

1.0 INTRODUCTION

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1.1 OVERVIEW

The Piemonte at Ontario Center Project (Piemonte, or the Piemonte Project) will realize an urban character mixed-use development on an approximately 88-acre site, located within the Ontario Center Specific Plan (OCSP). Within the OCSP, the Project site is located south of Fourth Street, between Haven Avenue and Milliken Avenue. The regional location of the Project is illustrated at Figure 1-1. Figure 1-2 presents the Project site in a local context.

To allow for implementation of the Project, the OCSP text and maps will be amended through establishment of the Piemonte at Ontario Center Overlay Area (Piemonte Overlay Area). Within the context of the OCSP, the Piemonte Overlay Area proposed under this Specific Plan Amendment (SPA) delineates the boundaries of the Piemonte at Ontario Center Project, and provides design and development standards reflecting the Piemonte Project's character and attributes. Unless otherwise specified within this document, all current requirements and standards of the OCSP are applicable and enforceable within the Piemonte Overlay Area.

1.2 PURPOSE AND OBJECTIVES

The purpose of this SPA is to establish the Piemonte Overlay Area, and within the Overlay Area, define the range of permitted uses, development regulations, requirements, and design guidelines for the Piemonte at Ontario Center Project. Through establishment of the Piemonte Overlay Area, implementation of this SPA will accomplish the following objectives:

- Recognize the Piemonte at Ontario Center Project as a defined area within the Ontario Center Specific Plan;



NOT TO SCALE

Source: Applied Planning, Inc.



Figure 1-1
Regional Location

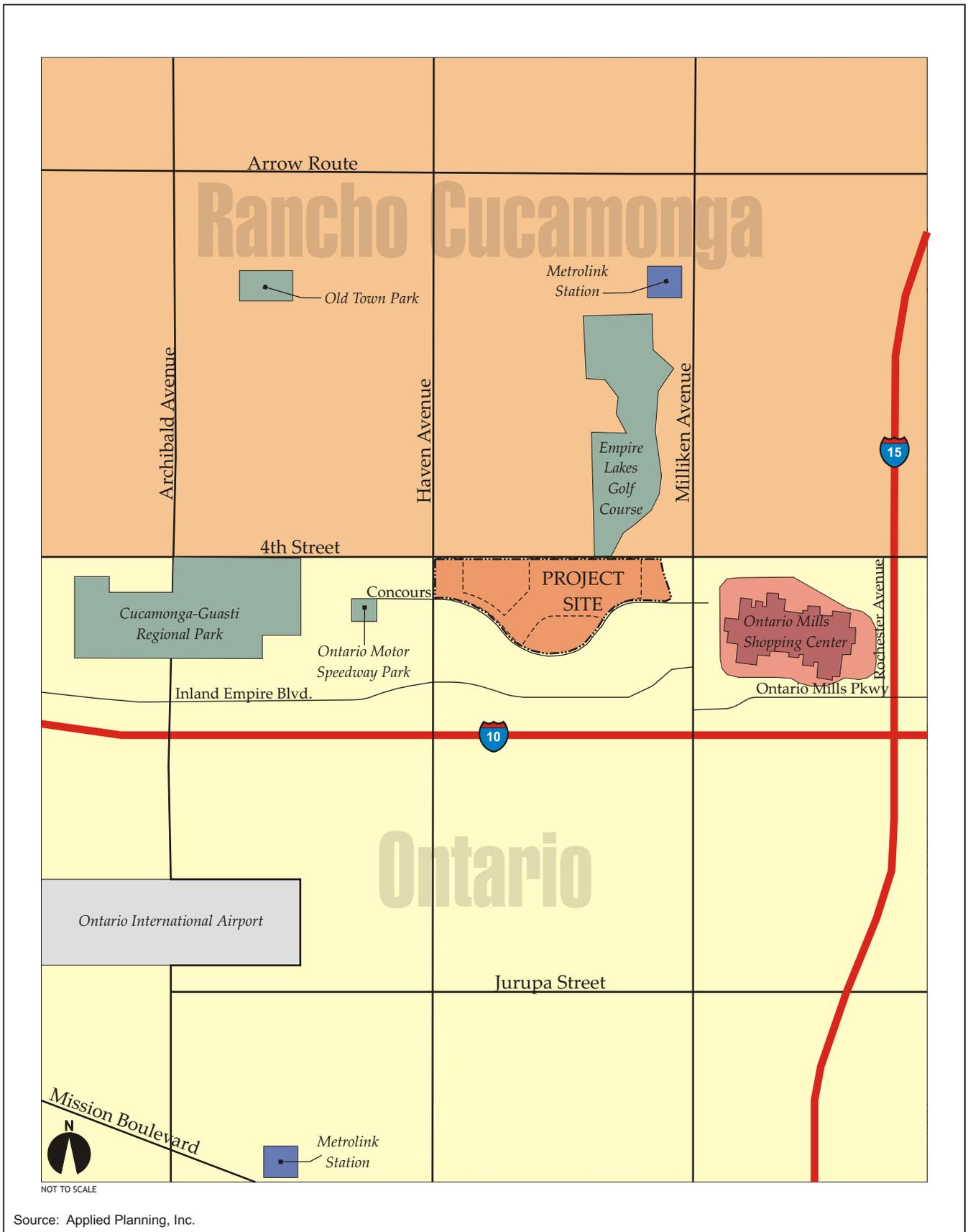


Figure 1-2
Project Vicinity



- Provide design and development standards responding to, and reflecting, characteristic elements of the Piemonte at Ontario Center Project;
- Implement a mix of related and mutually-supporting land uses at development intensities no greater than those identified for the Ontario Center Specific Plan;
- Provide for the orderly and master planned development of land uses within the Project area, ensuring development of economically viable development proposals;
- Ensure development of the Project area consistent with City of Ontario General Plan policies, objectives, and implementation programs;
- Provide the City of Ontario with standards for evaluation of individual development proposals within the Piemonte Overlay Area.

1.3 BACKGROUND

The City of Ontario approved the Ontario Center Specific Plan in August 1981. The Specific Plan, as originally approved, allowed for up to 1,530 residential units, close to seven (7) million square feet of commercial development, and nearly two (2) million square feet of industrial uses on approximately 600 acres. Several amendments to the Specific Plan, along with appropriate environmental review, have been approved by the City since the Specific Plan's initial approval.

The Piemonte at Ontario Center Project proposes a further amendment to the Ontario Center Specific Plan, and will implement facilities reflecting a definitive mix of urban commercial, retail, residential, and entertainment land uses. Supporting environmental documentation for the Piemonte at Ontario Center Project is presented in *Addendum The Ontario Center EIR (EIR # 88-2, SCH No. 89041009) for the Piemonte at Ontario Center Project* (Applied Planning, Inc.) February 2006.

As substantiated in the above-referenced Addendum, the Project and associated SPA will be implemented at development intensities no greater than those anticipated under the OCSP as initially envisioned. The Addendum substantiates further, that the Project will not result in any new, nor materially different environmental impacts than those impacts previously identified and addressed within the Certified EIR prepared for the Ontario Center Specific Plan. The Addendum and all related environmental documentation are available through the City of Ontario.

1.4 AUTHORITY

This Specific Plan Amendment has been prepared in accordance with California Government Code Section (Government Code) 65453 and applicable ordinances, policies, and resolutions of the City of Ontario. Government Code Section 65453 provides in pertinent part that:

- (a) A specific plan shall be . . . amended in the same manner as a general plan, except that a specific plan may adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

Consistent with general requirements for Specific Plans as outlined under Government Code Article 8, this Specific Plan Amendment presents, or incorporates by reference, applicable regulations, conditions, and programs, which identify the following:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the Amendment;
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the Amendment;

- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3); and
- A statement of the relationship to the General Plan.

Where this Specific Plan Amendment is silent on the above items or topical areas, the provisions of The Ontario Center Specific Plan shall apply.

1.5 GENERAL PLAN CONSISTENCY

Adoption and implementation of the Piemonte Project supports relevant OCSP and City of Ontario General Plan goals, principles, and standards. More specifically, the Piemonte Project will realize a cohesive and inter-related mix of residential and commercial/retail land uses such as is envisioned under the OCSP and the City of Ontario General Plan.

The City of Ontario General Plan (Land Use Element) designation of the Project site and underlying properties within the OCSP is "Planned Commercial." The OCSP further defines the Project site land use as "Urban Commercial." The site's General Plan land use designation and correlating OCSP designation allow for and encourage a mix of retail/commercial, office, hotel, restaurant, entertainment, and residential land uses such as those proposed by the Project. As such, no General Plan Amendment is proposed by the Project, nor is a General Plan Amendment required.

Further, as evidenced within, and supported by, this SPA and the related *Piemonte Addendum to the Ontario Center Specific Plan EIR*, the Piemonte Project will satisfy the following OCSP Objectives:¹

- **A balance of employment, shopping, and housing opportunities, reducing the need for long commutes.** The Piemonte Project will establish an integrated development which includes high-density housing, commercial/retail/restaurant uses, hotels, and office space. The mix of uses and their collocation within the Piemonte Project area provides for multiple employment, entertainment, housing, and shopping opportunities, available to residents of the Piemonte Project as well as patrons from the greater Ontario area and surrounding region. Proximate collocation of the Project's mixed uses also promotes, and makes feasible, pedestrian access throughout the Project area, acting to reduce reliance on private automobiles. This is consistent with the intent of the Ontario Center Specific Plan to reduce dependence on private automobiles, with correlating reductions in commute distances.
- **A higher density housing orientation, recognizing trends toward smaller household size.** Up to 806 condominium units will be constructed within the Piemonte Project. Those areas of the Project planned solely for residential development will realize a gross density of at least 40 units per acre, depending on the final site plan/unit configurations. Similar high-density residential development will be integrated as upper-story uses within the Project's commercial/residential Mixed-Use Area.
- **A mixture of recreation and entertainment opportunities for Center users.** The Piemonte Project itself will provide a variety of restaurant, shopping, and entertainment opportunities. Further, integral to the Piemonte development concept, is provision of a range of open space areas and recreational opportunities to include: an improved public park, public plazas and associated amenities, enhanced and articulated streetscapes adjacent to ground-level commercial/retail and restaurant uses, and a

¹ OCSP Objectives (**bold text**), *Ontario Center Specific Plan*, Page 8.

pedestrian path system which connects the Project land uses. Substantial additional recreational/entertainment opportunities will be available to the Project residents and visitors upon completion of the Ontario Community Events Center complex, to be located immediately south of the Project.

- **A looped circulation network encouraging public transit opportunities as well as pedestrian walkways and bicycle routes.** The Project area is defined by major roadways on all sides, with connecting roadways providing access to internal portions of the Project. Further, the Piemonte Project incorporates a pedestrian path network which establishes connections throughout the Project area. Transit opportunities will be provided at key locations within the Project site, consistent with transit concepts articulated within the OCSP.
- **A comprehensive urban design treatment, integrating the Center into an urban form which is both visually pleasing as well as functional.** Application of Development Standards and Design Guidelines presented within this SPA will ensure development of the Piemonte Project as a visually interesting and attractive component of the OCSP. Further, the Piemonte architectural and site planning concepts will act to define the Project area as an inter-related core destination within the City providing residential, entertainment, business, and shopping opportunities.

1.6 ZONING

Existing Zoning of the subject site is established by the Ontario Center Specific Plan. Within the Specific Plan, the site is designated for “Urban Commercial” uses. The Urban Commercial land use designation provides for development of tourist-related commercial uses, high and medium-rise office buildings, entertainment/recreation clusters, and high-density residential uses integrated with adjacent uses. Within the general range of uses allowed by the Urban Commercial land use designation, the Piemonte at Ontario Center Project and associated Piemonte Overlay Area would amend the Ontario Center Specific

Plan to allow for the Project's definitive mix of residential, commercial, office, and specialty uses; and would establish applicable design guidelines and development regulations for these uses.

1.7 FORMAT AND CONTENT OF THE PIEMONTE AT ONTARIO CENTER PROJECT SPECIFIC PLAN AMENDMENT

1.7.1 General

This Specific Plan Amendment will modify the current Ontario Center Specific Plan to allow for, and guide development of, the Piemonte at Ontario Center Project. To these ends, the Piemonte Design Guidelines and Development Regulations presented herein have been developed to define the character and attributes of the Piemonte Project.

To facilitate identification of properties and development proposals subject to the Piemonte Design Guidelines and Development Regulations, a new Piemonte Overlay Area within the OCSP is proposed. The Piemonte Overlay Area is coterminous with Piemonte Specific Plan Amendment and Project boundaries, and will not affect other OCSP properties, nor will the Piemonte Overlay Area affect underlying General Plan or OCSP land use designations. Location and boundaries of the Piemonte Overlay Area are presented at Figure 1-3.

As also presented at Figure 1-3, within the Piemonte Overlay Area, Land Use Sub-Areas will be established. Land Use Sub-Areas within the Overlay Area are designated as "Office," "Retail," "Residential," "Mixed-Use: Residential Over Retail," "Mixed-Use: Office Over Retail," and "Special Use/Hotel." Design Guidelines and Development Regulations applicable to the Piemonte Project as a whole, and specific standards that apply within each of the referenced Land Use Sub-Areas are presented at Section 3.0 of this SPA. It is noted here that the predominance of facilities proposed by the Piemonte Project will be implemented consistent with existing correlating standards of the Ontario Center Specific Plan.

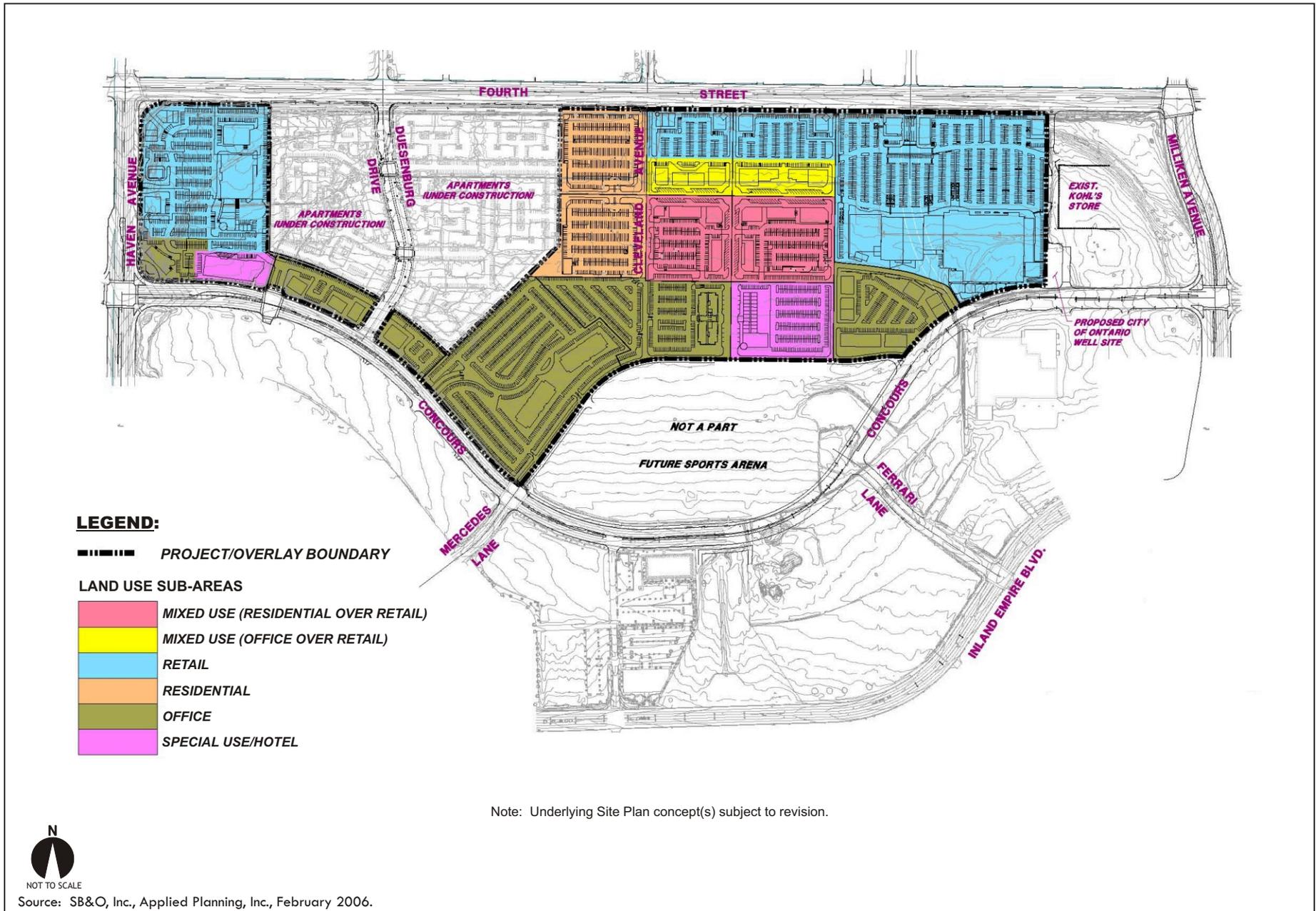


Figure 1-3
Piemonte Overlay Area and Land Use Sub-Areas

Building designs, architectural renderings, and other Project representations presented within this SPA reflect the overall character, development intensity, and composition of the Piemonte Project. These graphic portrayals and related descriptions are conceptual in nature, and may be modified as the Project is further refined. Within the limits of the maximum of development intensity allowed under the OCSP, and in the context of land use plans and design concepts articulated within this SPA, subsequent development proposals within the Piemonte site will be subject to design and conformance review by and through the City of Ontario Development Advisory Board.

1.7.2 Specific Plan Amendment Content

Section 1.0 herein presents an overview of the Piemonte Project, proposed Specific Plan Amendment, and associated Piemonte Overlay Area designation. Regulations addressing required content of Specific Plans and Specific Plan Amendments are also presented.

Section 2.0 provides a description of the Project, including proposed land uses, facilities, and an overview of major infrastructure systems serving the Project area. Any infrastructure upgrades or modifications necessary to serve the Project are also discussed.

Section 3.0 presents design guidelines and development regulations applicable within the Piemonte Overlay Area. Design guidelines and development regulations generally applicable through the Overlay Area are identified, as are the guidelines and development regulations applicable to each Land Use Sub-Area within the Overlay Area.

Section 4.0 outlines administration of the Piemonte Overlay Area, including review processes for individual projects prior to any physical development. Means and procedures for interpretation and application of the Piemonte Overlay Area, associated land uses, and design guidelines, and development regulations are also presented.

Section 5.0 of the SPA identifies those substantive portions of the current OCSP document(s) that will be revised to reflect establishment of the Piemonte Overlay Area. By reference, the entire OSCP will be amended to reflect establishment of the Project.

Appendix A of this document presents the legal description of properties included within the Piemonte Overlay Area, which properties are subject to provisions of this Specific Plan Amendment.

Appendix B of this document presents the draft Piemonte at Ontario Center Project Codes, Covenants, and Restrictions (CC&R's).