

5.0 DESIGN GUIDELINES

This chapter identifies conceptual themes for site planning, architecture, and landscape design within the Specific Plan area. The guidelines are intended to ensure a cohesive and attractive development that meets the following objectives:

1. Demonstrates high quality development that complements and integrates into the community and adds value to the City.
2. Creates a functional and sustainable place that ensures Ontario Ranch Business Park is competitive regionally and appropriate in the Ontario Ranch community.
3. Illustrates the distinctive characteristics of the two land use plan zoning districts: Business Park District (Planning Area 1 and 3) and Industrial - General District (Planning Area 2 and 4).
4. Establishes criteria for building design and materials, landscape design, and site design that provide guidance to developers, builders, architects, landscape architects, and other professionals preparing plans for construction.
5. Provides guidance to City staff and the Planning Commission in the review and evaluation of future development projects in the Ontario Ranch Business Park Specific Plan area.
6. Incorporates construction and landscape design standards that promote energy and water conservation strategies.
7. Implements the goals and policies of The Ontario Plan and the intent of the Ontario Development Code.

5.1 Site Design

As discussed in Chapter 3, Planning Area 1 and 3 is sited along the northern portion of the site to buffer the existing residential uses located on the west side of Euclid Avenue within the City of Chino from the industrial and/or warehouse and distribution uses of Planning Area 2 and 4. Site design within Planning Areas 1 and 3 (Business Park District) and Planning Area 2 and 4 (Industrial - General District) shall incorporate the following design features.

Key provisions include:

1. Provide a well-organized site plan that emphasizes pedestrian connectivity and attractive landscape areas for the public through the location and arrangement of buildings, circulation, and parking areas.
2. Orient buildings towards street frontages to create an inviting public perimeter. Enhanced elevations shall be provided for buildings that front Euclid Avenue.
3. Provide visible pedestrian access to buildings from the street, parking areas, and perimeter sidewalks through signage, prominent architectural features, and landscape design.

4. Employ enhanced paving, accent trees, and other landscape features that highlight major building entries.
5. Design drive aisles to minimize impact to pedestrians, provide adequate stacking space, and prevent queuing of vehicles onto public streets.
6. Locate visitor and short-term parking areas at the front and sides of buildings near primary building entrances.
7. Organize landscaped areas, drive entrances, and/or buildings to create separate parking areas to prevent the parking lot from being the dominant visual element.
8. Locate loading and storage areas away from streets when feasible, ensure adequate space for vehicle backing and maneuvering on-site, and provide adequate parking for loading vehicles so normal traffic flow is not impeded.
9. Screen parking areas and loading docks facing the street using landscape buffers planted with screen trees and drought tolerant vegetation.
10. Orient and screen elements such as trash enclosures, loading bay doors, and service docks to minimize their visibility.
11. Locate service entrance to prevent conflict with front entry.
12. Place electrical rooms and transformers away from front entries and street views.

5.2 Architectural Design

The building design, materials, colors, and textures establish its theme and character. Architecture shall be compatible and complementary with other buildings within the Specific Plan area; however, design diversity is encouraged to provide visual interest. Although development within Planning Area 1 and Planning Area 2 differ in building height and scale, similar design concepts apply as follows.

Key provisions include:

1. Ensure scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area.
2. Avoid blank walls by providing articulation on building elevations visible from a public right-of-way through elements such as cornices, parapets, expression lines, and changes in materials and/or colors.
3. Provide the greatest level of articulation on the front facades that are visible from the public rights-of-way and at the main entrances.
4. Design entry features as a significant aspect of a building's overall composition through massing, detailing, architectural treatments, and/or special materials and colors.
5. Employ recessed or covered building entrances to provide shade and visual relief.
6. Design office buildings, business parks, and office areas of industrial or warehouse buildings with an emphasis on the use of windows, architectural details, and building articulation.

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7. Integrate the design of industrial/warehouse office areas into the overall building composition so they create powerful architectural statements and not visually disjointed "add-ons".
8. Employ a minimum of four different colors, materials, and/or textures on each building.
9. Avoid terminating a change in material or color at a building edge; instead, select a logical termination point in relation to the architectural features or massing.
10. Paint exposed downspouts, service doors, and mechanical screens the same color as the adjacent wall. Exposed downspouts are not permitted on elevations that front onto a street.



Planning Areas 1 and 3 Architectural Design Examples



Planning Areas 2 and 4 Architectural Design Examples

5.3 Landscape Design

Conceptual landscape plans encourage durable landscape materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits. The following guidelines ensure that intersection sight lines and pedestrian safety are preserved. Landscaping plans within the Specific Plan area are to comply with City of Ontario Landscape Development Guidelines and the Standard Drawings and Traffic and Transportation Guidelines for sight-distance.

Key provisions include:

1. Landscape and irrigate all areas of the site not covered by buildings, structures, paving, or impervious surfaces.
2. Design and grade projects to direct storm runoff from building roofs and paved areas into swaled landscape areas for retention/infiltration. Landscape areas may be used for storm water basins and swales at no greater than 50% of the available landscape area and may not obstruct the mature root zone of required tree locations
3. Provide shade for expanses of paving, building walls, roofs, and windows with irrigated shade trees located in appropriate areas where space permits to reduce the impacts of heat gain.
4. Design parking lot landscaping to reduce associated heat buildup, improve aesthetics, and integrate with on-site landscape and adjacent streetscape.
5. Use landscaping to aid in the screening and buffering of mechanical equipment, trash collection areas, loading docks and outside storage areas from public view.
6. Show utilities on plan and keep utilities clear of required tree locations. Coordinate with the landscape plans. Utilities such as backflow devices and transformers shall be screened using landscaping that provides at least 75 percent coverage. Backflow devices and transformers shall be located at least five feet from hardscape to ensure space for landscape screening.
7. Prepare landscape plans that meet the requirements of the Landscape Development Guidelines and provide for the efficient use of water. Plants shall be selected and planted based upon their adaptability to the climate and topographical conditions of the project site.
8. Select drought-tolerant plants such as colorful shrubs and groundcovers, ornamental grasses and succulents, evergreen and deciduous trees, and species native to Southern California or naturalized to the arid Southern California climate.
9. Incorporate water conservation features in landscape and irrigation plans.
10. Place a landscape planter island every ten parking spaces within parking lots. Planter islands shall be at least five feet in width exclusive of curbs and the length of the abutting parking space. Planter islands shall include at least one tree, appropriate shrubs, and groundcover. Parking areas located behind screen walls shall not be subject to this provision.

11. Provide a minimum dimension of five feet exclusive of curbs for all landscape areas, except for vine pockets.
12. Space living plant materials less than or equal to the mature plant diameter. Non-living ornamental landscape materials may comprise a maximum of five percent of the landscape area requirements and shall be permeable.

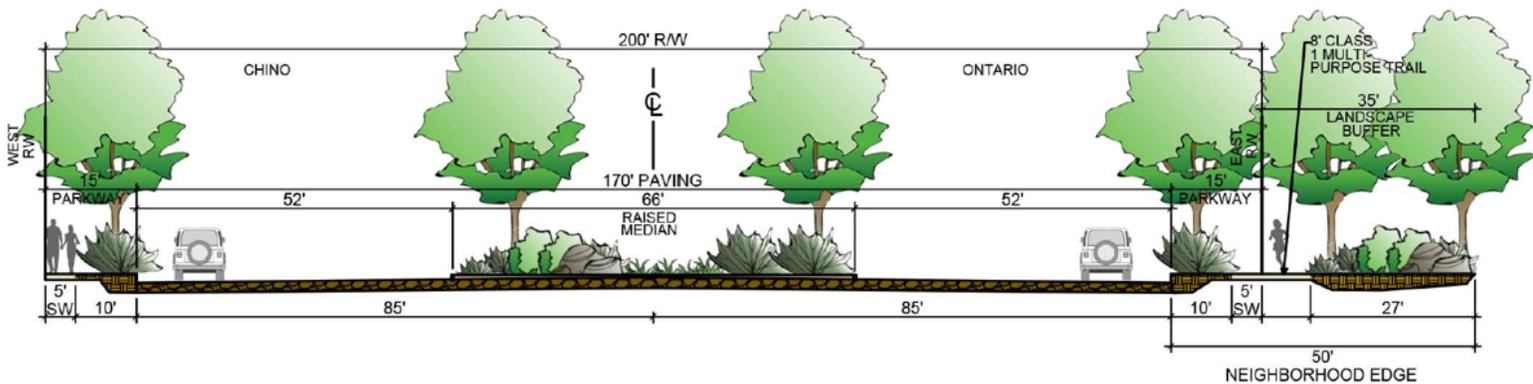
5.3.1 Streetscapes

Streetscape design creates an aesthetically pleasing view for pedestrians and motorists, screens parking and loading areas from the public right-of-way, and integrates the development into the surrounding community. The streetscape designs presented are conceptual only; final grading, plantings, and tree locations will be determined on a project-by-project basis.

5.3.1.1 Euclid Avenue Streetscape

Euclid Avenue features a wide raised landscaped median planted with trees, a 15-foot-wide parkway and a 35-foot-wide landscape setback with an 8-foot multi-purpose trail. The parkway will include a 10-foot-wide curb-adjacent landscape strip generally planted with trees and groundcover and a 5-foot-wide sidewalk. Tree species along the perimeter of Euclid Avenue will include a double row of *Quercus agrifolia*, *Schinus molle* will be used as accents. Groups of *Cercis canadensis* "Forest Pansy" and *Schinus molle* will be used in the median. Combined, the parkway and the landscape setback create a 50-foot "Neighborhood Edge" as established in the Ontario Ranch Streetscape Master Plan, which is intended to provide a buffer at the Specific Plan boundary as well as a pleasing visual statement along the major City thoroughfare (Figure 5.1).

FIGURE 5.1: EUCLID AVENUE CONCEPTUAL STREETSCAPE

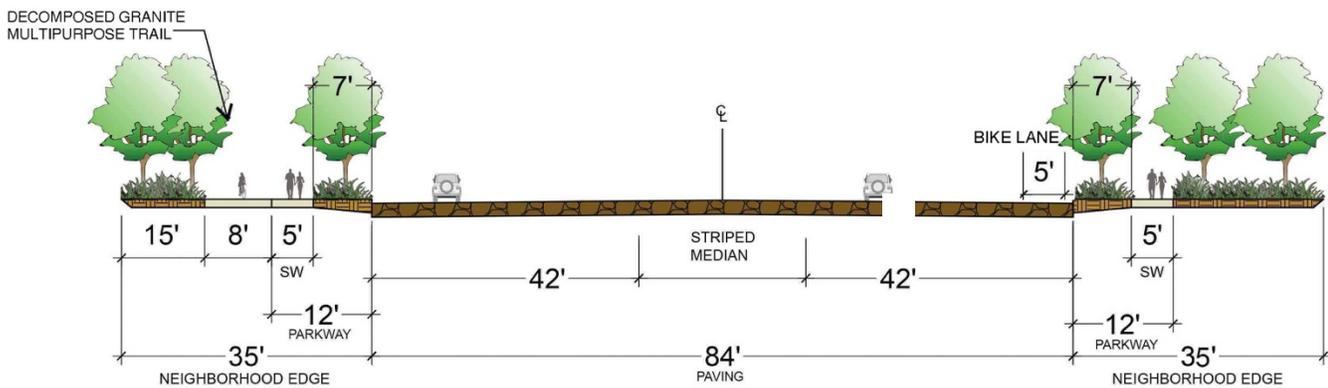


EUCLID AVENUE (200' ROW)

5.3.1.2 Eucalyptus Avenue Streetscape

The typical Eucalyptus Avenue section will feature a 12-foot-wide parkway and 23-foot-wide landscape setback to create a 35-foot Neighborhood Edge. The parkway will include a 7-foot-wide curb-adjacent landscape strip generally planted with trees and groundcover and a 5-foot-wide sidewalk. Tree species along Eucalyptus Avenue will include Pistache trees in the parkway and behind the sidewalk alternating with groups of Podocarpus gracilior trees. The Neighborhood Edge creates a buffer along the Specific Plan boundary as well as a visual statement (Figure 5.2).

FIGURE 5.2: EUCALYPTUS AVENUE CONCEPTUAL STREETScape

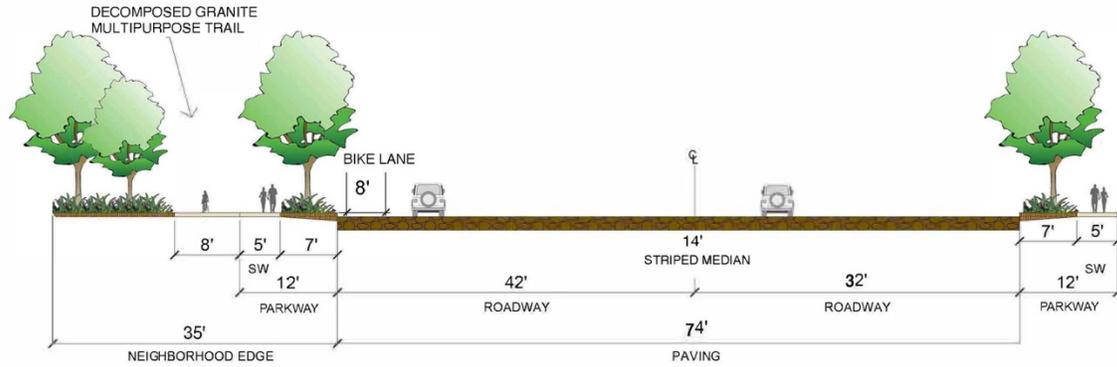


EUCALYPTUS AVENUE

5.3.1.3 Merrill Avenue Streetscape

The typical Merrill Avenue section will feature an 8-foot-wide multi-purpose trail, 12-foot-wide parkway, and 23-foot-wide landscape setback. The parkway will include a 7-foot wide curb-adjacent landscape strip and a 5-foot-wide sidewalk. Tree species along Merrill Avenue will include Quercus agrifolia in the parkway and behind the sidewalk alternating with Cercis canadensis "Forest Pansy." The parkway and the landscape setback will combine to form the 35-foot Neighborhood Edge buffer (Figure 5.3).

FIGURE 5.3: MERRILL AVENUE CONCEPTUAL STREETSCAPE

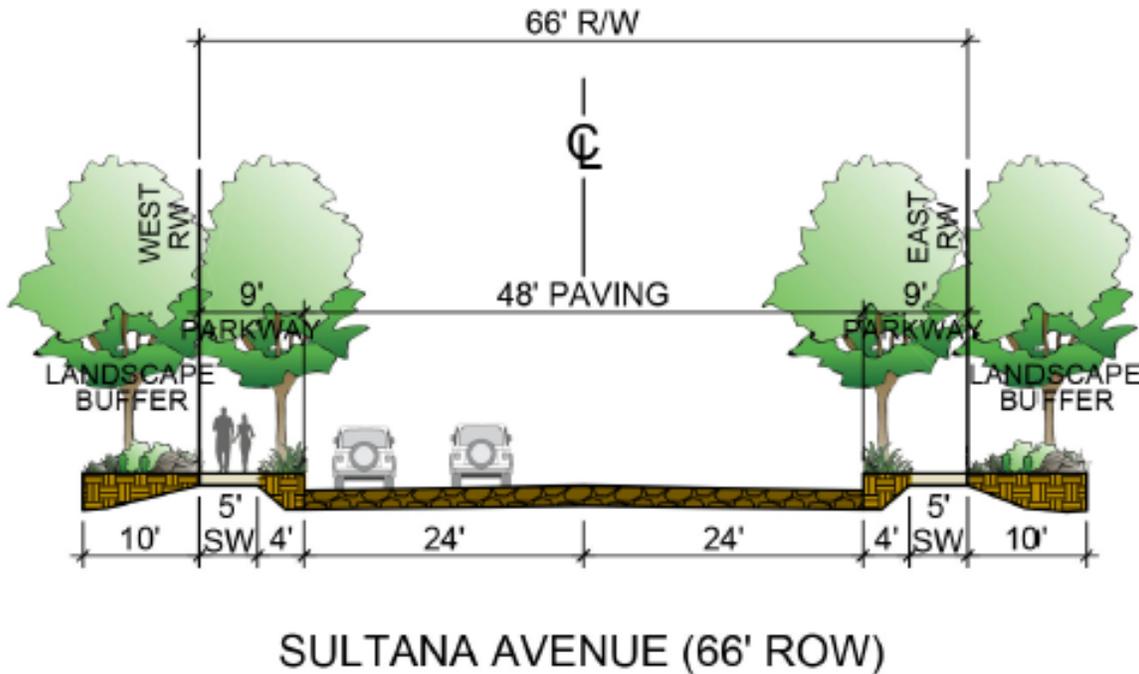


MERRILL AVENUE

5.3.1.4 Sultana Avenue Streetscape

The typical Sultana Avenue section will feature a 9-foot-wide parkway and 10-foot-wide landscape setback. The parkway will include a 4-foot-wide curb-adjacent landscape strip and a 5-foot-wide sidewalk. Tree species along Sultana Avenue will include *Koelreuteria paniculata* and behind the sidewalk will include *Quercus ilex* (Figure 5.4).

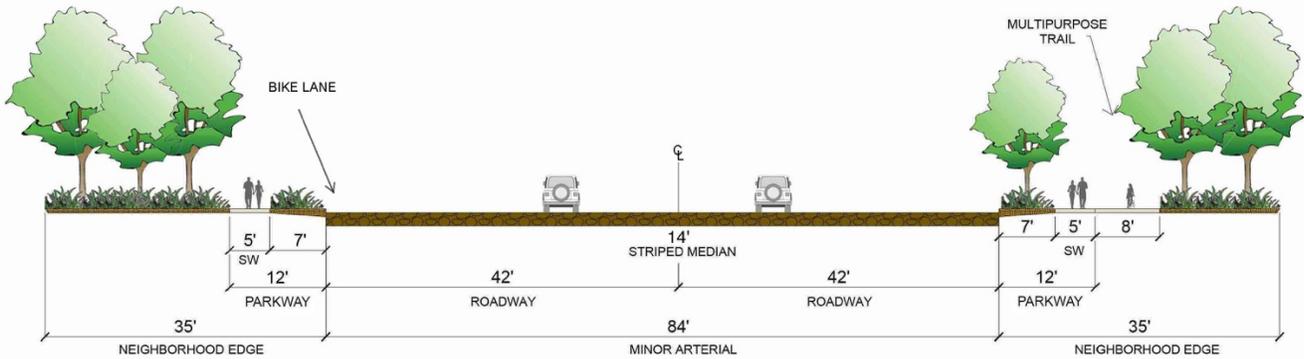
FIGURE 5.4: SULTANA AVENUE CONCEPTUAL STREETSCAPE



5.3.1.5 Campus Avenue Streetscape

The Campus Avenue section features a 7-foot-wide landscape setback to create a 35-foot Neighborhood Edge (Figure 5.5). The east side of Campus Avenue includes a 12-foot parkway with a 5-foot sidewalk and an 8-foot multi-purpose trail as part of the 35-foot Neighborhood Edge, while the western side includes a 5-foot-wide Class II on-street bike lane at the edge of the street. The Neighborhood Edges include a 7-foot-wide curb-adjacent landscape strip that will be planted with trees and groundcover. Tree species along Campus Avenue include *Ulmus parvifolia* "Drake" in the parkways with clusters of *Tabebuia chrysotricha* and *Celtis sinensis* behind the sidewalk.

FIGURE 5.5: **CAMPUS AVENUE CONCEPTUAL STREETSCAPE**

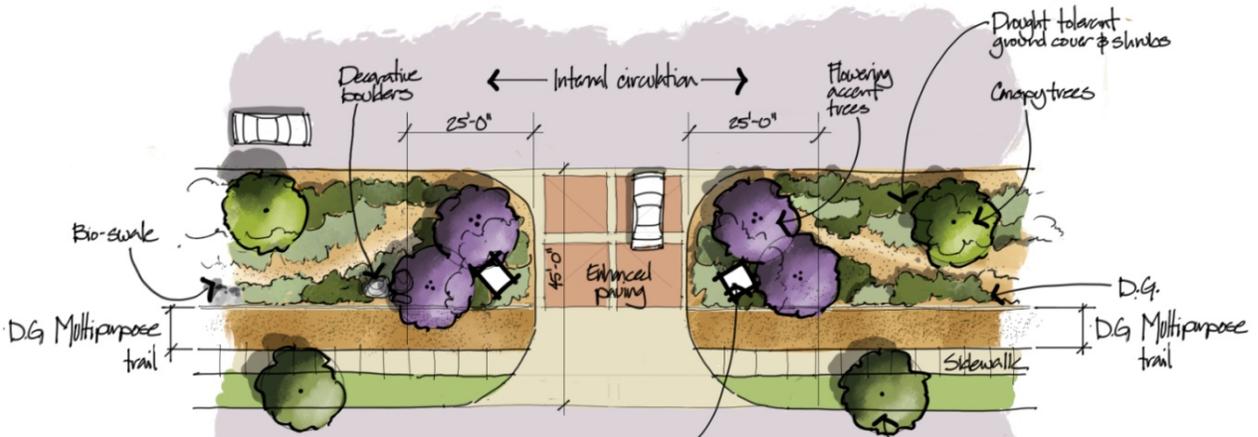


CAMPUS AVENUE

5.3.2 Project Entries

The Specific Plan area includes multiple shared vehicular driveways accessible from Euclid, Eucalyptus, Sultana, Campus and Merrill Avenues. Figure 5.6 presents a typical conceptual entry design featuring enhanced paving; a landscaped setback with flowering accent trees, canopy trees, and drought-tolerant landscaping; a multipurpose trail; sidewalk; and landscaped parkway with street trees.

FIGURE 5.6: **CONCEPTUAL VEHICULAR ENTRY**



The conceptual site plan provides truck access via Sultana Avenue. Figure 5.7 illustrates the conceptual design featuring dedicated entry and exit driveways separated by a landscaped island planted with Coast Live Oak and California Sycamore.

FIGURE 5.7: **CONCEPTUAL TRUCK ENTRY**



5.3.3 Plant Palette

The Plant Palette shown in Table 5.1 establishes a base palette for the Specific Plan area and includes a variety of groundcovers, shrubs, ornamental grasses, and evergreen and deciduous trees. The selection complements the design theme of the Specific Plan area and features water-efficient, drought-tolerant species native to the region. Similar plant materials may be substituted for the species listed in Table 5.1 if the alternative plants are climate appropriate and enhance the thematic setting.

Table 5.1: Plant Palette

Botanical Name	Common Name	Use	Botanical Name	Common Name	Use
<i>Chilopsis linearis</i>	Desert Willow	Tree	<i>Rhamnus c. 'Mound San Bruno'</i>	Dwarf Coffeeberry	Shrub
<i>Chitalpa tashkentensis</i>	Chitalpa	Tree	<i>Rosmarinus o. 'Tuscan Blue'</i>	Rosemary	Shrub
<i>Cinnamomum camphora</i>	Camphor Tree	Tree	<i>Salvia c. 'Allen Chickering'</i>	Allen Chickering Sage	Shrub
<i>Cupressus sempervirens</i>	Italian Cypress	Tree	<i>Salvia greggii</i>	Autumn Sage	Shrub
<i>Heteromeles arbutifolia</i>	Toyon	Tree	<i>Salvia leucantha</i>	Mexican Sage	Shrub
<i>Juniperus s. 'Skyrocket'</i>	Skyrocket Juniper	Tree	<i>Westringia fruticosa</i>	Coast Rosemary	Shrub
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	Tree	<i>Xylosma congestum</i>	Shiny Xylosma	Hedge
<i>Lagerstroemia i 'Muskogee'</i>	Crape Myrtle	Tree	<i>Agave 'Blue Flame'</i>	Blue Flame Agave	Accent
<i>Olea europaea</i>	Olive	Tree	<i>Aloe maculata</i>	Soap Aloe	Accent
<i>Pinus canariensis</i>	Canary Island Pine	Tree	<i>Aloe petricola</i>	Stone Aloe	Accent
<i>Pinus eldarica</i>	Afghan Pine	Tree	<i>Aloe polyphylla</i>	Spiral Aloe	Accent
<i>Pistacia chinensis</i>	Chinese Pistache	Tree	<i>Aloe striata</i>	Coral Aloe	Accent
<i>Platanus acerifolia</i>	London Plane	Tree	<i>Echeveria 'Ruffles'</i>	Ruffles Echeveria	Accent
<i>Platanus racemosa</i>	California Sycamore	Tree	<i>Hesperaloe parviflora</i>	Red Yucca	Accent
<i>Quercus agrifolia</i>	Coast Live Oak	Tree	<i>Acacia redolens 'Low Boy'</i>	Dwarf Acacia	Groundcover
<i>Schinus molle</i>	California Pepper	Tree	<i>Baccharis p. 'Pigeon Point'</i>	Dwarf Coyote Bush	Groundcover
<i>Tristania conferta</i>	Brisbane Box	Tree	<i>Baccharis p. 'Centennial'</i>	Coyote Bush	Groundcover
<i>Washingtonia filifera</i>	California Fan Palm	Tree	<i>Carex pansa</i>	California Meadow Sedge	Grass
<i>Phoenix dactylifera</i>	Date Palm	Tree	<i>Carex tumulicola</i>	Foothill Sedge	Grass
<i>Acca sellowiana</i>	Pineapple Guava	Shrub	<i>Festuca mairei</i>	Altas Fescue	Grass
<i>Buxus j. 'Green Beauty'</i>	Japanese Boxwood	Hedge	<i>Festuca o. 'Glauca'</i>	Blue Fescue	Grass
<i>Callistemon 'Little John'</i>	Dwarf Bottle Brush	Shrub	<i>Lonicera j. 'Halliana'</i>	Hall's Honeysuckle	Groundcover
<i>Carissa macrocarpa 'Tuttle'</i>	Natal Plum	Shrub	<i>Muhlenbergia capillaris</i>	Pink Muhly	Grass
<i>Cistus 'Sunset Pink'</i>	Sunset Pink Rockrose	Shrub	<i>Myoporum parvifolium</i>	Myoporum	Groundcover
<i>Dianella 'Little Rev'</i>	Dwarf Dianella	Shrub	<i>Rosa 'Flower Carpet' - Red</i>	Red Flower Carpet Rose	Groundcover
<i>Dianella tasmanica</i>	Dianella	Shrub	<i>Rosmarinus o. 'Huntington Carpet'</i>	Prostrate Rosemary	Groundcover
<i>Dodonaea viscosa 'Purpurea'</i>	Hopseed Bush	Shrub	<i>Salvia 'Bee's Bliss'</i>	Bee's Bliss Sage	Groundcover
<i>Eleagnus pungens</i>	Silverberry	Shrub	<i>Senecio mandraliscae</i>	Blue Fingers	Groundcover
<i>Leucophyllum f. 'Green Cloud'</i>	Texas Ranger	Shrub	<i>Sesleria autumnali</i>	Moor Gras	Grass
<i>Ligustrum j. texanum</i>	Texas Privet	Shrub	<i>Trachelospermum jasminode</i>	Star Jasmine	Groundcover
<i>Pittosporum tobira 'Variegata'</i>	Variegated Mock Orange	Hedge	<i>Distictus buccinatoria</i>	Blood-red Trumpet Vine	Vine
<i>Pittosporum t. 'Wheeleri'</i>	Wheeler's Dwarf	Shrub			
<i>Rhaphiolepis i. 'Clara'</i>	Indian Hawthorn	Hedge			
<i>Rhaphiolepis i. 'Springtime'</i>	Indian Hawthorn	Hedge			
<i>Rhamnus californica</i>	Coffeeberry	Shrub			

5.4 Walls and Fences

Walls and fences are an important design feature intended to both complement building and landscape architecture and provide functional elements. Any proposed entry gates shall be reviewed and approved by the City of Ontario Traffic and Transportation Division prior to installation and will be permitted only if approved.

Key provisions include:

1. Provide attractive, durable, and complementary wall and fencing materials consistent with the building design.
2. Offset and architecturally treat long expanses of wall surfaces every 100 feet with material changes, pilasters and posts, staggered walls, or landscape treatments to prevent visual monotony.
3. Soften the appearance of fencing with plants that reach the height of the wall or fence at maturity.
4. Construct sliding gates visible from a public street with tubular steel, vertical steel pickets, or high-density perforated metal screening painted to match or complement adjacent walls. Interior gates not visible to public view may be galvanized steel or chain link.
5. Prohibit chain link fencing visible to the public.



Wall and Fence Examples

5.5 Buffering and Screening

To alleviate the unsightly appearance of parking, loading and service areas, buffering and screening design features should be used to enhance the overall development. Any proposed entry gates shall be reviewed and approved by the City of Ontario Traffic and Transportation Division prior to installation.

5.5.1 Parking Lots

1. Buffer parking lots adjacent to and visible from public streets using a combination of architectural wing walls, buildings, decorative screen walls, evergreen hedges, and landscape buffers.
2. Use plants for screening that are a minimum of 3 feet tall at the time of installation.



Examples of Parking Lot Buffering

5.5.2 Loading and Service Areas (Truck Courts)

1. Screen loading docks and truck parking areas visible from Euclid Avenue, Eucalyptus Avenue, and Sultana Avenue. Screening may include portions of buildings and/or decorative walls. Landscaping and evergreen hedges shall be provided to soften screen walls.
2. Incorporate gated/screened entrances to loading areas into the overall architectural design of the development.
3. Design walls and fencing a minimum of eight-feet high and a maximum of 14-feet high, as measured from finished grade, to screen truck courts and hide views of the top of loading bays or trailers.
4. Utilize portions of a building, architectural wing walls, and/or landscaping to screen service areas.

5. Screen ground- and roof-mounted mechanical equipment from public view. Ground-mounted equipment shall be screened with decorative walls or landscaping. Building architecture shall be designed to screen roof-mounted equipment.
6. Ensure refuse containers are easily accessible by service vehicles yet screened from public view within the building's façade or within a walled enclosure.
7. Obtain a use permit for outdoor storage, which shall be limited to predefined areas. Storage areas shall be screened from public view by decorative walls or with a minimum height of 8 feet and a maximum height of 14 feet. The height of outdoor storage shall not-exceed the height of screening.



Loading and Service Area Example

5.6 Lighting

Site lighting provides illumination for operations, safety, security, and ambiance in parking lots, loading dock areas, pedestrian walkways, building entrances, signage, and architectural and landscape features.

Key provisions include:

1. Choose lighting fixtures that complement the building architecture and promote consistency throughout the Planning Areas.
2. Install ground or low mounted fixtures to provide safety and convenience along pedestrian walkways, entrances, activity areas, steps, ramps, and special features.
3. Allow building-mounted accent lighting for general illumination provided there is no light spill or distraction onto roadways or adjacent property. Plain shoebox or unshielded wall packs are not permitted.
4. Direct exterior lighting fixtures downward to avoid unnecessary light spill and glare.
5. Limit pole-mounted, building-mounted, or tree-mounted lighting fixtures to no more than 30 feet in height to minimize light spill and glare.
6. Shield and direct pole-mounted lights away from public streets.
7. Ensure exterior lighting is consistent with the Chino Airport Land Use Compatibility Plan.
8. Design parking lot lighting to avoid placing fixtures in required tree locations.

5.7 Signage

Approval of a comprehensive sign program shall be required for development within the Specific Plan area. A sign program facilitates integration of signs with the overall site and building design to create a unified visual statement and provide for flexible application of sign regulations in the design and display of multiple signs.

Key provisions include:

1. Install an entry monument at the northeast corner of Euclid and Merrill Avenues to identify the Ontario Ranch area and/or the Ontario Ranch Business Park. Entry monuments shall be designed in accordance with City of Ontario Traffic and Transportation Guidelines for monument placement.
2. Employ signage to identify a center and tenants within a center, direct vehicular traffic, and provide on-site way-finding for pedestrians.
3. Employ signage within industrial sites to give direction to loading and receiving, visitor parking, and other special uses.
4. Provide a unifying sign theme in developments with multiple users.

5. Coordinate signage with the building design, materials, color, size, and placement.
6. Select signage with backlit or internally illuminated individual channel letters. Can-type box signs with translucent backlit panels are discouraged.
7. Avoid covering significant architectural elements with signage.
8. Position flush-mounted signs with respect to architectural features and align with signs on other buildings to maintain a pattern.
9. Place street address signs perpendicular to approaching vehicular traffic.
10. Ensure signage located within a landscaped planter is not blocked or damaged by plant materials.
11. Conserve energy by utilizing an automatic illumination shut-off mechanism when businesses are closed.
12. Construct signs from high quality materials and avoid exposed wiring, ballasts, conduits, fasteners, raceways, or similar hardware.



Signage Examples



Signage Examples (continued)

5.8 Sustainable Design Strategies

Ontario Ranch Business Park is committed to sustainable design strategies that integrate principles of environmental stewardship into the design and construction process. Appropriate strategies will be determined for each project within the Specific Plan area. Strategies include, but are not limited to:

5.8.1 Sustainable Construction and Technology Concepts

1. Design and construct energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.
2. Employ passive design including skylights, building orientation, landscaping, and strategic colors to improve building energy performance.
3. Reduce the heat island effect by providing shade structures and trees that produce large canopies. In addition, choose roof and paving materials that possess a high level of solar reflectivity (cool roofs).
4. Use recycled and other environmentally friendly building materials wherever possible.
5. Incorporate skylights into at least two percent of warehouse/distribution building roof area to provide natural light and reduce electric lighting demand.
6. Use energy efficient LED (or similar) products.
7. Provide interior or exterior bicycle storage consistent with the California Green Building Standards Code.
8. Use drought tolerant landscaping with drip irrigation and include plantings such as trees, shrubs, groundcovers and/or vines. Optional amenities include benches, trellises, thematic fencing, and decorative walkways.
9. Employ high performance dual pane window glazing in office storefronts.

5.8.2 Water Quality

1. Utilize landscape areas including retention/infiltration swales and basins or bio-treatment when infiltration is infeasible, as required by the San Bernardino County MS4 Permit and Water Quality Management Plan.
2. Select native and drought tolerant plants to reduce water demand.
3. Integrate permeable pavement and perforated curbs throughout the project area as feasible to allow stormwater to enter planter areas, assist with filtration and control runoff.
4. Use captured runoff to augment irrigation systems whenever possible.
5. Employ irrigation systems that respond to changing weather conditions, irrigate by hydrozone, and use micro-irrigation techniques.

6. Use recycled water to irrigate landscape areas and for other appropriate uses. The use of recycled water for certain purposes is required by the City of Ontario Recycled Water Master Plan.



Sustainable Design Examples