LAND USE PLAN

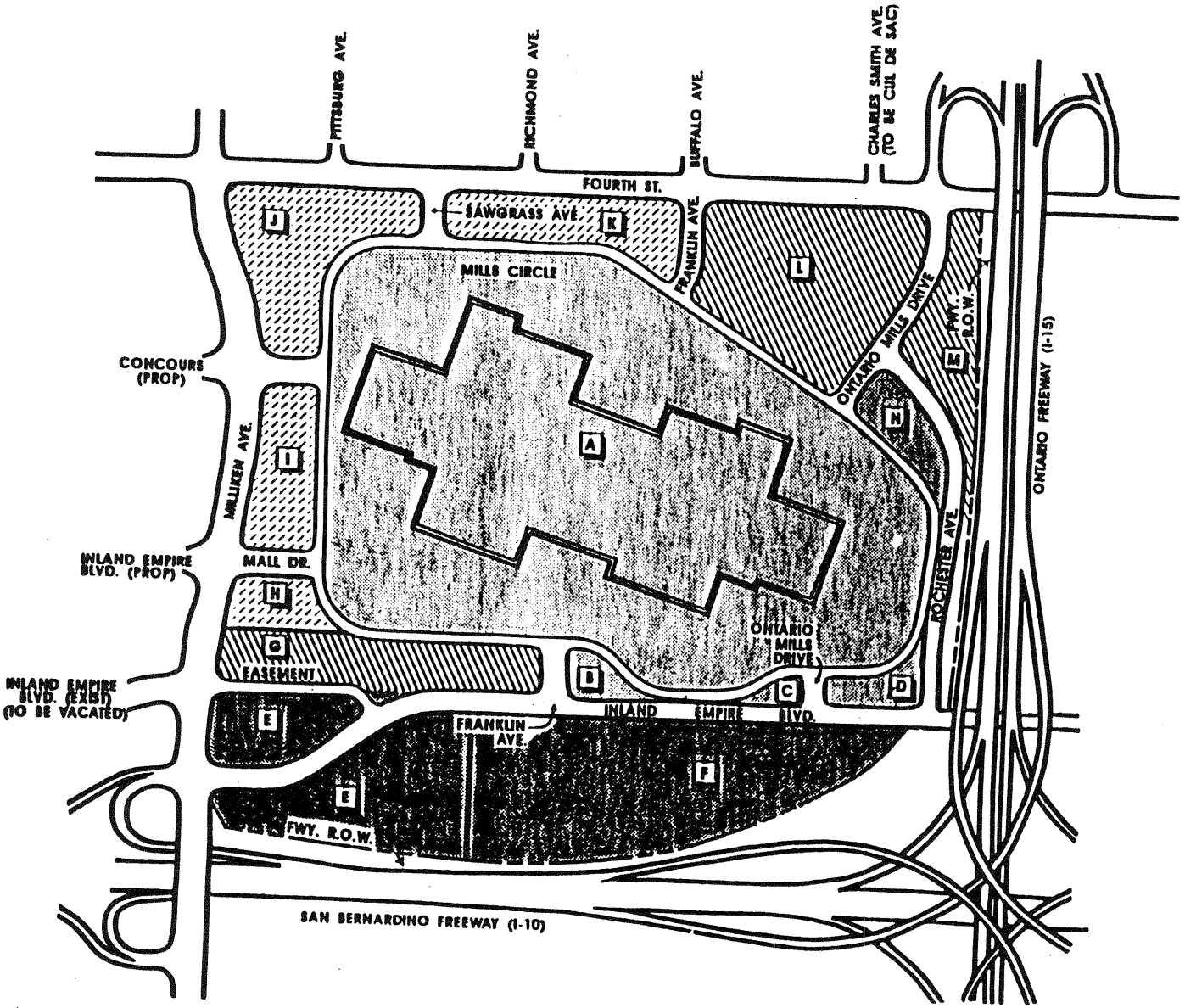
Overall Concept

The overall land use concept for the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area is development of a major regional commercial center surrounded by offices and support commercial services.

The major land use will be the Ontario Mills Regional Commercial Center. This Regional Commercial Center will generate significant sales tax, as well as employment opportunities, while establishing a strong area identity to attract offices and support commercial uses. The Ontario Mills will be the largest activity generator within the project, and is thus placed at the center of the project, convenient to all other activity areas. The most visible perimeter portions of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area will be used for employment generating office uses, and supporting commercial development.

Land Use Categories

The land use types within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area are Regional Commercial and Commercial/Office. These land use categories will respond to a wide range of demands for sales tax and employment generating development (see the Proposed Land Use Summary, Table III-1, and the Proposed Land Use Plan, Figure III-1).



CALIFORNIA COMMERCE CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES
SPECIFIC PLAN
DISTRICT/SECTOR PLAN

LEGEND

DISTRICT 1: MALL

SECTORS A-D AND N

DISTRICT 2: FREEWAY FRONTAGE

SECTORS E AND F

DISTRICT 3: MILLIKEN AVENUE/ FOURTH STREET FRONTAGE

SECTORS H-K

DISTRICT 4: WAGNER

SECTORS G, L AND M

SOURCE: PLANNING NETWORK, 1991.

PLANNING NETWORK

FIGURE III-1

0' 300' 600' 1,200' NORTH

Table III-1
Proposed Land Use Summary

Site Data		Square Feet	Net Acres
DISTRICT 1: REGIONAL COMMERCIAL CENTER			
Sector A CCCN	Mall Gross Leasable Area	1,650,000	
	Mall Non-Leasable Area	250,000	
Subtotal	Mall Gross Floor Area	1,900,000	121.8
Sectors B, C, D, N CCCN	Regional Commercial Peripheral Parcels	67,708	8.1
SUBTOTAL		1,967,708	129.9
DISTRICT 2: FREEWAY FRONTAGE			
Sector E MAXROAD/HILLGREN	Commercial/Office 0.44 FAR	306,279	16.0
Sector F SIMI INVESTMENT	Commercial/Office 0.44 FAR	615,050	32.1
SUBTOTAL		921,329	48.1
DISTRICT 3: MILLIKEN/FOURTH STREET FRONTAGE			
Sector H CCCN	Commercial/Office 0.5 FAR	76,833	3.5
Sector I CCCN	Commercial/Office 0.5 FAR	133,511	6.3
Sector J CCCN	Commercial/Office 0.5 FAR	213,226	9.7
Sector K CCCN	Commercial/Office 0.5 FAR	182,952	8.4
SUBTOTAL		606,522	27.9
DISTRICT 4: WAGNER PROPERTIES			
Sector G WAGNER PROPERTIES	Commercial/Office 0.439 FAR	179,000	9.4
Sector L WAGNER PROPERTIES	Commercial/Office 0.69 FAR	662,143	18.0
Sector M WAGNER PROPERTIES	Commercial/Office	97,082	6.3
SUBTOTAL		938,225	33.7
TOTAL		4,433,784	239.6

Note: City of Ontario, Building and Safety, will monitor development, confirm the amount of excess floor area ratio for any given sector.

Regional Commercial Center

District 1: Regional Commercial Center

The Ontario Mills Regional Commercial Center is planned to be a 1.9 million square foot (1.65 million leasable square feet) super-regional specialty mall. The value-oriented retail center is to be anchored by up to ten or more major tenant retailers. The retail concept planned for the Regional Commercial Center provides for a combination of specialty retailers, manufacturers' outlets, "category-killer" retailers, and new outlet stores from traditional retailers. The enclosed, single-level mall will provide for savings on a wide selection of brand name items in a unique environment. In addition, four small peripheral parcels, totalling 8.1 acres, may be developed with supporting commercial retail, restaurant, and service uses. A maximum of 67,708 square feet may be developed within the Regional Commercial Center's peripheral parcels. The peripheral parcels may be developed to augment the parking provided interior to Mills Circle, as necessary (see Chapter V).

Approximately 129.9 net acres at the center of the site have been allocated to this category. Development intensity may be transferred between Sectors within District 1 without restriction, but may not be transferred into or from any other District. Total FAR may not exceed 1.0 for any one Sector.

Commercial/Office

The 109.7-acre (net) Commercial/Office land use area is intended for urban intensity office development, retail sales, and supporting commercial services. This land use category has been designed to take advantage of high visibility locations along the Interstate 15 and Interstate 10 Milliken Avenue, Fourth Street, and surrounding the Regional Commercial Center.

Commercial uses within the Commercial/Office category area are intended to emphasize a regional rather than local market, although it is expected that commercial uses will also serve some local needs. These uses are also intended to emphasize support for services for local office and industrial businesses.

Office uses within the Commercial/Office category are intended to emphasize white collar job creation and a high quality urban image. Retail commercial structures will generally be one and two stories. Office buildings will generally be multi-storied, ranging from low-rise garden offices (one to two stories) in clustered landscaped settings, to more urban oriented, mid-rise office buildings (three to eight stories). Orientation of the buildings will be toward the freeways, urban plazas, and surface street system, as well as toward the mall.