

I. PLANNING CONCEPTS



The Guasti vineyards and warehouses

photo ca 1910

A. GUASTI PLAZA SPECIFIC PLAN UPDATE

In 2011 the Guasti Plaza Specific Plan (GPSP) was updated, as requested by the City, to reflect current site conditions, changes in City ordinances, to incorporate new research and design documents resulting from the on-going design efforts and the governmental processing of this project.

ADDITION OF RESIDENTIAL USE AS AN ALTERNATIVE USE

In addition to this update, Guasti Major Amendment No. 1 (GMA-1) has been added to create Residential Overlay Zone that would allow the construction of residential units as an alternative use to office uses in the Residential Overlay Area within Planning Area 2. The specific location of the Residential Overlay Zone is shown on Exhibit 9, page 27.

Alternative Component Plans, Development Standards and Design Guidelines for housing, where applicable, are included in Appendix G, GMA-1, pages 3 - 4.

B. INTRODUCTION

The Guasti Plaza Specific Plan presents an opportunity for the creative reuse of the historic structures of the old Guasti Winery and the compatible development of the surrounding properties. Developing new uses in the historic structures, while energizing the perimeter parcels with new construction, will create a renewed sense of place to this historic community.

The purpose of the Guasti Plaza Specific Plan is to establish a plan for the development of a high quality office, hotel and commercial center with possible residential uses at the Guasti community which will become a new focal point in the City of Ontario. It will attract businesses, residents, airport users, tourists and local citizens. Exhibits 1 & 2, page 5 show the regional and local vicinity of the project.

It is the intent of the Specific Plan to guide the preservation and reuse of the existing historic structures in the community.

C. COMMUNITY AND REGIONAL PERSPECTIVE

Guasti Plaza will create a visual gateway to the new entrance to Ontario International Airport. It is located north of the airport, bounded by the Interstate I-10 freeway on the north, Archibald Avenue on the west, Airport Drive on the south and Turner Avenue on the east.

Guasti Plaza will be distinctive in quality and design from neighboring office/commercial developments because of an understanding of the community's agrarian past. The citizens of Ontario and the region will be given the opportunity to visit history through exhibits, artifacts and the actual buildings that supported this once thriving winery operation.

D. GOALS AND OBJECTIVES

The concept for Guasti Plaza is ambitious, envisioning a high quality commercial mixed-use center intended to meet the needs of corporate and business users desiring prime sites near Ontario International Airport, as well as tourists and visitors coming to the City of Ontario. Goals of the project include:

- To create a high quality, commercial mixed-use development which can attract a viable balance of office, hotel and commercial uses with possible residential uses.
- To eliminate the condition of blight which exists in the area and to rehabilitate, preserve, enhance and reuse the major historically significant buildings within the original Guasti community. Buildings to be retained will be adapted for use as office space, restaurants, specialty retail and a hotel/conference center. They will create a focal point and activity center for the City of Ontario.
- To allow the construction of architecturally compatible new uses, taking advantage of the site's prime location between the San Bernardino Freeway and the Ontario International Airport.
- To provide planned roadways, infrastructure, utility and service programs that can meet the expanding needs of the project site as they evolve.

- To implement a streetscape/landscape program which emphasizes the use of existing trees and landscape and supplements these with other plantings to reinforce the historic themes already found in the community.
- To provide compatible land uses with all surrounding properties, including the Ontario International Airport.
- To develop a plan which includes sufficient flexibility to meet changing business, housing and market needs over the long-term build-out period of the project, while assuring the City of Ontario that development standards and goals are met.

E. VISUAL IMAGE

Guasti Plaza is a unique area that is significant to Ontario's past as an agricultural community. This Specific Plan creates a distinctive visual image reflecting the site's previous use as a winery. Landscaping will emphasize native materials and enhance historically important trees and gardens. The new Guasti Road is designed to be a scenic boulevard through the development, lined with informal landscaping and trees. Via Old Guasti will become a secondary street, providing access within the project.

It is the expressed goal of this Specific Plan to foster the preservation of the existing on-site historic resources, to the maximum extent possible, through a rehabilitation program that is realistic, marketable and economically viable to implement. For the purposes of assisting historic preservation under this Specific Plan, the site is divided into three Historic Preservation/Development Zones, as shown in Exhibit 3, page 6. These three zones include the Historic Core, the Sphere and the Domain, as defined below:

The Historic Core is located in the central portion of the site and includes those buildings which were found to have the greatest significance in terms of both architectural and historical importance.

The Sphere is the area immediately surrounding the Core and encompassing the majority of the remaining historic buildings not located within the Core.

The Domain includes the remaining peripheral portions of the site which contain undeveloped land or less significant structures which are distant from the core.

1. The Historic Core, (Zone 1), includes the existing Secondo Guasti Mansion (building #38, built in 1923), the Firehouse (building #19, built circa 1925), the Powerhouse (building #55) and the site's original fieldstone warehouses (buildings #49, 50, 52 and 54 built in 1904). These structures are the most historically significant buildings on the site. The preservation and rehabilitation of the warehouses, the firehouse, the powerhouse and mansion should be a prime emphasis of any plan created for the site. The boundaries of Zone 1 are set at a minimum of 25 feet from these historic buildings, or where roads provide natural boundaries.

2. The Sphere (Zone 2), surrounds the Historic Core. The boundaries follow natural limits such as roadways or rail lines where possible. The northern boundary of the Sphere follows the southern edge of Guasti Road. The southern boundary is at Via Old Guasti. The western boundary is the north-south extension of Via Old Guasti. The northern portion of the eastern boundary of the Sphere aligns with the centerline of Via Biane. This results in a 150 foot wide buffer zone to protect the Core and the Guasti mansion. The southerly portion of the Sphere has been extended to the east to Turner Ave. to include all of Pepper Tree Lane. This will allow for the reconstruction of Pepper Tree Lane within the Sphere. The boundaries of this area were defined in order to provide a protected perimeter buffer zone around the Historic Core within which new development is particularly sensitive to the historic architecture of the Core.

This Specific Plan recognizes that many of the existing buildings within this Zone will be demolished or relocated to provide suitable areas for new development. It is recommended that historically significant buildings within this Zone be relocated or retained at Pepper Tree Lane in instances where it is feasible to incorporate them into this development. This includes the following buildings: #13, 15, 16, 21 and 23 workers cottages, #47 and #48 residences, and #11 Guasti Market.

The historical landscape within the Peppertree Lane shall be honored by infilling with additional Pepper trees where historical trees have fallen or

will be removed due to disease and structural issues. Eucalyptus windrows may provide a buffering backdrop to the adjacent Parcel 7 residential option. Worker's cottages shall display simple gardens including a variety of fruit trees (i.e. Orange, Lemon, Fig, Loquat, Presimmon, Guava, Avocado, Plum and Kumquat).

3. The Domain, (Zone 3), includes the remaining portion of the site: all of the area north of Guasti Road; the east and west periphery of the Guasti Plaza site Planning Area 2; and Planning Area 3.

This area will be separated from the Historic Core by the Sphere (Zone 2), which will also serve to buffer new development in Zone 3 from existing historical buildings in the Historic Core (Zone 1).

Two historically significant buildings are located in the Domain. They are:

#47	Foreman's Residence
#48	Cooper's Residence

Because of their small size, and limited reuse potential, it appears to be unmarketable to preserve these two existing structures at their current locations. To create a favorable aesthetic and economic environment for these structures, it is recommended that they be relocated and utilized to help recreate Pepper Tree Lane to the sphere.

F. CONFORMANCE TO THE ONTARIO PLAN

- **Guasti Mixed Use Area, The Ontario Plan**

Guasti Plaza is designated Guasti Mixed-Use Area in the Land Use Element of The Ontario Plan (TOP), adopted January 27, 2010. This Specific Plan conforms with the goals of the TOP to maintain the unique character of the "uniculture in Guasti" Community. The proposed uses include office, hotel, retail/commercial, residential, office park and tourist activities. Architectural guidelines for historic buildings and new construction encourage the enhancement and adaptive reuse of historic structures as described in Policy CD4-5 Adaptive Reuse in TOP. Important landscape elements including eucalyptus and other trees, and the rose garden at the Guasti Mansion, will be maintained.

It is a goal of the Guasti Mixed Use Area designation of the The Ontario Plan that the "Specific Plan for the Guasti Winery shall provide for the retention and protection of historic resources, including structures and landscapes, and that the historic preservation provision of the Specific Plan shall be reviewed for comment by the Historic Preservation Commission."

The retention and protection of significant historic resources within Guasti Plaza will be accomplished through the rehabilitation and adaptive reuse of existing structures and landscapes. The City staff of Ontario has collaborated with the new property owners and developer to implement strategies to foster the preservation of Guasti pursuant to Policy CD4-2 Collaboration with Property Owners in TOP.

The proposed floor area ratio (FAR) for the rehabilitation of existing structures and for new construction is 1.0, as allowed by the General Plan.

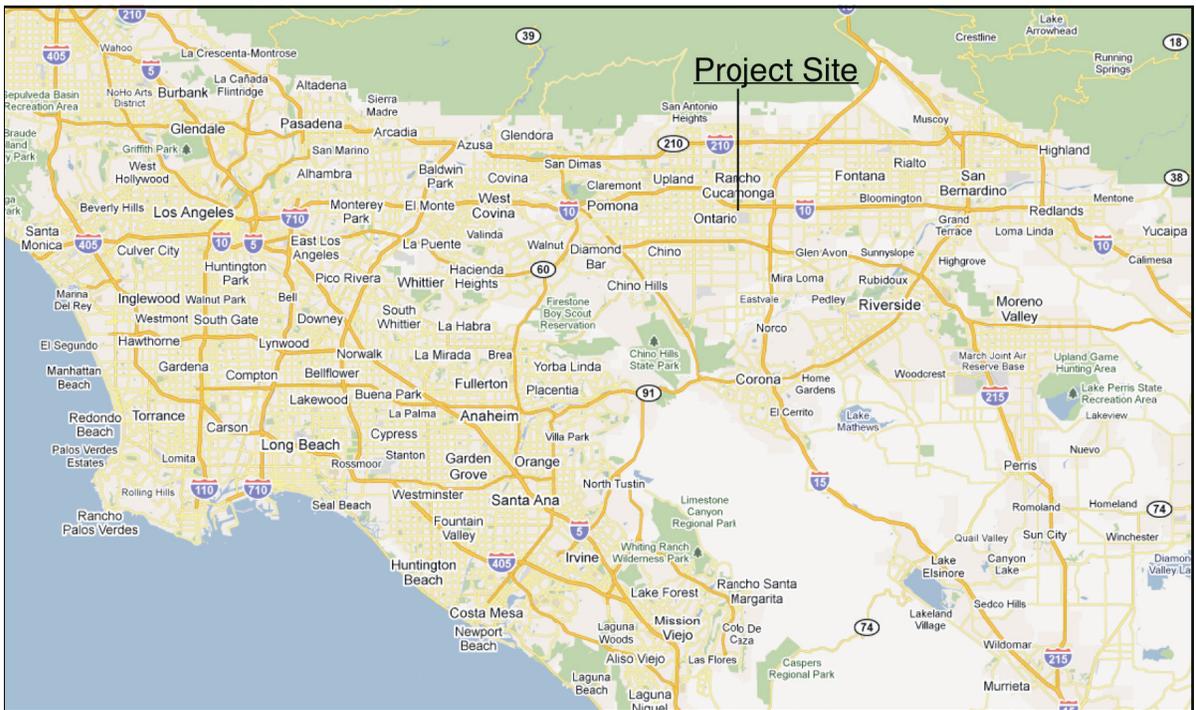


EXHIBIT 1
REGIONAL LOCATION

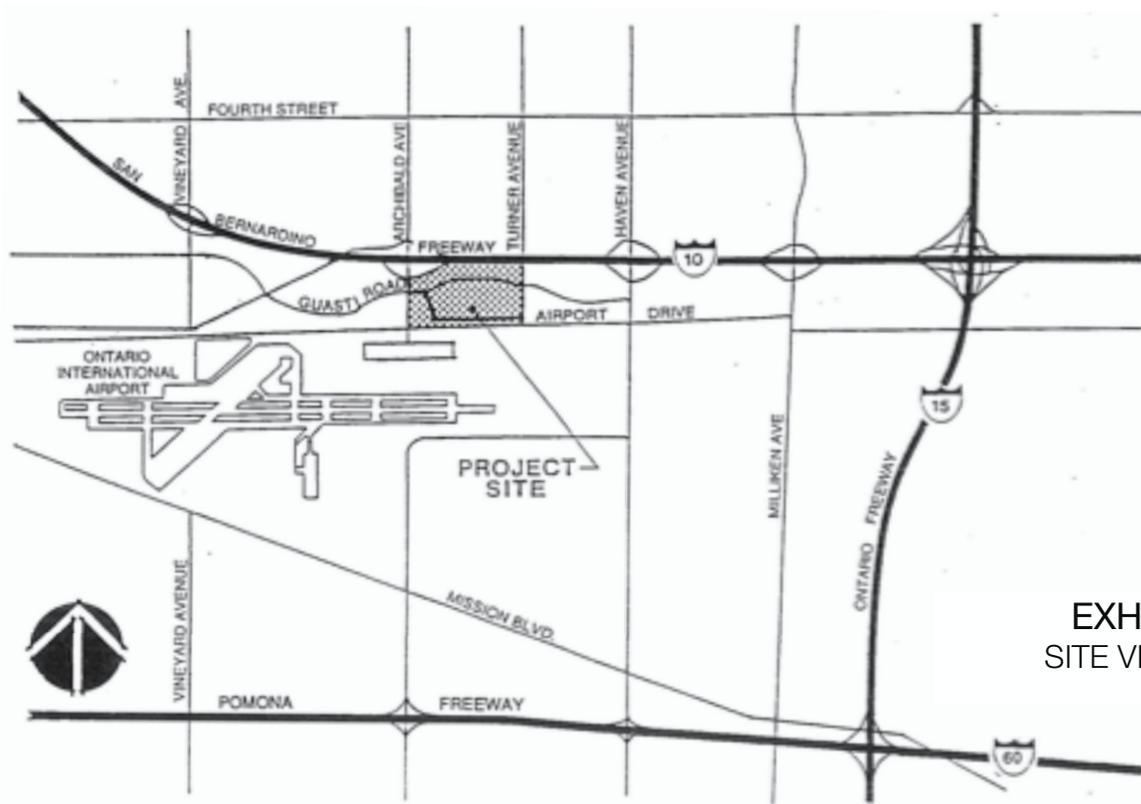
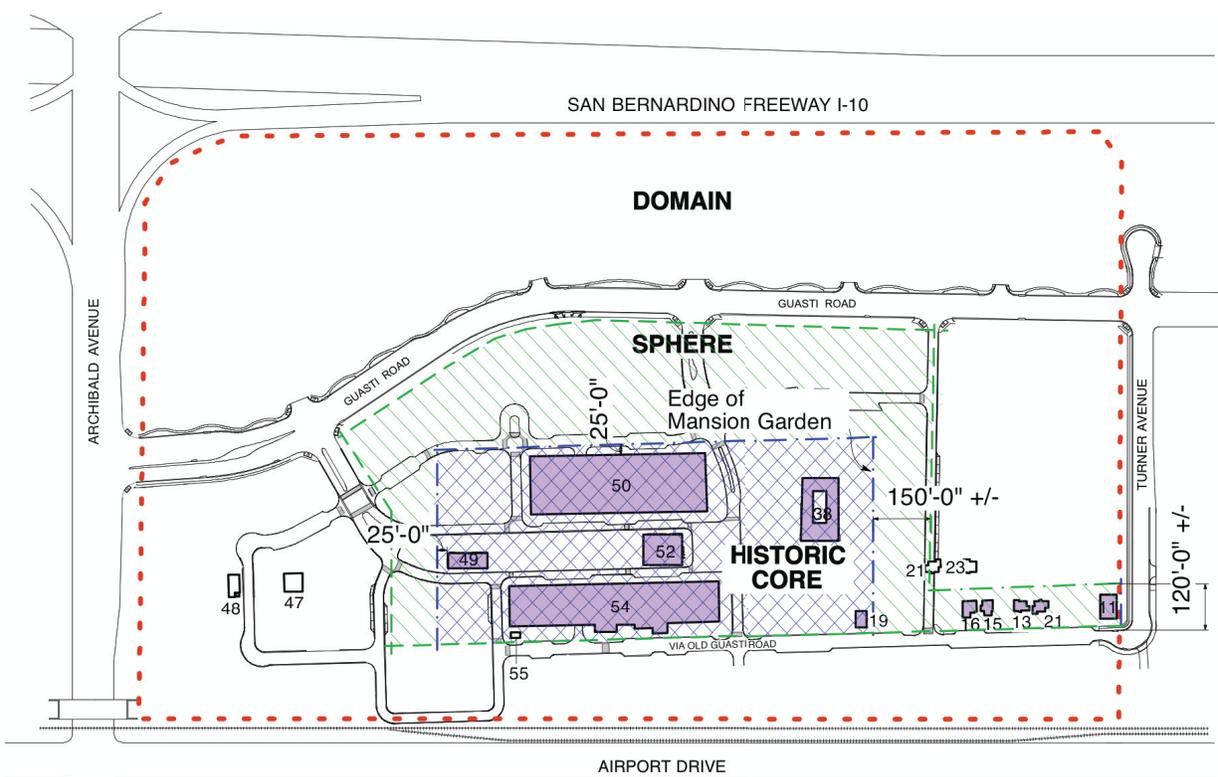


EXHIBIT 2
SITE VICINITY



SITE PLAN
(2011)



LEGEND

-  Historic Core
-  Sphere
-  Domain
-  Existing building to be relocated on-site
-  Existing building to remain in place

Refer to Exhibit 5a, page 14 for original building uses

EXHIBIT 3
HISTORIC CORE/DOMAIN