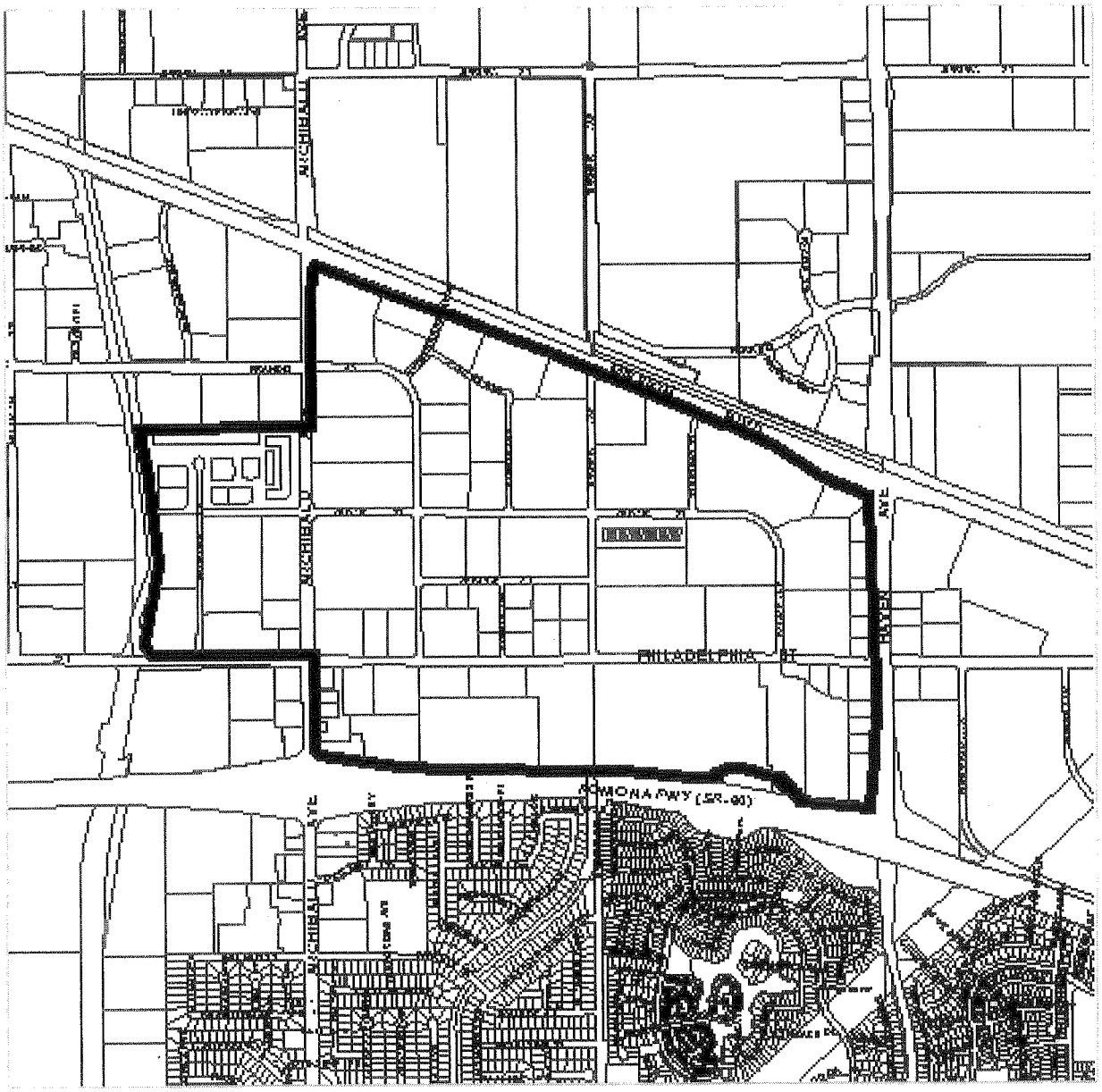
CALIFORNIA COMMERCE CENTER SOUTH

Ontario, California



Specific Plan

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COVINGTON & CROWE

April 4, 1994

Mr. David Ariss
California Commerce Center
9580 Commerce Center Drive
Rancho Cucamonga, California 91730

Re: Specific Plan for California Commerce Center South

Dear Sir:

You have inquired as to the California Commerce Center South complying with the requirements as set forth in a development agreement so that the development is exempt from the CMP because of the fact that its approval was prior to July 10, 1989.

The Ontario City Council on June 16, 1987, by Resolution No. 78-98, approved the specific plan for the California Commerce Center South entitled "California Commerce Center South."

Whereas, in lieu of a specific development agreement, this plan was implemented to act as such an agreement and set forth all of the conditions, including financial contributions to be made by the developers, to ensure satisfactory completion of necessary improvements.

If you have any further questions regarding this matter, please feel free to contact me.

Respectfully,

COVINGTON & CROWE

BY: _____
SAMUEL CROWE
City Attorney for the
City of Ontario

SC:sgg
Via FAX to (909) 466-8269

cc: Michael E. O'Connor, Assistant City Manager/City of Ontario
Via FAX to (909) 391-0692

cc: Byron Ely, Development Director/City of Ontario
Via FAX to (909) 391-0692

ontario/pblc-srvcs/trfc-cngstn.mgmt/ariss3.ltr

CALIFORNIA COMMERCE CENTER SOUTH

SPECIFIC PLAN

Prepared for:

ONTARIO INDUSTRIAL PARTNERS
1325 SOUTH ROCKEFELLER AVENUE
ONTARIO, CA 91762

Prepared by:

PLANNING NETWORK
9375 N. ARCHIBALD AVENUE, SUITE 101
RANCHO CUCAMONGA, CA 91730
(714) 945-2738

March 2, 1987
Planning Commission Approval: May 25, 1987
City Council Approval: June 16, 1987
DAB Approval of Minor Amendment No. 1: September 9, 1987
3859 - SPA: December 6, 1988
3962 - SPA: April 4, 1989
4068 - SPA: June 5, 1990
4357 - SPA: September 4, 1990

RESOLUTIONS OF APPROVAL

FILE NUMBER	CITY COUNCIL APPROVAL	RESOLUTION NO.
3220-GPA	December 17, 1985	85-209
EIR 85-3	December 17, 1985	85-208
3555-GPA	April 21, 1987	87-63
3589-GPA	June 16, 1987	87-98
3859-SPA	December 6, 1988	88-207
3962-SPA	April 4, 1989	89-46
4067-PAP	June 5, 1990	90-98
4068-SPA	June 5, 1990	90-98
4140-PAP	September 4, 1990 (Withdrawn Dec. 18, 1991)	90-179
4357-SPA	September 4, 1990	90-179

(EIR 85-3)

RESOLUTION NO. 85-208

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING ENVIRONMENTAL IMPACT REPORT NO. 85-3, SUBJECT TO A STATEMENT OF OVERRIDING CONSIDERATIONS

WHEREAS, the Planning Commission has reviewed the environmental impacts of a proposed General Plan amendment from Planned Industrial and Commercial to Planned Commercial and Planned Residential, and a zone change from M2, M2.5 and C3 to SP Specific Plan for 505 acres bounded by Mission Boulevard, Haven Avenue, the Pomona Freeway, and Archibald Avenue and at the northeast corner of Philadelphia Street and the Cucamonga Creek Channel; and

WHEREAS, the proposed General Plan amendment and zone change have been determined to have significant environmental effects; and

WHEREAS, Environmental Impact Report 85-3 has been prepared to analyze environmental effects of the project; and

WHEREAS, the Planning Commission has considered and recommended adoption of the proposed mitigation measures designed to reduce the impacts to an acceptable level, and propose that the measures shall be implemented in the Specific Plan; and

WHEREAS, the proposed mitigation measures for traffic, air quality, energy, and perhaps the San Diego Horned lizard habitat, may not reduce the impacts to an acceptable level; and

WHEREAS, the Planning Commission has determined that the following benefits from the project will outweigh the unavoidable environmental impacts:

1. The project will generate substantial employment opportunities, housing opportunities, and municipal revenues, thereby resulting in a positive impact on the economy of the City.

2. The project, due to its mixed-use development concept and its location within an area of expanding urban growth, may contribute to a reduction in vehicle-miles traveled on a regional level, thereby resulting in positive impacts on regional air quality and energy consumption.

WHEREAS, the City Council concurs with the findings of overriding considerations;

NOW, THEREFORE, BE IT RESOLVED, that the City Council certifies Environmental Impact Report No. 85-3 as being adequate, subject to the statement of overriding considerations.

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I hereby certify that the above Resolution was duly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 17th day of December, 19 85.

ORIGINAL SIGNED BY
De Loris E. Arterburn
Ontario City Clerk

City Clerk of the City of Ontario

(File No. 3220-GPA)

RESOLUTION NO. 85-209

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT OF THE ONTARIO GENERAL PLAN

WHEREAS, the updated City General Plan was adopted by the City Council in February 1982; and

WHEREAS, the General Plan designates the area bounded by Mission Boulevard, Haven Avenue, the Pomona Freeway, and Archibald Avenue for Planned Industrial development and Commercial development, and the area at the northeast corner of Philadelphia Street and the Cucamonga Creek Channel for Planned Industrial development; and

WHEREAS, a General Plan Amendment has been proposed for the 505 acre site to change the land use designations to Planned Commercial development and Planned Residential development; and

WHEREAS, the Planning Commission has reviewed the proposal and the environmental analysis contained in Environmental Impact Report 85-3 prepared for this project, and the City Council has certified the environmental impact report prepared for this project; and

WHEREAS, based on the information and mitigation measures contained in the environmental impact report, the Planning Commission has determined that the proposed General Plan Amendment from Planned Industrial development and Commercial development to Planned Commercial development and Planned Residential development will be a compatible designation in the area, furthering the goals and policies of the General Plan;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, that the General Plan be amended to show the subject area as Planned Commercial development (305 acres) and Planned Residential development (200 acres).

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I hereby certify that the above Resolution was duly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 17th day of December, 1985.

ORIGINAL SIGNED BY
De Loris E. Arterburn
Ontario City Clerk

City Clerk of the City of Ontario

(File No. 3555-GPA)

RESOLUTION NO. 87-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT OF THE ONTARIO GENERAL PLAN

WHEREAS, the updated City General Plan was adopted by the City Council in February 1982; and

WHEREAS, the General Plan was amended when the City Council approved File No. 3220-GPA on December 17, 1986; and

WHEREAS, the General Plan presently designates the property bounded by Mission Boulevard, Haven Avenue, the Pomona Freeway, and Archibald Avenue as Planned Commercial and Planned Residential and further designates the property at the northwest corner of Archibald Avenue and Philadelphia Street as Planned Commercial; and

WHEREAS, a General Plan Amendment has been proposed for a 505 acre site to change the land use designation to Planned Industrial and Planned Commercial; and

WHEREAS, the Planning Commission has reviewed the proposal and the environmental analysis contained in the Project Evaluation for California Commerce Center, South which relates findings and mitigations from an earlier Environmental Impact Report (EIR 85-3) which was prepared for File No. 3220-GPA, the earlier General Plan Amendment on the subject property; and

WHEREAS, based on the information and mitigation measures contained in the Environmental Impact Report and Project Evaluation, the Planning Commission has determined that the proposed General Plan Amendment from Planned Commercial and Planned Residential to Planned Industrial and Planned Commercial will be a compatible designation in the area, furthering the goals and policies of the General Plan;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, that the General Plan be amended to show the subject area as Planned Commercial development (132 acres) and Planned Industrial development (373 acres).

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I hereby certify that the above Resolution was duly and regularly passed and adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 21st day of April, 19 87.

ORIGINAL SIGNED BY
De Loris E. [illegible]burn
[illegible] City Clerk

City Clerk of the City of Ontario

(File No. 3589-SP)

RESOLUTION NO. 87-98

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A SPECIFIC PLAN OF LAND USE ENTITLED "CALIFORNIA COMMERCE CENTER, SOUTH"

WHEREAS, the City of Ontario Planning Commission held a public hearing on May 26, 1987, to review the Specific Plan for the project proposed by Ontario Industrial Partners on approximately 505 acres, 440 of which are bounded by the Pomona Freeway, Archibald Avenue, Mission Boulevard, and Haven Avenue with the remaining 65 acres being located west of Archibald Avenue and north of Philadelphia Street; to hear testimony thereon; and

WHEREAS, the environmental issues of this project have been addressed in Environmental Impact Report No. 85-3 which was the subject of File Nos. 3220-GPA and 3555-GPA, on the same property, and the mitigation measures proposed will be implemented in the Specific Plan; and

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

WHEREAS, the proposed development will promote innovative design, ensure land use compatibility, and enable development of an area on a comprehensive and coordinated basis; and

WHEREAS, approval of the Specific Plan does not establish specific quantities of building intensity nor guarantee the availability of public services or facilities therefor; and

WHEREAS, the Specific Plan must comply with the attached conditions recommended by the Development Advisory Board;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, that the Specific Plan entitled "California Commerce Center, South" is approved.

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I hereby certify that the above Resolution was duly and regularly passed and adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 16th day of June, 19 87.

ORIGINAL SIGNED BY
De Loris E. Arterburn
Ontario City Clerk

City Clerk of the City of Ontario

RESOLUTION NO. 88-207

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO THE CALIFORNIA COMMERCE CENTER SOUTH SPECIFIC PLAN (FILE NO. 3859-SPA)

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on November 22, 1988 to review a proposed amendment to the California Commerce Center South Specific Plan to reduce the Business Park minimum lot size from five (5) acres to two and one-half (2 1/2) acres; and

WHEREAS, the Planning Commission reviewed a negative declaration for this project which determined that there will be no significant environmental impacts associated with this project, and recommended City Council approval of the negative declaration; and

WHEREAS, the Planning Commission recommended to the City Council that the Specific Plan Amendment be approved;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario that the amendment to the California Commerce Center South Specific Plan is hereby approved, subject to the Development Advisory Board conditions, the revised Planning Department conditions, and the submittal of fifty (50) copies of revised text changes to the Planning Department

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I hereby certify that the above resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 6th day of December, 1988.

ORIGINAL SIGNED BY
De Loris E. Arterburn
~~Ontario City Clerk~~
City Clerk of the City of Ontario

(File No. 3962-SPA)

RESOLUTION NO. 89-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO THE CALIFORNIA COMMERCE CENTER SOUTH SPECIFIC PLAN (FILE NO. 3962-SPA)

WHEREAS, the Planning Commission of the City of Ontario held a public hearing on February 28, 1989, to review a proposed amendment to the California Commerce Center South Specific Plan to reduce the Commercial/Office minimum lot size from five (5) acres to two and one-half (2 1/2) acres, to incorporate the requirements of a Planning Area Plan as a condition for requesting lot sizes smaller than the specified minimum, to increase the maximum allowable tenant identification wall sign area from forty (40) square feet to fifty-five (55) square feet, and to increase the maximum letter height from twenty (20") inches to thirty-six (36") inches; and

WHEREAS, the Planning Commission reviewed a negative declaration for this project which determined that there will be no significant environmental impacts associated with this project, and recommend City Council approval of the negative declaration; and

WHEREAS, the Planning Commission recommended to the City Council that the Specific Plan Amendment be approved;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario that the amendment to the California Commerce Center South Specific Plan is hereby approved, subject to the Development Advisory Board conditions.

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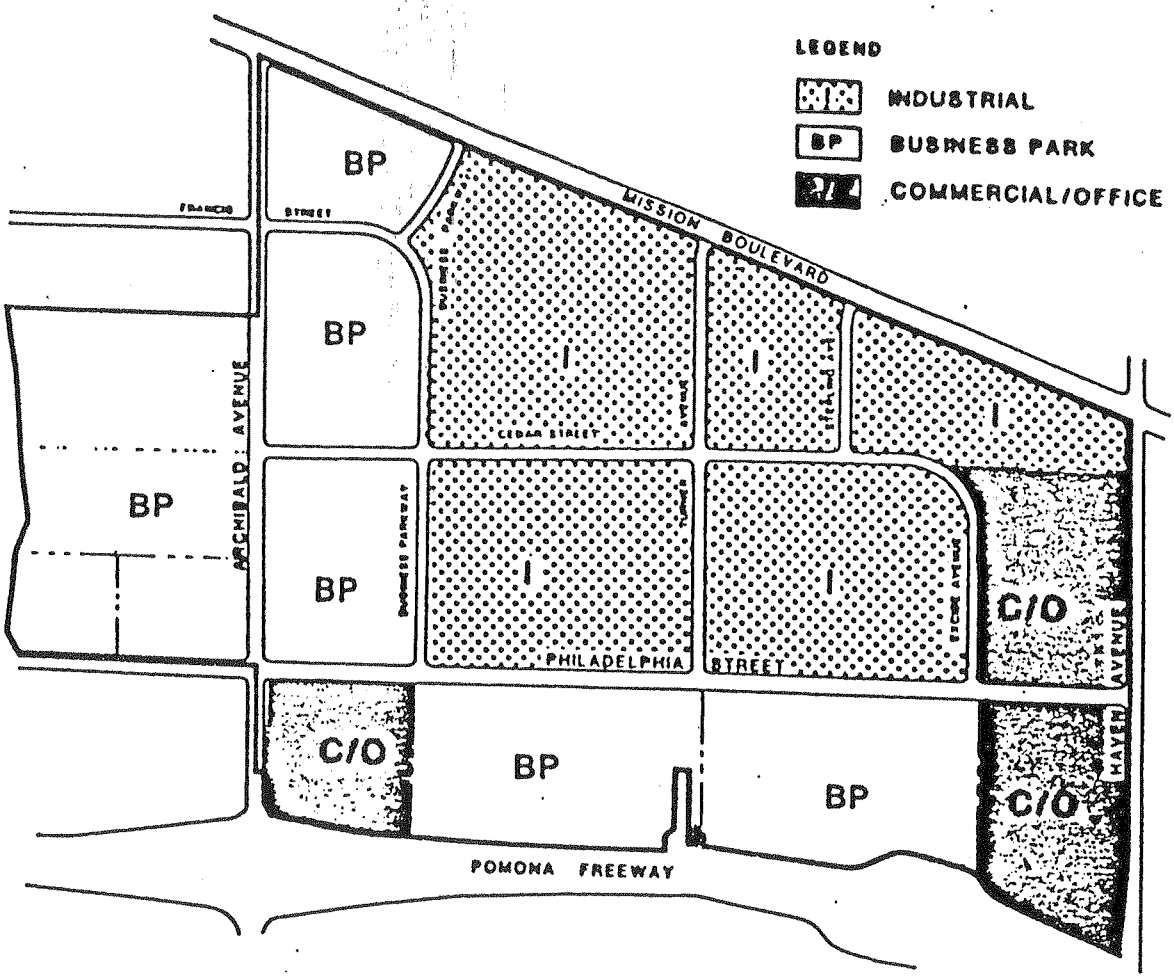
I hereby certify that the above Resolution was duly and regularly adopted by the City Council of the City of Ontario at a regular meeting thereof held on the 4th day of April, 1989.

SIGNED BY
[illegible] E. Arterburn
[illegible] City Clerk

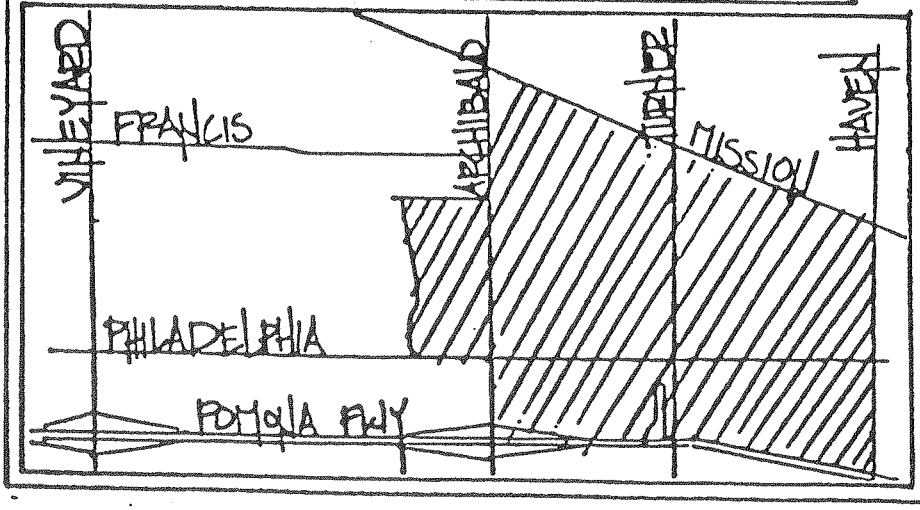
City Clerk of the City of Ontario

ONTARIO PLANNING DEPARTMENT

LAND USE



VICINITY MAP



N LEGEND

An amendment to the CCC South SP to reduce the minimum Industrial lot size from 1 to 1/2 ac, reduce the minimum commercial/office lot size from 5 ac to 2 1/2 ac, and increase the allowable tenant wall sign area and letter height for all land use designations; submitted by the Ontario Industrial Partners.

FILE # 3962-SPA

RES. NO. 89-46