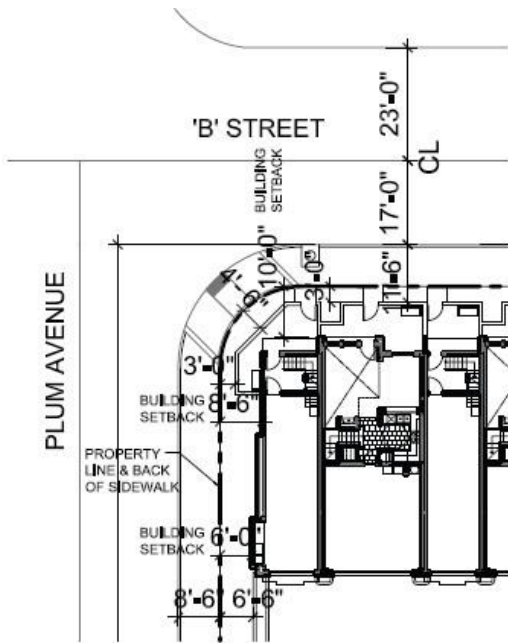


Exhibit  
**Building Envelope - Block A3/A4**  
 Downtown Civic Center P.U.D. 3-7





**Corner Unit Setbacks - Block A3/A4**  
Downtown Civic Center P.U.D.

Exhibit

3-8

### 3.4.3 OUTDOOR RECREATION AREA

- A private, fenced, ground level outdoor open space/recreation area shall be provided for each home. Each such space shall have a minimum dimension of 7 feet and a minimum area of 90 square feet, except for the corner units at “B” St./Plum Ave. and “B” St./Sultana Ave, which shall have a minimum area of 50 square feet.

- Common open space/recreation amenities shall be provided in a central location to facilitate access by all residents. Such amenities may be comprised of active and passive, indoor and outdoor spaces, landscaped and hardscaped ground surfaces, and shall include an outdoor pool. Such common area does not include walkways and corridors between buildings, areas occupied by utility equipment or any perimeter yards abutting the public right-of-way. Outdoor spaces shall comprise a minimum of 80 percent of all common recreation area.

### 3.4.4 PARKING SUPPLY AND DESIGN

- Two spaces per unit
- Standard, side-by-side parked garages shall have a minimum clear floor area of 19’10” wide x 19’10” long. Openings shall be a minimum of 16 feet wide.
- Tandem-style garages (i.e. 2 spaces paired end-to-end) are permitted for up to 39 percent of the total homes, if justified by a parking study approved by the Planning Director. Each such garage shall have a minimum clear floor area of 11’ wide x 36’ long. Openings shall be a minimum of 9 feet wide.

### 3.4.5 FENCES, WALLS AND OTHER BARRIERS

- 42-inch high block walls with finish materials that are complementary to the materials of the townhomes shall be placed around all ground level patios facing streets.
- Up to 42-inch high brick or masonry walls, with a finish treatment that is complementary to the materials of the townhomes, shall be placed around all round-level patios. Walls may extend up to 6 feet in height between adjoining patios.
- Up to 6-foot high block walls with finish materials that are complementary to the materials of the townhomes shall be placed to screen all interior drives from public view.

### 3.4.6 SERVICE FACILITIES

- Loading/unloading for residents and trash pick-up services shall occur within the private alleys on site. Maximum time limits for such activities shall be restricted by private Covenants, Conditions and Restrictions to ensure adequate emergency vehicle access can be provided. On-street loading shall be prohibited.

### 3.4.7 LANDSCAPE AND WALLS PLAN

- A detailed landscape, irrigation and walls plan shall be submitted with the Development Plan for this block, specifying all landscape, hardscape and walls/fencing elements of

the private ground level patios and the common open space area, as well as the perimeter yards and alley screen walls abutting the street rights-of-way. The final plan shall also show the location of all ground level utility boxes and mechanical equipment, along with methods of screening such devices from the public right-of-way and adjacent residences, where possible. The landscape plan shall incorporate appropriate elements of the master plant palette for this PUD, set forth in Table 4-1 herein.

### **3.5 SUMMARY OF DEVELOPMENT STANDARDS**

Tables 3-1 and 3-2, following, provide a summary of the quantitative development standards set forth in Sections 3.1 to 3.4.

### **3.6 ON-STREET PARKING, LOADING, VEHICULAR ACCESS AND BUS STOPS**

On-street parking is provided throughout the project limits, as shown in Exhibit 3-11. This is a significant parking resource, as it will provide a majority of the guest parking opportunities for the apartments and townhomes in Blocks A2 and A3/A4. Loading areas for the condominiums in Blocks A1 and C1 and for the apartments in Block A2 must occur within the public streets, since there will be insufficient vertical clearance and maneuvering space within the parking structures for large trucks and other large delivery vehicles. Loading areas for each of these blocks will be determined by the Director of Public Works, in conjunction with approval of the Development Plan for each block. Potential driveway access locations for each block except B1 are shown on Exhibit 3-10. No driveways will be permitted on Block B1, unless a parking study prepared with the Development Plan for that block indicates that on-site parking is needed. All driveway locations and dimensions will be approved as part of the Development Plan for each block. Bus stops shown on Exhibit 3-10 are in their existing locations and, according to Omnitrans staff, these are expected to remain in these locations for the next several years, after relocation of the downtown transit center. Bus shelters and/or benches at these locations shall be provided in accordance with Omnitrans design criteria and approved as part of the overall Streetscape Master Plan, as required by Section 4.4.2 herein.



*Table 3.1: Building Intensities, Access, Parking and Recreation Area Standards*

Standards	Block A1	Block A2	Blocks A3/A4	Block B1	Block C1
<b>Intensities</b>	<u>Commercial:</u> 0.4 FAR, max. 36,000 sq. ft. gross floor area. <u>Residential:</u> 45-65 du/ac; max. combined FAR of 2.7.	Max. 65 du/ac; max. 160 apartments	25-35 du/ac; max. 140 town homes	<u>Commercial:</u> max. 10,000 sq. ft. ground floor restaurants, and max. 5,000 sq. ft. second floor mixed commercial space	<u>Commercial:</u> 0.4 FAR, max. 36,000 sq. ft. gross floor area. <u>Residential:</u> 45-65 du/ac; max. combined FAR of 2.7.
<b>Maximum Building Heights (Feet/Stories)1</b>	50 ft/4 stories-main roofline <sup>2</sup> 60-ft architectural projections <sup>3</sup>	50 ft/4 stories-main roofline <sup>2</sup> 60 ft-architectural projections <sup>3</sup>	40 ft/3 stories <sup>2</sup> 45 ft for architectural projections <sup>3</sup>	35 ft/2 stories	50 ft/4 stories-main roofline <sup>2</sup> <del>60</del> 65 ft-architectural projections <sup>3</sup>
<b>Access and Parking Facilities</b>	No more than 2 driveways on Lemon Ave and 2 on B St., as approved by the City Engineer. Commercial, residential and guest parking shall be on-site.	No more than one driveway on Lemon Ave and one on Palm Ave, as approved by the City Engineer. Resident parking on-site, guest parking on street. <sup>4</sup>	No more than 2 driveways on B Street, as approved by the City Engineer. Resident parking on-site, guest parking on street. <sup>4</sup>	No driveway access to this block, unless on-site parking required, as determined in parking study submitted with Development Plan.	No more than one driveway on C Street <u>and Lemon Avenue</u> <del>and 2 on D Street</del> , as approved by the City Engineer. Commercial, residential and guest parking shall be on site.
<b>Parking Supply &amp; Design</b>	<u>Commercial:</u> 1 space/250 sq. ft. GFA. <del>Max. 30 percent compact spaces.</del> —Tandem spaces are prohibited. <u>Residential:</u> 1.2 spaces/bedroom, incl. guest parking. Max. 20 percent tandem spaces. See Exhibit 3-8 for typical parking structure layout and key dimensions.	1.5 spaces/one bedroom units 2 spaces/2-bedroom unit. Guest parking on street <del>Max. 31 percent total may be compact spaces.</del> —Max. 28 percent total may be tandem spaces. See Exhibit 3-9 for typical parking layout and key dimensions.	2 garage spaces/ unit. Tandem parking allowed in max. 39 percent all homes. Standard Garage 19’10” x 19’10”, with 16-foot wide opening Tandem Garage 11’x 36’ clear space, with 9-foot wide opening	None required, unless on-site parking is required as determined in parking study submitted with Development Plan. If required, on-site parking spaces shall be designed in accordance with the Ontario Development Code.	<u>Commercial:</u> 1 space/250 sq. ft. GFA. <del>Max. 30 percent compact spaces.</del> —Tandem spaces are prohibited. <u>Residential:</u> 1.2 spaces/bedroom, incl. guest parking. Max. 20 percent tandem spaces. See Exhibits 3-8 for typical parking layout and key dimensions.
<b>Private and Common Recreation Area</b>	<u>Private Outdoor Space:</u> Min. 90 sq. ft./unit, of which up to 20 percent shall have a min. dimension of 3-ft and 80 percent of which shall be at least 7-ft long. Corner Units shall have a min. of 50 sq. ft., with min. 3-ft	<u>Private Outdoor Space:</u> Min. 50 sq. ft. /unit, with a min. dimension of 5 ft. <u>Common Area on Podium Level:</u> Min. 125 sq. ft./unit. Up to 20 percent of this may be provided by indoor recreation	<u>Private Outdoor Space:</u> Min. 90 sq. ft./unit at ground level, with a minimum dimension of 7 feet. Corner Units shall have a min. of 50 sq. ft. <u>Common Area:</u> Min. 230 sq. ft./unit. Up to 20 percent of this may be provided by indoor	None required.	<u>Private Outdoor Space:</u> Min. 90 sq. ft./unit, of which up to 20 percent shall have a min. dimension of 3-ft and a min. of 80 percent of which shall be at least 7-ft long. Corner Units shall have a min. of 50 sq. ft., with min. 3-ft

Standards	Block A1	Block A2	Blocks A3/A4	Block B1	Block C1
	dimension. <u>Common Area on Podium Level</u> : Min. 200 sq. ft./unit. Up to 20 percent of this total common area may be provided by indoor recreation facilities.	facilities.	recreation facilities.		dimension. <u>Common Area on Podium Level</u> : Min. 200 sq. ft./unit). Up to 20 percent of this total common area may be provided by indoor recreation facilities.

Notes:

- 1 Temporary construction and/or maintenance equipment may extend to 122 feet above the existing ground level, in any block.
- 2 Measured from highest existing sidewalk elevation adjacent to the site.
- 3 Includes elevator towers, cupolas, clocks, and other architectural projections and focal elements.
- 4 Parking is prohibited on Holt Boulevard.

*Table 3.2: Building Setbacks and Permitted Projections into Public Rights-of-Way*

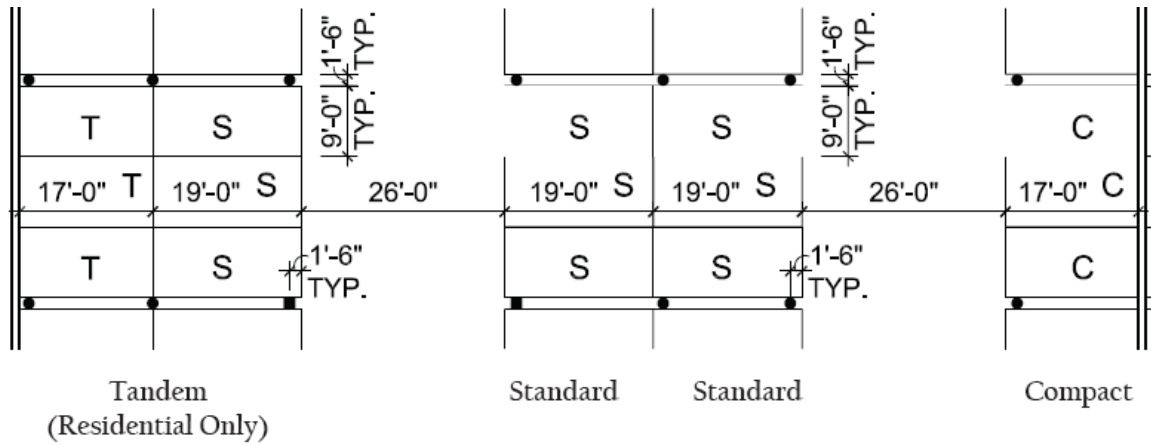
	Block A1	Block A2	Block A3/A4	Block B1	Block C1
<b>Minimum Setbacks To Main Buildings (From Property Line)</b>					
<b>Holt Boulevard</b>	Build to max. 3' from property line*	13'6"	2'6" for corner units and 5'6" for others	N/A	N/A
<b>Euclid Avenue</b>	Build to max. 3' from property line*	N/A	N/A	Build to max. 2' from property line	Build to max. 3' from property line*
<b>B Street</b>			10'	Build to max. 2' from property line	N/A
<b>Lemon Avenue</b>	5' ***	2'6" at lobby entrance, 11' for main building	N/A	N/A	4' ***
<b>C Street</b>	N/A	5' **	10'	Build to max. 2' from property line	4'6" **
<b>Plum Avenue</b>	N/A	2'6" at lobby entrance, 12'6" for main building	6'0" for corner unit, 13'6" for others	N/A	N/A
<b>Sultana Avenue</b>	N/A	N/A	3'0" for corner unit, 10'6" for others	N/A	N/A
<b>D Street</b>	N/A	N/A	N/A	N/A	Build to max. 3' from property line.*
* Residential balconies may extend up to 4 feet into the street right-of-way.					
** Pilasters, columns and similar projections may extend 6 inches beyond the building face, for up to 15 percent of the street frontage.					
*** Pilasters, columns and similar projections may extend 6 inches beyond the building face, for up to 20 percent of the street frontage.					
<b>Awnings, Canopies, Signs And Other Projections Into Public Right-Of-Way</b>					
<b>Euclid Avenue</b>	7'	N/A	N/A	7'	7'
<b>Holt Boulevard</b>	6'	None	None	N/A	
<b>B Street</b>	2'	None	None	N/A	
<b>C Street</b>	N/A	N/A	None	1'0"	2'
<b>D Street</b>	N/A	N/A	N/A	1'6"	2'
<b>Lemon Avenue</b>	1'	None	N/A	2'6"	1'
<b>Plum Avenue</b>	N/A	None	N/A	2'0"	
<b>Sultana Avenue</b>	N/A	N/A	None	N/A	

	Block A1	Block A2	Block A3/A4	Block B1	Block C1
* Residential balconies at Blocks A1 and C1 (2nd floor and up) may extend up to 4 feet into the airspace of the Euclid Avenue and Holt Blvd. rights-of-way. Along other frontages and on other blocks, balconies may extend up to 4 feet into the street setback.					
Minimum Setbacks To Private, Patios, Balconies, And Alley Screen Walls (From Property Line)					
Euclid Avenue	N/A	N/A	N/A	N/A	N/A
Holt Boulevard	N/A	8'6"	Alley walls: 2'6" at corner units, otherwise 3'0"	N/A	N/A
B Street	N/A	5'6"	Patio walls: 3'0"	N/A	N/A
C Street	N/A	N/A	N/A	N/A	N/A
D Street	N/A	N/A	N/A	N/A	N/A
Lemon Avenue	N/A	3'6"	N/A	N/A	N/A
Plum Avenue	N/A	5'0"	Private patio walls: 6'6" Alley wall: 6'6"	N/A	N/A
Sultana Avenue	N/A	N/A	Private patio walls: 3'0" Alley wall: 3'0"	N/A	N/A
Cornices, Eaves and Similar Architectural Features					
Euclid Avenue	30" into ROW	N/A	N/A	30" into ROW	30" into ROW
Holt Boulevard	30" beyond building face	24" beyond building face	24" beyond building face	N/A	N/A
B Street	30" beyond building face	24" beyond building face	24" beyond building face	30" (ROW)	N/A
C Street	N/A	N/A	N/A	30" (ROW)	30" beyond building face
D Street	N/A	N/A	N/A	N/A	30" beyond building face
Lemon Avenue	30" beyond building face	24" beyond building face	N/A	N/A	30" beyond building face
Plum Avenue	N/A	24" beyond building face	24" beyond building face	N/A	N/A
Sultana Avenue	N/A	N/A	24" beyond building face	N/A	N/A

Block A2		Block A3/A4		Block C1	
Corner	Setback	Corner	Setback	Corner	Setback
Minimum Setbacks To Main Building (At Corner Right-Of-Way)*					
Holt/Lemon	9'0"	Holt/Plum	2'6"	Euclid/C Street	3'0"

REGULATIONS FOR DEVELOPMENT

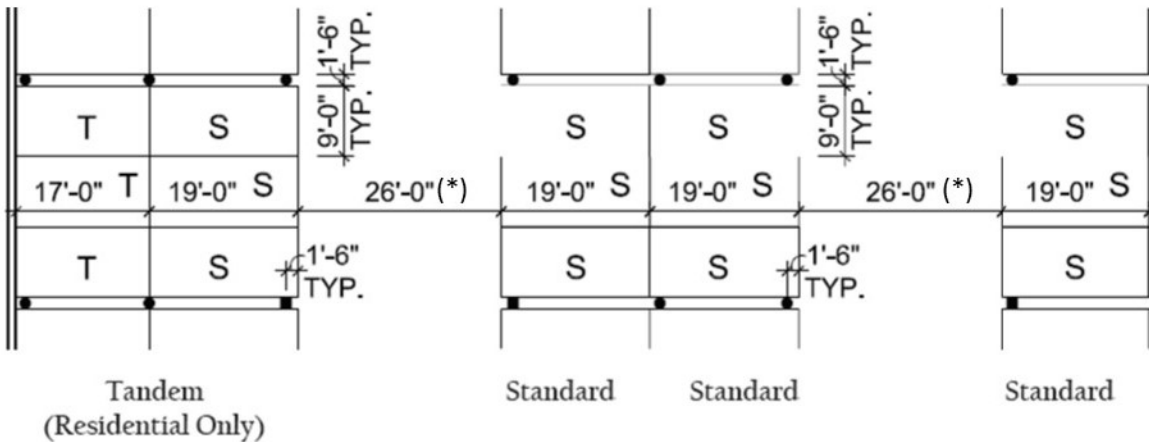
Block A2		Block A3/A4		Block C1	
Corner	Setback	Corner	Setback	Corner	Setback
Holt/Plum	14'6"	Holt/Sultana	3'6"	Euclid/D Street	1'6"
Lemon/B Street	7'6"	B Street/Plum	8'6"	Lemon/C Street	1'6"
B Street/Plum	10'0"	B Street/Sultana	5'0"	Lemon/D Street	1'0"
Minimum Setbacks To Private Patios And Balconies (At Corner Right-Of-Way)*					
Holt/Lemon	4'0"	Holt/Plum	2'6"	Euclid/C Street	3'0"
Holt/Plum	8'6"	Holt/Sultana	3'0"	Euclid/D Street	1'6"
Lemon/B Street	2'0"	B Street/Plum	4'6"	Lemon/C Street	1'6"
B Street/Plum	7'0"	B Street/Sultana	4'6"	Lemon/D Street	1'0"
* To be defined with Development Plans for Blocks A1 and B1					



# Delete Exhibit

Standard Structured Parking  
 Dimensions for Blocks A1 and C1  
 Downtown Civic Center P.U.D.

Exhibit  
 3-9



(\* ) Drive aisle may be reduced to 24'-0" with Development Advisory Board approval

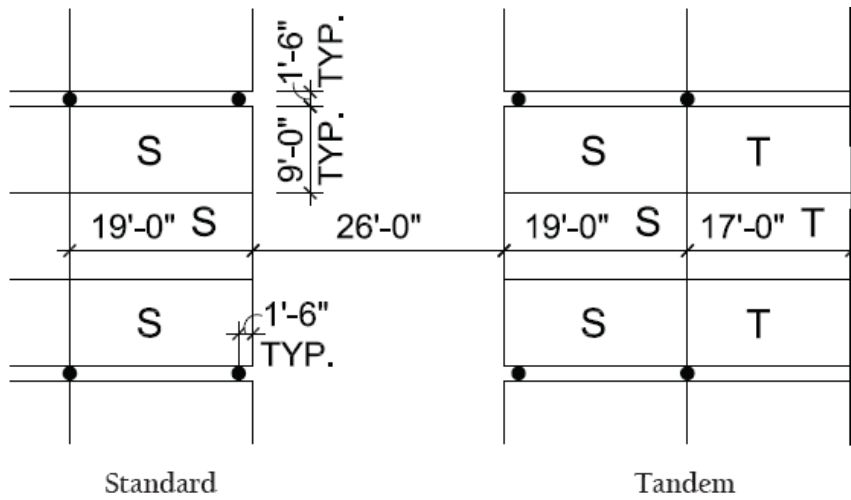
## Standard Structured Parking Dimensions for Blocks AI and CI

Downtown Civic Center BUD

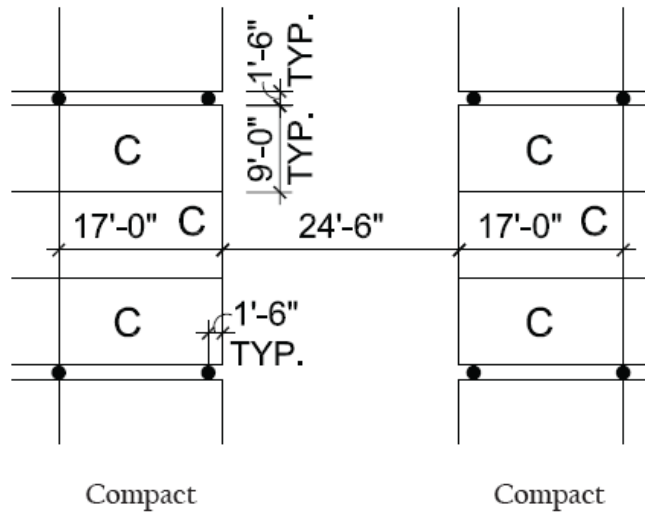
Item B-74 of 144

Exhibit

3-9



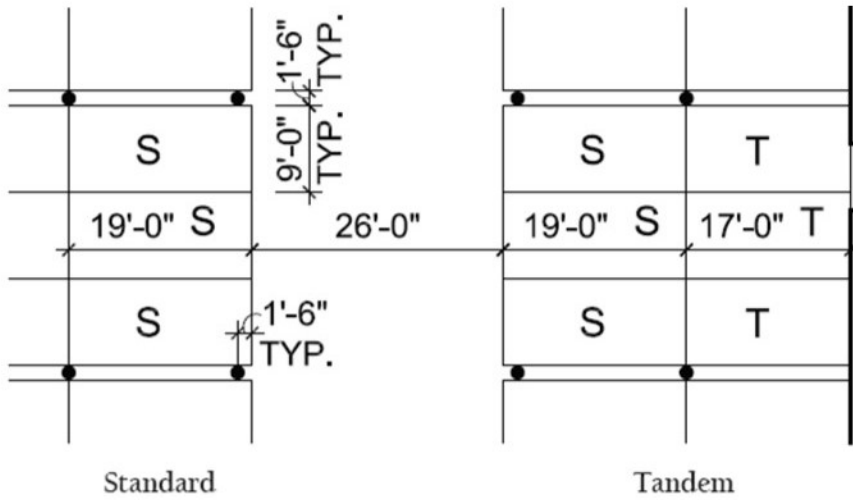
Delete Exhibit



Standard Structured Parking  
Dimensions for Block A2  
Downtown Civic Center P.U.D.

Exhibit  
3-10





(\* Drive aisle may be reduced to 24'-0" with Development Advisory Board approval

# Delete Exhibit



**Legend**

- Vehicular access
- On-street parking area
- Proposed/Potential Angled Parking
- Bus Stop
- Property line

Street Parking, Vehicular Access and Bus Stops  
 Downtown Civic Center P.U.D.

Exhibit  
 3-11



F

**Street Parking, Vehicular Access and Bus Stops**  
Downtown Civic Center P.U.D.



### 3.7 HISTORIC PRESERVATION

#### 3.7.1 HISTORIC PROPERTIES

The following properties (see Exhibit 3-11) have been designated by the City as historically significant, and shall be retained in place and restored, the façade retained only, or demolished.

- 112 N. Euclid Ave.: Preserve façade. Cataloging required.
- 122 N. Euclid Ave.: Preserve façade. Cataloging required.
- 128-136 N. Euclid Ave: Preserve façade. Cataloging required.
- 200 N. Euclid Ave. : Retain/Restore
- 208-214 N. Euclid Ave: Tier II--Façade not intact. To be demolished; mitigation fee and cataloging required.
- 224 N. Euclid Ave.: Tier III—To be demolished; mitigation fee required.
- 226 N. Euclid Ave.: Tier III—To be demolished; mitigation fee and cataloging required.
- 230 N. Euclid Ave.: Tier III—To be demolished; mitigation fee and cataloging required.
- 310 N. Euclid Ave.: Tier II—Façade not intact. To be demolished; mitigation fee and cataloging required.
- 318 N. Euclid Ave.: Tier III—To be demolished; mitigation fee and cataloging required.
- 206 E. “B” St.: Tier III—To be demolished; mitigation fee and cataloging required.
- 310 E. “B” St.: Tier III—Previously demolished. Mitigation fee and cataloging complete.
- 330 E. “B” St.: Tier III—Previously demolished. Mitigation fee and cataloging complete.
- 325 E. Holt Blvd.: Tier III—Previously demolished. Mitigation fee and cataloging complete.
- 127 N. Sultana Ave.: Tier III—Previously demolished. Mitigation fee and cataloging complete.

The Ontario Downtown Civic Center Project EIR (October 2004, State Clearinghouse No. 2004051155) reviewed the impacts to historic structures within the Downtown Civic Center Project area. The EIR included a number of mitigation measures to lessen the cultural resource impacts from demolition and/or façade retention of historic structures within the project area, which included documentation (cataloging), salvage of significant features, and payment of a demolition mitigation fee. Despite these mitigation measures, the EIR concluded that demolition and/or façade retention of Tier I and Tier II historic properties were significant impacts that could not be reduced to a level of less than significant and, therefore, the EIR was certified by the City Council on November 16, 2004 with a Statement of Overriding Considerations for Cultural Resources.

The EIR requires preservation in place of Tier I structures and façade retention of Tier II structures including the Tier II – designated Drew Carriage Building (208-214 N. Euclid Ave.) and the Tier II – designated Old Fire House (316 N. Euclid Ave.). Since further analysis revealed that the original façade of the Old Fire House does not exist and the original façade of the Drew Carriage Building has been significantly altered and no longer retains its character-defining features, there is no original fabric left intact to preserve for these 2 buildings.

### 3.7.2 HISTORIC ROCK CURB

The 200-foot wide Euclid Avenue corridor (including the broad center median) is one of the most significant elements of the historic fabric of Ontario, and is listed as a historic district on the National Register of Historic Places landmark.

Portions of the original rock curb face remain in several areas of Ontario's historic core and are considered essential features that maintain the integrity of the historic character of this corridor (see Exhibit 3-11). Within the subject project limits, no original rock curb face exists shall be preserved along Euclid Avenue, and additional rock curb face of materials that match the original materials shall be constructed to provide a continuous rock curb face along the entire Euclid Avenue frontage, and all street frontages adjoining Blocks A1, B1 and C1 reconstruction of rock curb within the project area shall not be required.

### 3.7.3 EUCLID/HOLT HISTORIC MARKER

The intersection of Euclid Avenue and Holt Boulevard is the geographic center of the original Ontario town center and as such is a highly significant location within the historical fabric of the community. To recognize and permanently memorialize this significant site, a historical marker shall be erected within the corner sidewalk area, with the approval of Caltrans. Marker design and precise location shall be approved by the Historical Preservation/Planning Commission as part of the precise Development Plan application.

**Legend**

- Retain/Restore**  
200 N. Euclid Ave
  - Preserve Facades**  
112 N. Euclid Ave  
122 N. Euclid Ave.  
128-136 N. Euclid Ave.
  - Facade Not Intact. To be demolished. Cataloging and Mitigation Fee Required**  
208 N. Euclid Ave  
310 N. Euclid Ave.
  - Tier III - To be demolished - Cataloging and Mitigation Fee Required.**  
224 N. Euclid Ave  
226 N. Euclid Ave.  
230 N. Euclid Ave  
318-322 N. Euclid Ave.  
206 E. "B" Street
  - Tier III - Previously demolished - Cataloging Completed and Mitigation Fee Already Paid.**  
325 E. Holt Blvd.  
310 E. "B" Street  
330 E. "B" Street  
127 N. Sultana Ave.
- Mitigation measures require a certificate of appropriateness for all replacement structures when a demolition is requested.
- \* **Historic Town Center Marker**
  - Rock Curbs Required**
  - Property Line**



Rock Curb Face



# Delete Exhibit



Historic Features - Plan View  
Downtown Civic Center P.U.D.

Exhibit
3-12

# Legend

- Retain/Restore**  
200 N. Euclid Ave.
- Preserve Facades**  
112 N. Euclid Ave.  
122 N. Euclid Ave.  
128-136 N. Euclid Ave.
- Facade Not Intact. To be demolished. Cataloging and Mitigation Fee Required**  
208 N. Euclid Ave.  
310 N. Euclid Ave.
- Tier III - To be demolished - Cataloging and Mitigation Fee Required.**  
224 N. Euclid Ave.  
226 N. Euclid Ave.  
230 N. Euclid Ave.  
318-322 N. Euclid Ave.  
206 E. "B" Street
- Tier III - Previously demolished - Cataloging Completed and Mitigation Fee Already Paid.**  
325 E. Holt Blvd.  
310 E. "B" Street  
330 E. "B" Street  
127 N. Sultana Ave.

Mitigation measures require a certificate of appropriateness for all replacement structures when a demolition is requested.

**\*** Historic Town Center Marker

--- Property Line



not to scale

## Historic Features - Plan View



Bank of Italy historic photo



Bank of Italy current photo showing south side of building



Commercial Hotel - Historic photo from the 1960's showing front of building



Commercial Hotel - Current photo showing front of building



Citizen's National Bank - Current photo showing front of building (No clear historic photo available)



Lerch Building - Historic Photo



Lerch Building - Current photo showing front of building



not to scale

Photos of Historic Properties  
Downtown Civic Center P.U.D.

Exhibit  
3-13



### 3.8 ENVIRONMENTAL PERFORMANCE STANDARDS

All land uses shall adhere to the environmental performance standards set forth in the Ontario Development Code, to avoid and minimize impacts involving noise, vibration, dust and paint, smoke, light, glare and heat, odors and gasses, hazardous and radioactive materials, and electromagnetic interference.

Architectural plans for all residential uses shall be submitted to the City of Ontario Building Department for an acoustical plan check, prior to the issuance of building permits, to assure that construction methods use standard materials that will attenuate 20 dBA of sound from outside to inside, or such that indoor noise does not exceed 45 dBA.

Pursuant to AB 2776 and Mitigation Measure Haz 9 in the Downtown Civic Center Project Final EIR, project developers shall disclose to all home buyers and renters that their homes are in proximity to Ontario International Airport.

Pursuant to Mitigation Measure Util 4 in the Downtown Civic Center Project Final EIR, each project Development Plan should consider and incorporate appropriate sustainable water and energy systems.

The full set of programmatic mitigation measures from the Downtown Civic Center Final EIR that are applicable to this PUD is provided in Appendix B.

## 4.0 DESIGN GUIDELINES

### Purpose and Principles

Located entirely within the central core of the Downtown area, this PUD is considered an integral element of the urban revitalization of the historic retail and civic center areas. A considerable amount of effort has occurred to prepare a comprehensive set of design guidelines for the downtown area, to maintain the historic fabric and achieve excellence and coherence in the quality and character of the ongoing redevelopment of the center city area. Design principles and examples of desired styling elements to guide the redevelopment/revitalization program are set forth in the Downtown Ontario Design Guidelines (“Guidelines”), adopted by the Ontario City Council on August 18, 1998. This section is intended to provide guidance to City staff and private developers in the design of buildings, yards, and streets in a manner that fosters a flexible implementation of the principles and specific techniques described in those Guidelines. As such, some variations from the Guidelines are permitted, provided that the integrity of the urban design and historic preservation principles is not compromised.

A comprehensive assessment of historic properties throughout the downtown area has been completed and for the most part, this PUD does not contain significant buildings, structures or sites to be preserved. While there are a few properties along Euclid Avenue where preservation efforts will be necessary, a majority of this project will involve new construction and redevelopment of existing developed block areas. Ideally, such new infill development will complement and exemplify historic elements, while providing a fresh palette of architectural features that creates a more dynamic visual environment and a more pleasant pedestrian experience.

Because of the increased building intensity of this urban infill project, the relationship of buildings to the streets will be significant and must be treated creatively. It will be essential to provide a sense of movement and rhythm through a variety of articulation methods, materials and colors, to avoid bulky and monotonous elevations. This principle is to be applied to each of the blocks. Street trees and landscaped street-facing yards will provide opportunities to frame the street, create a pleasant pedestrian pathway and to reduce the impact of building bulk from the public rights-of-ways. A Civic Plaza park and a thematic program for street signs, furniture, markers, monumentation, banners, etc. will establish unifying elements that will immediately set the tone for the public spaces of the new downtown.

### 4.1 EUCLID AVENUE MIXED USE (BLOCKS A1 AND C1)

Design principles and desired architectural features for the mixed-use blocks are derived from the Turn of the Century architectural style and elements set forth in Section 3.5.3 of the Downtown Design Guidelines, with respect to: setbacks, storefront modulation, entrances, roof design, mechanical equipment, building elements (cornices, storefront frame, mid-floor panel, transom windows, bulkheads), awnings, materials and colors. Those guidelines, together with the following, shall be incorporated into the Development Plans for each block, subject to final interpretation by the Planning Commission and City Council.

### **Building Orientation**

- Buildings must provide continuous commercial use and store fronts along Euclid Ave.
- Orient buildings to define the street and sidewalk, with service and parking generally positioned away from public streets, and toward the side and/or rear of buildings; a “building forward” design concept with buildings located near the sidewalk edge is required. Setbacks from the sidewalks are generally discouraged, except for such features as a “welcoming” recessed entry, a useable outdoor gathering space, etc.
- Buildings should be sited so that architectural focal treatments can be provided at strategic locations.
- Buildings located at prominent street corners shall be designed to incorporate architectural features that respond to these special locations, such as corner entries and corner tower elements.
- Incorporate multiple shop entrances and display windows with clear glazing along street facades, as well as facades oriented toward outdoor gathering spaces (i.e. plazas); windows and doors should introduce visual interest along the sidewalk, and create a pedestrian friendly street environment.

### **Access & Parking Facilities**

- Control vehicular access and on-site parking to reduce their visual impact along streets, and protect adjacent land uses; in particular, on-site parking facilities shall be located to the side and/or rear of the building, and driveways shall be located to the side and/or rear of the buildings and minimize curb cuts.
- Parking structures shall not front directly onto Euclid Avenue.
- Parking structures fronting Lemon Street should have attractive facades that are compatible with the surrounding buildings. The design should employ similar colors, materials and details as are used on adjacent facades.

### **Service Facilities**

- Locate service, loading and storage facilities away from public streets, outdoor spaces, and adjacent residential uses; as far as feasible, these facilities should be unobtrusive.
- Prohibit placement of utility transformer boxes within parking structure.
- Electrical equipment shall be mounted on the interior of a building wherever practical. When interior mounting is not practical, electrical equipment shall be enclosed and screened from public streets with walls, fencing and/or landscaping that allows for sufficient ventilation, or buried in vaults.
- No antenna pole or dish shall be placed on any structure so that it is visible from ground level.
- Service areas shall be screened, gated and as unobtrusive as possible.

- No garage type loading doors shall be located on a building façade directly facing an accessible street. All types of loading doors within view of public streets shall be screened with walls, berms or plant material.

### **Pedestrian Linkages (Sidewalks & Walkways)**

- Locate pathways for clear and comfortable on-site pedestrian circulation; sidewalks and pedestrian paths should provide convenient and comfortable connections between storefronts, outdoor spaces, parking, as well as portals to adjacent residential uses. It is especially important to provide multiple, clearly marked and direct pedestrian pathways that connect rear parking areas with sidewalks and street oriented shop fronts.

- Use Landscape elements to reinforce pedestrian connections; for instance, attractive paving and planting design may identify and highlight these connections by establishing a visual separation between vehicular and pedestrian routes.

- Place site accessories and features so that they do not interrupt connecting walkways and paths, in general, sidewalks and paths should provide for a minimum 6-foot clear pedestrian passage (or min. 4' adjacent to approved outdoor dining areas and street trees).

- Provide adjacent sidewalks with street trees, pedestrian-scaled light fixtures and street furniture.

- Entries to upper floor residential uses shall be from the side or rear of the block, and if on a side street, the visible entry shall be no wider than 15 feet at the street level, to avoid disturbing the rhythm of the retail spaces.

### **Architectural Character**

- Create an architectural character that reflects the various styles within the historic downtown by using similar proportions, building details and building material.

- New buildings should appear to fit in contextually with existing historic buildings by using similar proportions, articulation, building details and building material.

- The overall character should feel like a modern interpretation of a traditional American small town.

- Create compatibility between the mixed-use architecture and the residential architecture within the downtown area; the introduction of unifying elements such as similar materials and colors should be considered; however, “sameness” is discouraged.

- A schematic illustration of an acceptable set of elevations is shown in Exhibit 4-1.

### **Massing & Scale**

- Employ simple, yet varied massing, with wall openings that create shadow line and provide visual relief. Monolithic buildings and extensive blank wall surfaces are not allowed.

- Emphasize massing and height of corner elements

- Building increments should be a maximum of 50 feet in width. Buildings that exceed fifty
- (50) feet of frontage should use various architectural devices to replicate the building increments and pattern of the existing downtown such as:
  - Horizontal breaks and offsets every 25 to 50 feet
  - The upper portion of the buildings should reflect the same increment of articulation as the ground level (storefront level)
  - The cornices and moldings at the top of facades should also reflect the vertical massing (increments) of the building
- Use strong and identifiable building forms to demarcate street intersections for instance, a taller building mass, tower element/clock tower, or cupola may be considered.
- Where adjacent buildings will be of varying heights, they should be sensitively designed to promote a compatible transition in massing and avoid abrupt changes in scale along the streetscape.

**Articulation & Fenestration:**

- Design buildings with 3-dimensional quality; building facades should be based upon a pleasing set of proportions and a clear pattern of building openings.
- Differentiate between the base, middle and top levels of a building; for instance, street- oriented shops may feature a 1) a bulkhead; 2) display windows; and 3) transom and detailed cornice.
- Avoid monotonous or blank facades on a building; buildings shall be articulated on all sides. Use fenestration ( windows and doors), as well as changes in wall plane, material, texture, color, etc. to create shadow lines and articulate building walls.
- Provide highly visible public entrances, preferably oriented to streets and outdoor spaces; shop entrances may be clearly expressed with recesses, overhangs, special materials, and/or detailing.
- Require a high degree of street level transparency, especially along sidewalks, important outdoor spaces and heavily trafficked areas; the use of reflective, opaque, and darkly tinted glass should be restricted.



*Lemon Avenue Elevation*



*D Street Elevation*



*Encina Avenue Elevation*



*C Street Elevation*

NOT TO SCALE

Exhibit  
**Mixed Use Architectural Character**  
 Downtown Civic Center P.U.D.  
 4-1

### **Architectural Details**

- Use architectural details to enhance a building’s appearance. Careful detailing is especially appropriate at the base of buildings, along cornices, eaves, parapets or ridge tops, and around entries and windows.
- Incorporate human-scaled details such as canopies and awnings, transparent windows and windows displays. These are required at public entrances and along heavily trafficked outdoor areas.
- Design architectural features and details as an integral part of the building; architectural features, including canopies and awnings, should not appear “tacked-on.”

### **Storefront Guidelines**

- Storefronts should provide an individual look for each store or establishment while still blending in with the overall design.
- Storefronts shall incorporate high quality building materials. A durable base material (18 inches high min.) such as brick, tile, exterior cement plaster, or pre-cast architectural concrete shall be used. Storefront glazing and exterior plaster shall not terminate at the ground plane.
- Storefront glazing shall be clear glass to permit clear views into the interior space. The amount of such glass shall provide a balance between high visibility into the store interior and architectural character/quality.
- Entrance doors shall be of a traditional style and transparent as possible; however, an all glass door is prohibited.
- No part of any open doors shall extend into the public right-of-way.
- Storefront openings should not exceed 30 feet in width without the interruption of a vertical building element (column or wall).
- Storefront openings may extend up to 16 feet in height; the height should range from 8 to 16 feet.

### **Material & Colors**

- Use materials that exhibit permanence and quality, and that unify a building’s appearance on all sides; materials and colors should accentuate the architectural details of the building and promote visual harmony. Brick, tile, pre-cast architectural concrete, stone veneers or stucco are preferred.
- To create visual interest, use at least 3 different building materials for each block. Materials may be used to highlight a building entrance or distinguish the building base.
- Any awnings shall be comprised of durable, heat, dust and mildew-resistant canvas materials that are designed to withstand the rigors of the Ontario climate. Vinyl or other shiny materials are prohibited.

### Roofs/Rooftop Equipment

- Express roofs in a visually interesting manner that complements the composition of the building and surrounding area, (i.e. use sculpted roof forms or a strong and attractively detailed cornice).
- Locate and/or screen rooftop equipment, including ladders and antenna devices, so that it is not visible from streets and adjacent buildings; methods of rooftop screening should be integral to the building's form.
- All mechanical units shall be screened from public view and from adjacent existing buildings (preferably with roof forms).
- When roof decks and mechanical units are visible from adjacent developments, they should be as unobtrusive as possible and painted to match finish roof material.

### Outdoor Dining Areas

- Outdoor dining areas adjacent to a street level eating or drinking establishment are encouraged along Euclid Avenue and are permitted along any street frontage. Any such areas shall be designed in accordance with the provisions set forth in Section 2A.7 of the Downtown Ontario Design Guidelines, plus any additional features that may be required as part of a Conditional Use Permit for on-sale alcoholic beverages. Outdoor dining along Euclid will require an agreement with the California Department of Transportation, since this street is within a State right-of-way.

### Outdoor Space

- Private balcony enclosures shall be comprised of materials that are complementary to materials and colors used for the main elevations. Each balcony shall be enclosed sufficiently to provide privacy between balconies of adjacent units. Any communications antennas placed within a balcony shall be screened.
- Common outdoor spaces, especially on the podium level, shall provide opportunities for social interaction and passive recreation, with shading elements to counteract the summer sun. An indoor recreation/fitness/community facility shall be provided within this central common area, with architectural style and materials that match or complement the primary building architecture. Landscaping shall be provided to define and enrich courtyards and walkways, and shall include specimen trees with drainage outlets that do not affect usable recreation space. Outdoor seating, tables and umbrellas, gazebos, barbeques, natural ~~or artificial~~ lawn area, and/or other place-making features are to be provided, and shall be compatible with the architectural style of the project. Hardscaping shall be composed of decorative paving materials and patterns, rather than a single, continuous surface. Outdoor common areas should be designed to be visible for surveillance by residents and police patrol units, if possible. A detailed plan for the common area open space shall be submitted as part of the Development Plan application for each of the mixed-use blocks.

### Signs

- All commercial signs shall be designed in accordance with the criteria set forth in Section 2C of the Downtown Ontario Design Guidelines.



## **Lighting**

- All lighting of facades, decorative fixtures, store window interiors, awnings, and signs shall be designed in accordance with the criteria set forth in Section 2D of the Downtown Ontario Design Guidelines.

### **4.2 CIVIC PLAZA (BLOCK B1)**

Any new construction shall be designed to be compatible with the historical elements of the Bank of Italy Building to be retained at the southwest corner of this block, and shall be consistent with the design guidelines for the Mixed Use blocks, set forth in Section 4.1.

### **4.3 HOLT BOULEVARD RESIDENTIAL**

#### **4.3.1 APARTMENTS (BLOCK A2)**

## **Building Orientation**

- The buildings should be oriented to reinforce the urban grid of the street pattern in downtown Ontario. As many units as possible should be oriented to the street to help create an active streetscape. Dwelling units not facing the street should be oriented around a central courtyard. The podium level common area shall contain shared recreational elements (such as pools, spas, barbeques, picnic areas etc) for all of the residents to use.

## **Architectural Character**

- Design buildings that complement the architectural character of the surrounding commercial and residential areas and support a pedestrian environment.
- Buildings should be designed to be viewed from all sides, including, public areas, common open space areas, sidewalks, alleys and streets. It is required that all 4 buildings elevations should share common materials and degrees of articulation.
- A schematic illustration of an acceptable set of elevations is provided as Exhibit 4-2.

## **Massing and Scale**

- A maximum of 3 visible stories of living space and one visible story of parking structure below living space will define this building's block.
- Building heights and mass shall be sufficient to ensure compatibility among the various housing products and the surrounding commercial uses.

- elements
  - Roof lines should be varied through the use of stepped roofs, towers or other roof elements
  - A variety of stacked massing arrangements should be used to create visual interest.
  - Long blank walls should be broken up with architectural elements that add visual interest and enhance the character of the neighborhood. Architectural features such as setbacks, indentations, overhangs, projections, cornices, balconies can be used to create interesting building facades.
- The mass of the building should step down at the corners and entries to provide a greater definition of the building.
- Improve the articulation of the plan forms by offsetting upper floor and wall planes.
  - There shall be no more than 2 adjacent balconies on any single plane.

#### **Articulation and Fenestration:**

- A minimum of 15 percent of the entire horizontal length of any building elevation should be articulated by varying the form or footprint and/or by introducing architectural elements and/or projections.
  - Major building entries shall be clearly marked with architectural elements such as porches, arcades, ornamental lighting, landscaping and other elements.
  - Building offsets/setbacks should be a minimum of 12 inches in depth and 12 inches in width.
  - Balconies may be covered or open but should be an integral element of the building using details such as eaves, supports and railings.

#### **Architectural Details**

- Introduce architectural treatments at the base of the building to distinguish it from the top; this can be accomplished through the use of textured materials, variations in color and enriched landscaping.
- Architectural details should be consistent with the architectural style, materials and colors of the building.
- Within the appropriate style requirements, group and coordinate windows with other design elements to create a composition and sense of order.
- Multi-Paned windows are encouraged if appropriate to the style.



not to scale

Exhibit  
**Apartment Architectural Character**  
Downtown Civic Center P.U.D.  
4-2

## Material and Colors

- Employ high quality materials that are durable, lasting and aesthetically appealing.
- The use of complementary colors and changes in materials can add visual interest to a building; however, to avoid a false appearance, texture or color changes should not occur at external corners.

## Screening of Parking Structure

- Where parking structure elements are visible from the street they shall be screened with landscape and/or architectural solutions, without conflicting with ventilation requirements set forth in the City's Mechanical Code. The method of screening shall be compatible with the overall architecture and landscaping themes. Any berms employed for screening shall not exceed a 2:1 slope and shall be appropriately landscaped with materials selected from the master plant palette (see Table 4-1). Exhibit 4-3 illustrates a preferred approach to screening of the parking structure.
- Visible parking structure elevation shall be finished in the same style as the primary buildings, with compatible materials. This will help integrate the structure into the overall project design while reducing its visual impact.

## Roof Top and Ground Level Mechanical Equipment

- All mechanical equipment, whether mounted on the roof or ground, shall be screened from view. Rooftop equipment shall be screened from public rights-of-way and adjacent, existing buildings. Utility meters and equipment should be placed in locations that are not exposed to view from open areas or they should be suitable screened. All screening devices are to be compatible with the architecture and colors of the nearest main building.

## Outdoor Space

- Private balcony enclosures shall be comprised of materials that are complementary to materials and colors used for the main elevations. Each balcony shall be enclosed sufficiently to provide privacy between balconies of adjacent units. Any communications antennae placed within balconies shall be screened.
- Common outdoor spaces ~~on the podium level~~ shall provide opportunities for social interaction and passive recreation, with shading elements to counteract the summer sun. An indoor recreation/fitness/community facility shall be provided within this central common area, with architectural style and materials that match or complement the primary building architecture. A variety of landscaping elements shall be provided to define and enrich courtyards and walkways. Specimen trees shall be provided, each with drainage outlets that do not affect usable recreation space. Outdoor seating, tables and umbrellas, gazebos, barbeques, natural or ~~artificial~~ lawn area, and/or other place-making features are to be provided, and shall be compatible with the architectural style of the project. Hardscaping shall be composed of decorative paving materials and patterns, rather than a single,

continuous surface. Outdoor common areas should be designed to be visible for surveillance by residents and police patrol units, if possible. A detailed plan for the common area open space shall be submitted as part of the Development Plan application for this block.

### **Landscaping**

- Yards abutting the street frontages shall be landscaped with a uniform mixture of materials selected from Table 4-1 that provides a variety of vertical elements. Selection and placement of trees and shrubs shall ensure that adequate visibility into the parking structure is available for passing police patrol units.
- Any manufactured slopes shall not exceed a 2:1 slope and shall be landscaped with materials selected from the master plant palette set forth in Table 4.1 herein.

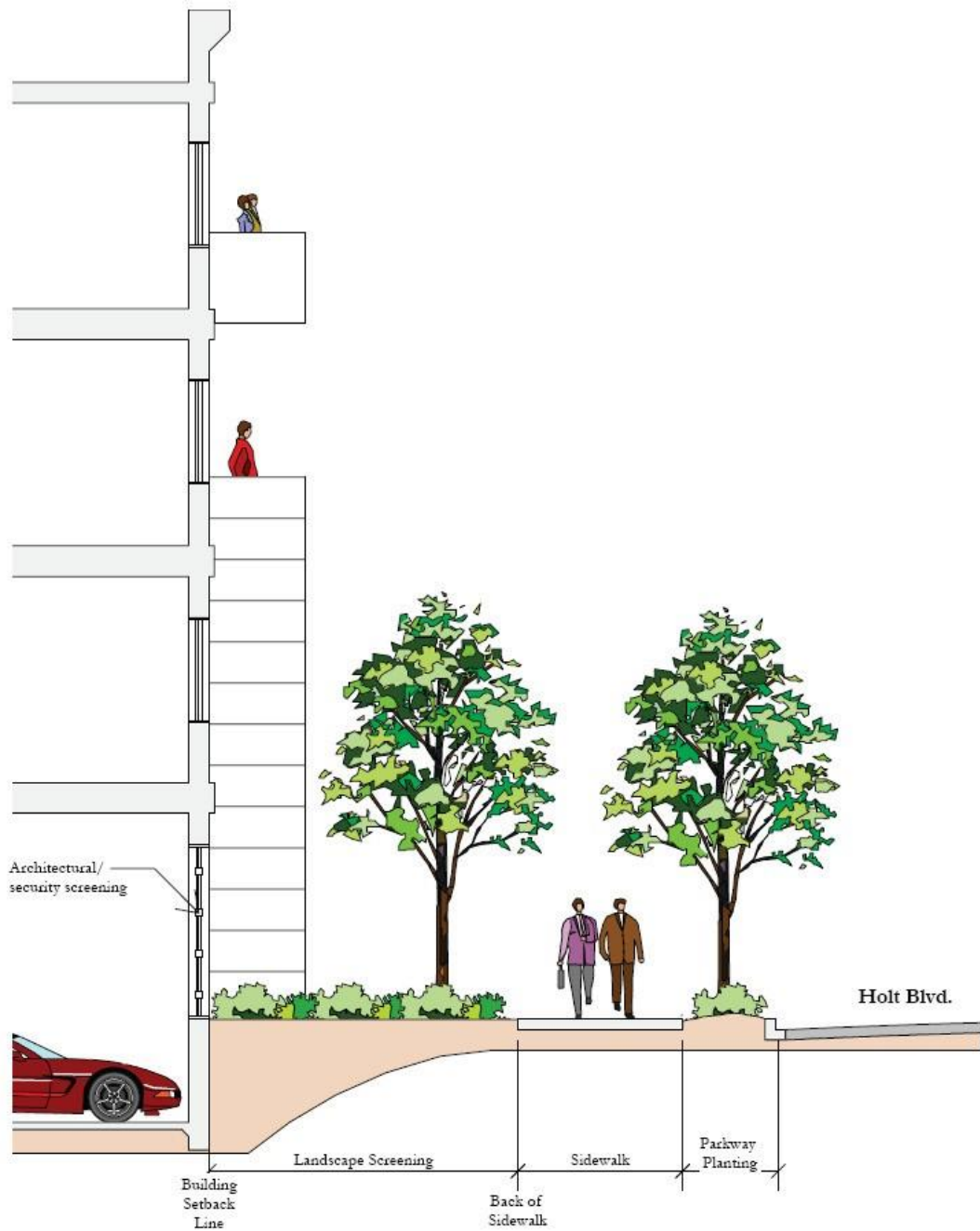
### **4.3.2 TOWNHOMES (BLOCKS A3/A4)**

#### **Building Orientation**

- Where possible, townhome units should orient to the surrounding streets or interior open space elements.
- Every unit should have a porch/patio with an entry that overlooks and is directly accessible from the street or interior open space.
- The configuration of buildings, streets, parking, open space and landscaping must balance the needs of the pedestrian and automobile. Parking should not dominate the experience along any required path.

#### **Architectural Character**

- Design buildings that complement the architectural character of surrounding commercial and residential areas and support a pedestrian friendly environment.
- Buildings should be designed to be viewed from all sides, including, public areas, common open space areas, sidewalks, alleys and streets.
- Schematic illustrations of acceptable elevations are presented in Exhibit 4-4.



not to scale

Parking Garage Screening at Block A2  
Downtown Civic Center P.U.D.

Exhibit  
4-3



*B' Street Front Elevation*



*Holt Boulevard Side Elevation*



*Interior Alley Elevation*

Exhibit  
**Townhome Architectural Character**  
Downtown Civic Center P.U.D.

4-4

not to scale

### **Massing and Scale**

- Rooflines should be varied through the use of hips, stepped roofs, gables, or other roof elements.
- Long blank walls should be broken up with architectural elements that add visual interest and enhance the character of the neighborhood. Architectural features such as setbacks, indentations, overhangs, projections, cornices, and bay windows should be used to create interesting building facades.
- Each individual dwelling unit should be expressed as an identifiable unit through its use of roof forms, change in building mass, defined entryways and other architectural treatments.
- Buildings along Sultana Avenue should be designed with sensitivity to massing and scale of nearby residential properties.

### **Articulation and Fenestration**

- Building elevations should be articulated every 15 linear feet by varying the form or footprint and/or by introducing architectural elements and/or projections.
- A minimum of 15 percent of the entire horizontal length of any building elevation should be articulated by varying the form or footprint and/or by introducing architectural elements and/or projections.
- Entries shall be clearly marked with architectural elements such as porches, ornamental lighting, landscaping and other elements.
- Entrances from public sidewalks shall be prominent, visible from the street and connected by a walkway to the sidewalk.
- Building offsets or projections should be a minimum of 12 inches in depth and 12 inches in width.
- Windows should be inset from the face of the exterior wall to provide a visual relief and strong shadow line.

### **Architectural Details**

- Introduce architectural treatments at the base of the building to distinguish it from the top; this can be accomplished through the use of textured materials, variations in color and enriched landscaping.
- Architectural details should be consistent with the architectural style, materials and colors of the building.

### **Material and Colors**

- Exterior colors and materials shall be subdued and reflect the character and setting of downtown Ontario.



- Employ high quality materials that are durable, lasting and aesthetically appealing. Stucco and brick are preferred materials.

### **Alley Character & Entry Points**

- Alleys should be designed with the same attention and level of detail as the streets. Landscaping and enhanced paving (pavers, colored concrete), etc. shall be used to facilitate alleyway and drive entrances that are both functional and attractive.
- A variety of massing, roof forms, and architectural massing shall be provided on the alley edge.
- The primary vehicular entries into the residential neighborhoods should provide ample planter space to create colorful and distinctive edges, including flowering perennials and annuals, and rows of trees.
- Each point of entry should be designed to allow for project monumentation and should create a sense of “welcoming” into the community.
- Homes abutting drive entries shall be separated a minimum of 40 feet at the ground level, and separated a minimum of 35 feet at second and third story levels.
- Examples of desired alley characteristics are shown in Exhibit 4-5.

### **Roof Top and Ground Level Mechanical Equipment:**

- All mechanical equipment, whether mounted on the roof or ground, shall be screened from view. Rooftop equipment shall be screened from view from public rights-of-way and from adjacent, existing buildings. Utility meters and equipment should be placed in locations that are not exposed to view from open areas or they should be suitably screened. All screening devices are to be compatible with the architecture and colors of the building.
- Architectural screening elements should be constructed of the same materials and finishes as the primary building.
- If centralized mailbox locations are necessary to serve the residential community they shall be designed to be architecturally compatible with other buildings.

### **Outdoor Recreation Space**

- Private, open ground level patios shall be finished with a combination of landscape and hardscape surfaces. The specific palette of materials shall be identified in a landscape plan to be submitted for approval by the City’s Landscape Planner, prior to issuance of building permits.
- Awnings, trellis structures, patio covers, and similar improvements shall not be attached to the main building, and shall not cover the entire patio area.
- A central common open space area shall provide opportunities for social interaction and passive recreation, with shading elements to counteract the summer sun. An indoor recreation/fitness/community facility shall be provided within this central common area, with architectural style and materials that match or complement the homes. A variety of landscape and

hardscape elements shall be provided to define and enrich courtyards and walkways. Specimen trees shall be provided. Outdoor seating, tables and umbrellas, gazebos, barbeques, natural lawn area, and/or other place-making features are to be provided, and shall be compatible with the architectural style of the project. Hardscaping shall be composed of decorative paving materials and patterns, rather than a single, continuous surface. Outdoor common areas should be designed to be visible for surveillance by residents and police patrol units, if possible. A detailed plan for the common area open space shall be submitted as part of the Development Plan application for the 2 blocks comprising the townhomes project.

### **Landscaping, Walls and Fences**

- Yards abutting the street frontage shall be landscaped with a uniform mixture of plant materials that provide a variety of textures and massing. Each main drive entrance shall be bordered by landscape elements that include ground-level flowering materials, shrubs and a row of specimen trees, with a sidewalk on one side of the driveway.
- Where there are substantial expanses of exposed main building walls along a street frontage, treatments of the perimeter yards in those areas should include appropriate landscaping, fencing and/or other methods of deterring potential vandalism and graffiti.
- Private ground level patios shall be fully enclosed with a wall material that is complementary to the style and materials of the homes. Walls facing streets shall not exceed 42 inches high. Walls along interior common areas may be up to 6 feet high. Six-foot high walls composed of a masonry material that is complementary to the style and materials of the homes shall be placed at the end of alleys, to block views from the street into the alley.

### **Internal Pedestrian Circulation**

- Landscaped walkways shall provide internal pedestrian circulation between Plum and Sultana Avenues and between Holt Boulevard and B Street. Such walkways may be part of common areas that separate opposing rows of homes or may be within a linear pathway between groupings of homes. These walkways are intended to provide convenient access to public sidewalks for project residents and are not intended to operate as public pass-thrus. Connections to public sidewalks along Holt may be gated and locked to limit access to residents only.

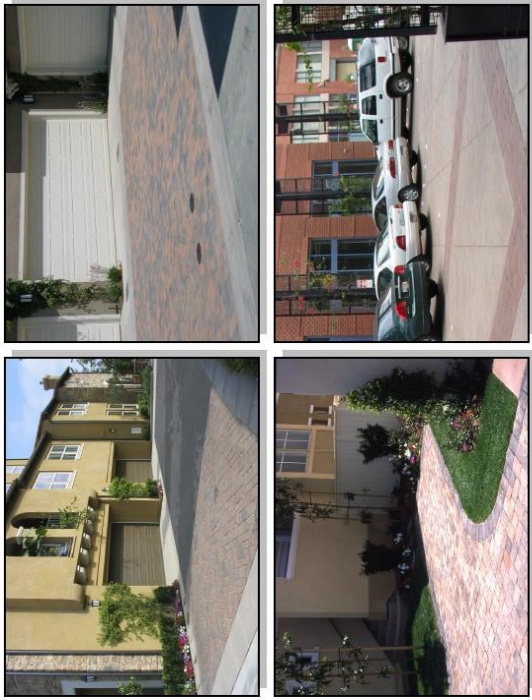


Exhibit  
4-5  
**Townhome Alley Character**  
Downtown Civic Center P.U.D.

4.4 LANDSCAPE ELEMENTS

Landscaping elements will provide significant contributions to the aesthetic quality and character of the Town Center, with respect to public and private spaces. Table 4-1 describes the master plant palette that will guide the selection of materials for street trees, perimeter trees and shrubs, podium courtyard and common area trees, vines, screening and hedge plants, drive alley shrubs, security/barrier plantings, and ground covers for a variety of applications. Detailed landscape/irrigation plans shall be included in the Development Plan submittals for each block.

*Table 4.1: Downtown Civic Center Master Plant Material List*

Botanical Name	Common Name	Size	Comments
<b>Street Trees</b>			
<b>C Street</b>			
Hymenosporum <del>f</del> lavum	Sweetshade Tree	36" Box	Standard
Podocarpus <del>h</del> Henkelii	Yew Pine	36" Box	Standard
Washingtonia <del>f</del> ilifera <del>R</del> obusta	<del>Mexican-California</del> Fan Palm	12' BTH	Standard
<b>B Street</b>			
Trachycarpus <del>f</del> ortunei	Windmill Palm	8' BTH	Standard
Lagerstroemia <del>i</del> ndica	Crape Myrtle	36" Box	Standard
Pittosporum <del>r</del> hombifolium	Queensland Pittosporum	36" Box	Standard
<b>Euclid Avenue</b>			
<del>Magnolia Grandiflora Samuel Somer</del>	<del>Magnolia</del>	<del>24" Box</del>	<del>Standard</del>
<del>Brachychiton Populneus</del>	<del>Bottle Tree</del>	<del>24" Box</del>	<del>Standard</del>
<del>Pinus Elderica</del>	<del>Afghan Pine</del>	<del>24" Box</del>	<del>Standard</del>
<del>Ginko biloba</del>	<del>Maidenhair Tree</del>	<del>24" Box</del>	<del>Standard</del>
<del>Quercus muehlenbergii</del>	<del>Chinquapin Oak</del>	<del>24" Box</del>	<del>Standard</del>
<del>Schinus molle</del>	<del>California Pepper</del>	<del>24" Box</del>	<del>Standard</del>
<b>Lemon Street</b>			
Hymenosporum Flavum	Sweetshade Tree	36" Box	
<del>Pyrus Calleryana Geijera parviflora</del>	<del>Australian Willow-Aristocrat Pear</del>	36" Box	
Washingtonia <del>R</del> obusta <del>f</del> ilifera	<del>California Mexican</del> Fan Palm	24" Box	
<b>Plum Avenue</b>			
Lagerstroemia Indica	Crape Myrtle	36" Box	
Hymenosporum Flavum	Sweetshade Tree	36" Box	
Washingtonia <del>f</del> ilifera <del>R</del> obusta	<del>California Mexican</del> Fan	24" Box	

Botanical Name	Common Name	Size	Comments
	Palm		
<b>Sultana Avenue</b>			
<del>Lagerstroemia Indica</del>	<del>Crape Myrtle</del>	<del>36" Box</del>	
<del>Chitalpa Tashkentensis</del>	<del>Chitalpa</del>	<del>36" Box</del>	
<del>Pyrus Betulifolia</del>	<del>Bradford Pear</del>	<del>36" Box</del>	
<del>Cercis reniformis 'Alba'</del>	<del>Texas White Redbud</del>	<del>36" Box</del>	
<del>Chitalpa tashkentensis</del>	<del>Chitalpa</del>	<del>36" Box</del>	
<del>Lagerstroemia indica</del>	<del>Crape Myrtle</del>	<del>36" Box</del>	
<b>Streetscape Trees – Trees Around Project Perimeter</b>			
<del>Archontophoenix Cunninghamiana</del>	<del>King Palm</del>	<del>12' BTH</del>	
<del>Arecastrum Romanzoffinum</del>	<del>Queen Palm</del>	<del>12' BTH</del>	
<del>Cercis canadensis 'Forest Pansy'</del>	<del>Eastern Redbud</del>	<del>24" Box</del>	<del>Standard</del>
<del>Cercis reniformis 'Alba'</del>	<del>Texas White Redbud</del>	<del>24" Box</del>	<del>Standard</del>
<del>Hymenosporum flavum</del>	<del>Sweetshade Tree</del>	<del>36" Box</del>	<del>Standard</del>
<del>Lagerstroemia indica</del>	<del>Crape Myrtle</del>	<del>36" Box</del>	<del>Multi</del>
<del>Trachycarpus Fortunei</del>	<del>Windmill Palm</del>	<del>8' BTH</del>	
<del>Hymenosporum Flavum</del>	<del>Sweetshade Tree</del>	<del>36" Box</del>	<del>Standard</del>
<del>Magnolia X Soulangeana</del>	<del>Saucer Magnolia</del>	<del>36" Box</del>	<del>Multi</del>
<del>Podocarpus Henkelii</del>	<del>Yew Pine</del>	<del>24" Box</del>	<del>Standard</del>
<del>Prunus C. 'Krauter Vesuvius'</del>	<del>Purple Leaf Plum</del>	<del>24" Box</del>	<del>Standard</del>
<del>Pyrus Kawakamii</del>	<del>Evergreen Pear</del>	<del>24" Box</del>	<del>Standard</del>
<del>Trachycarpus Fortunei</del>	<del>Windmill Palm</del>	<del>8' BTH</del>	
<del>Tristania Conferta</del>	<del>Brisbane Box</del>	<del>24" Box</del>	<del>Standard</del>
<b>Podium Courtyard Trees (A1, A2, C1)</b>			
<del>Archontophoenix Cunninghamiana</del>	<del>King Palm</del>	<del>12' BTH</del>	
<del>Arecastrum Romanzoffinum</del>	<del>Queen Palm</del>	<del>12' BTH</del>	
<del>Eriobotrya 'Coppertone'</del>	<del>Coppertone Loquat</del>	<del>24" Box</del>	<del>Standard</del>
<del>Cercis reniformis 'Alba'</del>	<del>Texas White Redbud</del>	<del>24" Box</del>	<del>Standard</del>
<del>Maytenus Boaria</del>	<del>Mayten Tree</del>	<del>24" Box</del>	<del>Standard</del>
<del>Melaleuca Quinquinervia</del>	<del>Cajeput Tree</del>	<del>24" Box</del>	<del>Multi</del>
<del>Pyrus Kawakami</del>	<del>Evergreen Pear</del>	<del>24" Box</del>	<del>Standard</del>
<del>Quercus ilex</del>	<del>Holly Oak</del>	<del>24" Box</del>	<del>Standard</del>
<del>Trachycarpus Fortunei</del>	<del>Windmill Palm</del>	<del>8' BTH</del>	
<del>Tristania Conferta</del>	<del>Brisbane Box</del>	<del>24" Box</del>	<del>Standard</del>

Botanical Name	Common Name	Size	Comments
<b>Common Area Trees (A3/A4)</b>			
Archontophoenix <del>c</del> Eunninghamiana	King Palm	12' BTH	
<del>Arecastrum Romanzoffinum</del>	<del>Queen Palm</del>	<del>12' BTH</del>	
<del>Eriobotrya 'Coppertone'</del>	<del>Coppertone Loquat</del>	<del>24" Box</del>	<del>Standard</del>
<del>Cercis reniformis 'Alba'</del>	<del>Texas White Redbud</del>	<del>24" Box</del>	<del>Standard</del>
Maytenus <del>b</del> Boaria	Mayten Tree	24" Box	Standard
Melaleuca <del>q</del> Quinquinervia	Cajeput Tree	24" Box	Multi
<del>Pyrus Kawakami</del>	<del>Evergreen Pear</del>	<del>24" Box</del>	<del>Standard</del>
<del>Quercus ilex</del>	<del>Holly Oak</del>	<del>24" Box</del>	<del>Standard</del>
Trachycarpus <del>f</del> Fortunei	Windmill Palm	8' BTH	
Tristania <del>c</del> Conferta	Brisbane Box	24" Box	Standard
<b>Drive Alley Trees (A3/A4)</b>			
<del>Eriobotrya 'Coppertone'</del> <del>Callisetemon citrinus</del>	<del>Coppertone Loquat</del> <del>Lemon Bottlebrush</del>	24" Box	Standard
Maytenus <del>b</del> Boaria	Mayten Tree	24" Box	Standard
<del>Photinia Fraseri</del>	<del>Red Leaf Photinia</del>	<del>24" Box</del>	<del>Standard</del>
Phapiolepis 'Majestic Beauty'	India Hawthorn	24" Box	Standard
<del>Tristania laurina</del>	<del>Water Gum</del>	<del>24" Box</del>	<del>Standard</del>
<b>Vines</b>			
<b>Vines – South/West Exposure</b>			
Distictis <del>b</del> Buccinatoria	Blood Trumpet Vine	5 Gal	
Ficus <del>p</del> Pumila	Creeping Fig	5 Gal	
<del>Gelsemium sempervirens</del>	<del>Carolina Jessamine</del>	<del>5 Gal</del>	
<del>Maefadyena Unguis-Cacti</del>	<del>Yellow Trumpet Vine</del>	<del>5 Gal</del>	
<b>Vines – Sun/Part Shade Exposure</b>			
Clytostoma <del>c</del> Callistegioides	Lavander Trumpet Vine	5 Gal	
Hardenbergia <del>y</del> Violacea	Lilac Vine	5 Gal	
Parthenocissus <del>f</del> Tricuspidata	Boston Ivy	5 Gal	
Trachelospermum <del>j</del> Asminioides	Star Jasmine	5 Gal	
<b>Shrubs</b>			
<b>Interior Common Area &amp; Podium Courtyard Shrubs</b>			
Agapanthus <del>s</del> Species	Lily Of The Nile, Queen Anne	1 Gal	
Asparagus <del>s</del> Myersii	Myers Asparagus	5 Gal	

DESIGN GUIDELINES

Botanical Name	Common Name	Size	Comments
Carex <del>f</del> acca	Blue Sedge	1 Gal	
Buxus M. J. 'Green Beauty'	Green Beauty Boxwood	5 Gal	
Camellia <del>s</del> Sasanqua	Camellia	5 Gal	
<u>Ceanothus g.h. 'Yankee Point'</u>	<u>Ceanothus Yankee Point</u>	<u>5 Gal</u>	
<u>Dianella Species</u>	<u>Flax Lily</u>	<u>15 Gal</u>	
Diets <del>hybrids</del> Vegata	Fortnight Lily	1 Gal	
<del>Ensete V. 'Montbeliardii'</del>	<del>Red Banana</del>	<del>45 Gal</del>	
<del>Hebe 'Veronica Lake'</del>	<del>Hebe</del>	<del>5 Gal</del>	
Hemerocallis 'Bitsy'	<del>Evergreen</del> Bitsy Daylily (Yellow)	1 Gal	
<del>Lavendula — Species</del> <u>Saliva 'Bee's Bliss'</u>	<del>Lavender</del> <u>'Bee's Bliss' Saliva</u>	1 Gal	
Limonium <del>p</del> Perezii	Sea Lavander	1 Gal	
Liriope <del>m</del> Muscari	Lily Turf	1 Gal	
Mahonia <del>a</del> Aquifolium	Oregon Grape	5 Gal	
Nandina <del>d</del> D. 'Firepower'	power Heavily Bamboo	5 Gal	
<del>Nassella — Tenuissima — Festuca</del> <u>mairei</u>	<del>Mexican Feather Grass</del> <u>Atlas Fescue</u>	1 Gal	
Philodendron 'Xanadu'	Xanadu Philodendron	5 Gal	
Phoenix <del>r</del> Roebelenii	Pigmy Date Palm	15 Gal	
<del>Phorium Species</del>	<del>Flax</del>	<del>45 Gal</del>	
Pittosporum Species	Mock Orange	5 Gal	
<del>R</del> Phaioplepis Species	India Hawthorn	5 Gal	
Rosa 'Iceberg'	White Rose	5 Gal	
Rumhoro <del>a</del> Adiantiformis	Leatherleaf Fern	5 Gal	
Spathiphyllum 'Mauna Loa'	Spathiphyllum	5 Gal	
<u>Strelitzia nicolai</u>	<u>Giant Bird of Paradise</u>	<u>15 Gal</u>	
Strelitzia <del>r</del> Reginae	Bird Of Paradise	5 Gal	
Trachelospermum <del>j</del> asminioides	Star Jasmine	1 Gal	
<b>Streetscape &amp; Perimeter Shrubs</b>			
Agapanthus Species	Lily Of The Nile, Queen Anne	1 Gal	
Anigozanthos <del>f</del> lavidus	Kangaroo Paw	1 Gal	
Buxus M.J. 'Green Beauty'	Green Beauty Boxwood	5 Gal	
<u>Dianella Species</u>	<u>Flax Lily</u>	<u>15 Gal</u>	
Diets <del>Vegata</del> <u>Hybrids</u>	Fortnight Lily	1 Gal	

Botanical Name	Common Name	Size	Comments
Hemerocallis ‘Bitsy’	<u>Evergreen</u> Bitsy Daylilly (Yellow)	1 Gal	
Limonium <u>p</u> Perezii	Sea Lavander	1 Gal	
<u>Phormium</u> Species	<u>Flax</u>	<u>15 Gal</u>	
Pittosporum Species	Mock Orange	5 Gal	
<u>R</u> Phapiolepis Species	Indian Hawthorn	5 Gal	
Rosa ‘Iceberg’	White Rose	5 Gal	
Rosmarinus Tuscan Upright	Upright Rosemary	5 Gal	
Salvia <u>g</u> Greggii ‘Furman’s Red’	Red Salvia Greggii	5 Gal	
Strelitzia <u>r</u> Reginae	Bird Of Paradise	5 Gal	

**Screening & Hedge Plants**

<u>Escallonia</u> <u>F</u> radesii	<u>Escallonia</u>	<u>5 Gal</u>	
Grewia <u>o</u> Occidentalis	Lavander Starflower	5 Gal	Espalier
Ligustrum <u>f</u> Fexanum	Wax Leaf Privet	15 Gal	
Prunus <u>c</u> Caroliniana	Carolina Laurel Cherry	15 Gal	
Xylosma <u>c</u> Congestum	Xylosma	5 Gal	

**Drive Alley Shrubs**

<u>Dianella</u> Species	<u>Flax Lily</u>	<u>5 Gal</u>	
Diets <u>v</u> <u>egata</u> hybrids	Fortnight Lily	1 Gal	
Hemerocallis <u>h</u> Hybrids	<u>Evergreen</u> Daylily	1 Gal	
Nandina <u>d</u> Domestica	Hevenly Bamboo	5 Gal	
<u>Phormium</u> Species	<u>Flax</u>	<u>5 Gal</u>	
Podocarpus <u>h</u> Henkelii	Yew Pine	15 Gal	
Strelitzia <u>r</u> Reginae	Bird Of Paradise	5 Gal	
<u>Trachelospermum</u> <u>J</u> asminoides	<u>Star Jasmine</u>	<u>1 Gal</u>	

**Security/Barrier Planting**

Bougainvillea Spp	Bougainvella	5 Gal	
Carissa <u>m</u> Macrocarpa	Natal Palm	5 Gal	
Hakea <u>s</u> Suaveolens	Sweet Hakea	5 Gal	
<u>Pyracantha</u> <u>C</u> occinea	<u>Pyracantha</u>	<u>5 Gal</u>	
Rosa ‘Floribundas’	Rose	5 Gal	

**Ground Covers**

Annual Color	Annual Color	4” Pots	8” oc	Color By L.A.
Dwarf Tall Fescue	Marathon Ii	Sod		



Botanical Name	Common Name	Size		Comments
Campanula <del>p</del> Poscharskyana	Bellflower	Flats	12” oc	Triangular Space
Duchesnea <del>i</del> ndica	Indian Mock Strawberry	Flats	12” oc	Triangular Space
Gazania ‘Mitsuwa Yellow’	Yellow Gazania	Flats	13” oc	Triangular Space
Lantana <del>m</del> Montevidensis ‘Alba’	Lantana	Flats	18” oc	Triangular Space
Myoproum <del>p</del> Parvifolium	Prostrate Myoproum	Flats	12” oc	Triangular Space
Pelagonium ‘Balkan Pink’ <del>p</del> Trachelospermum	Pink Ivy Geranium	Flats	12” oc	Triangular Space
Jasminioides	Star Jasmine	Flats	18” oc	Triangular Space
Vinca Minor	Dwarf Periwinkle	Flats	12” oc	Triangular Space

**4.5 STREETSAPES**

Streetscape elements shall be submitted for approval by the Planning and Public Works Directors. A comprehensive master streetscape plan for the entire project limits shall be submitted prior to issuance of building permits for the first block to be developed, or separate streetscape plans shall be submitted prior to issuance of building permits for each block. Each streetscape plan shall include the elements set forth in Sections 4.45.1 to 4.45.32 herein.

**4.5.1 STREET LIGHTING**

Human scale and continuation of a modernized, yet traditional American downtown character will govern the selection of streetlights. A combination of Marblelight and “King” standard lighting (City of Ontario Standard Drawing No. 5103) shall be required within the public right-of-way, with LED fixtures along Euclid Avenue and Holt Boulevard~~standard post-top streetlights, with high-pressure sodium vapor lamps, shall be placed along Euclid Avenue and Holt Boulevard.~~ King standard post-top lights shall be placed along all other streets. Light spacing and wattage shall be as determined by the City Engineer.

All post-top lamps shall incorporate shielding within the luminaire and/or globe to prevent glare into upper level residential windows. All Marblelight fixtures shall incorporate cut-off shields to prevent glare into upper level residential windows.

#### 4.5.2 STREET FURNITURE AND SIDEWALK ENHANCEMENTS

Street furniture will help to create a special character to reflect the traditional American downtown theme and character. The use of repetitive materials and textures will create a continuity and consistency that is desired throughout the downtown area. A variety of decorative elements will be incorporated into the public sidewalk zone, including bus shelters, benches, tree grates, bike racks, enhanced paving, trash receptacles and possibly bollards. Examples of acceptable materials and styles are illustrated in Exhibit 4-6. Not all elements are required along every street. Selection of appropriate elements shall consider sidewalk widths, size and spacing of street trees, proximity to store entrances, importance of the pedestrian path, and the requirement to maintain a minimum 4 feet clear space for pedestrian movement in all areas. Bus shelters/benches, street furniture and sidewalk enhancements shall be identified on a master streetscape plan to be submitted as part of the Development Plan submitted for each block, or as part of a Development Plan for the overall project. General characteristics to be incorporated into these features include:

- All street furniture shall comply with the Americans with Disabilities Act of 1990
- Benches shall have arms and backs
- A powder-coated, dark finish shall be applied to all fixtures and furniture
- All tree grates shall be iron with 3/8" max slots, with 30" center opening for tree skating and future trunk growth
  - Bollards may be placed at entrances to bicycle/pedestrian pathways and where controlled emergency or maintenance access is required or desired. A bottom locking mechanism shall be provided to enable easy removal by authorized City personnel.
  - Litter receptacles shall have a fixed top
  - Design of bus stop benches and shelters shall satisfy the criteria specified by the local transit agency (currently Omnitrans)
  - Bike racks shall be located adjacent to parking areas or bicycle/pedestrian pathways

Other street amenities may be placed in appropriate locations, such as kiosks, newspaper racks, drinking fountains and utility covers. Such amenities shall be comprised of the same character and color as the other street furniture elements.



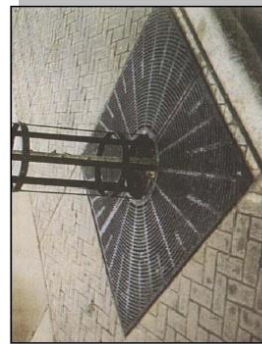
*Trash Receptacles*



*Street Benches*



*Bollards*



*Tree Grates / Enhanced Paving*

**Street Furniture &  
Sidewalk Enhancement**  
Downtown Civic Center P.U.D.

Exhibit  
4-6



King French Intermediate Street Lamp



Banners on Light Poles



Downtown Map Sign



Interpretive Historic Panel



Downtown Directional Signs



Downtown Street Signs



Exhibit

Street Lighting, Thematic Street Signs & Markers

4-7

Downtown Civic Center P.U.D.

## 5.0 ADMINISTRATION

### 5.1 DEVELOPMENT CODE GOVERNS IF NOT ADDRESSED IN PUD

Any terms not defined herein and any issues affecting the design and development of the subject project area that not specifically addressed in this PUD shall be governed by the provisions of the Ontario Development Code.

### 5.2 DEVELOPMENT APPLICATION PROCESSING

A Development Plan shall be submitted for each block, for approval by the Development Advisory Board and the Ontario Planning Commission, pursuant to the Ontario Development Code. ~~No Development Plan shall be approved unless a parking demand/supply study determines there is sufficient on and/or off-street parking to support the proposed land uses.~~

### 5.3 OTHER APPLICATIONS TO FACILITATE IMPLEMENTATION OF PUD

#### 5.3.1 CHERRY AVENUE VACATION

Blocks A3 and A4 are to be merged to create a single development site for the proposed townhomes. This will require vacation and abandonment of the existing Cherry Avenue right-of-way that separates these blocks. This street vacation/abandonment shall be completed prior to issuance of a building permit for the townhomes project.

#### 5.3.2 CERTIFICATE OF APPROPRIATENESS

To ensure proper implementation of the historic resource preservation and mitigation measures established in the Final EIR for the Downtown Civic Center Project, an application for a Certificate of Appropriateness ("C of A") shall be submitted and approved in conjunction with each block Development Plan. Application requirements and required findings for approval of a C of A are specified in the Ontario Development Code.

### 5.4 CEQA COMPLIANCE

The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The proposed vacation of Cherry Avenue was not addressed in the Final EIR; therefore, an Addendum to the Ontario Downtown Civic Center Project EIR (SCH No. 200405115) was prepared. This Addendum determined that this PUD application would not introduce any new significant environmental impacts. All applicable mitigation measures adopted with the previous environmental assessment will become a condition of project approval. The City of Ontario will continue to be responsible for implementation of the Mitigation Monitoring and Reporting Program adopted for the Downtown Civic Center Project. This may involve application of one or more mitigation measures to implement this PUD, or fair-share proportions thereof.

## 5.5 ADMINISTRATIVE EXCEPTIONS

Exceptions to a maximum of 10 percent of any of the development standards set forth in Sections 3.1 to 3.5 may be granted by the Zoning Administrator, in accordance with ~~Article 10 of~~ the Ontario Development Code.

**APPENDIX A: ORDINANCES ADOPTING PUD**  
*(Appendix A follows this page)*

**ORDINANCE NO. 2829**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT FILE NO. PUD06-001, TO ESTABLISH DEVELOPMENT REGULATIONS AND GOVERN A MIXED-USE DEVELOPMENT FOR A SIX BLOCK AREA WITHIN DOWNTOWN ONTARIO LOCATED AT THE NEC OF EUCLID AVENUE AND HOLT BOULEVARD (APN: 1048-543-01 THROUGH 10; 1048-544-01, 02, 04 THROUGH 13 & 15 THROUGH 17; 1048-554-01 THROUGH 08; 1048-551-01 THROUGH 09; 1048-552-01, 02, 03, 04 & 06 THROUGH 12, AND 1048-553-01 THROUGH 17)**

**A. Recitals.**

1. J.H. Snyder has filed an application for a Planned Unit Development, File No. PUD06-001, as described in the title of this Ordinance. Hereinafter, the subject Planned Unit Development request shall be referred to as "the application."

2. On the 25<sup>th</sup> day of April, 2006, the Planning Commission of the City of Ontario conducted a duly noticed public hearing on the application and concluded said hearing on that date. After considering all public testimony, the Planning Commission issued Resolution No. 2006-034, recommending to the City Council that the Planned Unit Development, File No. PUD06-001 be approved.

3. On the 16<sup>th</sup> day of May, 2006, the City Council of the City of Ontario conducted a duly noticed public hearing on the application and concluded said hearing on that date.

4. All legal prerequisites to the adoption of this Ordinance have occurred.

**NOW, THEREFORE**, it is hereby found, determined, and ordained by the City Council of the City of Ontario as follows:

**SECTION 1:** This Council hereby specifically finds that all facts set forth in the Recitals, Part A, of this Ordinance are true and correct; and

1. Based upon substantial evidence presented to the City Council during the above-referenced hearing on May 16, 2006, including written and oral staff reports, together with public testimony, the City Council hereby specifically finds as follows:



a. The application applies to a six block area in downtown Ontario within the Town Center Study area, located on the north side of Holt Boulevard, between B Street, Lemon Avenue and Sultana Avenue and on the east side of Euclid Avenue between Holt Boulevard, D Street, and Lemon Avenue.

b. The Planned Unit Development establishes parameters for the development of the subject site. The Planned Unit Development identifies allowable land uses, maximum development intensity consistent with the General Plan.

c. The Planned Unit Development is comprised of 30.7 acres of land into the following land uses: 140 townhomes, 160 apartments, two mixed use blocks with a total of 72,000 square feet of commercial uses on the ground floor and 218 dwelling units above, and a civic plaza block with two commercial buildings totaling 15,000 square feet and a civic plaza.

d. The Planned Unit Development will provide for development of 518 residential units which is within the density range permitted in the Planned Unit Development ordinance and the General Plan.

e. The Planned Unit Development has been prepared in conformance with the goals and polices of the General Plan.

f. The Planned Unit Development does not conflict with the Land Use Policies of the General Plan and will provide for development, within the Town Center, in a manner consistent with the General Plan and with related development; and

g. This Planned Unit Development will promote the goals and objectives of the Land Use Element of the General Plan.

**SECTION 2:** Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in paragraphs 1 and 2 above, this Council hereby concludes as follows:

a. The subject property is suitable for the uses permitted in the proposed Planned Unit Development in terms of access, size, and compatibility with existing land use in the surrounding area; and

b. The proposed Planned Unit Development is in conformance with the General Plan.

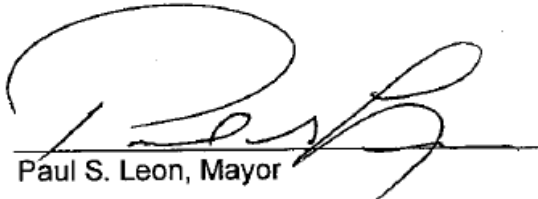
**SECTION 3:** That the City Council has determined that the environmental impacts of this project were reviewed in conjunction with an Addendum to Environmental Impact Report for Ontario Downtown Civic Center (SCH No. 2004051155), certified on November 16, 2004. This application introduces no new significant environmental impacts and that all previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference.

**SECTION 4:** Based upon the findings and conclusions set forth in paragraphs 1, 2, 3 and 4 above, the City Council hereby approves of the Planned Unit Development subject to each and every condition set forth in the Department reports, attached hereto and incorporated by this reference.

**SECTION 5:** The Mayor shall sign this Ordinance and the City Council shall cause the same to be published within fifteen (15) days after passage, at least once, in a newspaper of general circulation, published and circulated in the City of Ontario, California.


**APPROVED AND ADOPTED** by the members of the City Council of the City of Ontario this 6<sup>th</sup> day of June, 2006, by the following votes:

- AYES:** Mayor P. Leon, Council Members A. Wapner, J. Anderson and S. Mautz.
- NOES:** None.
- ABSTAIN:** None.
- ABSENT:** None.



Paul S. Leon, Mayor

ATTEST:



City Clerk

**AFFIDAVIT OF POSTING**

I declare under penalty of perjury that I am employed by the City of Ontario in the Records Management/City Clerk's Department and that I posted a copy of this document at City Hall, 303 East "B" Street, Ontario, California.

On June 8, 2006 at 9am  
Karen Harrison  
Signature

APPROVED AS TO FORM:



City Attorney

**Certification**

I declare under penalty of perjury that I am employed by the City of Ontario and hereby certify that the attached document is a true and correct copy as on file in the Records Management/City Clerk Department, City Hall, 303 East "B" Street, Ontario, California.

Karen Harrison 6/8/06  
Signature Date

(Space below for use of County Clerk only)

**INLAND VALLEY  
DAILY BULLETIN**  
(formerly The Daily Report)

2041 E. 4th Street  
Ontario, CA 91764



**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

**STATE OF CALIFORNIA**  
**County of San Bernardino**

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily in the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/13/06

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Ontario, San Bernardino Co. California  
this 13 day of JUNE, 20 06

Courtney Bowen  
signature

Proof of Publication of  
**ORDINANCE NO. 2829**

On June 6, 2006, the Ontario City Council adopted an Ordinance approving File No. PUD 06-001 (Planned Unit Development) to establish development regulations and govern a mixed-use development for a six block area within Downtown Ontario, including a mixed-use district to allow a vertical mix of commercial and attached residential land uses with off-street parking structures, a civic plaza district to function as a public commons area, an apartment district with off-street parking structures and a townhome district for individual attached units with private garages. The full text of the Ordinance is available at Ontario's Records Management/ City Clerk's Department, 303 East "B" Street, Ontario, California. Said Ordinance was approved and adopted by the following vote: Ayes: Mayor P. Leon, Mayor pro Tem A. Wagner, Council Members J. Anderson and S. Mautz. Noes/Abstain/Absent None.

Notice  
space.

235

56858

Publish: Tuesday,  
June 13, 2006. #56858

## ORDINANCE NO. 2937

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD08-001, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT, INCREASING THE MAXIMUM RESIDENTIAL DENSITY RANGE WITHIN BLOCK C1 FROM 45-50 DWELLING UNITS PER ACRE TO 45-65 DWELLING UNITS PER ACRE, AND CLARIFYING THAT BOTH "FOR SALE" AND "FOR RENT" HOUSING IS ALLOWED WITHIN THE COMMERCIAL/RESIDENTIAL MIXED-USE DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 1048-551-10 THROUGH 13; 1048-552-13 THROUGH 19; 1048-553-01 THROUGH 17; 1048-547-04 THROUGH 94; AND 1048-548-01 THROUGH 54.

WHEREAS, J.H. SNYDER COMPANY ("Applicant") has filed an Application for the approval of an amendment to the Downtown Civic Center Planned Unit Development, File No. PUD08-001, increasing the maximum residential density range within the Commercial/Residential Mixed-Use District from 45-50 dwelling units per acre to 45-65 dwelling units per acre, and clarifying that both "for sale" and "for rent" housing is allowed within the District (hereinafter referred to as "Application" or "Project"); and

WHEREAS, in June 2006, the City Council adopted Ordinance No. 2829 approving the Downtown Civic Center Planned Unit Development ("DCCPUD"), which governs land use and development within a 6-block area within the heart of the City's original downtown, including 3 blocks along Holt Boulevard, between Lemon Avenue and Sultana Avenue, and 3 blocks along Euclid Avenue, between Holt Boulevard and D Street; and

WHEREAS, the Application specifically applies to the Commercial/Residential Mixed-Use District, affecting Blocks A1, generally located at the northeast corner of Euclid Avenue and Holt Boulevard, and C1, generally located at the southeast corner of Euclid Avenue and D Street; and

WHEREAS, an Environmental Impact Report ("EIR") (State Clearinghouse No. 200405115) was certified on November 16, 2004, in which development and use of the Project site was discussed; and

WHEREAS, pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary to a project, but the preparation of a subsequent or supplemental EIR is not required; and

WHEREAS, the City determined that none of the conditions requiring preparation of a subsequent or supplemental EIR would occur from the Project and that preparation of an addendum to the EIR was appropriate; and

WHEREAS, to consider the potential environmental impacts of the Project, the City prepared an addendum to the certified EIR pursuant to CEQA and the Guidelines promulgated thereunder (hereinafter referred to as "Addendum"); and

WHEREAS, the City Council reviewed the Addendum and all other relevant information presented to it regarding the Addendum on April 5, 2011, and after evaluating the environmental impacts associated with the Project, concluded that none of the conditions requiring preparation of a subsequent of supplemental EIR have occurred; and

WHEREAS, in 2006, the City Council adopted the Downtown Civic Center Planned Unit Development ("DCCPUD"), which governs land use and development within a 6-block area immediately adjacent to the Civic Center complex, including the blocks located on the east side of Euclid Avenue, between D Street and Holt Boulevard, and on the north side of Holt Boulevard, between Euclid and Sultana Avenues. Following adoption of the DCCPUD, the Planning Commission approved a Development Plan (File No. PDEV06-009) for the development of 4 of the 6 blocks, including the C1 Block with a 4-story mixed-use development consisting of 108 housing units over 32,850 square feet of commercial space (at ground level), the A2 Block with 160 apartment units in 4 stories, and the A3 and A4 Blocks with 140 townhomes. The A2, A3 and A4 blocks have since been fully developed by the JH Snyder Company (the "Applicant") and have been occupied since 2009. The C1 Block, however, was not constructed due to the economic downturn; and

WHEREAS, in April 2011, the Ontario Housing Authority entered into a Disposition and Development Agreement ("DDA") with the Applicant, which, stipulates that the Authority will ground lease the C1 block to the Applicant and will contribute affordable housing funds toward the development, operation, and maintenance of 153 affordable housing units within the C1 block. Furthermore, the DDA requires the Applicant obtain necessary development entitlements and obtain the approval of an amendment to the DCCPUD, as the number of dwelling units currently allowed to be developed within the C1 block (108 units maximum) is less than stipulated by the DDA. Therefore, the Applicant is requesting an amendment to the DCCPUD, which proposes an increase in the maximum density range for residential development within the C1 Block from 45-50 dwelling units per acre to 45-65 dwelling units per acre. The amendment will also include changes to the Commercial/Residential Mixed-Use District descriptive language, affecting both the A1 and C1 Blocks, clarifying that both "for sale" and "for rent" housing is allowed within the District, consistent with the other land use districts of the DCCPUD and the City's Development Code; and

WHEREAS, the density increase for the C1 Block would be contained within the previously approved building footprint, and will be facilitated by replacing approximately one-half of the two-bedroom units with one-bedroom units, along with a reduction in unit sizes. The proposed density increase is well within the housing unit count of the *Preferred* development scenario analyzed in the Downtown Civic Center Concept Plan, adopted by the City Council in 2004, and the Downtown Civic Center Project Environmental Impact Report; and

WHEREAS, on May 16, 2011, the Development Advisory Board of the City of Ontario conducted a hearing and issued a Decision recommending Planning Commission approve the Application; and

WHEREAS, on May 24, 2011, the Planning Commission of the City of Ontario conducted a duly noticed public hearing and issued a Resolution, recommending the City Council approve the Application.

WHEREAS, on June 7, 2011, the City Council of the City of Ontario conducted a duly noticed public hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1. The City Council reviewed the Addendum and all other relevant information presented to it regarding the Addendum, and after evaluating the environmental impacts associated with the Project, concluded that none of the conditions requiring preparation of a subsequent of supplemental EIR have occurred and approved the Addendum on April 5, 2011, as the Project:

a. Does not constitute substantial changes to the certified EIR that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

b. Does not constitute substantial changes with respect to the circumstances under which the certified EIR was prepared, that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

c. Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, that shows any of the following:

1. The project will have one or more significant effects not discussed in the certified EIR; or

2. Significant effects previously examined will be substantially more severe than shown in the certified EIR; or

3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

4. Mitigation measures or alternatives considerably different from those analyzed in the certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

**SECTION 2.** Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the City Council hereby concludes as follows:

a. The proposed Planned Unit Development Amendment is consistent with the goals and policies of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The goals and policies furthered by the proposed project are as follows:

### Land Use

**Goal—LU1** A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

**Policy—LU1-1** *Strategic Growth.* We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.

### Community Design

**Goal—CD1** A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

**Policy—CD1-1** *City Identity.* We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

**Policy—CD1-2** *Growth Areas.* We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

**Goal—CD2** A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

**Policy—CD2-1** *Quality Architecture.* We encourage all development projects to convey visual interest and character through:

- building volume, massing, and height to provide appropriate scale and proportion;
- a true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

Policy—CD2-5 *Streetscapes*. We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.

Policy—CD2-8 *Safe Design*. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

Goal—CD3 Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

Policy—CD3-1 *Design*. We require that pedestrian, vehicular, bicycle and equestrian circulation (where appropriate) on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

Goal—CD4 Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.

Policy—CD4-2 *Collaboration with Property Owners and Developers*. We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes and unique neighborhoods.

## Housing

Goal—H2 Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

Policy—H2-1 *Corridor Housing*. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.

Policy—H2-2 *Historic Downtown*. We foster a vibrant historic downtown through facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.



Policy—H2-5      *Housing Design.* We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.

Policy—H2-6      *Infill Development.* We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Goal—H4      Increased opportunities for low and moderate-income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities.

Policy—H4-4      *Mixed-income Housing.* We encourage the integration of affordable housing in the New Model Colony, Ontario Airport Metro Center Area, and existing neighborhoods.

### Community Economics

Goal—CE1      A complete community that provides for all incomes and stages of life

Policy—CE1-6      *Diversity of Housing.* We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

Policy—CE1-7      *Retail Goods and Services.* We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.

b.      The proposed Planned Unit Development Amendment, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. A total of 376 housing units have been constructed within the Downtown Civic Center area. The proposed density increase would allow for the development of an additional 312 housing units, an increase of 72 housing units, for a total of 688 housing units within the with Downtown Civic Center area. This proposed increase is within the housing unit count of the *Preferred* development scenario analyzed in the Downtown Civic Center Concept Plan (adopted by the City Council in 2004) and Environmental Impact Report, which proposed 734 housing units. Therefore, the proposed increase in residential density would not adversely affect the public interest, health, safety, convenience, or general welfare of the City

c.      The proposed Planned Unit Development Amendment will not adversely affect the harmonious relationship with adjacent properties and land uses. The proposed change in residential density represents a small incremental increase in the total number of housing units that may be developed within the Downtown Civic

Center area. Furthermore, the proposed increase in density does not exceed the housing unit count of the *Preferred* development scenario previously analyzed. Therefore, proposed DCCPUD amendment would not adversely affect the harmonious relationship with adjacent properties and land uses.

**SECTION 3.** Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council approves File No. PUD08-001, and direct staff to make all appropriate and necessary changes to the Downtown Civic Center Planned Unit Development document, to incorporate the following amendments:

a. Increase the maximum residential density range in the C1Block, from 45-50 dwelling units per acre to 45-65 dwelling units per acre; and

b. Clarify and ensure that both “for sale” and “for rent” housing is allowed within the Commercial/Residential Mixed-Use District, affecting both Blocks A1 and C1.

**SECTION 4.** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid, unconstitutional or otherwise struck-down by a court of competent jobs, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more portions of this ordinance might be declared invalid.

**SECTION 5.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

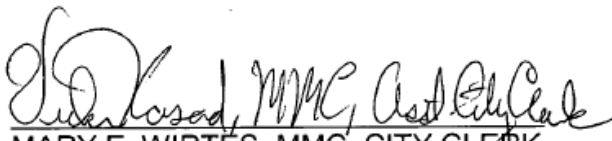
**SECTION 6.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East “B” Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 7.** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within fifteen (15) days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 21<sup>st</sup> day of June 2011.

  
PAUL S. LEON, MAYOR

ATTEST:

  
for MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO FORM:

  
for JOHN E. BROWN, CITY ATTORNEY



(Space below for use of County Clerk only)

RECEIVED  
11 JUN 16 AM 10:12  
CITY OF ONTARIO  
CITY CLERK/RECORDS

**INLAND VALLEY  
DAILY BULLETIN**  
(formerly The Daily Report)

2041 E. 4th Street  
Ontario, CA 91764

**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

**STATE OF CALIFORNIA**  
**County of San Bernardino**

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily in the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/14/11

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Ontario, San Bernardino Co. California  
this 14 day of JUNE, 20 11

  
signature

Proof of

**PUBLIC NOTICE OF PROPOSED ADOPTION OF CITY OF ONTARIO ORDINANCE NO. 2937**  
NOTICE IS HEREBY GIVEN that on June 21, 2011, the City Council of the City of Ontario will consider adoption of proposed Ordinance No. 2937 entitled:  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD08-001, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT, INCREASING THE MAXIMUM RESIDENTIAL DENSITY RANGE WITHIN BLOCK C1 FROM 45-50 DWELLING UNITS PER ACRE TO 45-65 DWELLING UNITS PER ACRE, AND CLARIFYING THAT BOTH "FOR SALE" AND "FOR RENT" HOUSING IS ALLOWED WITHIN THE COMMERCIAL/RESIDENTIAL MIXED-USE DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 1048-551-10 THROUGH 13; 1048-552-13 THROUGH 19; 1048-553-01 THROUGH 17; 1048-547-04 THROUGH 94; AND 1048-548-01 THROUGH 54.**  
The proposed amendment to the Downtown Civic Center Planned Unit Development would have a positive fiscal impact by way of an increase in development impact fees and property taxes resulting from an increase in residential density.  
A copy of the full text of the proposed ordinance is available for review in the office of the City Clerk, City of Ontario, 303 East B Street, Ontario, California 91764, Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Friday, 8:00 a.m. to 5:00 p.m.  
Dated: June 8, 2011  
s/VICKI KASAD, MMC, ASSISTANT CITY CLERK  
Publish: Daily Bulletin June 14, 2011 #40582

(Space below for use of County Clerk only)

**INLAND VALLEY  
DAILY BULLETIN**  
(formerly The Daily Report)

2041 E. 4th Street  
Ontario, CA 91764

RECEIVED

11 JUL -1 PM 2:31

CITY OF ONTARIO  
CITY CLERK/RECORDS

**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

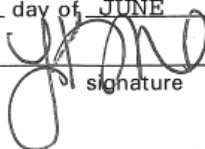
**STATE OF CALIFORNIA**  
**County of San Bernardino**

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily in the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/28/11

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Ontario, San Bernardino Co. California  
this 28 day of JUNE, 20 11

  
signature

13

Proof of PUBLICATION OF CITY OF ONTARIO ORDINANCE NO. 2937

NOTICE IS HEREBY GIVEN that on June 21, 2011, the City Council of the City of Ontario adopted Ordinance No. 2937 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD08-001, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT, INCREASING THE MAXIMUM RESIDENTIAL DENSITY RANGE WITHIN BLOCK C1 FROM 45-50 DWELLING UNITS PER ACRE TO 45-65 DWELLING UNITS PER ACRE, AND CLARIFYING THAT BOTH 'FOR SALE' AND 'FOR RENT' HOUSING IS ALLOWED WITHIN THE COMMERCIAL/RESIDENTIAL MIXED-USE DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF. APN: 1048-551-10 THROUGH 13; 1048-552-13 THROUGH 19; 1048-553-01 THROUGH 17; 1048-547-04 THROUGH 94; AND 1048-548-01 THROUGH 54.

The amendment to the Downtown Civic Center Planned Unit Development would have a positive fiscal impact by way of an increase in development impact fees and property taxes resulting from an increase in residential density.

Ordinance No. 2937 was adopted by the following roll call vote:

Ayes: Leon, Dorst-Porada, Wapner, Mautz and Bowman  
Noes: None  
Absent: None

A certified copy of the full text of the Ordinance is available for review in the office of the City Clerk, City of Ontario, 303 East B Street, Ontario, California 91764, Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Friday, 8:00 a.m. to 5:00 p.m. and at [www.ci.ontario.ca.us](http://www.ci.ontario.ca.us).

Dated: June 22, 2011

s/VICKI KASAD, MMC, ASSISTANT CITY CLERK

Publish: Inland Valley Daily Bulletin  
June 28, 2011 #57505

**APPENDIX B: MITIGATION MONITORING PROGRAM**

*(Appendix B follows this page)*

*This page intentionally left blank*



<b>MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD</b>				
<b>Impact Category</b>	<b>Impact/Issue</b>	<b>Mitigation Measures</b>	<b>Implementation Timing</b>	<b>Responsible Party</b>
<b>Air Quality</b>	Emissions from project construction equipment.	<b>MM Air 1:</b> Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker.  Contractor
<b>Air Quality</b>	Emissions from project construction equipment.	<b>MM Air 2:</b> Prohibit all vehicles from idling in excess of ten minutes, both on-site and off-site.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker.  Contractor
<b>Air Quality</b>	Dust emissions during construction activities.	<b>MM Air 3:</b> Water active grading sites at least twice daily. Water unpaved roads or surfaces at least twice daily. Water surfaces before grading.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker.  Contractor
<b>Air Quality</b>	Dust emissions during construction activities.	<b>MM Air 4:</b> Trucks hauling dirt, sand, gravel or soil are to be covered or should maintain at least two feet of freeboard, in accordance with Section 23114 of the California Vehicle Code.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker.  Contractor
<b>Air Quality</b>	Dust emissions during construction activities.	<b>MM Air 5:</b> Reduce on-site vehicle speed to less than 15 mph.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker.  Contractor
<b>Air Quality</b>	Dust emissions during construction activities.	<b>MM Air 6:</b> Sweep nearby or adjacent streets at the end of the day if visible soil material is carried over from construction site.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker.  Contractor
<b>Air Quality</b>	Dust emissions during construction activities.	<b>MM Air 7:</b> Suspend all grading and excavating operations when wind speeds exceed 25 mph.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker.  Contractor
<b>Air Quality</b>	Dust emissions during construction activities.	<b>MM Air 8:</b> Hydroseed or apply soil stabilizers to inactive construction areas left inactive for ten days or more, or replant vegetation in disturbed areas as soon as possible.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker.  Contractor

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party
Air Quality	Impacts to air quality due to long-term emissions.	<b>MM Air 9:</b> The project will participate in the cost of off-site improvements through fair-share payment of the Development Impact fee as established by the City of Ontario. These fees should be collected and utilized as needed by the City to construct the improvements necessary to maintain the required level of service.	Prior to building permits  As required to maintain required LOS	Developer/Housing Authority Pays.  Engineering implements improvements
Air Quality	Impacts to air quality due to long-term emissions.	<b>MM Air 10:</b> Local transit agencies (Omnitrans and RTD) shall be contacted to determine bus routing in the project area that can accommodate bus stops at the project access points and the project shall provide bus passenger benches and shelters at these project access points. See MM 22.	Prior to site plan approvals for overall project concept for location  Prior to issuance of last Certificate of Occupancy for construction	Planning Department, Developer and Omnitrans
Cultural	Impact due to loss of, or significant alteration of an historic resource.	<b>MM Cultural 1:</b> Prior to issuance of building permits, determination of the status of historical designation of each structure within the project area shall be completed by City Planning Department staff and the Historic Preservation Commission, as required in City Development Code. Table III-2-C shall be consulted in order to determine the mitigation measures required based on the status of historical designation. On the vertical axis, Table III-2-C lists the possible “status of historical designation” to which a property could be subject. The horizontal axis shows all the potential actions that could occur to each building in the project area and lists the appropriate mitigation measures required for each.	Prior to the issuance of building permits, the Planning Department shall be consulted and historical designations verified.  Prior to demolition or building permits, Table III-2-C shall be consulted	Planning Department Staff  Developer provides proof of completion of mitigation
Cultural	Undocumented cultural/archaeological resources.	<b>MM Cultural 2:</b> Should any cultural and/or archaeological resources be accidentally discovered during construction, construction activities shall be moved to other parts of the project site and a qualified archaeologist shall be contacted to determine the significance of these resources. If the find is determined to be an historical or unique archaeological resource, as defined in Section 15064.5	If found during construction	Contractor and City Staff

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party
		of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented.		
<b>Cultural</b>	Undocumented cultural/archaeological resources.	<b>MM Cultural 3:</b> If paleontological resources are identified during any excavations, construction activities shall be moved to other parts of the project site and a qualified paleontologist shall be contacted to determine the significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented. One appropriate measure would include that a qualified paleontologist shall be permitted to recover and evaluate the find(s) in accordance with current standards and guidelines.	If found during construction	Contractor and City staff
<b>Cultural</b>	Discovery of human remains	<b>MM Cultural 4:</b> In the event of the accidental discovery or recognition of any human remains during excavation/construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been contacted and any required investigation or required Native American consultation has been completed.	If found during construction	Contractor and City staff
<b>Geology</b>	Erosion due to wind	<b>MM Geo 1:</b> To reduce impacts associated with erosion due to high winds, prior to construction, all development/ redevelopment plans will apply for and adhere to the permit given by the City of Ontario and enforced by the Building Official found in Title 6, Chapter 12, sections 6-12.01 – 6-12.07. The permit lasts for one (1) year, therefore all construction lasting for a period of more than one calendar year from the date of issue will reapply for the permit and pay the annual fee of \$250 plus \$5 per acre for each acre over ten acres.	Prior to issuance of grading or demolition permits	Building official
<b>Geology</b>	Construction on an unstable geologic unit	<b>MM Geo 2:</b> Prior to approval of all development plans in the Downtown Ontario Civic Center project area, site-specific geotechnical report(s) shall be	Prior to approval of development plans.	Building and Engineering Department

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party
		submitted to the City of Ontario's Building and Engineering Departments for review and approval. The recommendations provided in the geotechnical report shall be incorporated into the design of the project, or portion of the project under construction.		
Hazards	Release of asbestos through demolition of asbestos-containing materials	<b>MM Haz 1:</b> A comprehensive survey for asbestos-containing materials (ACM) that meets the requirements of the South Coast Air Quality Management District's Rule 1403 shall be performed by the City of Ontario on all buildings built prior to 1980 that are proposed to be altered or demolished. This mitigation measure shall apply to properties 2, 5, 8, 12, and 19 referenced in Table III-4-A and other properties listed in Table III-4-B that do not have a reference number. ACM shall be removed by a State-licensed asbestos abatement contractor prior to demolition or burning.	Prior to demolition	Housing Authority and Developer
Hazards	Lead-based paint exposure	<b>MM Haz 2:</b> In order to reduce potential impacts related to lead-based paint exposure and/or disposal, and because it is not certain which buildings will be demolished, if any building identified in an Environmental Site Assessment (ESA) or if constructed in 1978 or earlier, than a lead-based paint survey shall be conducted. Buildings 2, 5, 7, 12 (Table III-4-A) have been identified as having lead-based paint, either through a previous ESA, or through a subsequent lead-based paint survey. Lead abatement and/or proper disposal shall be conducted by a qualified specialist.	Prior to demolition and/or Construction	Housing Authority and Developer
Hazards	Oil-stained concrete pads	<b>MM Haz 3:</b> For oil-stained areas in, and around Richard's Beauty College (200 N. Euclid Avenue) identified in the Phase I Environmental Site Assessment prepared by P & D Environmental Report No. 8 in Table III-4-A (June 18, 2003: Project No. 174717.0043), the City of Ontario shall be responsible for excavation and proper disposal of oil-	Prior to building permits.	Housing Authority and Developer

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party
		stained concrete pads (since it was determined in the Phase II that soil underlying the concrete had not been significantly contaminated, though the stained pads remain).		
Hazards	Undocumented hazardous materials	<b>MM Haz 4:</b> In the event that construction reveals material believed to be hazardous waste, as defined in Section 25117 of the California Health & Safety Code, the developer shall contact the City of Ontario Fire Department Hazardous Materials Division and the County of San Bernardino Environmental Health Department. Excavation shall be stopped until the material has been tested and the presence of hazardous waste has been confirmed. If no hazardous waste is present, excavation may continue. If hazardous waste is determined to be present, the California Department of Toxic Substances Control shall be contacted and the material shall be removed and disposed of pursuant to applicable provisions of California law.	If found during construction	Developer
Hazards	Undocumented hazardous materials	<b>MM Haz 5:</b> In the event that during alteration of an existing building hazardous materials are discovered, and that they are not removed as part of the building's rehabilitation, the building shall be placed on an appropriate hazardous materials database by the City of Ontario.	If found during construction	Building Department and Developer
Hazards	Underground storage tanks	<b>MM Haz 6:</b> The underground tanks used at the old Police Facility have been removed and properly abated. If any underground tanks are discovered during construction, the developer, in coordination with the County Fire Department, shall remove them. If above ground tanks are removed as part of this project, a replacement plan for at least one 500-gallon tank/fueling station to support City operations near the Civic Center should be implemented.	If required.	Developer, County Fire Department for removal issues, City for replacement issue.
Hazards	Potential impacts to evacuation routes and	<b>MM Haz 7:</b> During construction, access from adjacent homes and businesses and two-way traffic	During construction	Contractor

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party
	other streets.	flow must be specifically maintained on Euclid Avenue and Holt Boulevard, which are designated “evacuation routes” with detours and/or flagmen. Access and two-way traffic flow on Sultana Avenue and “D” Street must also be maintained with detours and/or flagmen to the satisfaction of the Ontario City Fire Department.		
<b>Hazards</b>	Potential interference with air traffic, height restrictions.	<b>MM Haz 8:</b> Structures within the project area cannot exceed 122 feet from the site elevation of 980 feet above sea level including temporary structures such as cranes used during construction.	Include in construction document specifications to be implemented during Construction	Building Department, Contractor, Site Inspectors
<b>Hazards</b>	Potential unwanted noise impacts to future land owners or lessees.	<b>MM Haz 9:</b> To disclose to the buyer or lessee of subdivided lands within the Civic Center project of the proximity of this site to the Ontario International Airport as required by AB 2776, the City shall disclose, and ensure that the developer makes such disclosures, as required by law to all future buyers.	Prior to specified filings and sale agreements as stated in AB 2776	Housing Authority and Developer
<b>Hydrology</b>	Violation of water quality or waste discharge requirements.	<b>MM Hydro 1:</b> In order to ensure that construction activities associated with the Ontario Downtown Civic Center project will not cause a violation of any water quality standard or waste discharge requirements, and to assure no substantial degradation of water quality occurs, developments within the project area shall comply with all applicable provisions of the State’s General Permit for Construction Activities (Order No. 99-08- DWQ, or most recent version) during all phases of construction.	Prior to grading and during construction.	Developer and Contractor
<b>Hydrology</b>	Violation of water quality or waste discharge requirements.	<b>MM Hydro 2:</b> In order to ensure that the Ontario Downtown Civic Center project will not cause or contribute to violations of any water quality standard or waste discharge requirements, and to assure no substantial degradation of water quality occurs, the project will complete a Water Quality Management Plan (WQMP) pursuant to the MS4 permit (Order No. 2002-0012) adopted by the City of Ontario. The	Prior to development plan approval	Developer, Planning and Engineering Department

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party
		project shall incorporate Site Design BMPs and Source Control BMPs, and potentially Treatment Control BMPs. See Table III-5-E in EIR.		
Hydrology	Violation of water quality or waste discharge requirements.	<b>MM Hydro 3:</b> To assure that development of the Ontario Downtown Civic Center project will not cause a violation of any water quality standard or waste discharge requirements, including San Bernardino County’s MS4 permit issued by the SARWQCB, and to assure that no substantial degradation to water quality occurs after construction, any loading docks present within the office, academic or retail areas specified in the project description will be designed with devices to trap oil and grease, such that these pollutants are not discharged from the site in storm water or non- storm water discharges.	Prior to development plan approval and building	Developer, Public Works, Engineering Department and Building Official
Hydrology	New storm drain facilities	<b>MM Hydro 4:</b> In the event that connections to the existing storm drain system are required, each development within the Ontario Downtown Civic Center Project will be required to pay a drainage impact fee.	Prior to grading permits	Developer and Building Department
Land Uses & Aesthetics	Safety hazards and noise	<b>MM LU 1:</b> To limit exposure to noise from traffic and traffic hazards for children playing along busy streets, no ground floor outdoor residential use areas shall be allowed to front along Holt Boulevard or Euclid Avenue.	Prior to site plan approval	Planning Department
Land Uses & Aesthetics	Land use compatibility and aesthetics related to residential historic neighborhood.	<b>MM LU 2:</b> To address both aesthetic and land use compatibility issues, design of new structures located along ‘D’ Street and Sultana Avenue shall be sensitive to the mass, scale, and architectural style of the existing residential areas located east and north of the project area.	Prior to site and architectural plan approvals	Planning and Building Departments
Land Uses & Aesthetics	Land use compatibility and aesthetics related to historic commercial	<b>MM LU 3:</b> New construction and adaptive reuse located along and adjacent to Euclid Avenue shall be sensitive to historic structures on- and off-site. (See also mitigation measures in the Cultural Resources	Prior to architectural plan approvals	Planning and Building Departments

<b>MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD</b>				
<b>Impact Category</b>	<b>Impact/Issue</b>	<b>Mitigation Measures</b>	<b>Implementation Timing</b>	<b>Responsible Party</b>
	buildings	section of this EIR.)		
<b>Land Uses &amp; Aesthetics</b>	Safety in public parks	<b>MM LU 4:</b> Parks and open spaces shall be designed for ease of resident and police surveillance.	Prior to site plan approvals	Planning and Police Departments
<b>Noise</b>	Construction noise	<b>MM Noi 1:</b> The construction activities of the proposed project shall comply with the City of Ontario noise ordinance that prohibits construction activities on Sundays, Federal holidays, and other days between the hours of 7:00 p.m. and 7:00 a.m.	During construction	Contractor
<b>Noise</b>	Construction noise	<b>MM Noi 2:</b> To the extent possible, the number of graders on-site shall be limited to two, or temporary sound barriers shall be installed adjacent to sensitive receptors for the duration of the grading activities.	During construction	Contractor and City Inspectors
<b>Noise</b>	Construction noise	<b>MM Noi 3:</b> Construction staging areas shall not be located within 150 feet of existing sensitive receptors and construction equipment shall be fitted with properly operating and maintained mufflers.	Prior to grading plan approval	Engineering Department and Contractor
<b>Noise</b>	Indoor noise impacts	<b>MM Noi 4:</b> Architectural plans shall be submitted to the City of Ontario Building Department for an acoustical plan check prior to the issuance of building permits.	Prior to architectural plan approval	Developer and Building Official
<b>Public Services</b>	Impacts to public services	<b>MM Serv 1:</b> The project applicant shall pay police, library and fire service development impact fees in place at the time certificates of occupancy are issued.	Prior to building permits	Developer and Bldg. Official
<b>Public Services</b>	Public Safety	<b>MM Serv 2:</b> The Ontario Police Department shall maintain a substation facility within proximity to service the proposed project area.	Determine appropriate location. Open by 350 <sup>th</sup> Certificate of Occupancy	Planning and Police Departments
<b>Public Services</b>	Impacts to schools of additional students	<b>MM Serv 3:</b> The project applicant shall pay school fees or otherwise meet project obligations to schools, as required by Ontario-Montclair School District and Chaffey Joint Union High School District.	Prior to building permits	Developer and Building Official
<b>Public Services</b>	Adequate park space	<b>MM Serv 4:</b> The project applicant shall pay park fees in place at the time building permits are issued, dedicate land and/or develop parks (or a combination of these) to the satisfaction of the Public	Prior to site plan approval	Planning and Parks Departments



<b>MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD</b>				
<b>Impact Category</b>	<b>Impact/Issue</b>	<b>Mitigation Measures</b>	<b>Implementation Timing</b>	<b>Responsible Party</b>
		Works Department to meet City parkland requirements.		
<b>Opening Year with Preferred Project Scenario</b>				
<b>Traffic</b>	With Preferred Project Scenario, to maintain LOS D or better, comply with CMP standards	<b>MM Trans 1:</b> Install traffic signal and modify the intersection of I-10 WB Off-ramp/ 7 <sup>th</sup> Street to include the following geometrics: Northbound: One left-turn lane. One shared through and right-turn lane. Southbound: N/A. Eastbound: One left-turn lane and one through lane. Westbound: One through lane and one right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans  Building Dept. collects all development impact fees.
<b>Traffic</b>	With Preferred Project Scenario, to maintain LOS D or better, comply with CMP standards	<b>MM Trans 2:</b> Install traffic signal at Euclid Avenue/ E Street intersection.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans Building Dept. collects all development impact fees.
<i>To comply with CMP standards and reduce all potential impacts to LOS E or better, the following mitigation measures shall be implemented as part of the project.</i>				
<b>Build-Out Year with Project (CMP Intersections)</b>				
<b>Traffic</b>	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 3:</b> Modify the intersection of Euclid Avenue/ SR-60 East-bound ramps to include the following geometrics: Northbound: Three through lanes. One right-turn lane. Southbound: Two left-turn lanes. Three through lanes. Eastbound: One left-turn lane. One shared left and through lane. One right-turn lane. Westbound: N/A.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans.  Building Dept. collects all development impact fees.
<b>Traffic</b>	With Preferred Project Scenario, to comply with CMP standards and reduce all potential	<b>MM Trans 4:</b> Modify the intersection of Euclid Avenue/ SR-60 West-bound ramps to include the following geometrics: Northbound: Two left-turn lanes. Three through	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans.  Building Dept. collects all

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party
	impacts to LOS E or better	lanes. Southbound: Three through lanes. One right-turn lane. Eastbound: N/A. Westbound: One left-turn lane. One shared left and through lane. One right-turn lane.		development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 5:</b> Modify the intersection of Euclid Avenue/ Philadelphia Street to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One right-turn lane. Southbound: Two left-turn lanes. Three through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Two through lanes. One right-turn lane. Westbound: One left-turn lane. One through lane. One shared through and right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans.  Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 6:</b> Modify the intersection of Euclid Avenue/Mission Boulevard to include the following geometrics: Northbound: One left-turn lane. Three through lanes. One right-turn lane. Southbound: Two left-turn lanes. Three through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Two through lanes. One shared through and right-turn lane. Westbound: Two left-turn lanes. Three through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans.  Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 7:</b> Modify the intersection of Euclid Avenue/Holt Avenue to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Two through lanes.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party
		One shared through and right-turn lane. Eastbound: Two left-turn lanes. Three through lanes. One right-turn lane. Westbound: Two left-turn lanes. Two through lanes. One right-turn lane.		
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 8:</b> Modify the intersection of Euclid Avenue/4 <sup>th</sup> Street to include the following geometrics: Northbound: One left-turn lane. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Two through lanes. One through and right-turn shared lane. Eastbound: One left-turn lane. Three through lanes. One right-turn lane. Westbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans.  Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 9:</b> Add 2 <sup>nd</sup> southbound left-turn lane and 4 <sup>th</sup> northbound through lane at the intersection of Euclid Avenue/I-10 EB Ramps.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans.  Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 10:</b> Modify the intersection of Campus Avenue/Mission Boulevard to include the following geometrics: Northbound: One left-turn lane. One through lane. One through and right-turn shared lane. Southbound: One left-turn lane. One through lane. One through and right-turn shared lane. Eastbound: One left-turn lane. Three through lanes. One right-turn lane. Westbound: One left-turn lane. Two through lanes. One through and right-turn shared lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans.  Building Dept. collects all development impact fees.
Traffic	With Preferred Project	<b>MM Trans 11:</b> Modify the intersection of Campus	Development Impact Fees and	City Engineering Department

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party
	Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	Avenue/Holt Boulevard to include the following geometrics: Northbound: One left-turn lane. One through lane. One through and right-turn shared lane. Southbound: One left-turn lane. One through lane. One through and right-turn shared lane. Eastbound: One left-turn lane. Two through lanes. One through and right-turn shared lane. Westbound: One left-turn lane. Two through lanes. One through and right-turn shared lane.	Fair Share Fees to be paid at the time of development plan approval	SANBAG and Caltrans.  Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 12:</b> Modify the intersection of Grove Avenue/Mission Boulevard to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One through and right-turn shared lane. Southbound: Two left-turn lanes. Four through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane. Westbound: Two left-turn lanes. Four through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans.  Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 13:</b> Modify the intersection of Grove Avenue/Holt Boulevard to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Three through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Three through lanes. One right-turn lane. Westbound: Two left-turn lanes. Three through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans Building Dept. collects all development impact fees.

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 14:</b> Modify the intersection of Vineyard Avenue/Holt Boulevard to include the following geometrics: Northbound: One left-turn lane. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Two through lanes. One through and right-turn shared lane. Eastbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane. Westbound: Two left-turn lanes. Three through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans.  Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 15:</b> Modify the intersection of Mountain Avenue/Mission Boulevard to include the following geometrics: Northbound: One left-turn lane. Two through lanes. One right-turn lane. Southbound: Two left-turn lanes. Two through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Three through lanes. One right-turn lane. Westbound: Two left-turn lanes. Three through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans.  Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 16:</b> Modify the intersection of Mountain Avenue/Holt Boulevard to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Three through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane. Westbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans.  Building Dept. collects all development impact fees.
Traffic	With Preferred Project	<b>MM Trans 17:</b> Add 3 <sup>rd</sup> Eastbound through lane and	Development Impact Fees and	City Engineering Department

<b>MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD</b>				
<b>Impact Category</b>	<b>Impact/Issue</b>	<b>Mitigation Measures</b>	<b>Implementation Timing</b>	<b>Responsible Party</b>
	Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	3 <sup>rd</sup> Westbound through lane at the intersection of San Antonio Avenue/Holt Boulevard.	Fair Share Fees to be paid at the time of development plan approval	SANBAG and Caltrans.  Building Dept. collects all development impact fees.
<b>Traffic</b>	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 18:</b> The project will participate in the cost of off-site improvements through the payment of the city of Ontario Development Impact “fair share” mitigation fees. These fees shall be collected by the City at the time of issuance of building permits and utilized as needed by the City to construct the above improvements necessary to maintain acceptable levels of services in the project area.	Prior to Building Permits	City Engineering Department SANBAG and Caltrans.  Building Dept. collects all development impact fees.
<b>Traffic</b>	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	<b>MM Trans 19:</b> In addition to the DIF, the developer will pay fair share costs for all off-site roadway improvements that are not included in the existing DIF. Table III-10-I in the Final EIR summarizes these fair share costs that the developer will have to pay in addition to the DIF.	Prior to Building Permits	Developer and Housing Authority
<b>Parking</b>				
<b>Traffic</b>	Inadequate parking	<b>MM Trans 20:</b> All forms of development in the project area must meet City on-site parking code requirements and/or shared parking standards to the satisfaction of the Planning Department.	Prior to site plan approval	Planning Department
<b>Traffic</b>	Inadequate parking	<b>MM Trans 21:</b> As the project is built out in phases, some parking areas may be shared or off-street parking for one block may be provided on the adjacent block in an interim situation. The downtown Parking Model shall be used to analyze any interim or phased conditions to assure that off- street parking demand is met by the project as a whole throughout all phases of build-out.	Prior to site plan approval	Planning Department
<i>To comply with City standards and reduce all potential impacts to alternative transportation, the following mitigation measures shall be implemented:</i>				
<b>Traffic</b>	With Preferred Project	<b>MM Trans 22:</b> The City shall consult with	Location shall be chosen prior to	Planning Department, Omnitrans

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party
	Scenario, To comply with City standards and reduce all potential impacts to alternative transportation	Omnitrans to determine the location and type of transit facilities warranted by the proposed project. The location and type(s) of facility(ies) shall be determined prior to approval of site plans for the first phase of the proposed project. The siting of the facility(ies) shall be within the proposed project boundaries or within 500 feet of the edges of the project. The facility(ies) shall be constructed and adequate transit service shall be operating from the facility(ies) at the time of the last certificate of occupancy for residential units within the project.	site plan approvals  Construction shall commence prior to issuance of last Certificate of Occupancy.	
Traffic	With Preferred Project Scenario, To comply with City standards and reduce all potential impacts to alternative transportation	<b>MM Trans 23:</b> The City should encourage the use of public transportation by providing Omnitrans and Metrolink information at public facilities within the project.	Ongoing	City of Ontario, Omnitrans, Metrolink
Traffic	With Preferred Project Scenario, To comply with City standards and reduce all potential impacts to alternative transportation	<b>MM Trans 24:</b> Pedestrian activity and bicycles shall be encouraged within the project site through the provision of sidewalks along all streets, connecting pathways and trails, and bicycle racks near commercial and public buildings and parks.	Prior to site plan approvals	Planning Department
Traffic	With High-Density Project Scenario, to maintain LOS D or better, comply with CMP standards	<b>MM Trans 29:</b> Modify the intersection of Cherry Avenue/Holt Boulevard to allow Right-in/Right-out turning movements only as planned by the City of Ontario.	Prior to Certificates of Occupancy.	Engineering Department and Developer
Traffic	With High-Density Project Scenario, to maintain LOS D or better, comply with CMP standards	<b>MM Trans 30:</b> Install Traffic Signal at the intersection of Plum Avenue/Holt Boulevard and include the following geometrics: Northbound: One shared left, through, and right-turn lane. Southbound: One shared left, through, and right-turn lane.	Prior to Certificates of Occupancy.	Engineering Department and Developer

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party
		Eastbound: One left-turn lane. One shared through and right-turn lane. Westbound: One left-turn lane. One shared through and right-turn lane.		
Traffic	With High-Density Project Scenario, to maintain LOS D or better, comply with CMP standards	<b>MM Trans 31:</b> Modify the intersection of Lemon Avenue/Holt Boulevard to allow Right-in/Right-out turning movements only as planned by the City of Ontario.	Prior to Certificates of Occupancy.	Engineering Department and Developer
Utilities	Inadequate sewer and/or water pipelines	<b>MM Util 1:</b> All water and sewer pipelines within the project boundary that are identified by the City of Ontario Public Works Department at the time of project approval to require replacement and/or parallel lines shall be provided by the project proponent to the satisfaction of the City.	Prior to first Certificate of Occupancy in affected phase of project.	Public Works
Utilities	Inadequate sewer and/or water pipelines	<b>MM Util 2:</b> The segment of sewer pipeline in Francis Street that is currently surcharged, and/or other surcharged facilities required by the project, shall be constructed and operational by the time the project is constructed. Therefore, prior to obtaining occupancy permit(s) the project proponent shall be required to either replace/construct or pay their fair share for the surcharged segments as required by the City.	Prior to first Certificate of Occupancy in affected phase of project.	Public Works
Utilities	Impacts to existing utility lines from construction activities	<b>MM Util 3:</b> Prior to obtaining grading permit(s), the project proponent shall coordinate with the applicable natural gas, electrical, and telephone utility providers for the project site to ensure that all existing underground and overhead lines are not damaged during project construction.	Prior to grading permits	Public Works
Utilities	To reduce the quantity of energy used and to conserve water resources,	<b>MM Util 4:</b> To reduce the quantity of energy used and to conserve water resources, the project developer and City of Ontario should work to include sustainable systems for use of water and energy within the project design.	Prior to development plan approvals	Planning, Engineering, Public Works and Developer





# CITY OF ONTARIO

## MEMORANDUM

**TO:** Chairman and Members of the Planning Commission

**FROM:** Rudy Zeledon, Planning Director *RZ*

**DATE:** February 23, 2021

**SUBJECT:** MONTHLY PLANNING DEPARTMENT ACTIVITY REPORTS;  
MONTHS OF DECEMBER 2020 AND JANUARY 2021

---

Attached, you will find the Monthly Planning Department Activity Reports for the months of December 2020 and January 2021. The reports contain information describing all new applications received by the Planning Department for each month and the actions taken on applications during those same months.

The attached reports, along with reports from past months, may also be viewed on the City's web site. New applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-applications>, and actions taken on applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-actions>.



# Monthly Activity Report: Actions

Month of December 2020

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

## DEVELOPMENT ADVISORY BOARD MEETING December 7, 2020

### **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-019 (TT 20303) AND PDEV19-061:**

A Tentative Tract Map (File No. PMTT19-019/TT 20303) to subdivide 4.63 gross acres of land into a single lot for condominium purposes, in conjunction with a Development Plan (File No. PDEV19-061) to construct 110 multiple-family residential units (townhomes), located at the northeast corner of Ontario Center Parkway and Via Alba, within the Residential land use district (Subarea 15) of the Piemonte Overlay district of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA16-003, for which a Mitigated Negative Declaration was adopted by the City Council on May 16, 2017. This application introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0210-204-26) **submitted by LCD Residential at Ontario, LLC. Planning Commission action is required.**

**Action:** The Development Advisory Board adopted decisions recommending that the Planning Commission approve Tentative Tract Map No. 20303 (File No. PMTT19-019) and the Development Plan (File No. PDEV19-061), subject to conditions.

## ZONING ADMINISTRATOR MEETING December 7, 2020

*Meeting Cancelled*

## CITY COUNCIL/HOUSING AUTHORITY MEETING December 1, 2020

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA18-003:**

A Development Code Amendment proposing to: [1] revise current provisions regarding the regulation of Accessory Dwelling Units, replacing an Urgency Ordinance previously approved by the City Council on January 21, 2020; [2] revise current provisions regarding the MU-1 (Downtown Mixed Use) zoning district, to facilitate the establishment of the Downtown District Plan; [3] establish new provisions regarding the regulation of small lot infill subdivisions, which are proposed to be allowed in Mixed Use zoning districts and the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DUs/Acre), MDR-18 (Medium Density Residential – 11.1 to 18.0 DUs/Acre), MDR-25 (Medium-High Density Residential – 18.1 to 25.0 DUs/Acre), and HDR-45 (High Density Residential – 25.1 to 45.0 DUs/Acre) zoning districts; [4] revise current provisions regarding Massage Services and Massage Establishments, establishing that such uses are subject to Administrative Use Permit issuance and requirements; and [5] modify certain Development Code provisions to



# Monthly Activity Report: Actions

Month of December 2020

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

include various clarifications, including Chapter 2.0 (Administration and Procedures), Chapter 4.0 (Permits, Actions and Decisions), Chapter 5.0 (Zoning and Land Use), Chapter 6.0 (Development and Subdivision Regulations), Chapter 8.0 (Sign Regulations), and Chapter 9.0 (Definitions and Glossary). The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). Furthermore, the project site is located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; **City Initiated.**

**Action: The City Council adopted an ordinance approving the Development Code Amendment (File No. PDCA18-003).**

**ZONE CHANGE REVIEW FOR FILE NO. PZC19-002:** A Zone Change (File No. PZC19-002) on 41.35 acres of land from LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac), CC (Community Commercial), and SP (Specific Plan), to 33.75 acres of IL (Light Industrial) and 7.6 acres of CC (Community Commercial), on property located at the northwest corner of Riverside Drive and Milliken Avenue. Staff prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1083-361-01, 1083-361-04 & 1083-361-07) **submitted by Toscana Square, LLC c/o Orbis Real Estate Partners.**

**Action: The City Council adopted an ordinance approving the Zone Change (File No. PZC19-002).**

---

## DEVELOPMENT ADVISORY BOARD MEETING December 21, 2020

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMT20-006 (PM 20267):** A Tentative Parcel Map to subdivide 6.56 acres of land into two parcels located at 1250 West Phillips Boulevard, within the AR-2 (Residential-Agricultural - 0 to 2.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1011-58-115) **submitted by Joseph Shealy. Planning Commission action is required.**

**Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve Tentative Parcel Map No. 20267 (File No. PMT20-006), subject to conditions.**



# Monthly Activity Report: Actions

Month of December 2020

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

## ZONING ADMINISTRATOR MEETING December 21, 2020

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP20-004:** A Conditional Use Permit to establish an 8,566 square foot freestanding banquet facility, to operate in conjunction with an existing hotel (Sheraton Ontario Airport), along with ancillary alcoholic beverage sales for on-premises consumption, including beer, wine, and distilled spirits (Type 47 – On Sale General and Type 58 – Catering ABC licenses), on 1.76 acres of land located at 1801 East D Street, within the CCS (Convention Center Support Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0110-261-11) **submitted by Xi Min Yuan.**

**Action:** The Zoning Administrator adopted a decision approving the Conditional Use Permit (File No. PCUP20-004), subject to conditions.

## CITY COUNCIL/HOUSING AUTHORITY MEETING December 15, 2020

*No Planning Department Items Scheduled for this Meeting*

## PLANNING/HISTORIC PRESERVATION COMMISSION MEETING December 22, 2020

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-031:** A Development Plan to construct an industrial building (Building 2) totaling 59,585 square feet on 3.51 acres of land located on the southwest corner of Riverside Drive and Hamner Avenue, within the proposed Business Park land use designation of the Edenglen Specific Plan. On August 25, 2020, the Planning Commission approved File No. PDEV18-031 for Buildings 3, 4, 5 and 6 and recommended that Building 2 be revised and return to the Planning Commission at future date for review. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-171-21 & 218-171-27) **submitted by Ontario CC, LLC.**

**Action:** The Planning Commission adopted a resolution approving the Development Plan (File No. PDEV18-031), subject to conditions.

**ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-019 (TT 20303) AND PDEV19-061:**

A Tentative Tract Map (File No. PMTT19-019/TT 20303) to subdivide 4.63 gross acres of land into a single lot for condominium purposes, in conjunction with a Development Plan (File No. PDEV19-061) to construct 110 multiple-family residential units (townhomes), located at the northeast corner of Ontario Center Parkway and Via Alba, within the Residential land use district (Subarea 15) of the Piemonte Overlay district of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA16-003, for which a Mitigated Negative Declaration was adopted by the City Council on May 16, 2017. This application introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0210-204-26) **submitted by LCD Residential at Ontario, LLC.**

**Action:** The Planning Commission adopted resolutions approving the Tentative Tract Map (File No. PMTT19-019/TT 20303) and the Development Plan (File No. PDEV19-016), subject to conditions.

**ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PGPA18-003 AND PSP-18-001:**

A public hearing to consider certification of the Environmental Impact Report (SCH#. 2019049079), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with the following: [1] A General Plan Amendment (File No. PGPA18-003) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01), changing the land use designation on 376.3 acres of land from Business Park (0.6 FAR), Office Commercial (0.75 FAR) and General Commercial (0.4 FAR), to Business Park (0.6 FAR) and Industrial (0.55 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and [2] A Specific Plan (File No. PSP18-001 – Merrill Commerce Center) to establish the land use districts, development standards, guidelines, and infrastructure improvements for the potential development of up to 8,455,000 square feet of Industrial and Business Park land uses on the project site, generally bordered by Eucalyptus Avenue to the north, Merrill Avenue to the south, Carpenter Avenue to the east, and Grove Avenue to the west. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 1054-111-01; 1054-111-02; 1054-121-01; 1054-121-02; 1054-131-01; 1054-131-02; 1054-141-01; 1054-141-02; 1054-151-01; 1054-151-02; 1054-161-01; 1054-161-02; 1054-161-03; 1054-171-01; 1054-171-02; 1054-171-03; 1054-171-04; 1054-181-01; 1054-181-02; 1054-191-01; 1054-191-02; 1054-201-01; 1054-201-02; 1054-211-01, 1054-211-02; 1054-221-01; 1054-221-02; 1054-331-01; 1054-331-02; 1054-341-01; 1054-341-02; 1054-351-01; 1054-351-02; 1054-361-01; 1054-361-02; 1073-111-01; 1073-111-02;



# Monthly Activity Report: Actions

Month of December 2020

---

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

1073-111-03; 1073-111-04; 1073-111-05; 1073-111-06), **submitted by Merrill Commerce Center East LLC & Merrill Commerce Center West LLC. City Council action is required.**

**Action: The Planning Commission adopted resolutions recommending the City Council approve the General Plan Amendment (File No. PGPA18-003) and the Specific Plan (File No. PSP18-001).**

---



# Monthly Activity Report: New Applications

Month of December 2020

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

## PCUP20-017:

Submitted by Juan Aragon

A Conditional Use Permit to establish a 500 square foot small collection facility within an existing shopping center located at the northeast corner of Riverside Drive and Vineyard Avenue, within the CN (Neighborhood Commercial) zoning district (APNs: 0113-564-25 and 0113-564-27). **Zoning Administrator action is required.**

## PCUP20-018:

Submitted by Fine Hospitality Investment Group Inc.

A modification to a previously approved Conditional Use Permit (File No. PCUP08-006) to add a Type 70 ABC license (on-sale general – restrictive service) in conjunction with an existing Comfort Inn and Suites, to an existing Type 47 ABC license (on-sale general eating place) issued to the hotel restaurant, allowing for the on- and off- premises consumption of alcoholic beverages, including beer, wine, and distilled spirits, located at 3333 East Shelby Street, within the Garden Commercial land use district of the Wagner Properties Specific Plan (APN: 0210-182-71). Related File: PCUP08-006. **Zoning Administrator action is required.**

## PCUP20-019:

Submitted by EPD Solutions

A Conditional Use Permit to allow for outdoor vehicle storage on the easterly 3.44-acre portion of a 4.49-acre site located at 5601 East Santa Ana Street, within the UC (Utility Corridor) and IH (Heavy Industrial) zoning districts (APN: 0238-081-64). Related File: PDEV20-029. **Planning Commission action is required.**

## PDEV20-027:

Submitted by NFI Industries

A Development Plan to construct a 7,200 square foot truck maintenance building with truck parking on 3.8 acres of land located at 2009 South Cucamonga Avenue, within the General Industrial zoning district (APNs: 1050-471-04, 1050-501-15, and 1050-501-16). **Development Advisory Board action is required.**

## PDEV20-028:

Submitted by EPD Solutions

A Development Plan to construct 8 industrial buildings totaling 2,920,792 square feet on 130.34 acres of land bordered by Eucalyptus Avenue to the north, Bon View Avenue to the west, Merrill Avenue to the south, and Grove Avenue to the east, within the [Industrial and Business Park land use districts of the South Ontario Logistics Center Specific Plan (APNs: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-311-01, and 1054-311-02). Related Files: PMTT20-011, PSP-19-001, PGPA19-003. **Planning Commission action is required.**

## PDEV20-029:

Submitted by EPD Solutions

A Development Plan to improve the easterly vacant 3.44-acre portion of the existing 4.49-acre site for outdoor vehicle storage on property located at 5601 East Santa Ana Street, within the UC (Utility Corridor) and IH (Heavy Industrial) zoning districts (APNs: 238-081-64). Related Files: PCUP20-019. **Planning Commission action is required.**



# Monthly Activity Report: New Applications

Month of December 2020

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

## **PDEV20-030:**

**Submitted by Shea Homes**

A Development Plan to construct 224 dwellings, including 87 single-family dwellings and 137 multiple-family dwellings on 21.1 acres of land located at the northeast corner of Edison Avenue and Mill Creek Avenue, within the Stand Alone Residential Overlay land use district of the Rich Haven Specific Plan (APN: 0218-211-12). Related File: PMTT19-006. **Planning Commission action is required.**

## **PDEV20-031:**

**Submitted by City of Ontario**

A Development Plan to construct a 5-level (4-story) parking structure on 0.83-acre of land located at 155 East C Street, within the MU-1 (Downtown Mixed Use) zoning district and the Downtown/Civic Center Planned Unit Development (APNs: 1048-551-10 and 1048-551-13). Related Files: PDEV20-031 and PHP-20-017. **Planning Commission action is required.**

## **PDEV20-032:**

**Submitted by WOODSIDE 05S, LP**

A Development Plan to construct 106 single-family dwellings on 10.49 acres of land located at the northeast corner of Manitoba Place and La Avenida Drive, within the Low-Medium Density land use district of The Avenue Specific Plan (APN: 0218-652-27). Related Files: PMTT19-015, PGPA19-008, and PSPA19-011. **Planning Commission action is required.**

## **PDEV20-033:**

**Submitted by Jeremy Eaton**

A Development Plan to construct a 71,667 square foot addition to an existing 105,095 square foot industrial building, for a total of 176,762 square feet, on 9.02 acres of land located at 2777 East Cedar Street, within the Business Park land use district of the California Commerce Center South Specific Plan (APN: 0211-275-03). **Development Advisory Board action is required.**

## **PDEV20-034:**

**Submitted by Twen Ma Architects**

A Development Plan approval to construct 15 multiple-family dwellings on 0.88-acre of land located at 734 West California Avenue, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district (APNs: 1049-312-1049-312-03, 1049-312-04, 1049-312-05 & 1049-312-06). Related File: PMTT20-013. **Planning Commission action is required.**

## **PHP-20-017:**

**Submitted by City of Ontario**

A Certificate of Appropriateness to construct a 4-story (5 level) parking structure on 0.83-acre of land located at 155 East C Street, the MU-1 (Downtown Mixed Use) zoning district and the Downtown/Civic Center Planned Unit Development (APNs: 1048-551-10 and 1048-551-13); Related File: PUD-20-002 and PDEV20-031. **Planning/Historic Preservation Commission action is required.**

## **PMTT20-011:**

**Submitted by EPD Solutions**

A Parcel Map to subdivide (TPM 20161) 130.34 acres of land into 8 parcels bordered by Eucalyptus Avenue on the north, Bon View Avenue on the west, Merrill Avenue on the south, and Grove Avenue on the east, within the [insert SP land use district] land use district of the South Ontario Logistics Center Specific Plan (APNs: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-311-01, and





# Monthly Activity Report: New Applications

Month of December 2020

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

1054-311-02). Related Files: PDEV20-028, PSP-19-001, and PGPA19-003. **Planning Commission action is required.**

**PMTT20-012:** **Submitted by Lewis Management Corporation**

A Tentative Tract Map (TTM 20389) to subdivide 5.99 acres of land into one numbered lot and 3 lettered lots for condominium purposes, located south of and adjacent to Merrill Avenue, approximately 1,000 feet east of Celebration Avenue, within the PA 27 of the Subarea 29 Specific Plan (APN: 0218-331-42). Related File: PSPA20-006. **Planning Commission action is required.**

**PMTT20-013:** **Submitted by Twen Ma Architects**

A Tentative Tract Map to subdivide 0.88-acre of land into one lot for condominium purposes, located at 734 West California Avenue, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district (APNs: 1049-312-03, 1049-312-04, 1049-312-05, and 1049-312-06). Related File: PDEV20-034. **Planning Commission action is required.**

**PSGN20-117:** **Submitted by High Rise Installations**

A Sign Plan for the installation of one wall sign for PRIORITY WORKFORCE, located at 2000 South Grove Avenue, Suite 110, within the Grove Avenue Specific Plan (APN: 1050-491-17). **Staff action is required.**

**PSGN20-118:** **Submitted by Fast Signs**

A Sign Plan for the installation of one wall sign for REDSKY EMERGENCY VEHICLE, located at 1240 East Locust Street, #203, within the Grove Avenue Specific Plan (APN: 0113-361-08). **Staff action is required.**

**PSGN20-119:** **Submitted by Inland Signs Inc**

A Sign Plan for the installation of one monument sign to replace an existing sign that was destroyed due to a car accident at 2502 South Euclid Avenue, within the CC (Community Commercial) zoning district (APN: 1051-271-66). **Staff action is required.**

**PSGN20-120:** **Submitted by Eagle Signs, Inc**

A Sign Plan for the installation of one illuminated wall sign for WESTERN DENTAL, located at 2537 South Euclid Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1051-128-04). **Staff action is required.**

**PSGN20-121:** **Submitted by Print by Me Inc**

A Sign Plan for the installation of one illuminated wall sign for FIESTA AUTO INSURANCE, located at 2213 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1051-131-20). **Staff action is required.**

**PSGN20-122:** **Submitted by Print by Me Inc**

A Sign Plan for the installation of one wall sign for LA MICHOACANA, located at 2225 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1051-131-20). **Staff action is required.**



# Monthly Activity Report: New Applications

Month of December 2020

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**PSGN20-123:** Submitted by JK Pappa Enterprises Inc dba Signarama

A Sign Plan for the installation of two non-illuminated wall signs for CASCO PET, located at 1240 East Belmont Street, within the Grove Avenue Specific Plan (APN: 0113-351-24). **Staff action is required.**

**PSGN20-124:** Submitted by AKC Permit Co

A Sign Plan for the installation of one nonilluminated wall sign for CEVA LOGISTICS, located at 5555 East Jurupa Street, within the IH (Heavy Industrial) zoning district (APN: 0238-101-11). **Staff action is required.**

**PSGN20-125:** Submitted by Accu Signs & Digital Printing

A Sign Plan for the installation of two illuminated walls signs for a corner tenant space and one blade sign for KONA CLEANERS, located at 3480 East Ontario Ranch Road, Suite 1, within The Avenue Specific Plan (APN: 0218-402-43). **Staff action is required.**

**PSGN20-126:** Submitted by Signs of Success

A Sign Plan for the installation of for So Cal Jewelry and Loan to install one wall sign on the building located at 1630 East Fourth Street, within the CC (Community Commercial) zoning district (APN: 0110-181-13). **Staff action is required.**

**PSGN20-127:** Submitted by Sign Industries, Inc

A Sign Plan for the installation of one wall, drive-thru and ground mounted directional signs for STARBUCKS COFFEE, located at 511 North Euclid Avenue, within the MU-1 (Downtown Mixed use) zoning district and the Euclid Avenue/E Street Planned Unit Development (APNs: 1048-355-09 and 1048-355-10). **Staff action is required.**

**PSGN20-128:** Submitted by Corguz Signs

A Sign Plan for the installation of one wall-mounted illuminated sign (west elevation) for CESAR'S MARKET, located at 1050 North Sultana Avenue, within the CS (Corner Store) zoning district (APN: 1048-091-01). **Staff action is required.**

**PSGN20-129:** Submitted by Donco & Sons Inc

A Sign Plan for the repair of one freeway pylon sign for ARCO AM/PM, to replace an existing sign that was damaged due to high winds, located at 2430 South Euclid Avenue, within the CC (Community Commercial) zoning district (APN: 1051-222-01). **Staff action is required.**

**PSGN20-130:** Submitted by AMB Enterprises Inc

A Sign Plan to remove existing fuel station canopy signage and to install existing fuel station canopy signage on two other elevations, along with ancillary directional signage for entrance and exit for TA OPERATING LLC, located at 4265 East Guasti Road, within the IG (General Industrial) zoning district (APN: 0210-212-15). **Staff action is required.**

# Monthly Activity Report: New Applications

Month of December 2020

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**PSPA20-006:**

**Submitted by Lewis Management Corporation**

An Amendment to the Subarea 29 Specific Plan to: [1] modify the overall density from 4.8 dwelling units per gross acre to 4.9 dwelling units per gross acre, increasing the number of units allowed within Planning Area (PA) 27 (Cluster Homes – 7 to 14 du/ac), from 47 dwelling units to 73 dwelling units, and increasing the total number of allowed dwelling units from 2,392, to 2,418 dwelling units; and [2] provide an additional housing typology (Motorhome Cluster D - 8-Plex), on 5.99 acres of land located south of and adjacent to Merrill Avenue, approximately 1,000 feet east of Celebration Avenue, within PA 27 of the Subarea 29 Specific Plan (APN: 0218-331-42). Related File: PMTT20-012/TTM 20389. **City Council action is required.**

**PTUP20-090:**

**Submitted by Curative**

A Temporary Use Permit for an outdoor kiosk for COVID-19 testing to be located in the southeast quadrant of the Ontario Mills parking lot, located at 1 Mills Circle, Suite 100. Event to be held 12/7/2020 through 2/26/2021. **Staff action is required.**

**PTUP20-091:**

**Submitted by Lifestream Blood Bank**

A Temporary Use Permit for Life Stream Blood Bank to have a temporary mobile blood drive in the parking lot of Grocery Outlet, located at 4420 Ontario Mills Parkway. Event to be held 12/9/2020, 10:00AM to 6:00PM. **Staff action is required.**

**PTUP20-092:**

**Submitted by LS - Ontario II LLC**

A Temporary Use Permit to establish a real estate sales office for Landsea, in conjunction with a residential subdivision (File No. PDEV20-004) located at 3710 South Nexa Paseo. **Staff action is required.**

**PTUP20-093:**

**Submitted by D'Andre Lampkin Foundation**

A Temporary Use Permit to conduct a blood drive at 2151 East Convention Center Way. Event to be held on 2/25/2021, 10:00AM to 4:00PM. **Staff action is required.**

**PTUP20-094:**

**Submitted by Ontario Hispanic Chamber of Commerce**

A Temporary Use Permit to conduct a mobile blood drive at 2151 East Convention Center Way. Event to be held on 1/31/2021, 10:00AM to 4:00PM. **Staff action is required.**

**PTUP20-095:**

**Submitted by Ontario Police Museum**

A Temporary Use Permit to conduct a mobile blood drive at 2500 South Archibald Avenue. Event to be held on 1/31/2021, 10:00AM to 4:00PM. **Staff action is required.**

**PTUP20-096:**

**Submitted by ULINE Shipping Supplies**

A Temporary Use Permit to conduct an outdoor hiring event for Uline, located at 2950 Jurupa Street. The event is anticipated to have a total of 300 people attend per day, with a maximum of 45 applicants per hour. Event to be held on 1/16/2021, 7:30AM to 3:30PM. **Staff action is required.**



# Monthly Activity Report: New Applications

Month of December 2020

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**PTUP20-097:**

**Submitted by 24 Hour Fitness**

A Temporary Outdoor Area Permit to establish an outdoor workout area under a 6,600 SF tent, in conjunction with 24-Hour Fitness, located at 2580 South Archibald Avenue. **Staff action is required.**

**PTUP20-098:**

**Collection Sites, LLC**

A Temporary Use Permit to establish a mobile COVID testing site within the Ontario Mills parking lot, located at 1 Mills Circle, Suite 100. Event to be held on 4/19/2021. **Staff action is required.**

**PUD-20-002:**

**Submitted by City of Ontario**

An amendment to the Downtown/Civic Center Planned Unit Development to facilitate the development of the C-block with a 4-story (5 level) parking structure located at 155 East C Street, within the MU-1 (Downtown Mixed Use) zoning district (APNs: 1048-551-10 and 1048-551-13). Related Files: PDEV20-031 and PHP-20-017. **City Council action is required.**

**PVER20-054:**

**Submitted by NV5 Zoning**

A Zoning Verification for property located at 13744 South Milliken Avenue (APN: 0218-211-27). **Staff action is required.**



# Monthly Activity Report: Actions

Month of January 2021

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

## DEVELOPMENT ADVISORY BOARD MEETING January 4, 2021

*Meeting Cancelled*

## ZONING ADMINISTRATOR MEETING January 4, 2021

*Meeting Cancelled*

## CITY COUNCIL/HOUSING AUTHORITY MEETING January 5, 2021

*Meeting Cancelled*

## DEVELOPMENT ADVISORY BOARD MEETING January 20, 2021

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-046:** A Development Plan to construct a classroom, amphitheater, shade structure, and kitchen in conjunction with the existing Huerta del Valle Community Garden and Urban Farm on approximately 3.5 acres of land located at 1105 South Campus Avenue, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1049-451-05, 1049-451-08, and 1049-451-26) **submitted by Huerta del Valle.**

**Action:** The Development Advisory Board adopted a decision approving the Development Plan (File No. PDEV19-046), subject to conditions.



# Monthly Activity Report: Actions

Month of January 2021

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

## ZONING ADMINISTRATOR MEETING January 20, 2021

**ENVIRONMENTAL ASSESSMENT AND FAIR HOUSING/REASONABLE ACCOMMODATION REVIEW FOR FILE NO. PADX20-001:** A Fair Housing and Reasonable Accommodation request to deviate from the Development Code to allow for a 6-foot high decorative tube steel fence within the front yard area of a property located at 458 North Azalea Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1010-455-17) **submitted by Laura Argomaniz.**

**Action:** The Zoning Administrator adopted a decision approving the Fair Housing and Reasonable Accommodation request (File No. PADX20-001), subject to conditions.

## CITY COUNCIL/HOUSING AUTHORITY MEETING January 19, 2021

**RESOLUTION ESTABLISHING THE MEMBERSHIP COMPOSITION OF THE DEVELOPMENT ADVISORY BOARD:** Adoption of a resolution to identify the members of the Development Advisory Board in accordance with Division 2.01-Planning Agency, Section 2.01.030 of the City of Ontario Development Code. **City Initiated.**

**Action:** The City Council adopted the resolution establishing the membership of the Development Advisory Board.

## PLANNING/HISTORIC PRESERVATION COMMISSION MEETING January 26, 2021

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT20-006 (PM 20267):** A Tentative Parcel Map to subdivide 6.56 acres of land into two parcels located at 1250 West Phillips Street, within the AR-2 (Residential-Agricultural - 0 to 2.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1011-58-115) **submitted by Joseph Shealy.**

**Action:** The Planning Commission adopted a resolution approving Tentative Parcel Map No. 20267 (File No. PMTT20-006), subject to conditions.



# Monthly Activity Report: New Applications

Month of January 2021

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**PCUP21-001:** Submitted by Woo Family Trust 4-10-10

A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine, and distilled spirits for off-premises consumption (Type 21 ABC License) in conjunction with an existing 3,250 square foot commercial building (Lisa's Market) on 0.30-acre of land, located at 600 East D Street, within the CS (Corner Store) zoning district (APN: 1048-533-01). **Zoning Administrator action is required.**

**PDA-21-001:** Submitted by Ayad Jaber

A Development Agreement with AJ1 Development LLC, to establish terms and conditions of a density bonus associated with the development of a 24-unit multiple-family apartment project (File No. PDEV19-060) located at 1445 West Mission Boulevard, within the HDR-45 (High Density Residential – 25.1 to 45.0 DUs/Ac) zoning district (APN: 1011-361-15). **City Council action is required.**

**PDEV21-001:** Submitted by AT&T Mobility

A Development Plan to install nine small cell wireless communications facilities on existing light poles within the public right-of-way, located at 4863 East Ontario Mills Parkway, 960 North Ontario Mills Drive, 841 West Fifth Street, 1100 West Fifth Street, 1499 North San Antonio Avenue, 5300 East Concourses Street, 745 North Franklin Avenue, 725 North Milliken Avenue, and 2001 East Fourth Street. **Zoning Administrator action is required (non-hearing item).**

**PDEV21-002:** Submitted by AT&T Mobility

A Development Plan to construct a stealth wireless communications facility, with a 55-foot tall antenna (mono-eucalyptus) and ancillary ground-mounted equipment, on 3.9 acres of land located at 1801 South Excise Avenue, within the Business Park land use district of the ACCO Airport Center Specific Plan (APN: 0211-263-37). **Development Advisory Board action is required.**

**PHP-21-001:** Submitted by The City of Ontario

Removal of an Eligible Historic Resource from the Ontario Register of Historic Resources (single-family residence), located at 2112 South Oak Avenue, within the AR-2 (Residential-Agricultural - 0 to 2.0 DUs/Ac) zoning district (APN: 1014-561-30). **Staff action is required.**

**PHP-21-002:** Submitted by Angela Dawn Tejeda

A Plaque for an Historic Landmark located at 535 East D Street (the Mr. and Mrs. Durfee House) (APN:1048-393-18). **Staff action is required.**

**PMTT21-001:** Submitted by Alex Espinoza

A Parcel Map to subdivide 0.49-acre of land into four parcels located at the northeast corner of Euclid Avenue and Acacia Street, within the MDR-11 (Medium Density Residential – 5.1 to 8.0 DUs/Ac) zoning district (APN(s): 1049-531-01 and 1049-531-02). **Planning Commission action is required.**

**PPRE21-001:** Submitted by Best Investment, LLC

A Preliminary Plan Review for a proposed Development Plan to construct a four unit townhome complex on 0.20-acre of land located at 1161 West Stoneridge Court, within the HDR-45 (High



# Monthly Activity Report: New Applications

Month of January 2021

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

Density Residential – 25.1 to 45.0 DUs/Ac) zoning district (APN: 1010-522-02). **Planning Commission action is required.**

**PSGN21-001:** Submitted by Sign Crafters, Inc.

A Sign Plan to install one wall-mounted illuminated sign for WORKFORCE, located at 1335 East Fourth Street, Unit C (APN: 0108-381-34). **Staff action is required.**

**PSGN21-002:** Submitted by Metro Signs, Inc.

A Sign Plan to install one monument sign for STARBUCKS, located at 507 North Euclid Avenue, within the MU-1 (Downtown Mixed Use) zoning district (APN: 1048-355-10). **Staff action is required.**

**PSGN21-003:** Submitted by Mateo Aguirre

A Sign Plan to install for the installation of two monument signs and two wall-mounted signs for PRIME EXPRESS carwash, located at 1191 East Holt Boulevard, within the MU-2 (East Holt Mixed Use) zoning district (APN: 1048-472-25). **Staff action is required.**

**PSGN21-004:** Submitted by National Community Renaissance of California

A Sign Plan to install two monument signs for VIRGINIA HOLT HOUSING LP, located at 110 and 112 North Virginia Avenue, within the MU-2 (East Holt Mixed Use) zoning district (APN: 1048-472-22). **Staff action is required.**

**PSGN21-005:** Submitted by Inland Conservatory for the Performing Arts

A Sign Plan to install new marquee signage for INLAND CONSERVATORY FOR THE PERFORMING ARTS (Granada Theater building), located at 303 North Euclid Avenue, within the MU-1 (Downtown Mixed Use) zoning district (APN: 1048-566-07). **Staff action is required.**

**PSGN21-006:** Submitted by The New Sign Standard, LLC

A Sign Plan to modify the design of an existing monument sign located at 601, 603, and 605 South Milliken Avenue (APN: 0238-193-13). **Staff action is required.**

**PSGP21-001:** Submitted by Orbis Real Estate Partners

A Sign Program to create sign criteria for a new commercial mixed-use development located at the northwest corner of Milliken Avenue and Riverside Drive, within the LI (Light Industrial) and CC (Community Commercial) zoning districts (APN: 1083-361-01). **Staff action is required.**

**PTUP21-001:** Submitted by Heidi McBroom

A Temporary Use Permit to establish a model home sales offices and parking lot located at Tract 18026 (KB Home). **Staff action is required.**

**PTUP21-002:** Submitted by UPS

A Temporary Use Permit for an ongoing outdoor training event for UPS, within their parking lot located at 3480 East Jurupa Street. Event to be held 1/16/2021 thru 7/15/2021. **Staff action is required.**





# Monthly Activity Report: New Applications

Month of January 2021

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**PTUP21-003:** **Submitted by Ben Spell**

A Temporary Use Permit for a charitable fundraising event within the Ontario Mills parking lot, located at 1 East Mills Circle. Event to be held on 4/21/2021. **Staff action is required.**

**PVER21-001:** **Submitted by GRS Group**

A Zoning Verification for property located at 1445 North Mountain Avenue, within the Main Street district of the Mountain Village Specific Plan (APN: 1008-431-17). **Staff action is required.**

**PVER21-002:** **Submitted by Erika Sommers**

A Zoning Verification for property 910 West Phillips Street, within the MDR-25 (Medium-High Density Residential – 18.1 to 25.0 DUs/Ac) zoning district (APN:1011-561-07). **Staff action is required.**

**PVER21-003:** **Submitted by NDDS-ASM**

A Zoning Verification for property located at 1512 East Fifth Street, within the MHP (Mobilehome Park) zoning district (APN: 0108-382-07). **Staff action is required.**

**PVER21-004:** **Submitted by AES Due Diligence**

A Zoning Verification for property located at 1910 and 1920 South Archibald Avenue, within the California Commerce Center South Specific Plan (APNs: 0211-371-23 and 0211-242-41). **Staff action is required.**

**PVER21-005:** **Submitted by Covenant Real Estate Group**

A Zoning Verification for property located at 4200 East Fourth Street, within the Piemonte Overlay of The Ontario Center Specific Plan (APN: 0210-204-27). **Staff action is required.**

**PVER21-006:** **Submitted by Irene Lopez**

A Zoning Verification for property located at 2855 East Guasti Road, within in the Office/Commercial land use district of within the Guasti Plaza Specific Plan (APNs: 0210-192-20,0210-192-19, 0210-192-18, 0210-192-17, 0210-192-16, 0210-192-15, and 0210-192-14). **Staff action is required.**

**PVER21-007:** **Submitted by Jonathan Hernandez**

A Zoning Verification for property located at 412 South Palm Avenue, within the IL (Light Industrial) zoning district (APN: 1049-273-09). **Staff action is required.**

**PVER21-008:** **Submitted by CRE Zoning**

A Zoning Verification for property located at 820 South Etiwanda and 5721, 5731, 5741, and 5751 East Santa Ana Street, within the IH (Heavy Industrial) zoning district (APN: 0238-091-51). **Staff action is required.**

**PVER21-009:** **Submitted by The Planning and Zoning Resource**

A Zoning Verification for property located at 1236 East Airport Drive, within the IG (General Industrial) zoning district (APN: 0113-221-31). **Staff action is required.**