

# **GROVE AVENUE SPECIFIC PLAN**

**FILE NO. 4388- SP**

**(Amended by File No., 4663-SPA)**

**Prepared for:**

**City of Ontario  
303 East B Street  
Ontario, California 91764-4196**

**Prepared by:**

**The PRS Group  
27132-B Paseo Espada, Suite 1222  
San Juan Capistrano, California 93675**

## **CITY COUNCIL**

James R. Fatland, Mayor  
Gus Skropos, Mayor Pro Tempore  
Jim Bowman  
Rudy Favila  
Gary Ovitt

## **PLANNING COMMISSION**

Sheila Mautz, Chairman  
Frank J. Lizarraga, Jr., Vice Chairman  
Kate Cerda-Núñez  
Matthew John Fertal  
Reverend Charles Mabry  
James D. Maletic  
William C. McCaughey

## **CITY MANAGER**

G. Michael Milhiser

## **DEVELOPMENT ADVISORY BOARD**

Community Economic Development/Redevelopment	Norm Priest
Community Development	Byron Ely
Building Department	Tony Lopez
Planning Department	Otto Kroutil
Engineering Department	LeRoy Bender
Public Facilities Development	Sam Gutierrez
Police Department	Patrick Sanford
Fire Department	Bill Alexander
Transportation Projects Manager	Kim Shultz
Code Enforcement	Fred Stillions

CITY OF ONTARIO, FILE NO. 4388-SP  
(AMENDED BY FILE NO. 4663-SPA)

ACCEPTED BY THE DEVELOPMENT ADVISORY BOARD

Community Development

Building

Engineering

Planning

Public Services

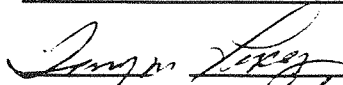
Redevelopment

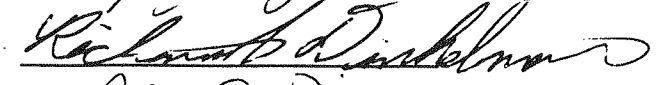
Fire

Police

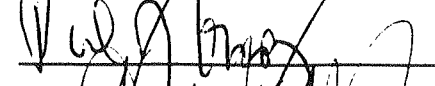
Transportation

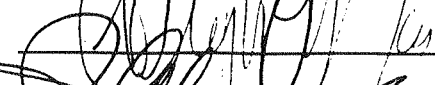
Code Enforcement

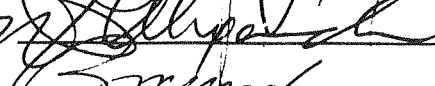


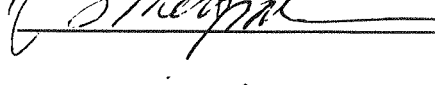


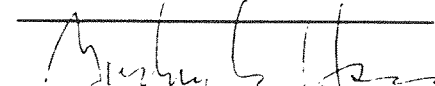


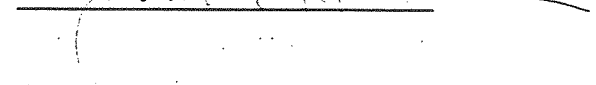












## **ADOPTION**

### **Resolution No. 93-50 (Adopted May 18, 1993)**

*The Specific Plan was established with adoption of Resolution No. 93-50 setting forth the development intensities, land uses, development standards, design guidelines, and infrastructure requirements for the approximately 250 acre project area.*

## **AMENDMENTS**

### **Resolution No. 93-103 (Adopted September 7, 1993)**

*The Specific Plan was amended to permit various minor adjustments to the regulations regarding floor area ratios, land uses, development standards, and design guidelines.*

**RESOLUTION NO. 93-50**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA APPROVING A SPECIFIC PLAN KNOWN AS THE GROVE AVENUE SPECIFIC PLAN SETTING FORTH THE DEVELOPMENT INTENSITIES, LAND USES, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE REQUIREMENTS FOR AN APPROXIMATELY 250 ACRE SITE LOCATED ALONG BOTH SIDES OF GROVE AVENUE, BOUNDED BY MISSION BOULEVARD ON THE NORTH AND THE POMONA FREEWAY (STATE ROUTE 60) ON THE SOUTH**

**WHEREAS**, the City Council on this date held a duly noticed public hearing to consider and review a proposed Specific Plan, File No. 4388-SP, and related applications, which have been recommended for approval by the Planning Commission at its public hearing on March 23, 1993; and

**WHEREAS**, the Specific Plan would establish development intensities, allowable land uses, development standards, design guidelines, and infrastructure requirements for the project site; and

**WHEREAS**, the Specific Plan would permit development of a 2.9 million square foot Business Park with light industrial, office/commercial, and commercial land uses; and

**WHEREAS**, the Specific Plan would implement the goals and policies of the Ontario General Plan by establishing superior design guidelines and development standards for the Grove Avenue Corridor, while permitting greater flexibility in the allowable land uses; and

**WHEREAS**, the Specific Plan would result in the establishment of regulations and requirements in conformance with the spirit, intent, and provisions of the Ontario Municipal Code; and

**WHEREAS**, the properties within the project area would have to be developed in conformance with the Specific Plan and in compliance with the conditions of approval, as recommended by the Planning Commission and the Development Advisory Board; and

**WHEREAS**, development of the properties within the Specific Plan would be an economic benefit to the City because of the estimated 1.58 revenue - cost ratio as determined in the fiscal impact report prepared for this project; and


WHEREAS, the City Council has reviewed and certified Environmental Impact Report No. 90-2 and has required incorporation of all of its mitigation measures as part of the project, thereby reducing all of the projects effects on the public health, safety, and welfare to acceptable levels (including public education which is to receive all legally established school impact fees to off-set any effect the project may have on school facilities).

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

1. The Grove Avenue Specific Plan is beneficial to the City; and
2. The public health, safety, welfare (including public education), and quality of life is not adversely impacted through approval of the Grove Avenue Specific Plan; and
3. The Grove Avenue Specific Plan, File No. 4388-SP, is approved.

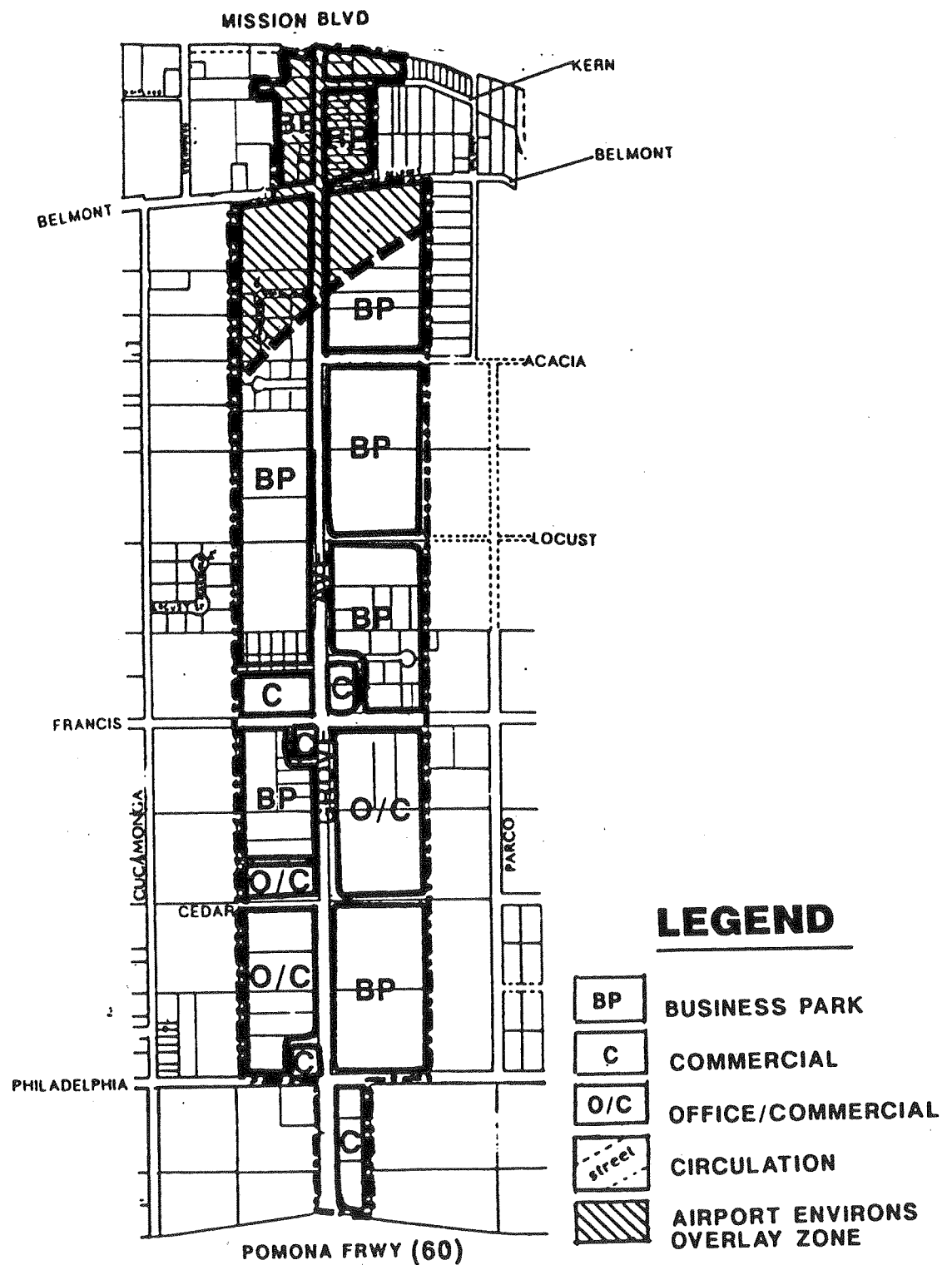
I hereby certify that this resolution was duly passed and approved by the City Council of the City of Ontario at a regular meeting held on the 18th day of May, 1993.



  
City Clerk of the City of Ontario

# ONTARIO PLANNING DEPARTMENT

## EXHIBIT 4: LAND USE PLAN



FILE NO. 4388-SP

**RESOLUTION NO. 93-103**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA APPROVING AN AMENDMENT TO THE GROVE AVENUE SPECIFIC PLAN RELATING TO DEVELOPMENT INTENSITIES, ALLOWABLE LAND USES, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND LAND USE DESIGNATIONS ON AN APPROXIMATELY 250 ACRE SITE LOCATED ALONG BOTH SIDES OF GROVE AVENUE, BOUNDED BY MISSION BOULEVARD ON THE NORTH AND THE POMONA FREEWAY (STATE ROUTE 60) ON THE SOUTH**

**WHEREAS**, the City Council on this date held a duly noticed public hearing to review and consider amending certain items of the Grove Avenue Specific Plan, File No. 4663-SPA, which the Planning Commission has recommended for approval at its public hearing on July 27, 1993; and

**WHEREAS**, this Specific Plan Amendment would permit the following:

1. An increase in the maximum floor area ratio in the Business Park category, subject to a traffic generation analysis;
2. Service stations with mini-marts as conditional uses in the Commercial category;
3. Warehousing and light distribution if it is ancillary to a permitted or conditionally permitted use in the Business Park category;
4. Individual projects to vary from the prescribed rear and interior side yard setbacks with the approval of the Planning Commission if it can be demonstrated that the variations would result in a superior design;
5. Limited outdoor storage if it is ancillary to a permitted or conditionally permitted business, subject to certain design requirements; and
6. Redesignation of the Lee property on the south of Francis Street and east of Grove Avenue as "Business Park"; and

**WHEREAS**, a provision would be added to the Specific Plan requiring that all freestanding walls be finished with graffiti resistant paint or otherwise be graffiti-proofed and maintained graffiti free; and

**WHEREAS**, the Specific Plan Amendment affects the entire 2.9 million square foot Grove Avenue Corridor Business Park which is to include light industrial, office/commercial, and commercial land uses; and



**WHEREAS**, the Specific Plan Amendment is consistent with the goals and policies of the Ontario General Plan because the superior design guidelines and development standards for the Grove Avenue Corridor are being maintained, while greater flexibility in the allowable land uses is being permitted; and

**WHEREAS**, the Specific Plan Amendment is in conformance with the spirit, intent, and provisions of the Ontario Municipal Code; and

**WHEREAS**, the properties within the project area would have to be developed in conformance with the Specific Plan and in compliance with the conditions of approval, as recommended by the Planning Commission and the Development Advisory Board with the establishment of the Specific Plan in May of 1993; and

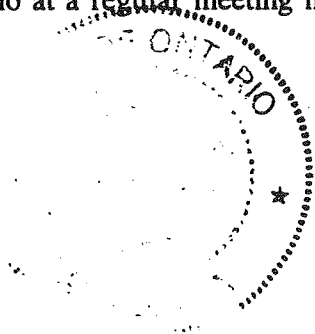
**WHEREAS**, a program Environmental Impact Report, EIR #90-2, was completed and certified for the Grove Avenue Specific Plan which adequately describes the proposed Specific Plan Amendment for the purposes of the California Environmental Quality Act; and


**WHEREAS**, because no new effects would occur as a result of the proposed Specific Plan Amendment besides those already evaluated in EIR #90-2, no additional environmental documentation is required.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council hereby approves the Specific Plan Amendment, File No. 4663-SPA. It is further resolved that automobile service centers and used automobile sales and auctions are not appropriate land uses for the Grove Avenue Corridor.

-----

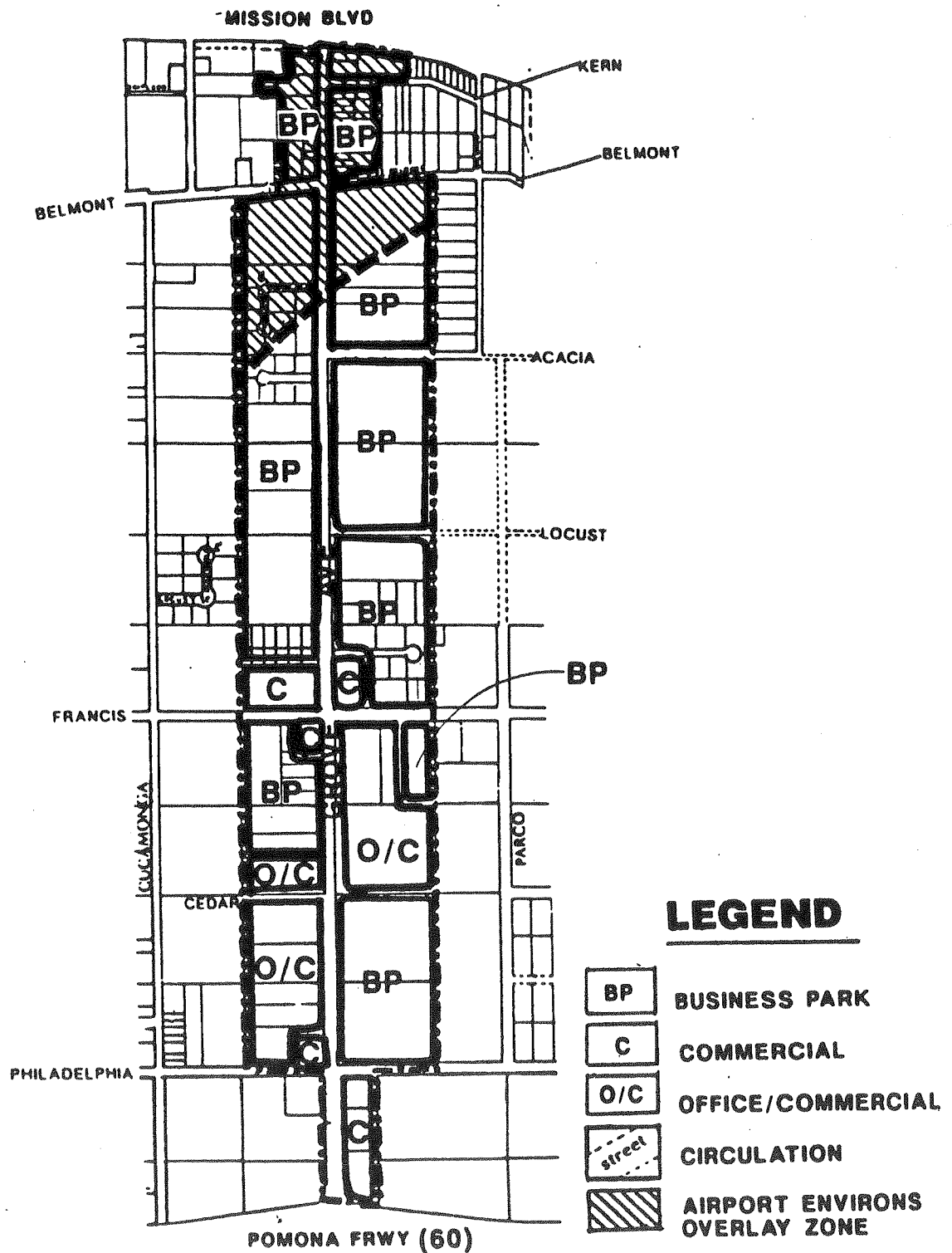
I hereby certify that this resolution was duly passed and approved by the City Council of the City of Ontario at a regular meeting held on the 7th day of September, 1993.



  
City Clerk of the City of Ontario

# ONTARIO PLANNING DEPARTMENT

## LAND USE PLAN



FILE NO. 4633-SPA