



BUNGALOWS ON VINE

Planned Unit Development

Ontario, California



CITY COUNCIL APPROVED— JULY 3, 2018
FILE NO. PUD17-004 — ORDINANCE NO. 3109, PC18-056
RELATED: FILE NO. PDEV17-011 – PC18-057, DAB18-028

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1. INTRODUCTION

This document is intended to function as a set of planning and design principles, development regulations and performance standards to guide and govern the development of an infill area of two adjacent vacant lots within a developed area. The development is two adjacent properties, The South facing lot facing “B” Street and the other, site facing west is fronting on Vine Avenue. To the rear of the “B” Street lot, access is available through the existing alley known as West Vesta Street (see Figure 1.1 Project Location Map).

The project site is located within the Ontario Plan Downtown Mixed Use District (MU-1) which requires the establishment of a Planned Unit Development (PUD) prior to development. The Planned Unit Development (PUD) is set forth in the Ontario Development code section 4.01.030 (Planned Unit Development (PUD) and Amendments). Upon approval, this PUD will establish the land use and development standards for this particular project site. The Bungalows on Vine Planned Unit Development (PUD) will replace the existing zone district designations and zoning standards that apply to the affected properties. Unless otherwise defined herein, definitions and interpretations contained in the Development code shall apply.

City staff and private developers shall rely on this PUD to determine whether precise plans for development will be adequate and will meet the City’s land use and design objectives.

Figure 1-1: Project Location Map

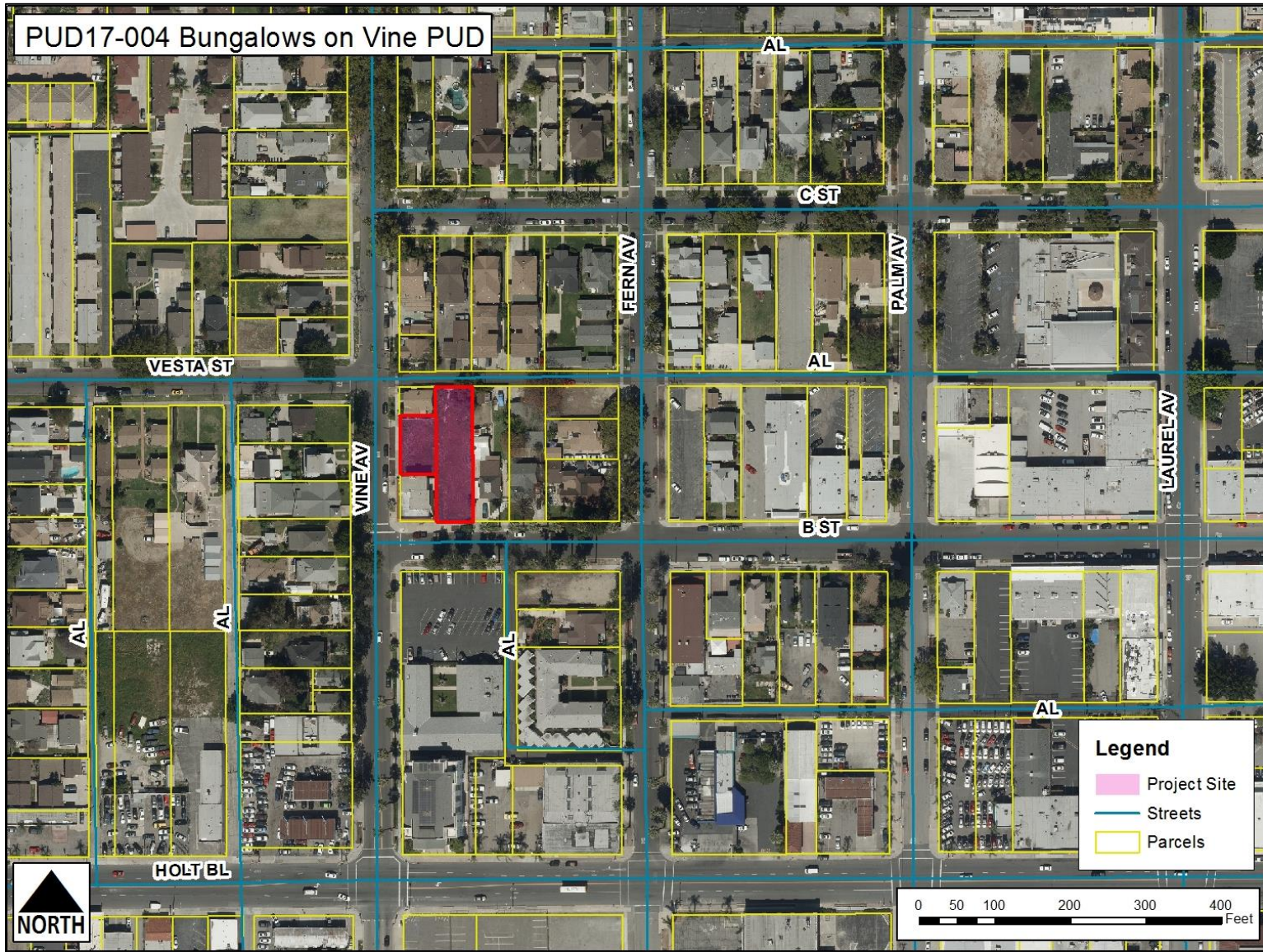
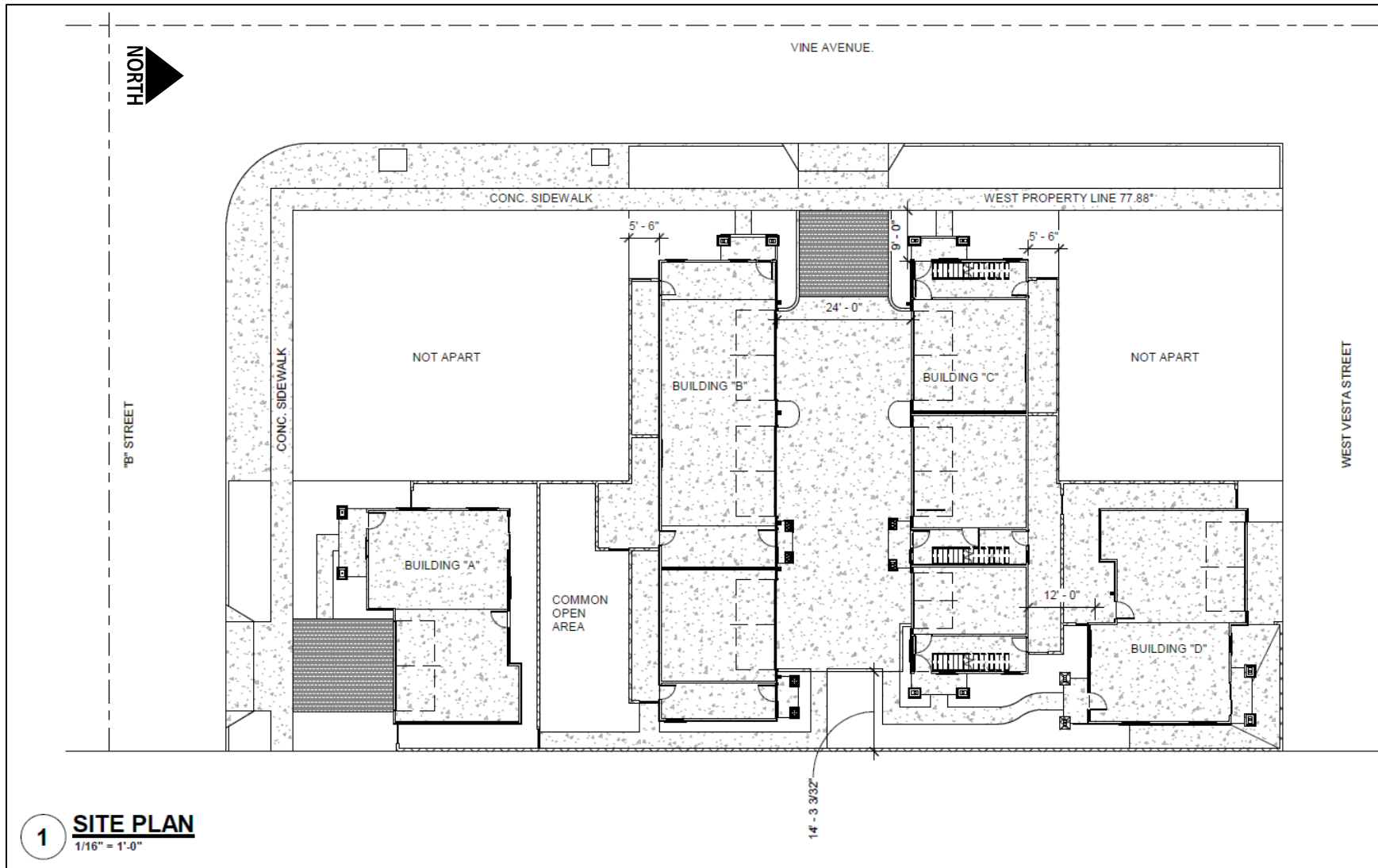


Figure 1-2: Site Plan



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2. OBJECTIVES

The Ontario Plan, which includes the City's General Plan, designates the project area as part of the Downtown Mixed Use District (see Figure 2-1: Downtown Land Use District Map). The Downtown Mixed Use District designation requires approval of a Planned Unit Development (PUD) to develop the property. Additionally, the designation specifies a residential density range of 25-75 units per acre and a maximum floor area ratio (FAR) of 2.0 for office and retail uses.

The Ontario Plan goals and policies furthered by this Planned Unit Development are as follows:

2.1. Land Use Element Goals and Policies

- i. LU1 – Balance. A community that has a spectrum of housing types and price ranges that match the jobs in the city and that make it possible for people to live and work in Ontario and maintain a quality of life.
 - a. LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.
- ii. LU2 – Compatibility. Compatibility between a wide range of uses.
 - a. LU2-2 Buffers. We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.
 - The PUD takes into consideration the existing uses on the surrounding properties and provides privacy buffers with decorative masonry walls, landscaping and setbacks.
- iii. LU3 – Flexibility. Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.
 - a. LU3-1 Development Standards. We maintain clear development standards which allow flexibility to achieve our Vision.

2.2. Housing Use Element Goals and Policies

- i. H1 – Neighborhoods and Housing. Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity.
 - a. H1-4 Historical Preservation. We support the preservation and enhancement of residential structures, properties, street designs, lot

configurations, and other reminders of Ontario’s past that are considered to be local historical or cultural resources.

- The PUD is located within the Residential District of Downtown Ontario. The PUD will ensure the architectural enhancements complement the existing historic housing surrounding the project.
- ii. H2 – Housing Supply and Diversity. Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.
- a. H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.
 - The PUD is located within the Residential District of Downtown Ontario. The PUD will ensure the architectural enhancements complement the existing historic housing surrounding the project.
 - b. H2-6 Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

2.3. Community Design Element Goals and Policies

- i. CD1 – Image and Identity. A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.
- a. CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.
 - b. CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.
 - The PUD is located within the Residential District of Downtown Ontario. The PUD will ensure the architectural enhancements complement the existing historic housing surrounding the project.

- ii. CD2 – Design Quality. A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.
 - a. CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:
 - building volume, massing, and height to provide appropriate scale and proportion;
 - a true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
 - Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

2.4. Center City Redevelopment Plan Objectives

The Center City Redevelopment Plan was established to provide the framework and the process to guide the development of projects within the study area of the Redevelopment plan. The following list of objectives have been identified from the Redevelopment plan as pertaining to the Planned Unit Development (PUD).

- i. Create a healthy and exciting urban environment, with the ability to work, live, shop and play within a small area, combine daytime and nighttime use, and conserve energy and resources through mixed use development
- ii. Create a healthy and exciting urban environment, with the ability to work, live, shop and play within a small area, combine daytime and nighttime use, and conserve energy and resources through mixed use development.
- iii. Provide improvements necessary for the elimination of blight and provide for the orderly development of commercial, industrial and residential areas within the redevelopment area.
- iv. Maximize the housing opportunities for the residential areas.
- v. Encourage and facilitate medium and high density development, including, but not limited to, condominiums, townhomes, apartments and similar compatible uses.

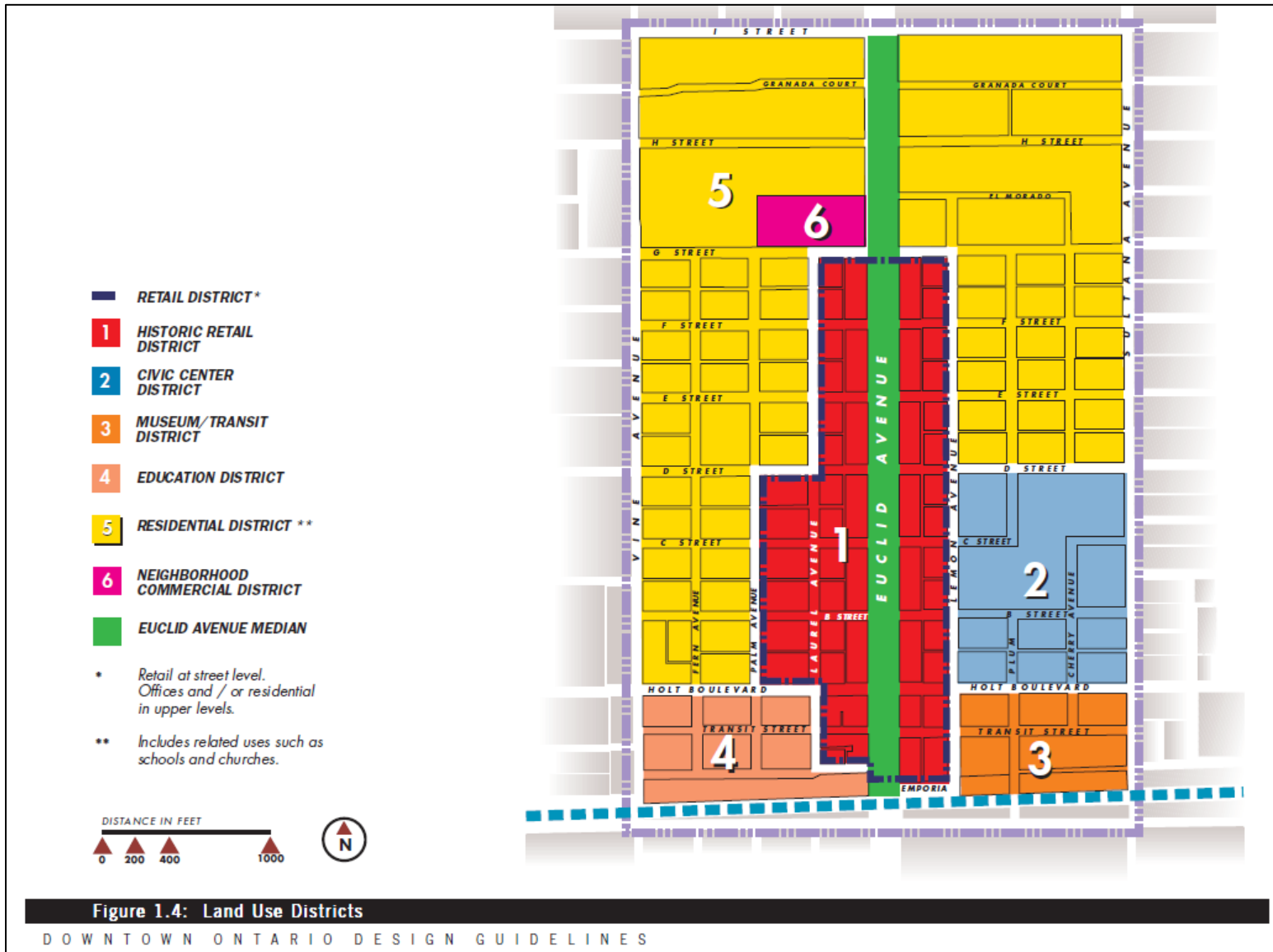
- vi. Create an attractive and pleasant environment in the project area through the use of proper design, open space and other amenities to enhance the aesthetic quality.

2.5. Bungalows on Vine Street Objectives

This Planned Unit Development provides guidelines for development of the project area. The following objectives are intended to provide a general framework for establishing development standards to ensure proper development of the project area.

- i. Develop high quality, rental housing
- ii. Establish appropriate relationships among new residential neighborhoods as well as with adjacent land use
- iii. Provide new housing designed for families with children
- iv. Provide area of private and passive open space with each unit to include private balconies and porches with private yard areas.

Figure 2-1: Downtown Land Use District Map



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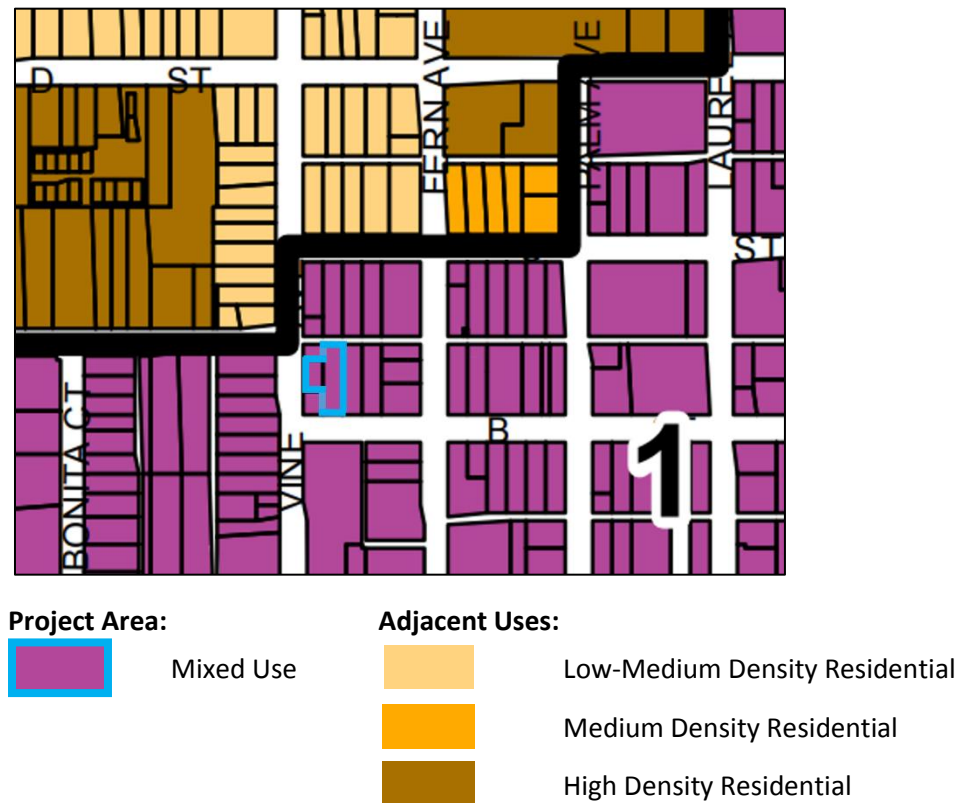
3. LAND USE PLAN

3.1. Land Use Plan /Allowable Uses

The Project site is located within the Downtown Mixed Use Area Policy Plan (General Plan) land use district, and the MU-1 (Downtown Mixed-Use) zoning district, which implements the Downtown Mixed Use area. The MU-1 zoning district was established to accommodate and intensive mixture of vertical and horizontal retail and office uses at a development intensity of up to 2.0 FAR, and residential uses at a density of 25 to 75 dwelling units per acre. Development projects within the MU-1 zoning district are intended to maintain a pedestrian friendly atmosphere, while at the same time enhancing the historic character of the area.

Consistent with the intent of the Downtown Mixed Use Area and the MU-1 zoning district, the project site is designated Multiple Family Residential (MFR) land use designation. Exhibit 3.1 (Land Use Plan) depicts the Planned Unit Development boundary and land use designation.

Figure 3-1: Land Use District Map [Exhibit LU—1 Land Use Plan of TOP]



3.2. Residential Use

The project site will be developed with a mixture of both attached and detached housing units. Two buildings consisting of three attached units and two separate buildings consisting of single detached units. All units will be two story with two car parking garages below and the living areas on upper / second level. Interior first floor garage access with interior laundry rooms and staircase access to living areas above.

3.3. Permitted Uses List

The Permitted Land uses within the Bungalows on Vine Planned Unit Development (PUD) are as follows:

- i. Multiple family residential dwellings
- ii. Motor vehicle parking ancillary to multiple family housing developments
- iii. Temporary uses as permitted within the residential districts of the City of Ontario Development Code subject to an Administrative Permit.
- iv. Other land use compatible with multiple family residential development projects, as determined by the Zoning Administrator.

Uses may be prohibited through rental contracts and agreements as provided by the owner and project management, unless prohibited by Federal, State or local laws.

4. DEVELOPMENT REGULATIONS

4.1. Residential Density

Residential density shall be allow 25 to 30 dwelling units per acre.

4.2. Project Density

This particular combined infill project site consist of 0.29 acres. This zone density will require a minimum of 7 dwellings and a maximum of 8 dwellings. An 8 unit multiple family development has been proposed.

4.3. Building Height

No structure shall exceed 35 feet in height, except that the maximum height may be exceeded by roof mounted equipment, architectural projections, chimneys, elevator towers, parapet walls and any other roof top structures by up to 10% of the allowed building height. No rooftop equipment shall be visible from anywhere on the project site, public streets or adjacent properties, and shall be fully screened with appropriate architectural parapet walls or appropriate roof treatments. Roof mounted equipment shall not exceed the height of the structures and appurtenances used to screen the equipment.

- i. No roof mounted equipment proposed. All HVAC units shall be placed within the attic space of the proposed roof structure, and condenser units shall be ground-mounted and properly screened.

4.4. Building Setbacks

Table 4-1: Minimum Building Setbacks

Minimum Street Setbacks:	Distance
▪ Vine Avenue	9 FT
▪ B Street	9 FT
▪ Vesta Street (Alley)	5 FT
Interior Side Setback	5 FT
Rear Setback	5 FT
Porches, Patio Covers, and Similar Architectural Projections**	5 FT
Minimum Building Separation	6 FT

**No projection may encroach into any necessary easements

All setbacks shall be measured from the ultimate property lines. Placement of buildings, structures, fences, walls, utility facilities, yards etc. will be based on the streets rights of way and the property line dimensions. Allowable encroachments in yards include (maximum 6'-0" high) property line fences and gates, landscaping, paving, and public utilities.

4.5. Access

Along Vine Avenue one driveway access is allowed, providing primary access to the site. One access driveway will be allowed to serve the single family unit facing "B" Street. One access driveway will be allowed to serve the single family unit facing Vesta Street (alley).

4.6. Open Space

Open space shall be provided for the passive and the active recreation opportunities within the project site. Two types of open space are required, private and common open space. These open space areas are for the use of the on-site residents and their guests. Required street setback areas are not counted towards the common open space requirements.

4.7. Private Open Space

Private open space shall be provided for each residential unit in order to provide private outdoor areas which can be enjoyed for the exclusive use by the occupant of the residential unit and their guests. Types of areas considered private open space include balconies, decks and patios and enclosed yard areas.

Private open space shall be provided for all residential units, and shall have direct access from each residential unit. Residential units shall have a minimum size of private open space pursuant to Section 6.01.010.E (Open Space Requirements for Single-Family Small Lot Subdivisions, and Multiple-Family and Mixed-Use Development Projects) of the Ontario Development Code. The space may be provided in multiple areas (e.g. balconies, covered porches, a yard and a patio, etc.) As long as the total area of the spaces meets the minimum private open space requirement for the unit. The minimum dimension for private open space shall be no less than 6 feet in any direction.

4.8. Common Open Space

Common Open Space shall be provided to allow for both passive and active types of recreation, along with the site landscape amenities. These areas are for use by project residents and their guests. The amount of required common open space is based on the number of dwelling units developed.

Areas not considered in common open space include (1) parking areas; (2) walkways along or between buildings; (3) parking area landscaping; (4) street setback areas; and (5) other areas not intended for active or passive recreation.

4.9. Landscaping

i. Site Landscaping

A conceptual landscape plan shall be submitted with each Development Plan within the Bungalows on Vine PUD area. The plan shall specify all landscape and hardscape elements for the development plan site. Detailed Landscape and Irrigation plans shall be required prior to the issuance of building permits. The detailed plans shall show location of ground mounted utility boxes and equipment, along with the methods of screening for these items from the public right of way and adjacent residences where possible (see Figure 4-1: Conceptual Landscape Planting Legend).

The Landscape and irrigation plan shall be designed with water conservation in mind, utilizing “California friendly” species and drought tolerant planting materials. The landscaping and irrigation shall comply with AB 1881, and all other laws and regulations related to planting materials.

ii. Compliance with State and Federal Laws

- a. Provide landscaping and an irrigation system, which promotes the conservation of water as required by the Water Conservation in Landscaping Act of 2006 (AB 1881), commencing with the California Government Code Section 65591.

4.10. Screening

i. General Requirements



















- a. All roof and ground mounted mechanical equipment shall be screened pursuant to the requirements of the Ontario Development Code.

- b. Screening shall include plant and building materials compatible with the project design so it is well integrated and hidden within the project area.
- c. Building and plant materials used for screening shall be compatible with the architectural style and planting palette used on the project area.
- d. All ground level screening shall comply with the requirements of the Ontario Development Code Section 6.02.030 (Protection of Intersection Visibility).

ii. **Fences, Walls, and Hedges**

Fences, walls and hedges shall comply with Section 6.02.030 (Protection of Intersection visibility) of the Ontario Development Code, Engineering Department corner sight distance standards, and all other applicable city standards. Fences and wall shall be made of decorative materials that are compatible with, or enhance the overall architectural character of the project. All fences, walls and hedges shall be in scale with the development, and shall be used for screening, site enhancement, and creating a safer living environment for residents and their guests. All decorative walls, monuments, and/or other similar features, shall not encroach in to the public street right of way.

Figure 4-1: Conceptual Landscape Planting Legend

PROPOSED PLANTING LEGEND							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	SPACING	WUCOLS#	NOTES
TREES							
	CERCIS OCCIDENTALIS	WESTERN REDBUD CALIFORNIA NATIVE	.36" BOX 48" BOX	2 1	PER PLAN	0.4	TREE FORM DECIDUOUS
	LAGERSTROEMIA L. 'MUSKOGEE'	MUSKOGEE ORAPE MYRTLE	24" BOX (ST. TREE) 48" BOX	2 2	PER PLAN	0.4	TREE FORM DECIDUOUS
	OLEA EUROPAEA 'WILSONI'	FRUITLESS OLIVE	48" BOX 60" BOX	2 1	PER PLAN	0.4	TREE FORM EVERGREEN
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	2	PER PLAN	0.4	TREE FORM EVERGREEN
	PODOPARIS GRACILIOR	FERN PINE	15 GAL	1	PER PLAN	0.4	LOW BRANCHED EVERGREEN
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM STREET TREE	17" BTH	1	PER PLAN	0.2	BTH=BROWN TRUNK HEIGHT
SHRUBS							
	LANTANA 'CHAPEL HILL'	CHAPEL HILL YELLOW LANTANA	1 GAL	18	PER PLAN	0.2	PROVIDE NURSERY TAGS
	LANTANA 'TEENY GENIE'	TEENY GENIE LANTANA	1 GAL	18	PER PLAN	0.2	PROVIDE NURSERY TAGS
	LEUCOPHYLLUM C. 'THUNDER CLOUD'	THUNDER CLOUD VIOLET SILVERLEAF	5 GAL	10	4'	0.2	PROVIDE NURSERY TAGS
	LONANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF WAT RUSH	1 GAL	13	2.5'	0.3	PROVIDE NURSERY TAGS
	MANDIRA D. 'MOYERS RED'	MOYERS RED HEAVENLY BAMBOO	5 GAL	10	4'	0.4	PROVIDE NURSERY TAGS
	PENNISETUM S. 'EATON CANYON'	DWARF FOUNTAIN GRASS	1 GAL	59	PER PLAN	0.3	PROVIDE NURSERY TAGS
	PODOPARIS MACROPHYLLUS 'MAY'	SHRUBBY YEW PINE	5 GAL	77	2.5'	0.2	PROVIDE NURSERY TAGS
VINES							
	PARTHENOCLISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	24	PER PLAN	0.2	PROVIDE NURSERY TAGS
GROUND COVERS							
	JUNIPERUS P. 'GREEN MOUND'	GREEN MOUND JUNIPER	1 GAL	19	3'	0.4	PROVIDE NURSERY TAGS
	ROSMARINUS O. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	32	±/-4'	0.2	PROVIDE NURSERY TAGS
	SOD	DWARF TALL FESCUE	LAWN	370 S.F.		0.7	AVAILABLE FROM #6 SOD
	ORGANIC MULCH	SHREDDED BARK MULCH INSTALLED IN ALL SHRUB AREAS	3" DEEP	3,895 S.F.			AVAIL. THRU EARTHWORKS OR EQUAL

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5. PARKING AND CIRCULATION

5.1. Site Accessibility

The site shall be designed to promote safety for residents by only allowing limited vehicular and pedestrian access into and across the site. This can be achieved through building orientation and placement, to minimize the use of gates and fencing. Amenities shall be properly gated limiting access to residents and their guests.

5.2. Vehicle Circulation

The project site shall be designed to reduce the number of dead end aisles in the parking access to the individual garages, and shall provide all guest parking outside of development (on or off site) to ensure accessibility. Location of drive aisles and entries shall be approved by the City Engineer. Vehicular circulation shall be designed in a way that promotes pedestrian safety and proper access to the parking garage areas.

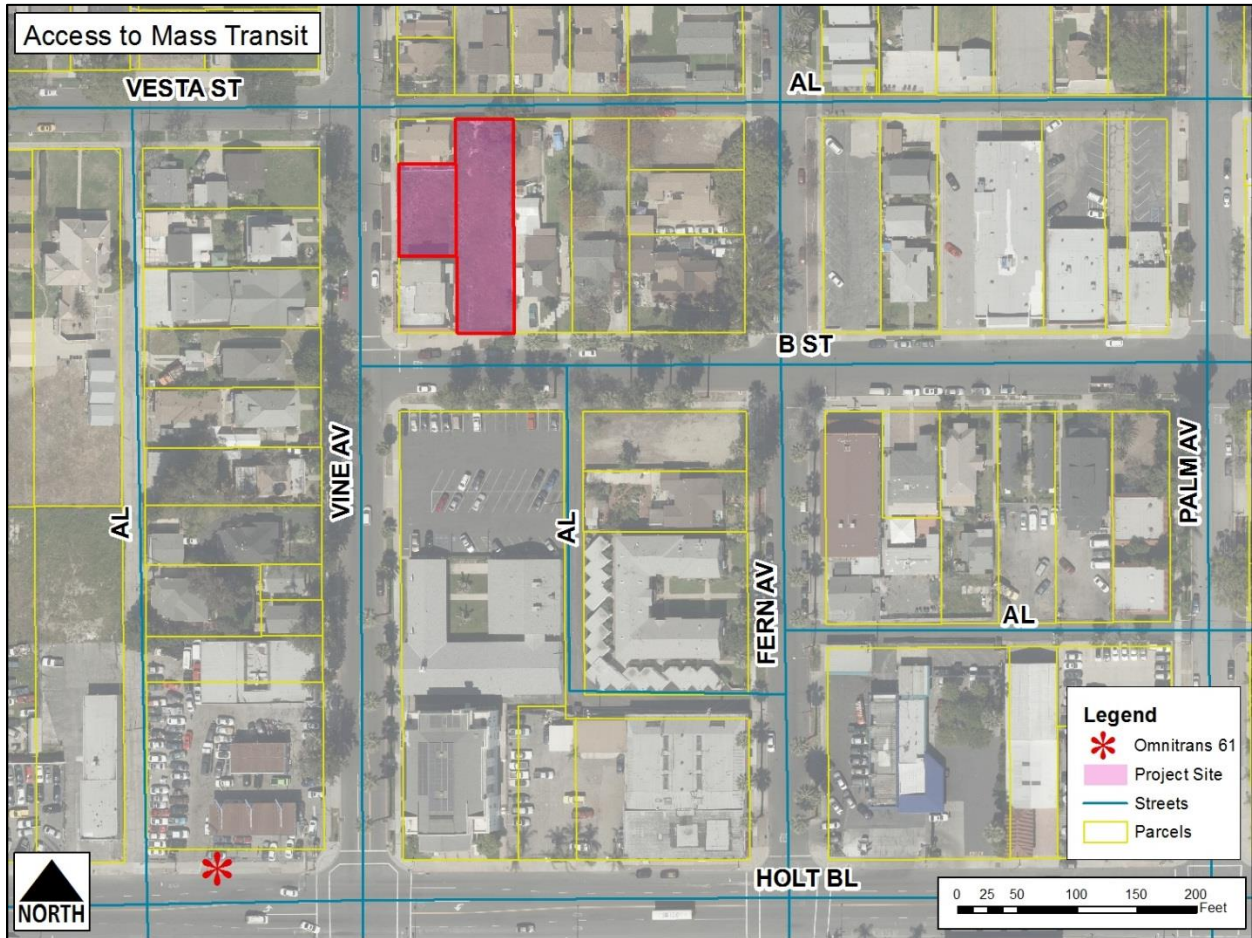
5.3. Pedestrian Circulation

Site design must provide for safe pedestrian circulation across the project site by separating the pedestrian areas from the vehicular access. This includes, but is not limited to, accessibility from the parking motor court to garages area to unit entries, site amenities, and perimeter sidewalk areas. Fencing and gates may be used to limit public access to resident-only areas.

5.4. Access to Mass Transit

Proposed Development Project within the PUD area should encourage the use of the existing bus stops by providing pedestrian connections to westbound line [Omnitrans 61] with a bus stop located on the northwest corner of Holt Boulevard and Vine Avenue (see Figure 5-1: Access to Mass Transit).

Figure 5-1: Access to Mass Transit



5.5. Public Right-of-Way Improvements

- i. The public right-of-way shall be improved with each proposed development. The public right-of-way improvements required are to include, but are not limited to the following: street pavement, curb & gutter, parkway landscaping, parkway irrigation, public sidewalk, traffic signing and striping, street lights, bus stop, bus shelter and amenities. The extent of the required improvements shall be determined for each development plan. At a minimum the improvements shall incorporate all items along the street frontages of the properties to be developed with proper transitioning if the entire block frontage is not being installed with a particular development. Improvements along the street frontage for the entire block may be required at the time of development plan review.

5.6. Infrastructure

Water service for this PUD site will be provided by utilizing the existing water lines under Vine Avenue and B Street. Waste / sanitary sewer connections from the PUD project site will also connect in two locations to existing Sewer lines located in Vine Avenue and B Street. Regarding the on- site storm water drainage, the site development area is less than the min. area required for WQMP requirements. Storm water runoff will be directed to the nearest catch basin, storm drain located in Vine Avenue.

5.7. Parking Requirements

i. On-Site Parking Requirements

The number of parking spaces provided is based on the number of bedrooms contained within each of the dwelling units proposed, and is subject to the following requirements.

- a. All required resident parking spaces shall be provided on-site, except fractional spaces may be provided off-site;
- b. At least one covered parking space (s) shall be used for the parking of the occupant (s) operable automobile (s) only
- c. Each dwelling unit is intended for occupancy by one family only, regardless of bedroom size (s) provided in a particular unit. Parking for dwellings shall be provided on-site, pursuant to the requirements of Table 5-1: Minimum Parking Requirements below, except that guest parking may be provided on-street, pursuant to Section 5.7.ii (On-Street Parking) of this Planned Unit Development (PUD).

Table 5-1: Minimum Parking Requirements

Use	Parking Spaces Required
Multi-Family Dwellings:	
<ul style="list-style-type: none"> • One-Bedroom Unit 	1.75 parking spaces per unit (at least one space shall be in a garage or carport)
<ul style="list-style-type: none"> • Two or more Bedroom Unit 	2.0 parking spaces per unit (at least one space shall be in a garage or carport)
Guest Parking	1 Space per 5 dwellings

ii. On-street Parking Requirements

On-street parking may be utilized to satisfy guest parking requirements, subject to the following conditions:

- a. On-street parking may be used to satisfy guest parking requirements only, and shall not be used for required resident parking.
- b. On-street parking shall only be counted along the public streets surrounding the project site, on the side of the street adjoining the project, excluding the alley to the north of the site (West Vesta Street).
- c. On-street parallel parking spaces shall be calculated by the length of unobstructed curb adjacent to the project site.

iii. Parking Standards

All parking space size and location requirements shall conform to the standards set forth in Section 6.03.045 (Off-Street Parking Standards) of the Ontario Development Code.

6. DESIGN GUIDELINES

6.1. Building Orientation and Streetscapes

Building orientation shall be designed to minimize noise impacts, aide in providing site safety, create proper accessibility to unit entries and parking garage areas. Maximize views from each of the residential units. Design should be done in a way to maximize each unit’s ability to provide private and open space while prioritizing privacy for all tenants.

6.2. Architectural Character

The PUD Architectural style and design is a modern interpretation of the “Craftsman Bungalow” style. The design will provide lower roof pitch (4:12), open rafter tails, rough sawn posts and beams, gabled roofs with gable end slat style vents. Field areas shall be a combination of horizontal siding and stucco plaster walls. Areas with street frontages will have covered porches with river rock stone veneered columns and open post and beam accents.

6.3. Architectural Details

The four buildings designed for this PUD, site are consistent in design, detail with a Craftsman style throughout the project. All buildings are designed to match and complement each other. Architectural details should complement and enhance openings, and accentuate overall design of the buildings. Detailing can be achieved through the use of different colors and materials to create interesting exterior elevations.

6.4. Materials and Color

Materials and color scheme shall be compatible with, and complementary to the overall style of the development project. All buildings on the site will utilize a combination of light and dark colors to break up the building planes. Light colored doors, trim, window casings, and sills will define openings and entries. All colors shall be complementary to the architectural style and utilize primarily earth tones. Materials specified will be a combination of stucco plaster, horizontal shiplap siding, stone veneer for columns, rough sawn exposed wood beams, posts and rafter tails. A dimensional architectural style shake style roof shingle shall be used for the roof covering.

6.5. On-Site Lighting

- i. Decorative light fixtures attached to the buildings shall be compatible with the architectural style of the buildings, shall be provided for this development.
- ii. All other on-site lighting shall meet development standard of the Ontario Development Code.

6.6. Signage

Signs within the project area shall comply with the Division 8.01 (Sign Regulations) of the Ontario Development code.

6.7. Off Site Improvements

All off-site improvements shall be installed in accordance with the City standards, and to the satisfaction of the City Engineering department.

7. ADMINISTRATION

7.1. Items Not Addressed in PUD

Any terms, requirements, or regulations not addressed within this PLANNED UNIT DEVELOPMENT document shall be governed by the City of Ontario Development Code, the regulations of the General Mixed Use zones and City Standards.

7.2. Development Applications

Development Plan approval, pursuant to the requirements of Ontario Development Code Section 4.02.025 (Development Plans), shall be required for the physical alteration of a lot, the construction of a building, or the addition or significant alteration of an existing building. A Development Plan application shall be submitted to the Planning Department on a City application form pursuant to the requirements of Ontario Development Code Division 2.02 (Application Filing and Processing), commencing with Subsection B (Discretionary Permits and Actions) of Section 2.02.015 (Application Processing Procedures).

7.3. Administrative Exceptions

Deviation from the development standards set forth in this document may be granted up to a maximum of 10 percent by the Zoning Administrator. Any deviation that is greater than 10 percent shall require variance approval.