

Part Three:
Development
Regulations

3.1 INTRODUCTION

The development regulations and standards of the Acco Airport Center Specific Plan augment the land use regulations and standards of the Ontario Municipal Code.

Compliance with the regulations of this Chapter is mandatory, and non-conforming projects shall be the subject of formal variance procedures.

Any issue, condition or situation not specifically covered herein shall be subject to applicable regulations, standards, and specifications of the City of Ontario Municipal Code. If there is a conflict between the development regulations in the Acco Airport Center Specific Plan and the Ontario Municipal Code, the Specific Plan shall apply.

3.2 PERMITTED AND CONDITIONAL USES

Business Park District

The Business Park District (BP) is primarily intended for retail commercial, research and development, and office-based firms seeking a working environment of convenience and prestige.

It is expected that the individual site design and architecture within the Business Park District will offer a finer development fabric, a more pedestrian orientation and a stronger visual image than the Industrial Park District. To achieve this, the development standards within the Business Park District are of a commercial rather than industrial nature. Although large, flat, unbroken tilt-up walls fronting the street are precluded in either district, facades here will require a high degree of articulation in a manner consistent with a more commercial look.

Office development will include corporate and general offices. Buildings will be multiple storied, ranging from low-rise offices (two stories) in clustered landscape settings, to more urban oriented mid-rise office buildings (three to six stories). Commercial uses will include the support services such as blueprinting and copying required to support a major business center. Retail and durable goods sales are also permissible.

Eating establishments and retail commercial which require high traffic volumes will be encouraged to locate along the Haven Avenue and Metro Way frontages. Fast food services will be permitted only if clustered as a "food park" within walking distance of the more intensive commercial/office/service uses to reduce mid-day automobile travel. Any food park will be landscaped, and will offer open space areas or courtyards to provide a pleasant dining environment.

In consideration of the project's proximity to Ontario International Airport and its location on a major airport perimeter arterial, a hotel and meeting facility has been identified as a compatible use within the Business Park district. Development of any hotel in the Specific Plan area will be subject to the approval of a conditional use permit.

The following **primary uses** are encouraged in the BP district:

- Administrative & Professional Offices
- Business Support Services
- Light Wholesale, Storage and Distribution
- Durable Goods Sales, Retail
- Business Supply Services
- Eating & Drinking Establishments
- Hotels and Meeting Facilities
- Financial Institutions
- Personal Services

Hotel and lodging uses only shall be subject to the Conditional Use Permit (CUP) process at the point of development.

Secondary and conditional uses, considered supportive and not dominant, in general shall not exceed 25% of the aggregate square footage "yield" allotted to the district. In the "Business Park" category, secondary and conditional uses include, but are not limited to, the following:

- Research and Development
- Durable Goods Sales, Wholesale
- Medical & Health Care Services
- Convenience Sales & Services
- Fast Food
- Entertainment
- Automotive Rental Agencies
- Combined Service Station & Car Wash

Note to the Reader: In approving Specific Plan Amendment One, the Planning Commission and City Council added the following conditions:

- Warehouse and distribution uses permitted in the Business Park District north of Francis Street shall be limited to a maximum of 79,520 square feet; and
- Warehouse and distribution uses within the Business Park District south of Francis Street may be permitted only on Parcel 4 of Phase 4 at the southeast corner of the project site, as referenced on Tentative Parcel Map No. 14860; the maximum square footage shall be limited to 75,000 square feet, provided the maximum allowable Floor Area Ratio is not exceeded.

Industrial Park District

The Industrial Park District (IP) within Acco Airport Center is intended to accommodate "clean" light manufacturing, research and development, warehousing and distribution, and multi-tenant industrial uses.

Administrative and professional offices and commercial activities will be permitted on a limited "support" basis only. Retail commercial and durable goods sales are also permissible secondary uses.

The character of the industrial park district will be marked by well-landscaped tilt-up low-rise industrial buildings. Uses shall be designed to present a "front-door" image to the street and shall be oriented such that loading facilities are located at the rear of the buildings or totally screened from view. Special architectural treatment shall be applied to all industrial buildings to "break" the long linear building expanse often associated with warehousing.

**Acco Airport Center Specific Plan
Matrix of Primary and Secondary Uses**

	Industrial Park	Business Park
MANUFACTURING & ASSEMBLY		
Assembly	P	S
Auto & Truck Repair, Major & Minor	C	E
Custom Manufacturing & Assembly	P	S
General Manufacturing & Assembly	P	E
Research and Development	P	S
WHOLESALE, STORAGE, & DISTRIBUTION		
Light Wholesale, Storage & Distribution	P	P
General Wholesale, Storage & Distribution	P	E
COMMERCIAL:		
Administrative & Professional Offices	S	P
Automotive Fleet Storage	S	C
Building Supplies & Sales	P	C
Business Supply Services	S	P
Durable Goods Sales, Retail	S	P
Durable Goods Sales, Wholesale	P	C
Repair Services	P	C
Retail Sales of Goods Produced Onsite	S	C
Vocational & Trade Schools	P	C
SERVICE:		
Automotive Rental Agencies	E	S
Automotive Service Station	E	S
Building Maintenance Services	P	S
Business Support Services	S	P
Communication Services	P	C
Conference/Convention Facilities	E	C
Convenience Sales & Services	E	S
Eating & Drinking Establishments	E	P
Entertainment	C	C
Fast Food Sales	E	S
Financial Institutions	E	P
Package Food & Beverage Sales	E	C
Health Clubs & Spas	S	P
Hotels & Lodging Facilities	E	C
Laundry Services	P	S
Medical & Health Care Services	C	S
Personal Services	E	P
PUBLIC FACILITIES AND UTILITIES		
	S	C

Note: Uses are either Primary (P), Secondary (S), Conditionally Permitted (C), or Excluded (E).

Table 3-1: Matrix of Primary and Secondary Uses

The following **primary uses** are encouraged within the IP district:

- General & Custom Manufacturing & Assembly
- Warehousing, Storage & Distribution
- Durable Goods Sales, Wholesale
- Building Supplies and Sales
- Research and Development
- Vocational & Trade Schools
- Repair Services

Secondary and conditional uses, considered supportive and not dominant, in general shall not exceed 25% of the aggregate square footage "yield" allotted to the district. In the "Industrial Park" category, secondary and conditional uses include, but are not limited to, the following:

- Administrative & Professional Offices
- Business Support Services
- Business Supply Services
- Durable Goods Sales, Retail
- Retail Sales of Goods Produced On-site
- Public Facilities & Services

In general, offices as an adjunct to an industrial use shall not exceed 25% of the usable building area in the project.

Matrix of Uses

The land use districts of the Acco Airport Center Specific Plan area are intended to allow a range of choice for parcel development.

Uses are designated either **Primary (P)**, **Secondary (S)**, **Conditionally Permitted (C)**, or **Excluded (E)**.

Primary uses are permitted uses and require no review. Secondary uses require administrative review by the City Planner prior to approval of a site plan or issuance of a City business license and approval shall not unreasonably be withheld. Conditional uses require a public hearing before the Planning Commission.

To approve either a secondary or conditionally permitted use at a particular location, a finding must be made that parking, access, and/or any other factors associated with the use or the location will be adequately resolved.

Table 3-1, **Matrix of Primary and Secondary Uses**, presents a range of permitted and conditionally permitted land uses grouped generically. For uses not specifically addressed in the Table, an administrative determination of compatibility by the City Planner or, at his or her discretion, a finding by the Planning Commission shall be required.

Adult businesses as defined by the Ontario Municipal Code shall be prohibited.

3.3 DEFINITIONS OF USE

The permitted and conditional uses identified are defined as follows:

Manufacturing and Assembly Uses

Assembly: Activities typically include, but are not limited to, labor intensive manufacturing, assembly of pre-manufactured items, or repair processes which do not involve frequent truck trips (more than 8 truck trips between 7:00 am and 6:00 pm on weekdays) or the transport of large scale products. The activities do not produce odors, noise, vibration, or particulates which would adversely affect uses within the same structure or on the same site.

Automotive and Light Truck Repair-Minor: Activities include, but are not limited to, automotive and light truck repair, the retail sale of goods and services for automotive vehicles and light trucks (less than 6000 lbs), and the cleaning and washing of automotive vehicles. Uses typically may also include brake, muffler and tire shops and automotive drive-through car washes. Heavier automobile repair such as transmission and engine repair and auto body shops are not included. Any repair or installation activity must be enclosed within a building.

Automotive and Light Truck Repair-Major: Activities typically include, but are not limited to, automotive and light truck repair heavy automobile and truck repair, such as transmission and engine repair, automotive painting and body work, and the installation of major accessories. Any repair or installation activity must be enclosed within a building.

Custom Manufacturing and Assembly: Activities typically include, but are not limited to, manufacturing, processing, assembling, packaging, treatment, or fabrication of custom made products such as jewelry, furniture, art objects, clothing, instruments, and the on site wholesale of the goods produced. The uses do not produce odors, noise, vibration, or particulates which would adversely affect uses in the same structure or the same site.

General Manufacturing and Assembly: Activities typically include, but are not limited to, manufacturing, compounding of materials, processing, assembly, packaging, treatment, or fabrication activities which may have frequent truck traffic or the transportation of large scale products. Not permitted within this area are uses which require massive structures outside of buildings such as cranes or conveyer systems, or unscreened open air storage of large quantities of raw, semi-refined, or finished products, nor any prohibited use as described by the City Zoning Ordinance.

Research and Development: Activities typically include, but are not limited to, research, development and testing of permitted materials and devices, including laboratories and offices, provided these uses do not produce odors, noise, vibration, or particulates which would adversely affect uses in the same structure or the same site. Although components or processes may be manufactured or tested on site, this land use is not intended to allow manufacturing or distribution on a production basis.

Wholesale, Storage, and Distribution Uses

Light Wholesale, Storage, and Distribution: Activities typically include, but are not limited to, wholesaling, storage, and warehousing services within enclosed buildings; storage and wholesale to retailers from the premises of finished goods. Excluded are trucking services and terminals; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing; and outdoor storage. Typically buildings of 75,000 square feet or less can be expected in this category of use; no building in this use shall exceed 75,000 square feet.

General Wholesale, Storage, and Distribution: Activities typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services and terminals; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing. Typically buildings in excess of 75,000 square feet can be expected in this category of use. Outdoor storage is permitted subject to applicable screening requirements.

Commercial Uses

Administrative and Professional Offices: Activities typically include, but are not limited to, executive management, administrative, or clerical uses. Additional activities include the provision of design, information or consultation services of a professional nature. Uses typically include, but are not limited to, corporate headquarters, branch offices, data storage centers, and professional services.

Automotive Fleet Storage: Activities typically include, but are not limited to, the storage of vehicles used regularly in business operations and not available for sale on site. Such uses typically include, but are not limited to, overnight storage of rental cars, mobile catering trucks, and taxi cabs.

Building Supplies and Sales: Activities typically include, but are not limited to, the retail sale or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies and lumber and hardware stores. Outdoor storage may be permitted subject to screening requirements.

Business Supply Services: Activities typically include, but are not limited to, retail sales; rental or repair from the premises of office equipment, office supplies; and similar office goods primarily to firms and other organizations utilizing the goods rather than to individuals. Postal facilities, package express and shipping services are included in this category.

Durable Goods Sales, Retail: Retail sales or leasing of products which are purchased/leased infrequently (i.e., designed to last more than three years) which typically include but are not limited to; appliances (eg., refrigerators, clothes dryers, water heaters, vacuum cleaners), furniture, electronics (eg., televisions, computers, stereos), equipment (eg., recreational, lawnmowers, power tools), wall and floor covering. Generally, items are displayed in a showroom. This category excludes heavy equipment and automobiles.

Durable Goods Sales, Wholesale: Sales of products which are purchased infrequently (i.e., designed to last more than three years) on a wholesale basis, which typically include but are not limited to; appliances (eg., refrigerators, clothes dryers, water heaters, vacuum cleaners), furniture, electronics (eg., televisions, computers, stereos), equipment (eg., recreational, lawnmowers, power tools), wall and floor covering. Generally, items are displayed in a showroom. This category excludes heavy equipment and automobiles.

Repair Services: Repair activities must be conducted entirely within an enclosed structure(s). Items may include but are not limited to, cultured, cultivated, manufactured, assembled and durable goods. Repair services may be conducted as a planned development of related businesses such as in an auto-center.

Retail Sales of Goods Produced Onsite: Sale of goods produced or assembled by the permitted uses under the Manufacturing and Assembly or Wholesale, Storage and Distribution categories of this specific plan. These sales are permitted in a limited capacity. Sales may be conducted as a planned development of related businesses such as a factory outlet mall. Sales may include discounted items or factory "seconds".

Vocational and Trade Schools: Organized instruction of work related skills by private or public institutions and firms. This may include but is not limited to, production trades (i.e., welding, machinery operations), technical occupations (i.e., quality assurance, medical or research technicians) personal services (i.e., beautician or barber schools) or administrative positions (i.e., clerical, management).

Service Uses

Automotive Rental Agencies: Activities typically include, but are not limited to, the rental from the premises of motor vehicles, with provision for incidental maintenance services.

Automotive Service Station: Activities typically include, but are not limited to, the sale from the premises of goods and the provision of services normally required in the daily operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of replacement items, the performance of minor repairs, and the washing of vehicles. An automated car wash in combination with gasoline sales is included in this category.

Building Maintenance Services: Activities typically include, but are not limited to, maintenance and custodial services, window cleaning services, disinfecting and exterminating services, and janitorial services.

Business Support Services: Activities typically include, but are not limited to, firms rather than individuals of a clerical, employment, or minor processing nature, including multi-copy and blue-print services. The printing of books other than pamphlets and reports for another firm is excluded from this use type.

Communication Services: Activities typically include, but are not limited to, broadcasting and other information relay services accomplished primarily through use of electronic and telephonic mechanisms. Uses typically include, but are not limited to television and radio studios and telegraph offices.

Conference and Convention Facilities: Activities typically include, but are not limited to, meeting rooms and halls for conferences and conventions along with ancillary catering serviced. While these uses are typically associated with a hotel, conference/convention facilities may occur as free-standing structures.

Convenience Sales and Services: Activities typically include, but are not limited to, the retail sales from the premises of frequently-needed small personal convenience items and those professional services which are used frequently. Such uses may include, but are not limited to, drugstores, stores selling toiletries and/or magazines, beauty and barber shops, florist shops, apparel laundering and drycleaning shops, and photo processing establishments.

Eating and Drinking Establishments: Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises consumption. Uses typically include, but are not limited to restaurants and bars, including fast food type services.

Entertainment: Activities typically include, but are not limited to, sports performed either indoors or outdoors; cultural, educational, and entertainment services within an enclosed building to assembled groups of spectators or participants, as well as activities typically performed at private and non-profit clubs and lodges. Uses typically include, but are not limited to; swimming centers, skating rinks, bowling alleys, dance halls, theaters and meeting halls. Adult businesses as defined by the Ontario Zoning Ordinance are specifically excluded.

Fast Food Sales: Retail sales of convenience food items or prepared meals for walk-in or drive-through customers. Food may be taken off site or consumed on the premises. The business may be a free standing or part of a planned development such as a food park.

Financial Institutions: Uses typically include, but are not limited to, banks, savings and loans, and credit unions.

Food and Beverage Sales: Businesses including but not limited to, restaurants, delicatessens, bakeries or cafeterias for walk-in customers. Food may be taken off site or consumed on the premises. The business may be a free standing or part of a planned development such as a food park.

Health Clubs and Spas: Businesses including but not limited to, gymnasiums, athletic clubs or sports facility. Activities are generally conducted within a building; however, outdoor facilities such as pools, rooftop tracks, game courts, a par course or playing fields may be appropriate. Large athletic facilities such as a golf course or a stadium are not considered appropriate.

Hotels and Lodging Facilities: Activities typically include, but are not limited to, lodging services to transient guests on a less-than-monthly basis. Uses such as private boarding houses are specifically excluded.

Laundry Services: These activities include but are not limited to, laundering, dry cleaning, pressing and minor repair or alteration of clothing and other fabric items. Service may be for private individuals or corporations (i.e., laundering of uniforms or a linen service for a hotel or restaurant). Laundry service may offer pick-up and delivery. Laundering, dry cleaning, pressing etc. may occur onsite or be sent out to another facility.

Medical and Health Care Services: Activities typically include, but are not limited to, therapeutic, preventive or correctional personal treatment by physicians, dentists, and other medical practitioners as well as the provision of medical testing and analysis services. Health care uses typically include those performed by medical clinics, family planning clinics, and out-patient health care facilities.

Activities may include the provision of medical procedures ranging from private to institutional settings. These services may extend beyond patient treatment including consultation, administration, medical and personnel instruction or training, insurance, research and

development, manufacture and testing of equipment and procedures.

This use is not intended provide for extended stay patients (i.e., convalescent homes or performance and/or recovery from major surgery). Construction of a full-care hospital, convalescent facility or similar facility would require a conditional use permit.

Personal Services: Personal services are compatible with other proposed uses and will help support activities within the Specific Plan area. Proximity will provide opportunities for interaction and competition. Examples of these personal uses include, but are not limited to driving schools, travel agencies, photography studios, photo processing, florists, beauty salons, barber shops, tailors, dry cleaners, paging service or child care services. Uses do not include adult x-rated entertainment, adult book stores, or massage parlors.

Public Facilities and Utilities

Public Facilities and Utilities: Public facilities may include, but are not limited to, police or fire stations, bus stations, radio or television stations and libraries. Utilities may include but are not limited to, substations, pump stations, utility cabinets and drainage facilities.

3.4 DENSITY AND INTENSITY OF DEVELOPMENT

The Acco Airport Center Specific Plan proposes 1,001,430 square feet of development. Specified performance incentives permit the anticipated square footage to be exceeded under certain circumstances, but not without additional environmental review.

The **Development Yield Analysis**, Table 2-2 of **Part Two: Component Plans**, depicts an anticipated development intensity and indicates the anticipated square footage of buildings on a parcel-by-parcel basis. The development mix represents an effort to balance peak-hour traffic demands, but it is but one of a range of possible alternatives.

Adjustments to The Development Program

Adjustments to the development program may be anticipated owing to market demand and final project design. As more detailed plans are prepared to respond to individual parcel users, parcel configurations and intensities will vary. This may result in re-assigning intensities to other parcels within the Specific Plan area in order to balance the total square footage of development.

Adjustments shall be subject to the following limitations:

1. Adjustments in development mix shall involve alternate land uses selected at the development plan stage from the **Matrix of Primary and Secondary Uses**, Table 3-1, in **Part Three: Development Regulations**, providing that their cumulative impacts are equal to or less than those of the uses analyzed in the *Acco Airport Center Traffic Study* incorporated herein by reference and included as an Appendix in this report;
2. Adjustments in parcel configuration and square footage shall involve a subdivision, transfer and/or exchange of area between individual parcels owned or legally controlled by the same party, or by disparate ownerships who have reached mutual formal agreement on the adjustment, within the Specific Plan area; and
3. The aggregate result of all such adjustments over the Specific Plan area shall not exceed the "expected" development intensity of 1,001,430 square feet or the trip generation thresholds of the *Acco Airport Center Traffic Study*.

Density Limitation

In no case shall the development density on any commercial parcel in the Acco Airport Center Specific Plan area exceed a floor area ratio (FAR) of 1.0. Parcels tied together by easement or recorded covenant for parking purposes shall be considered one parcel.

The maximum floor area ratio (FAR) for any industrial parcel shall not exceed 0.55. Industrial uses with a FAR greater than 0.45 shall require Planning Commission and City Council review and approval in accordance with Council Resolution 92-118. Parcels tied together by easement or recorded covenant for parking purposes shall be considered one parcel.

Site Coverage

In no case shall building coverage on any individual development site or parcel exceed 55 percent of parcel area.

Building Heights

The Specific Plan area falls under the jurisdiction of Part 77 of the FAA regulations related to the runway approach surface of Ontario International Airport, permitting maximum building heights of 150 feet above the 952 foot elevation contour.

Under this regulation maximum building heights ranging from 142 feet to 172 feet, or from 12 to 14 stories, would be allowed depending on the buildings location on the project site.

Distance Between Buildings

Setbacks between buildings shall be determined at Development Plan Review on a building-by-building basis.

Minimum Parcel Size

The minimum development parcel in Acco Airport Center shall be 0.5 acre, provided that a minimum 2 acre site shall be master-planned as a unit and be subject to development plan approval by the City's Development Advisory Board.

3.5 SETBACKS

Setback requirements for buildings at Acco Airport Center are stipulated to assure adequate landscaped area and to maintain view corridors.

The **Minimum Setback Diagram, Exhibit 3-1**, identifies the required setbacks.

Note to the Reader: Vanderbilt Street was deleted from the Specific Plan at the request of the underlying landowner by administrative determination of the Planning Director in August, 2002. A revised Land Use Diagram reflecting the deletion, replacing Exhibit 2-1, is presented on page iii of the Preface at the front of this document. References to Vanderbilt Street throughout the text, and in diagrams and graphics, including those in this section, have not been deleted but instead have been retained for purposes of continuity.

Minimum Requirements

1. All setbacks shall be measured from relevant property lines.
2. Sidewalks, turnouts and public transit facilities (i.e. bus shelters) may encroach into required setback areas.
3. The full depth of all setbacks shall be landscaped, excluding areas for pedestrian walkways and vehicular drives.
4. Any project may elect to provide greater setbacks than contained herein.
5. The Planning Commission may grant reductions to these requirements via the variance application process when the findings can be made that (1) adequate landscaped open space will be provided elsewhere within the project, and (2) reduced setbacks will result in a superior building design enhancing the character of the urban environment.
6. Side yard parking setbacks shall be 5 feet on each side of the property line. In cases where parking is shared by adjoining parcels, no setback for parking is required.

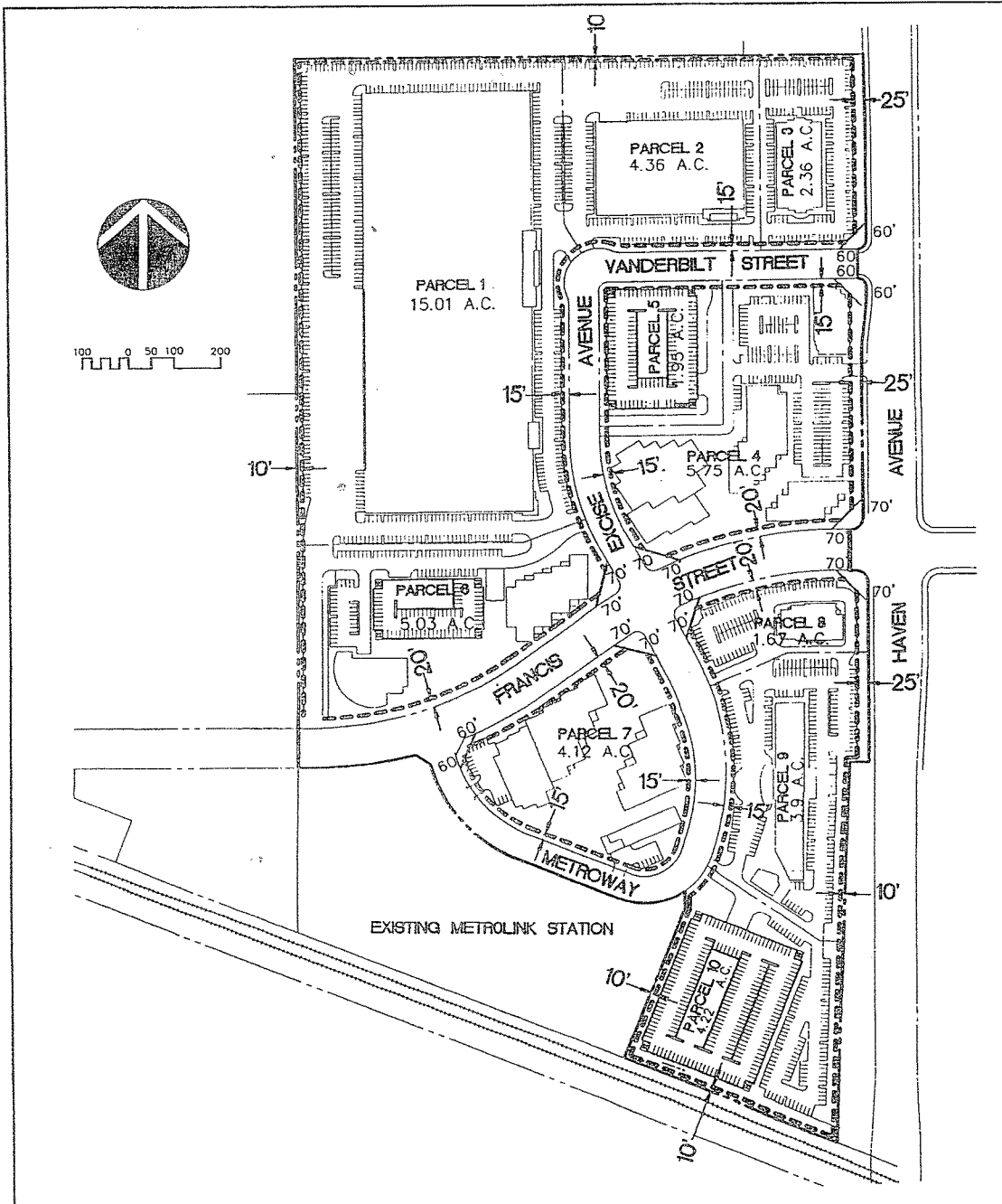


Exhibit 3-1: Minimum Setback Diagram (note changes to plan, Preface, page iii)

Specific Requirements

Haven Avenue

Buildings and parking shall be setback from property lines along the Haven Avenue frontage a minimum of 25', up to within 900' of the railroad undercrossing.

Commencing 900' north of the undercrossing, and extending to the southerly boundary of the Specific Plan area, buildings and parking shall be setback a minimum of 10' from property lines along the Haven Avenue frontage.

Francis Street

Buildings and parking shall be setback from property lines along Francis Street between Haven Avenue and the western property boundary a minimum of 20'.

Excise Avenue and Vanderbilt Street

Buildings and parking setbacks on Excise and Vanderbilt shall be a minimum of 15'.

Metro Way

Buildings and parking setbacks on Metro Way shall be a minimum of 15'.

Project Perimeter

Buildings and parking shall be setback from property lines along the perimeter of the Specific Plan Area a minimum of 10'.

Key Intersections

Buildings and parking shall be setback an additional minimum distance from key intersections as shown in the **Minimum Setback Diagram, Exhibit 3-1**, to accommodate special entry and gateway treatments.

Intersection setbacks are measured along each property line beginning at its point of intersection with the right-of-way of the opposing street, the end points thereof then connected with a diagonal further defining the setback.

3.6 LANDSCAPING

The landscape standards established in the Streetscape Plan section of this Specific Plan document shall be incorporated into this regulatory chapter by reference. Additional landscape requirements applicable to individual project development plans are discussed under the heading Landscape Guidelines in **Part Four: Design Guidelines**.

Minimum Requirements

1. At least 15% of the gross area of each development parcel shall be landscaped. Emphasis shall be placed on street frontages.
2. For each development parcel, 35 trees per acre are required. One third (33%) of the trees shall be 24-inch box size or larger; all others shall be a minimum of 15-gallon in size.
3. Landscaping shall exhibit a "dynamic" concept with at least 20% of the material displaying color variation during the year. A minimum of 30% of all trees shall be evergreen.
4. The City of Ontario encourages the combination of trees with large and small canopies.
5. The predominant tree size on property frontages shall be 24-inch box. Multi-trunk or specimen-size trees are encouraged at project entries.
6. Trees shall be planted in side and rear yards adjacent to structures wherever possible. One tree shall be required for each 30 lineal feet of the combined length of rear and side walls or portion thereof.
7. Shrubs and groundcover will also be required plantings. The minimum shrub size is 5-gallon, spaced no further than 48" on center.
8. Every parking lot shall be bordered by a 4-foot (48") high screen which will consist of a wall, hedge, landscaped berming or some combination thereof. Hedges may increase the effective height of berms.
9. No more than 30% of any groundcover treatment within the project area may be turf. Turf should be used as an accent or for functional purposes only.
10. Vines or trellis plantings shall be required along walls or other ancillary structures with more than 120 sq. ft. of continuous surface area. Vines shall be required on chainlink fencing of any significant length.

Maintenance

All landscaping shall be maintained in a neat and orderly fashion. An irrigation "audit" shall be conducted on an annual basis.

Periodic inspections shall be made by the Acco Airport Center Approving Agent with regard to the condition of improvements and the adequacy of maintenance. If suggestions for improved maintenance are made in writing by the Approving Agent, corrections shall be made within thirty (30) days of receipt of the report or legal remedies to enforce compliance shall be pursued.

The following are minimum maintenance standards:

1. All planting areas shall be kept free of weeds and debris at all times.
2. Lawn and ground covers shall be kept trimmed and/or mowed regularly.
3. All plantings shall be kept in a healthy and growing condition. Fertilizations, cultivation and tree pruning are to be carried out as part of regular maintenance.
4. Irrigation systems shall be kept in working condition. Adjustment and cleaning of systems should be a part of regular maintenance.
5. Stakes, guys and ties on trees shall be checked regularly for correct function. Ties shall be adjusted to avoid creating abrasions or girdling to the stems.
6. Damage to plantings created by vandalism, automobile or acts of nature shall be corrected within thirty (30) days of occurrence.
7. Maintenance of all property line landscaping shall be the responsibility of the individual property owner(s), tenant(s), or Master Association as set forth on **Exhibit 5-3, Matrix of Maintenance Responsibilities**, in **Part Five: Implementation** of this Specific Plan document.

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3.7 PARKING

All development shall be required to meet the minimum off-street parking requirements of the Ontario Municipal Code.

Minimum Requirements

1. No on-street parking shall be permitted within Acco Airport Center. Signage will designate no parking on public streets and rights-of-way.
2. All employee and visitor parking shall be provided either on-site or on a contiguous site unless otherwise approved in writing by the City Planner.
3. When parking is provided on a non-contiguous site and/or a site of different ownership, a recorded document signed by the owners of the alternate site, stipulating to the permanent reservation of use of the site for said parking, must be approved by the City Planner.
4. Changes in occupancy or type of use, and increases in the intensity of use on any site may result in changes in parking demand. Sufficient parking to meet the adjusted demand to the fullest degree possible shall be required.
5. All handicapped spaces shall be constructed to comply with California State Accessibility Standards, Title 24. They shall be located as near to a building's primary entrance as possible.
6. Bicycle racks shall be provided in locations convenient to building access.
7. Vehicles that display any form of advertising for a commercial enterprise, including names, phone numbers, logos or associated artwork, shall be prohibited from parking in public rights-of-way or on private property within public view. Commercial vehicles include, but are not limited to, cars, trucks, vans, trailers and motorized cycles.
8. If offices comprise more than 15% of the total square footage of an industrial building, the standard of one space/300 square feet shall apply to the office portion.

Shared Parking Reductions

In addition to the provisions of the Ontario Municipal Code, the following shall apply:

A reduction in minimum parking requirements for individual uses may be granted by the Planning Commission where joint use of parking facilities or other factors will mitigate peak demand. Where parking spaces are provided for an individual development on a separate parcel, a joint access agreement will be required between affected property owners in a form acceptable to the City.

Requests for parking reductions resulting from joint usage shall generally be made at the Development Plan review stage, and shall be supported by information prepared by a registered traffic engineer. The investigation used to generate the required information shall generally follow the format established by the Urban Land Institute (ULI) in their publication, *Shared Parking*.

In granting parking reductions for shared use of parking facilities, the Planning Commission shall make one or more of the following findings:

1. The traffic engineering report justifies the requested parking reduction based upon the presence of two or more adjacent land uses which, because of their substantially different operating hours or different peak parking characteristics, will allow joint use of the same parking facilities.
2. The traffic engineering report indicates that there are public transportation facilities and/or pedestrian circulation opportunities which justify the requested reduction of parking facilities.
3. The traffic engineering report finds that the clustering of different land uses is such that a reduced number of parking spaces can serve multiple-trip purposes to the area in question.

As a condition of approval to the granting of a reduction in required parking, the City may require the granting of reciprocal access and parking agreements with surrounding properties; recordation of conditions, covenants, and restrictions; or creation of other legal instruments to assure the permanent continuation of the circumstances under which parking reductions were granted.

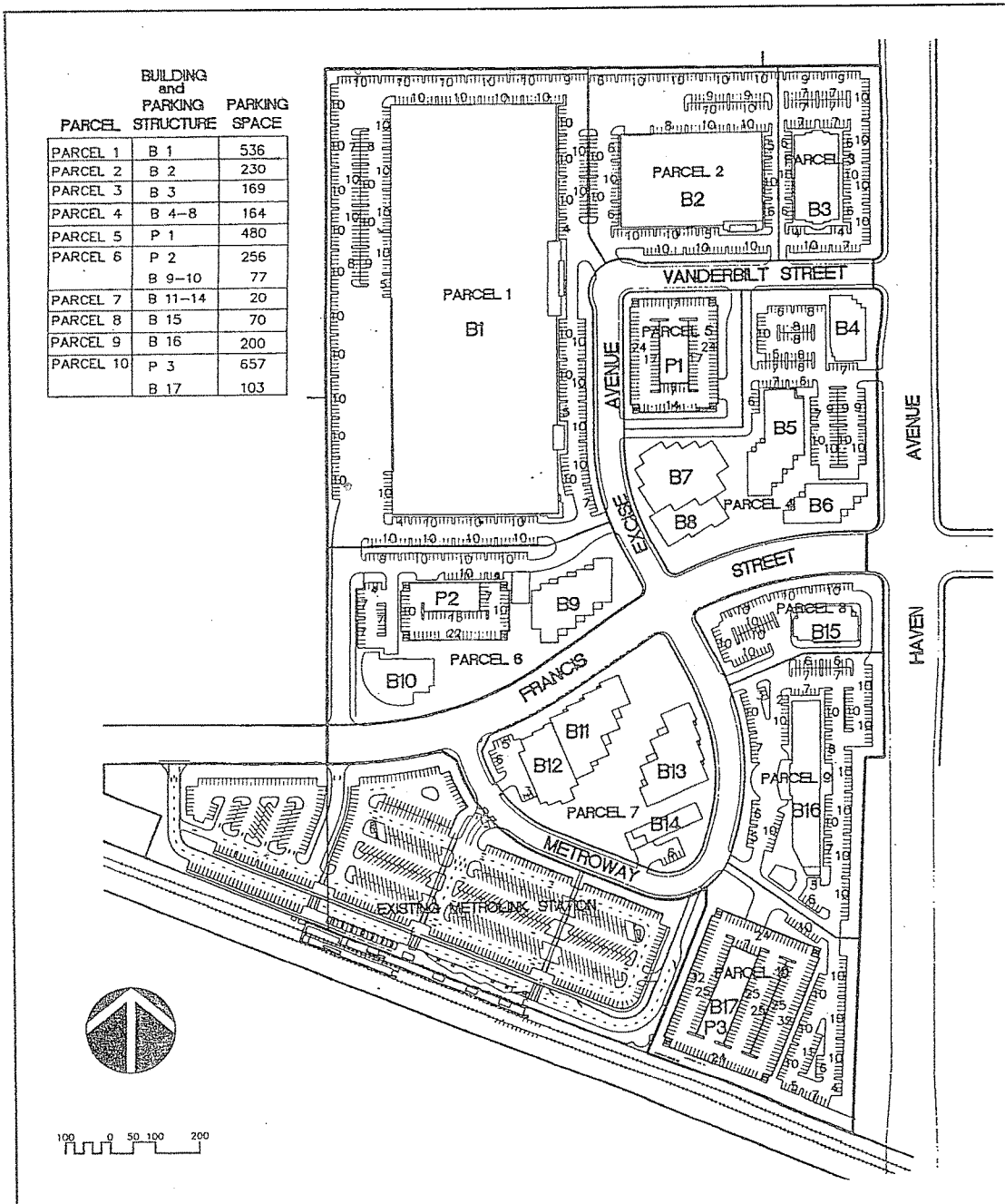


Exhibit 3-2: Potential Parking Layout

Exhibit 3-2, Potential Parking Layout, provides one example of parking expected development at Acco Airport Center.

This "supply" analysis and layout was developed as part of the preparation of The Illustrative Plan contained in Part Two. The Illustrative Plan is a non-binding exhibit, and so too is this parking analysis. It is included herewith for illustration only, and presents one of a range of possibilities.

Structure parking is convenient to but offset from the pedestrian spine. Compact allowances were not used in the layout.

For complete parking standards, refer to Ontario Municipal Code.

Note to the Reader: Vanderbilt Street was deleted from the Specific Plan at the request of the underlying landowner by administrative determination of the Planning Director in August, 2002. A revised Land Use Diagram reflecting the deletion, replacing Exhibit 2-1, is presented on page iii of the Preface at the front of this document. References to Vanderbilt Street throughout the text, and in diagrams and graphics, including those in this section, have not been deleted but instead have been retained for purposes of continuity.

3.8 BUILDING SOUND ATTENUATION

The project location, adjacent to the Ontario International Airport, the proposed UPS apron and the commuter rail line, requires the implementation of sound attenuation measures for interior spaces.

Maximum interior sound level criteria have been established for categories of land use. Table 3-2 illustrates the maximum permitted interior noise levels (measured in LEQ₁₂) for non-residential construction, where LEQ₁₂ is the Energy Equivalent Sound Level during the hours 7 am to 7 pm.

Table 3-2
Maximum Interior Noise Levels
Non-residential Construction

Land Use	Sound Level, LEQ ₁₂
Private Offices, Hotel Suites	40-50 dBA
General Offices, Reception, Typing, Clerical	45-55 dBA
Banks, Retail Stores, Hotel Lobby	50-55 dBA
Other Uses and Areas for Manufacturing, Research and Development Assembly Testing, etc.)	55-60 dBA

3.9 SIGNAGE

Signage within Acco Airport Center shall be prepared in accordance with the signage design guidelines contained in the chapter titled **Part Four: Design Guidelines** of this Specific Plan document.

Any issue, condition or situation not specifically covered therein shall be subject to applicable regulations, standards, and specifications of the City of Ontario Municipal Code. If there is a conflict between the Specific Plan and the Ontario Municipal Code, the Specific Plan shall apply.

A master signage program shall be included with the submittal of a site plan and/or architectural plans, or revisions thereto, for Development Plan Review as outlined in **Part Five: Implementation**.

3.10 SOLID WASTE RECYCLING

Assembly Bill 939, signed by Governor Deukmejian on September 29, 1989, establishes the "California Integrated Waste Management Act of 1989". Maximization of all feasible source reduction, recycling and composting options to reduce the amount of solid waste that must be disposed of by transformation and land disposal is a principal goal of AB 939. The bill mandates jurisdictions develop and implement Waste Source Reduction and Recycling Element.

The City of Ontario is currently preparing a plan in conformance with AB 939. "Green waste" recycling is part of that program. Pending additional requirements, the following provision shall assure that individual project developments within Acco Airport Center comply with the City's Source Reduction and Recycling Plan:

Recycling facilities shall be contained within trash receptacle enclosure areas. All trash enclosures shall be of adequate size and configuration to accommodate receptacles to facilitate separation and collection of materials such as glass, paper, metals, plastics and trash. Trash compactors shall be encouraged for large waste generators to reduce wastestream volumes and to minimize impacts to county landfill capacities.

3.11 DEVELOPMENT PLAN REVIEW

The Acco Airport Center Specific Plan shall be implemented through the use of Development Plan Review.

A Development Plan shall be required for all new development and for the rehabilitation, redevelopment, and expansion or intensification of existing use or structures within the Specific Plan area should such be proposed in the future. A Development Plan will not be required for changes to existing structures where there is no square footage increase or use intensification. An applicant may opt for Development Plan review where it is not required herein.

A Development Plan shall consist of plans, drawings, illustrations, designs, reports and other detailed information as required to determine compliance with the provisions of the Specific Plan and responsiveness to its design guidelines.

Procedural and content requirements for the review and approval of individual development projects within the Specific Plan area are set forth in **Part Five: Implementation**, and incorporated herein by reference.

