

### **3.0 LAND USE PLAN AND DEVELOPMENT REGULATIONS**

#### **3.1 COMMUNITY AND REGIONAL PERSPECTIVE**

Over the past decade the Southern California Region has experienced rapid growth and increased economic activity. As growth pressures increase in the Los Angeles/Orange County area, demand for new development in the cities of San Bernardino County have also increased. Recent growth in the Inland Empire has primarily focused on the construction of new residences, due to the affordability of housing compared to the high cost of housing in Los Angeles and Orange Counties. This has led to an imbalance of the ratio of jobs to housing between the Los Angeles/Orange County Area and the Inland Empire.

This situation has resulted in long commute times for many Inland Empire residents which has contributed to extreme traffic congestion and air quality problems within the region. In order to help reduce these impacts and bolster its economic base, the City of Ontario has encouraged employment-generating land uses, capitalizing on the City's central location in the growing Southern California region. The development of Archibald Center is consistent with City aims, and will provide additional employment opportunities in the Ontario area. The Archibald Center may also reduce job commute times by providing an additional employment center close to growing residential areas.

The visual image that will be created by Archibald Center will complement, and be visually compatible with existing and planned adjacent land uses. The specific plan's landscaping and architectural concepts will provide identity and visual coherence to the project site.

3.2

**GOALS AND OBJECTIVES**

The Archibald Center is an industrial based, mixed use project designed to accommodate a wide spectrum of industrial, warehouse showroom, support retail, service and office uses. The Specific Plan provides the framework for development of the site through specific development standards and criteria tailored to the site, and plans for the infrastructure facilities needed to accommodate development.

The Archibald Center Specific Plan is designed to meet the following objectives:

1. Provide for orderly development through the establishment of design and development standards and guidelines that will ensure a high quality, integrated project.
2. Provide for development of the project site that complements and is compatible with adjacent existing and planned land uses.
3. Utilize landscape buffers and edge treatments to enhance the aesthetics of the project site.
4. Provide a planned infrastructure, utility and service program that meets the needs of the project site in an efficient manner.
5. Expand the economic and employment base for the City of Ontario.
6. Help to reduce the existing regional jobs/housing imbalance, by providing additional employment opportunities in Ontario. This, in turn will help to shorten long commute times for many people living in West San Bernardino County, and reduce associated traffic congestion and air quality impacts.
7. Provide adequate flexibility within the provisions of the specific plan to respond to changes in market demand over time.

### 3.3

## LAND USE PLAN

The Archibald Center is a mixed use project designed to accommodate industrial uses, including business park warehouse and showroom uses, and also includes a limited amount of commercial uses which directly support other uses in the vicinity of the site. The Archibald Center is composed of three land use categories: Business Park, Bulk Warehouse Retail, and Support Commercial. A summary of the Land Use Plan is provided in the following table.

The Business Park category is located in the northwest portion of the site. The Business Park category is oriented toward and takes access from Philadelphia Street. Access to this category is primarily provided from three interior streets. Planned land uses will principally consist of industrial/manufacturing, research and development and warehousing. Office and administrative uses, generally in support of other land uses allowed in the Business Park category, are also envisioned.

The Bulk Warehouse Retail category is situated on the south part of the site along the Pomona Freeway, with a portion in the east half of the site extending north to Philadelphia Street. Uses along the Pomona Freeway take advantage of the visibility afforded by the freeway frontage. Warehouse and Showroom uses and large and/or infrequently purchased consumer items, with an emphasis on home furnishings and home improvements, will typify the Bulk Warehouse Retail category. Many of the Bulk Warehouse Retail uses will also be those that require a relatively large amount of floor space.

The Support Commercial category is located along Archibald Avenue and at the corner of Archibald Avenue and Philadelphia Street in the north east portion of the site. The small portion of the site in this category (3.9 acres) will provide for commercial use that directly support and complement the industrial and office uses in the vicinity. The Support Commercial category contains appropriate parking and use restrictions.

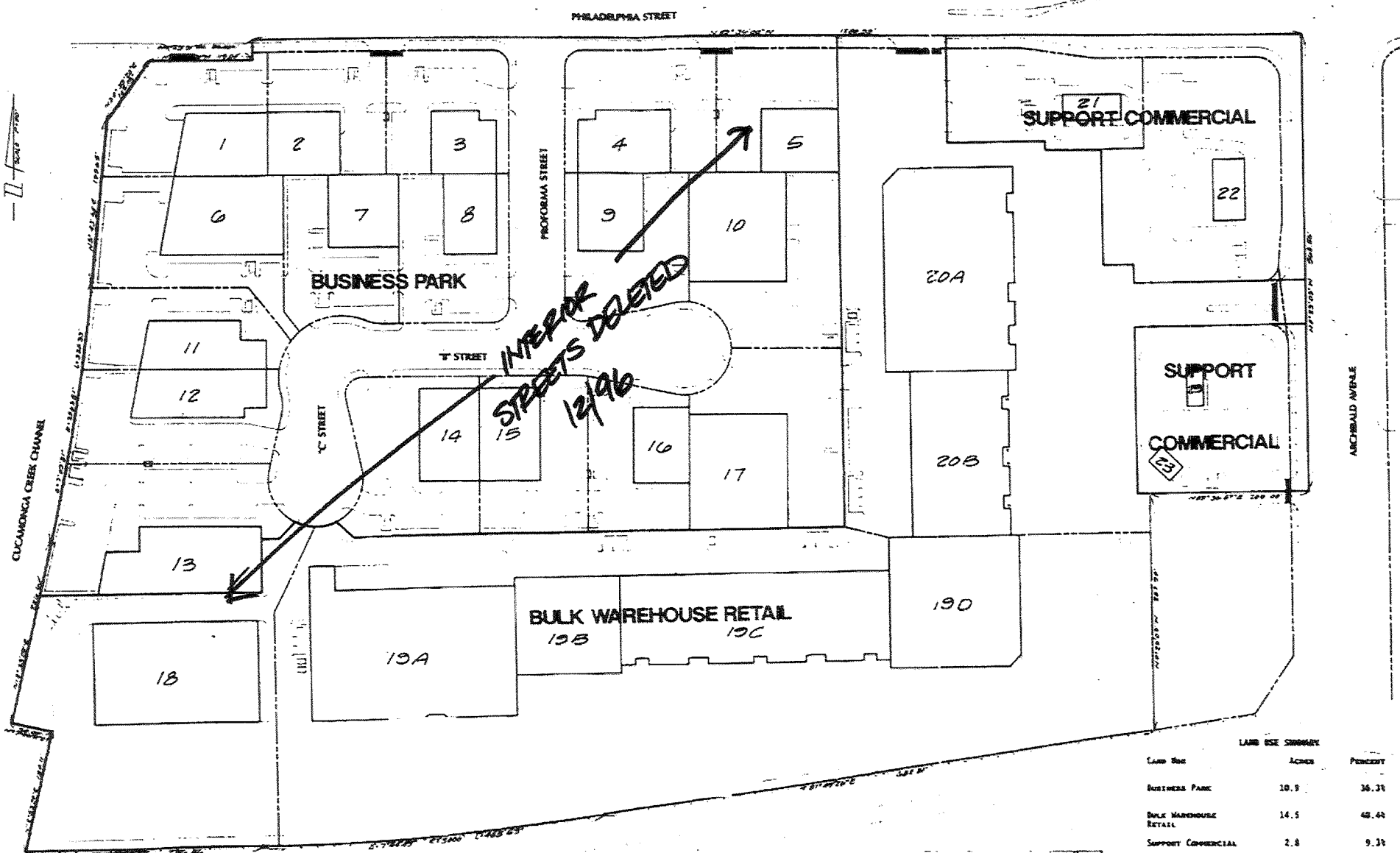
An irrigation well is currently located on the northeast corner of the property. The well apparatus will be removed and the well capped in compliance with applicable regulations as part of the construction of the project.

The locations of the Business Park, Bulk Warehouse Retail, and Support Commercial land use categories are depicted in EXHIBIT 9.

**LAND USE SUMMARY**

<b>Land Use Category</b>	<b>Approximate Acreage</b>	<b>Percent Acreage</b>	<b>Building Numbers</b>
Business Park	10.9	37.2%	1-17
Bulk Warehouse Retail	14.5	49.6%	18-20
Support Commercial	3.9	13.2%	21-25
<b>Total Site Area</b>	<b><u>29.3 Acres</u></b>	<b><u>100%</u></b>	

Interior public streets will occupy approximately 1.8 additional acres.



**LAND USE PLAN**  
**ARCHIBALD CENTER SPECIFIC PLAN**

STATE HIGHWAY 60

SITE PLAN SCALE A

LAND USE SUMMARY		
Land Use	Acres	PERCENT
BUSINESS PARK	10.9	36.3%
BULK WAREHOUSE RETAIL	14.5	48.4%
SUPPORT COMMERCIAL	2.8	9.3%
INTERNAL STREETS:	1.8	6.0%
TOTAL SITE AREA	30.0 AC.	100.0%

19A-INDICATES BUILDING NO. 2

### 3.4 LAND USES PERMITTED

This section identifies the land uses allowed within the three land use categories planned for the project site: Business Park; Bulk Warehouse Retail; and Support Commercial. Except where noted under the Support Commercial Category, Land Use Types identified under the permitted uses sections for each category are allowed without any discretionary review and only require approval of a site development plan and building permit.

#### 3.4.1 BUSINESS PARK CATEGORY

The primary uses in the Business Park Category of the Archibald Center will be manufacturing, research and development, warehousing and distribution, and multi-tenant industrial uses. In addition, supporting administrative and professional offices will also be permitted.

The character of the industrial portion of Archibald Center will be low rise. The Business Park Category will occupy approximately 10.9 net acres.

##### 3.4.1.1 Permitted Uses

The following uses are permitted, subject to site development plan approval, within areas designated in the Business Park Category on the Land Use Plan. Site development plans shall be subject to review and approval by the City of Ontario Development Advisory Board (DAB) in accordance with the provisions of Article 31 of the City of Ontario Zoning Code. A conditional use permit is also required where noted next to specific uses below.

##### **Light Manufacturing and Assembly Uses, including:**

- . Auto Stereo and car phone sales and installation, subject to approval of a Conditional Use Permit
- . Custom Manufacturing and Assembly (i.e, jewelry, art objects, clothing, instruments, etc.)
- . Light Industrial and General Manufacturing and Assembly, including but not limited to packaging, processing, repair, treatment and fabrication of finished and semi-finished goods.
- . Research and Development

**Wholesale, Storage and Distribution Uses, including:**

- . Automotive Fleet Storage
- . Freight Handling
- . Storage (mini storage, subject to special architectural review)
- . Shipping and Trucking Services
- . Warehousing and Warehousing Services with no sales
- . Wholesaling of finished, semifinished, and semi-refined products.

**Commercial/Business Park Uses, including:**

- . Building Maintenance Services
- . Business Support Services
- . Communication Services (2-way radio, fax, answering machines and answering services)
- . Office Goods, Sale and Rental
- . Laundry Services
- . Repair Services for small items (i.e. typewriters, computers, etc.)

**3.4.1.2 Prohibited Uses**

The following uses are prohibited in the Business Park Category.

- . Adult businesses
- . Agricultural Uses
- . Amusement Enterprises, such as fairs, merry-go-rounds, ferris wheels and similar uses operated on a temporary basis.
- . Automobile Dismantling, and junk, rag, metal salvage
- . Ammonia, chlorine, and bleaching powder manufacture, except that the manufacture of by-products shall be permitted.
  
- . Animal Slaughtering
- . Bone, Coal and Wood Distillation
- . Cement, Lime, Gypsum, and Plaster of Paris Manufacture, except that the manufacture of by-products shall be permitted
  
- . Cocktail Lounges
- . Equestrian Services and supply establishments

- . Explosives Manufacture and Storage
- . Fat Rendering
- . Fertilizer Manufacture
- . Foundries, the smelting of ferrous metals, steel mills, and boiler works
- . Glue Manufacture
- . Hydrochloric, nitric, and sulfuric acid manufacture
- . Oil Drilling, and the production of oil, gas, and hydrocarbons
- . Petroleum refining and gravel excavating and distributing
- . Recreational Vehicle Parks
- . Residential Uses
- . Rubber and gutta-percha manufacture
- . Second Hand Stores and Thrift Shops
- . Soap Manufacture
- . Stock Yards, cattle feeding yards, and hog ranches
- . Tallow, grease, and lard manufacture and refining
- . Tanning, curing, and storing of rawhides and skins
- . Tattoo Parlors

#### 3.4.1.3 Other Uses

All other uses not listed as permitted which are not specifically prohibited uses may be permitted subject to a Determination of Use finding by the Planning Commission that the use is similar to, and no more objectionable than, a permitted use.



### 3.4.2 BULK WAREHOUSE RETAIL CATEGORY

The Bulk Warehouse Retail Category includes approximately 14.5 acres and is intended to provide for freeway oriented warehouse and showroom uses. Principal uses will be bulk items, home furnishing and improvements, and other establishments that generally require a large proportion of floor area in relation to the number of customers. For the purposes of this section bulk items are defined as products of large size, mass, volume or quantity such as carpets, home appliances and office equipment that require large showroom areas to merchandise the product. Bulk items are found or used in or around the home or office.

#### 3.4.2.1 Permitted Uses

The following uses are permitted, subject to site development plan approval, within areas designated in the Bulk Warehouse Retail Category on the Land Use Plan. Site development plans shall be subject to review and approval by the City of Ontario Development Advisory Board (DAB) in accordance with the provisions of Article 31 of the City of Ontario Zoning Code.

##### **Bulk Warehouse Retail Uses Including:**

- . Antique Furniture (genuine) Warehouse and Showroom
- . Decoration or Drapery Shop
- . Door and Window Sales Warehouse and Showroom
- . Durable Goods - for the purposes of this section durable goods shall be defined as goods that remain useable for a relatively extended period of time such as appliances, electronics, hardware, furniture, furnishings, fixtures and machinery that require a large floor area to merchandise the product. Durable goods are products found or used in or around the home or office.
  
- . Floor Coverings (carpet, tile, etc.) Warehouse
- . Furniture Warehouse
- . Home Furnishings And Fixtures
- . Home Improvement Centers with a maximum of 30,000 square feet of floor area
  
- . Household Appliance Sales and Incidental Repair
- . Interior Decorating Warehouse
- . Lighting & Electrical Warehouse

- . Musical Instrument Warehouse
- . Paint Store
- . Radio, Television, Video, and Stereo Warehouse
- . Spa and Jacuzzi Store (sales) Warehouse
- . Studio Art
- . Wall & Window Coverings Warehouse

#### 3.4.2.2 Prohibited Uses

The following uses are prohibited in the Bulk Warehouse Retail Category.

- . Adult businesses
- . Agricultural Uses
- . Amusement Enterprises, such as fairs, merry-go-rounds, ferris wheels and similar uses operated on a temporary basis.
  
- . Automobile Dismantling, and junk, rag, metal salvage
- . Cocktail Lounges
- . Contractors Storage Yard
- . Equestrian Services and supply establishments
- . Recreational Vehicle Parks
- . Residential Uses
- . Second Hand Stores and Thrift Shops
- . Tattoo Parlors
- . Sandblasting Establishments

#### 3.4.2.3 Other Uses

Other uses not listed which are not specifically prohibited may also be permitted subject to a Determination of Use finding by the Planning Commission that the use is similar to, and no more objectionable than, a permitted use.

### 3.4.3 SUPPORT COMMERCIAL CATEGORY

The Support Commercial Category includes approximately 3.9 acres and is principally intended to serve and complement the surrounding industrial and office uses in the vicinity of the project site. Support Commercial uses will be conveniently located near workers in and around the project site. Eating establishments and other support facilities will be within the area and will reduce mid-day automobile travel.

#### 3.4.3.1 Permitted Uses

The following uses are permitted, subject to site development plan approval, within areas designated in the Support Commercial Category on the Land Use Plan. Site Development Plans shall be subject to review and approval by the City of Ontario Development Advisory Board (DAB) in accordance with the provisions of Article 31 of the City of Ontario Zoning Code.

#### **Support Commercial Uses Including:**

- Antique Sales (genuine)
- Appliance Sales
- Automobile Parts Centers (no service bays)
- Automobile Service Station, including a self-service car wash and/or minimart
- Bakery Goods Shop (retail and not more than five bakers on the premises)
- Bank, Savings & Loan or other financial institution, including those with drive-through or walk-up windows
- Barber Shop
- Beauty Shop
- Bicycle Shop
- Blueprinting, Multi-copy and Photocopying Services
- Book and Stationery Stores
- Catering Establishment
- Communication Services
- Clothes Cleaning, Dyeing and Pressing Establishments (retail)
- Clothes and Wearing Apparel Shop
- Confectionery Store
- Convenience Sales and Service (with no sale of liquor)
- Custom Dressmaking Shop
- Delicatessen
- Door and Window Sales
- Drugstore

- . Dry Goods Sales
- . Eating and Drinking Establishments
- . Eating and Drinking Establishments, including drive through or walk-up service
- . Equestrian Services and Supply Establishments (retail sales)
- . Film and Camera Sales or Exchange
- . Florist Shop
- . Food and Beverage Sales (no liquor)
- . Gift shop
- . Hardware Store
- . Hobby Shop
- . Interior Decoration Shop
- . Jewelry Store
- . Medical and Dental Offices
- . Medical Laboratory
- . Millinery Shop
- . Newsstand
- . Offices, Business or Professional
- . Office Goods - Sale and Rental
- . Pet Shops
- . Photography Studio
- . Post Office
- . Shoe Repair Shop
- . Shoe Store
- . Sporting Goods Store
- . Studio Art or Music
- . Tailor Shop, Custom Making
- . Travel Agency
- . Trophy Shop
- . Variety Store
- . Video Store, Sale and Rental (no age restriction for patrons)
- . Western Wear and Related Accessories

### 3.4.3.2 Conditionally Permitted Uses

The following uses are permitted subject to the approval of a Conditional Use Permit, in accordance with the provisions of Article 29 of Chapter Three of the City of Ontario Municipal Code (Conditional Use Permits).

- Fix-It Shop
- Grocery Store
- Health Clubs and Spas
- Market, Fish (retail)
- Market, Meat (retail and no live poultry or animals to be kept or slaughtered)
- Market, Produce

### 3.4.3.3 Prohibited Uses

The following uses are prohibited in the Support Commercial Category.

- Adult businesses
- Agricultural Uses
- Amusement Enterprises, such as fairs, merry-go-rounds, ferris wheels and similar uses operated on a temporary basis.
- Automobile Dismantling, and junk rag, metal salvage
- Cocktail Lounges
- Contractors Storage Yard
- Liquor Store
- Recreational Vehicle Parks
- Residential Uses
- Second Hand Stores and Thrift Shops
- Tattoo Parlors
- Wholesale Business establishments
- Sandblasting Establishments

### 3.4.3.4 Other Uses

Other uses not listed which are not specifically prohibited may also be permitted subject to a Determination of Use finding by the Planning Commission that the use is similar to, and no more objectionable than, a permitted use.

### 3.5 DEVELOPMENT STANDARDS

The following regulations establish minimum development standards for the Business Park, Bulk Warehouse Retail, and Support Commercial land use categories within the Archibald Center Specific Plan. All other regulations of the City of Ontario shall apply unless modified herein.

#### 3.5.1 BUSINESS PARK CATEGORY LAND USE STANDARDS

##### 3.5.1.1 Minimum Parcel Size

The minimum parcel size is one-half acre.

##### 3.5.1.2 Minimum Building and Parking Area Setbacks

This section establishes the minimum building and parking area setbacks for the portion of the Archibald Center within the Business Park Category. All street setbacks, including Pomona Freeway are measured from the street right of way. All other setbacks are measured from property lines.

	Parking	Building
Philadelphia St.	20'	45'
Local Street	10'	20'
Cucamonga Creek Channel	5'	5'
Interior Property Line	5'	None
Rear Property Line	None	None

##### 3.5.1.3 Maximum Building Height

The maximum height of all buildings shall be 45 feet.

#### **3.5.1.4 Maximum Building Coverage**

The maximum floor to area ratio shall be 50%.

#### **3.5.1.5 Minimum Parking Requirements**

Development of individual parcels shall meet the Purposes and General Provisions of the City of Ontario Parking Standards (Municipal Code Sections 9-3.2500 and 9-3.2505, respectively).

The required minimum number of parking spaces shall be consistent with Section 9-3.2510 of the City of Ontario Parking Standards (Municipal Code Sections 9-3.2510 and 9-3.2520), except as amended herein:

- . Parking requirements for floor area devoted to office, administrative or other uses in support of the primary Business Park, Manufacturing, Warehousing or other uses allowed in the Business Park Category shall be the same as the primary use, provided that the support use does not exceed fifteen percent of the total floor area.
- . The required number of minimum parking spaces for manufacturing, assembly, research and development, light industrial, and other industrial uses shall be one space for each 500 square feet of gross floor area, excluding floor area used exclusively for truck loading.
- . The required number of minimum parking spaces for warehouses or any other storage buildings shall be one space for each 500 square feet of gross floor area up to 20,000 square feet; plus one space for each 1,000 square feet of gross floor area over 20,000 square feet.

The standards for parking areas shall conform to the City of Ontario Parking Standards (Municipal Code Section 9-3.2525), except as amended herein:

- . The minimum stall width shall be 9 feet.
- . The minimum stall length and depth shall be 19 feet.

Up to twenty-five (25) percent of the total number of required parking stalls may be compact stalls.

- . The minimum stall width for compact spaces shall be eight and one half feet (8 1/2').
- . The minimum stall length and depth for compact spaces shall be seventeen feet (17').

Compact parking stalls shall be clustered in minimum groupings of three stalls or more, shall be evenly distributed throughout the site, and shall have painted identification.

Parking may be permitted within all easements.

#### **3.5.1.6 Loading Area Requirements**

Loading areas within the project area shall be designed to provide for backing and maneuvering on-site and not from public streets.

Loading areas shall not be visible from Philadelphia Street or Archibald Avenue.

#### **3.5.1.7 Outdoor Storage Requirements**

Trash container areas shall be screened and unobtrusive. Trash container areas shall be constructed to City of Ontario standards. The quantity and location shall be approved by the Solid Waste Superintendent.

Outdoor, tenant-secured areas that are used for purposes other than storage are permitted.



**3.5.1.8 Satellite Dish Antennas**

Plans indicating location and height of satellite dish antennas will be submitted to the Ontario Planning Department for review and approval.

Roof-top dish antennas shall not be permitted.

Dish antennas are to be located out of view from a public street.

Ground mounted dish antennas shall be a maximum of 10 feet in height from the highest adjacent grade and fully screened.

### **3.5.2 BUSINESS PARK CATEGORY SIGN STANDARDS**

The provisions of Article 26 of the City of Ontario Municipal Code shall apply, except as amended in the following.

#### **3.5.2.1 General Criteria**

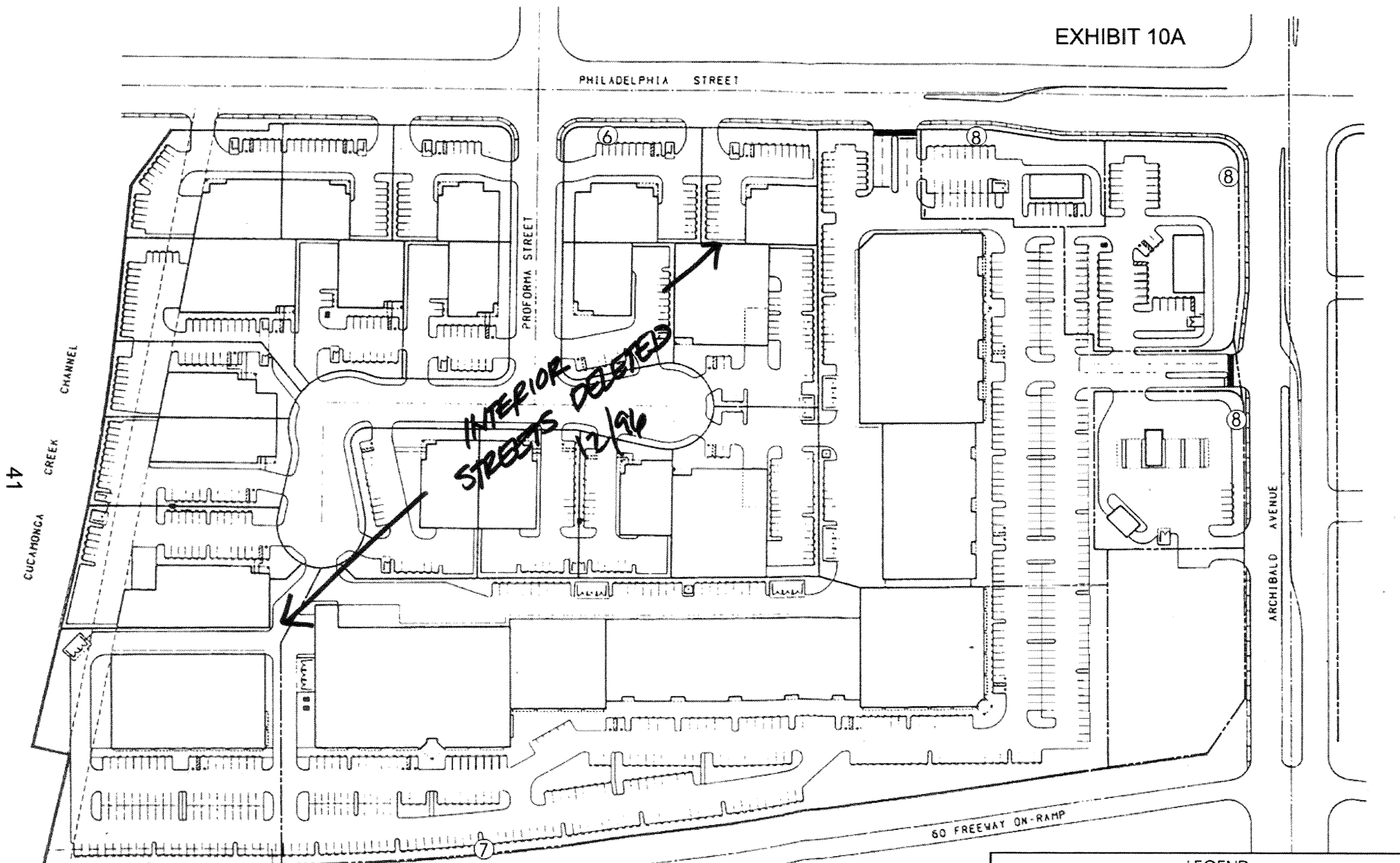
The purpose of the sign standards are to provide the means for adequate identification of the project, buildings and businesses by regulating and controlling the design, location and maintenance for all signage within Archibald Center. The sign standards establish specific standards for all exterior signing to ensure consistency and harmony with the architectural quality of Archibald Center and the City of Ontario Sign Ordinance.

The general location of the larger signs for the Archibald Center are shown on the Sign Location Plan, depicted in EXHIBIT 10B. For ease of reference the Sign Location Plan is repeated as EXHIBIT 17B and EXHIBIT 30B, under the Bulk Warehouse Retail and Support Commercial Categories Sign Standards, respectively. Similarly, the Temporary Sign Location Plan is depicted in EXHIBIT 10A, and repeated in EXHIBITS 17A and 30A. Illustrative diagrams for individual sign types are also provided, where appropriate. A sign matrix, summarizing the requirements for each sign type is also provided in EXHIBIT 16 at the end of the Business Park Category Sign Standards Section.

Prior to the issuance of certificate of occupancy permits, the developer shall obtain approval of a comprehensive sign program. The comprehensive sign program shall include sign design and appearance standards that are consistent with the size, height and area criteria included in this specific plan. As part of the comprehensive sign program, a color palette shall be selected with a maximum of five (5) colors.

#### **3.5.2.2 Compliance Required**

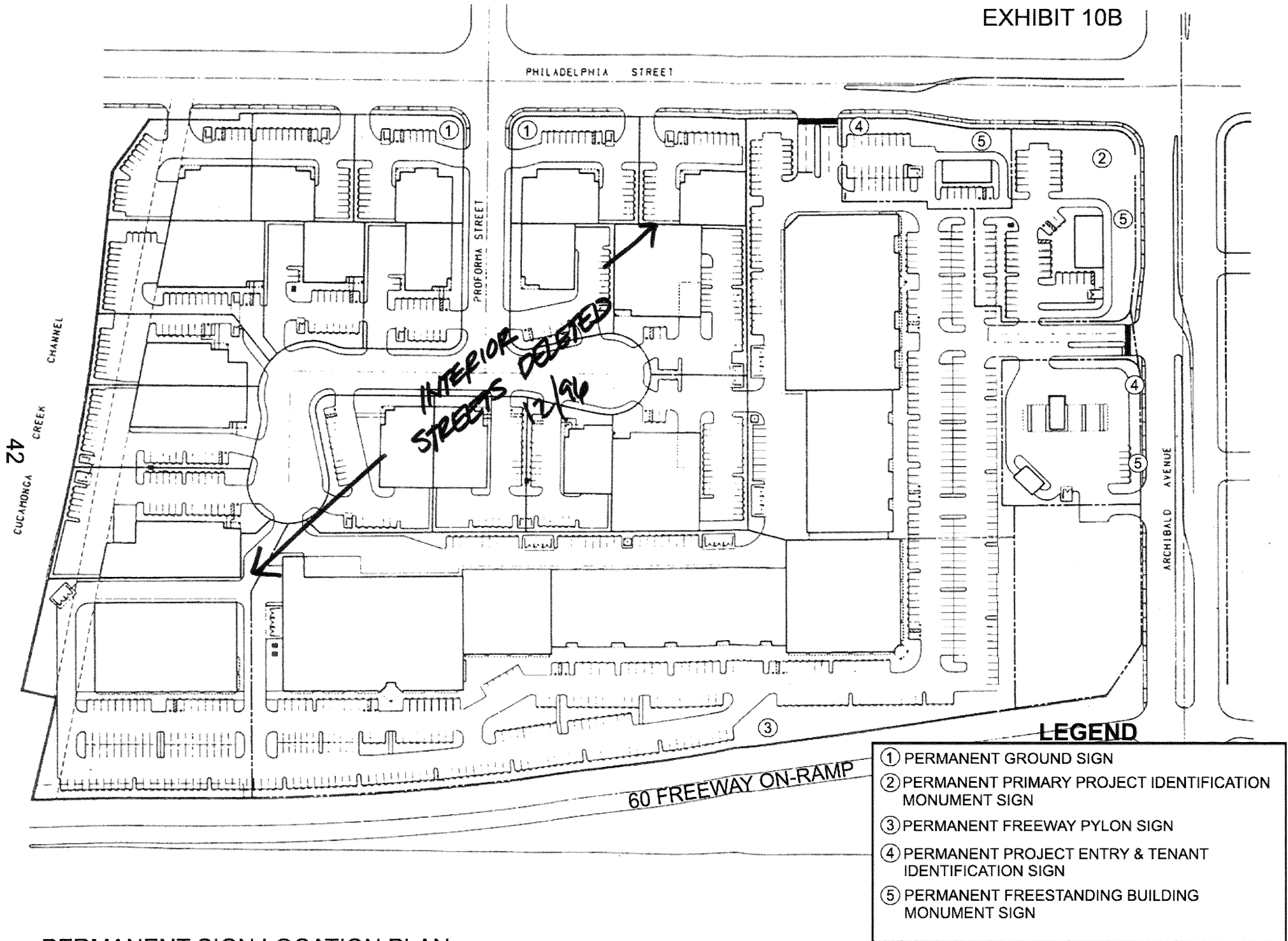
No person shall erect, reerect, enlarge, alter, move, convert or equip any sign structure or cause or permit the same to be done contrary to or in violation of the provisions of these sign standards. Unapproved sign(s) must be brought into conformance at the expense of the persons responsible for the installation of said sign(s).



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TEMPORARY SIGN LOCATION PLAN

- LEGEND
- ⑥ TEMPORARY ENTRY PROJECT MARKETING SIGN
  - ⑦ TEMPORARY FREEWAY PROJECT MARKETING SIGN
  - ⑧ TEMPORARY PRELEASE SIGN



PERMANENT SIGN LOCATION PLAN

### **3.5.2.3 Maintenance**

All signs shall be maintained in a neat and orderly fashion. Prompt correction of any deficiencies shall be made by the entity responsible for the maintenance of said sign(s).

### **3.5.2.4 Temporary Ground Signs**

All temporary ground signs must be set back a minimum of five (5) feet from the project property line.

All temporary ground signs are to be non-illuminated and fabricated of sturdy, quality materials to last the length of their intended use.

All temporary ground signs shall remain in place for no more than twelve (12) months or when the initial leasing program is ninety-five percent (95%) complete, whichever comes first. This period may be extended upon approval by the City of Ontario Planning Commission.

### **3.5.2.5 Temporary Entry Project Marketing Signs**

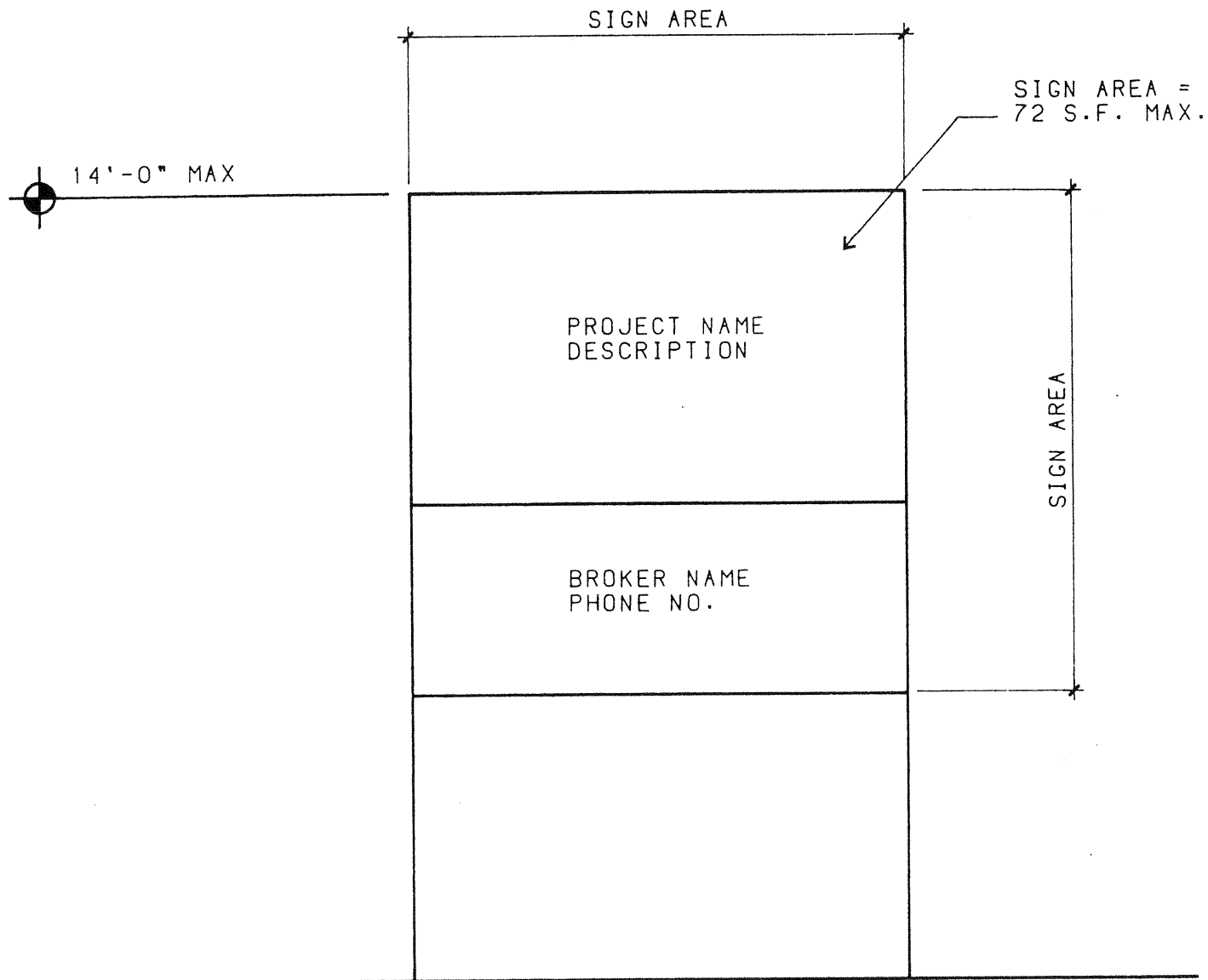
The purpose of this sign type is to identify the Archibald Center Business Park Area and to provide information regarding project marketing adjacent to entries along perimeter streets. This sign is limited to the name of the project, a brief description of the project, the name of the leasing/sales agent(s) and telephone number.

One (1) temporary entry project marketing sign will be allowed on Philadelphia Street.

The maximum sign area shall not exceed seventy-two (72) square feet per sign area and shall not exceed fourteen (14) feet in height from the highest adjacent grade.

An illustrative diagram of this sign type is depicted in EXHIBIT 11.

The location of this sign is depicted as Sign 6 in EXHIBITS 10A, 17A and 30A.



TEMPORARY ENTRY PROJECT MARKETING SIGN

### **3.5.2.6 Temporary Construction Signs**

The purpose of this sign is to identify future building construction. This sign may contain a rendering of the future facility, and is limited to the identification of the project, the leasing agent, developer, financing institution, general contractor and architect.

One (1) construction sign is allowed per building.

The maximum area of the construction sign must not exceed twenty-four (24) square feet, and six (6) feet in height from the highest adjacent grade.

An illustrative diagram of this sign type is depicted in EXHIBIT 12.

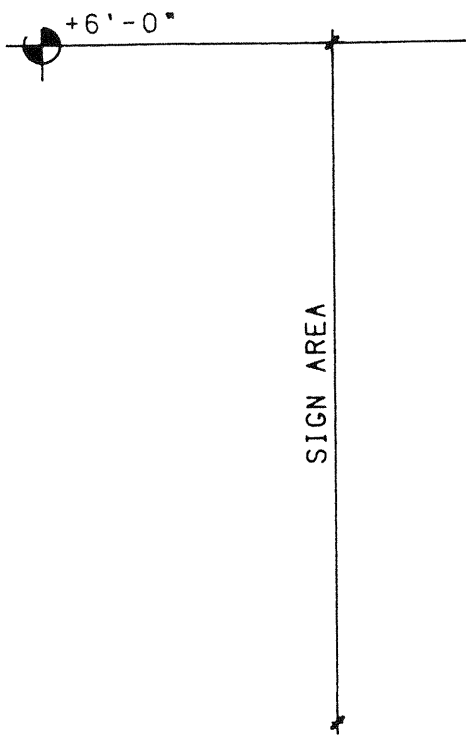
### **3.5.2.7 Temporary Pre-Lease Signs**

The purpose of this sign is to identify the leasing agent and provide contact information to aid in the pre-leasing of the project. This sign is limited to the identification of the leasing agent, contact information and building size.

One (1) pre-lease sign is allowed per building, and is to be removed when the building is sold or leased.

The maximum area of the pre-lease sign must not exceed twenty-four (24) square feet and six (6) feet in height from the highest adjacent grade if ground mounted, or six (6) feet in height from the top of a parapet if wall mounted.

An illustrative diagram of this sign type is depicted in EXHIBIT 13.

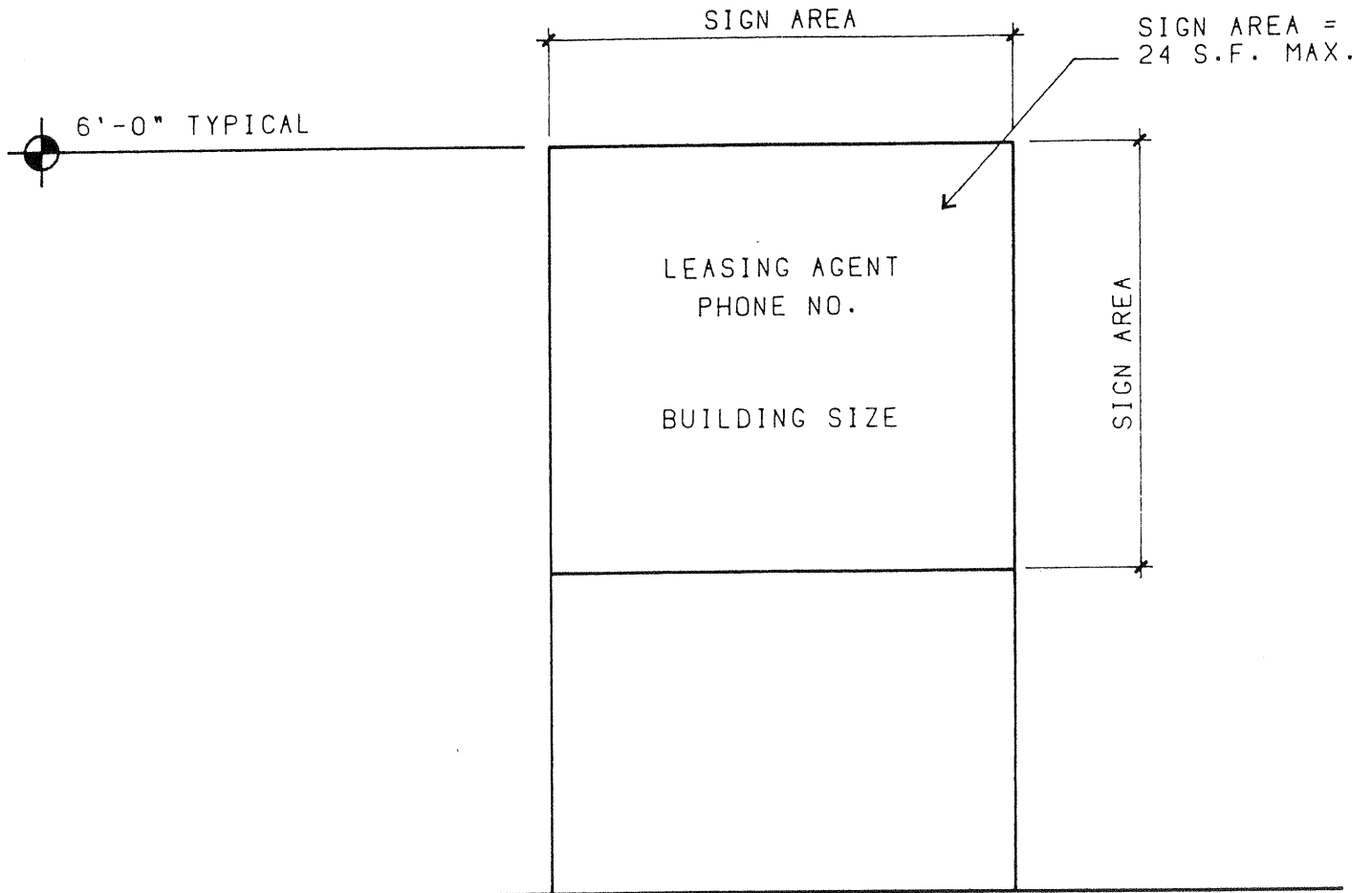


SIGN AREA	
PROJECT NAME OPENING DATE	RENDERING
OWNER / DEVELOPER	
FINANCING	
ARCHITECT	
CONTRACTOR	
BROKER INFORMATION PHONE NO.	

SIGN AREA =  
24 S.F.

TEMPORARY CONSTRUCTION SIGN  
( INDUSTRIAL & WAREHOUSE SHOWROOM )





TEMPORARY PRE-LEASE SIGN

### 3.5.2.8 Permanent Ground Sign Standards

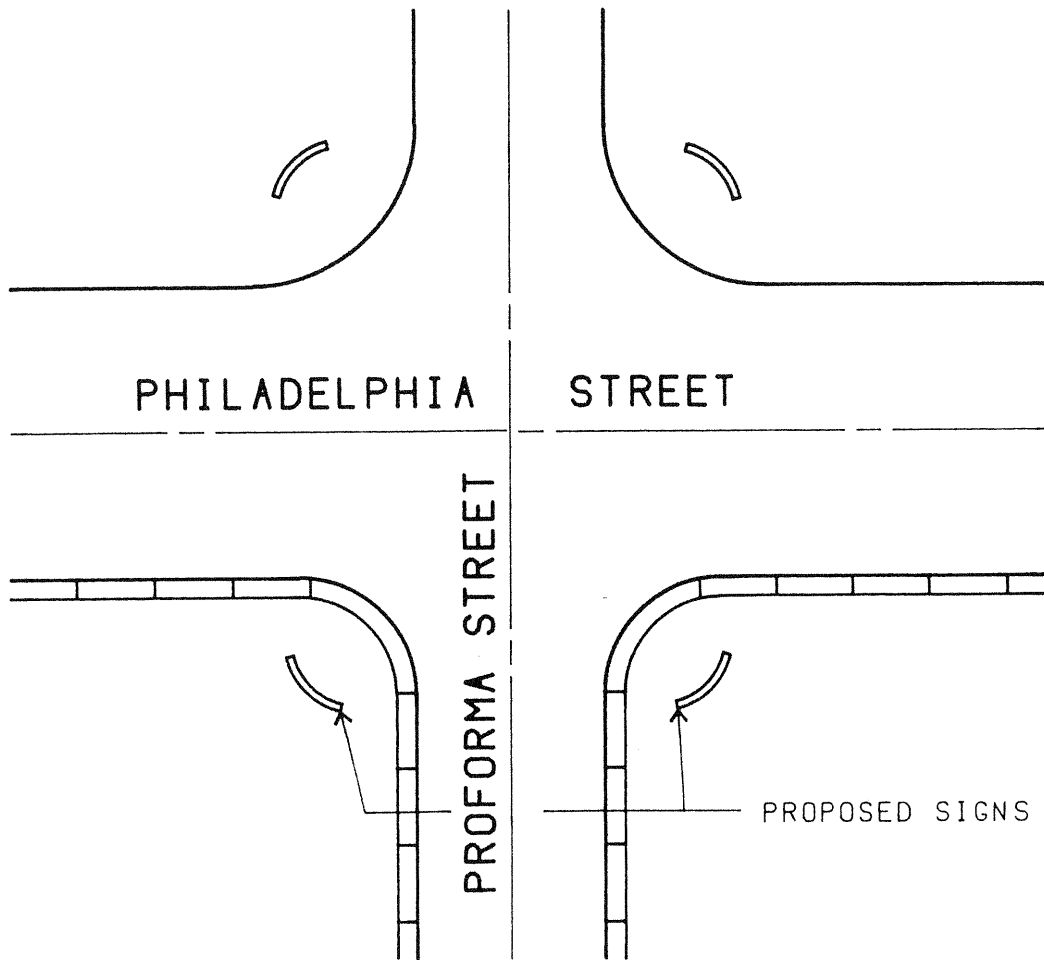
Two (2) Ground signs may be located at the entrance to the industrial area located at the intersection of Philadelphia Street and Proforma Street.

Ground mounted signs must be set back a minimum of ten (10) feet from the individual project property line, so as not to create a hazard for either pedestrian or vehicular traffic.

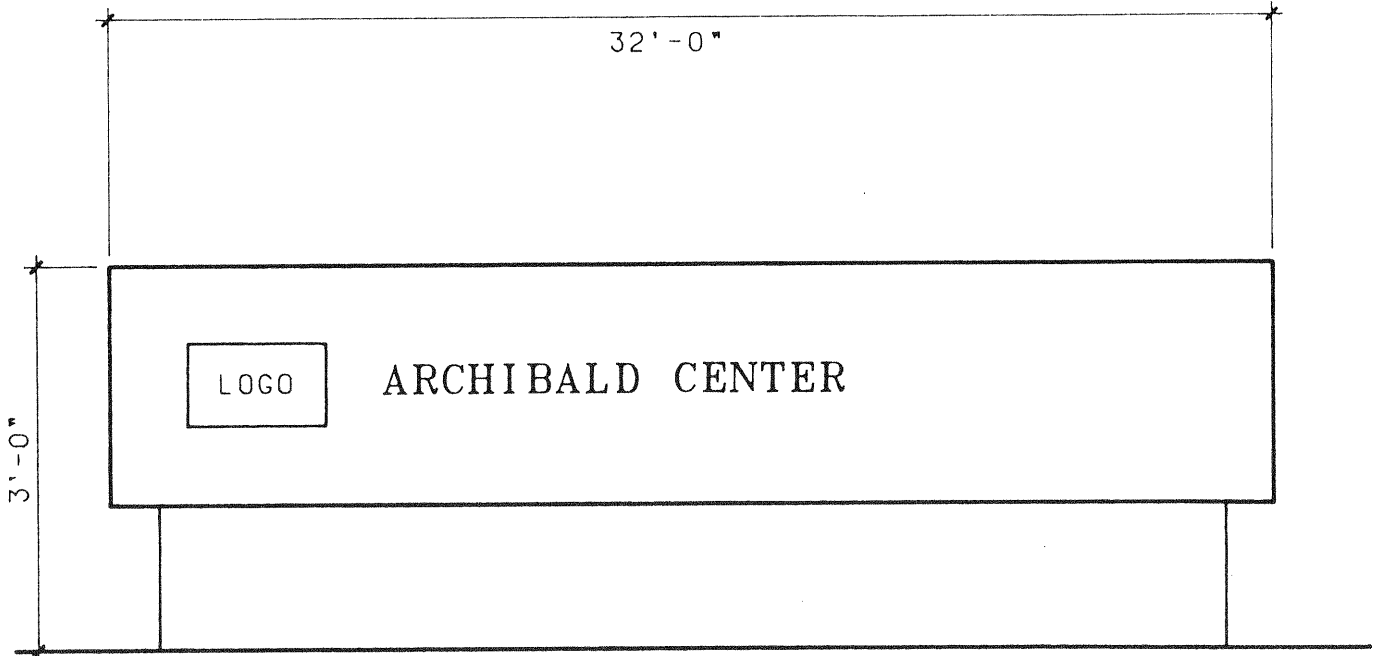
Maximum sign area and maximum sign height will be consistent with signage located on the north side of Philadelphia Street at Proforma Street (three (3) feet in height by thirty-two (32) feet in length). Copy shall be limited to identification of the Archibald Center Business Park Area. All permanent ground signs to be fabricated of sturdy, quality materials.

An illustrative diagram of this sign type is depicted in EXHIBIT 14.

The location of this sign is depicted as Sign 1 in EXHIBITS 10B, 17B and 30B.



DIMENSIONS TO BE CONSISTANT WITH SIGNS PROPOSED FOR NORTH SIDE OF PHILADELPHIA STREET & PROFORMA



PERMANENT GROUND SIGN

### 3.5.2.9 Permanent Wall Mounted Sign Standards

All signs and logos attached to the building will be individual letters and will be surface mounted with no exposed raceways. Cabinet type signs will generally not be allowed. The area of wall signs with individual letters (or) logo will be measured by a rectangle around the outside of the lettering and/or the pictorial symbol.

All wall mounted signs must be constructed of sturdy, quality materials. The height of such signs shall not exceed the height of the building roof line or architecturally integrated parapet wall.

If illuminated, only internal or halo illumination will be permitted.

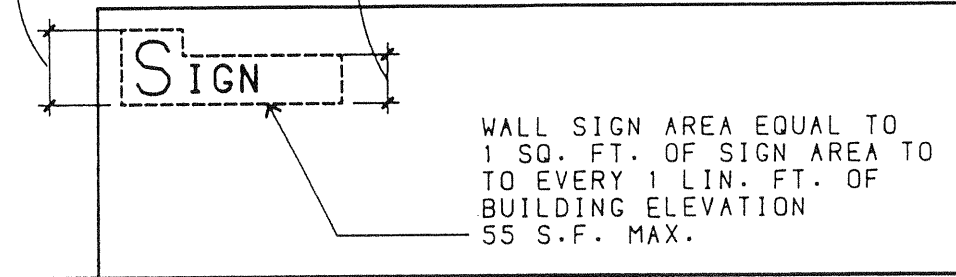
The sign area shall be equal to one (1) square foot per width of building elevation/tenant space where the sign is located, to a maximum of fifty-five (55) square feet. For establishments with an entrance on the side wall, the same standards shall apply. Signage may be allowed on two (2) elevations, only, provided the elevations face a parking lot or a right-of-way.

Letter height shall not exceed twenty-four (24) inches or be smaller than a minimum size of twelve (12) inches, except that if only the first letter of a word is capitalized, that capital letter may be up to forty-eight (48) inches in height. Official corporate logos may also exceed twenty-four (24) inches in height, up to a maximum height of forty-eight (48) inches.

An illustrative diagram of this sign type is depicted in EXHIBIT 15.

1ST LETTER OF NAME OR CORPORATE  
LOGO MAY BE 48" MAX.

12" MIN.  
24" MAX. LETTER SIZE



BUILDING HEIGHT  
VARIES.

## PERMANENT WALL MOUNTED SIGNS (INDUSTRIAL)

**ARCHIBALD CENTER SPECIFIC PLAN  
SUMMARY OF BUSINESS PARK SIGN STANDARDS**

<b>PERMITTED SIGN TYPE BUSINESS PARK</b>	<b>MAXIMUM NUMBER OF SIGNS</b>	<b>MAXIMUM SIGN AREA</b>	<b>MAXIMUM SIGN HEIGHT</b>	<b>ILLUMINATION</b>	<b>GENERAL PROVISIONS</b>	<b>SIGN LOCATION MAP REFERENCE</b>
Temporary Ground Signs	N.A.	N.A.	N.A.	Non-Illuminated	May remain for 12 months or when initial leasing program 95% completed, whichever comes first. Signs set back 5 feet from P.L.	N.A.
Temporary Entry Project Marketing	One temporary sign on Philadelphia St.	72 Sq. Ft.	14 Ft. from highest adjacent grade.	N.A.	Limited to project name, a brief description of project, name of leasing agent(s) and phone #.	N.A.
Temporary Construction Signs	One sign per Building.	24 Sq. Ft.	6 ft. from highest adjacent grade.	N.A.	Purpose to identify project, leasing agent, financing institution, general contractor and architect. May contain a rendering of the future facility.	N.A.
Temporary Pre-Lease Signs	One sign per building	24 Sq. Ft.	6 ft. from highest adjacent grade. May be located on parapet.	N.A.	May be used in coordination with construction sign or permanent project identification sign. Must be removed when building is leased or sold	N.A.
Permanent Ground Signs	Two signs located at the intersection of Proforma Street and Philadelphia St.	Maximum sign area will be consistent with signage located on the northside of Philadelphia Avenue at Proforma.	Maximum sign height will be consistent with signage located on the northside of Philadelphia Avenue at Proforma.	N.A.	Minimum setback of 10 feet from individual project P.L. Copy limited to identification of Archibald Center Business Park Area.	Reference Sign 1

**ARCHIBALD CENTER SPECIFIC PLAN  
SUMMARY OF BUSINESS PARK SIGN STANDARDS**

PERMITTED SIGN TYPE BUSINESS PARK	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA	MAXIMUM SIGN HEIGHT	ILLUMINATION	GENERAL PROVISIONS	SIGN LOCATION MAP REFERENCE
Permanent Wall Mounted Signs	Signage permitted on two elevations of each building, provide the elevations face a parking area or right-of-way.	1 sq. ft. per width of building elev./tenant space where sign is located, to max. of 55 sq. ft.	Not to exceed bldg. roofline or architecturally integrated parapet wall.	Internal or halo illumination.	Maximum letter height 24 inches and no smaller than 12 inches, except that if the first letter is capitalized, it may be forty-eight (48) inches in height. Corporate logos may also be forty eight inches (48") in height. Letters to be surface mounted with no exposed raceways. Cabinet type signs are generally not allowed.	N.A.

### 3.5.3 BULK WAREHOUSE RETAIL CATEGORY LAND USE STANDARDS

#### 3.5.3.1 Minimum Parcel Size

There is no minimum parcel size.

#### 3.5.3.2 Minimum Building and Parking Area Setbacks

This section establishes the minimum building and parking area setbacks for the portion of the Archibald Center that is within the Bulk Warehouse Retail Category. All street setbacks, including the Pomona Freeway, are measured from the street right-of-way. All other setbacks are measured from the property lines.

	<b>Parking</b>	<b>Building</b>
<b>Archibald Avenue</b>	13'	45'
<b>Philadelphia Street</b>	20'	45'
<b>Local Street</b>	10'	20'
<b>Pomona Freeway (See note 1)</b>	10'	10'
<b>Cucamonga Creek Channel</b>	5'	5'
<b>Interior Property Line</b>	5'	None
<b>Rear Property Line</b>	None	None

The Kontos Enterprises property, which lies directly to the southeast of the Archibald Center Specific Plan, is herein included in the Archibald Center Specific Plan and shall have building setbacks of thirty-five feet (35') on Archibald Avenue.

Note 1 - The parking setback along the Pomona Freeway may be reduced from ten feet (10') to five feet (5') in exchange for landscaping the freeway right-of-way.



**3.5.3.3 Maximum Building Height**

The maximum height of all buildings shall be 50 feet.

**3.5.3.4 Maximum Building Coverage**

The maximum floor to area ratio shall be 50%

**3.5.3.5 Minimum Parking Requirements**

Development of individual parcels shall meet the Purposes and General Provisions of the City of Ontario Parking Standards (Municipal Code Sections 9-3.2500 and 9-3.2505, respectively), except as herein modified.

The minimum number of parking spaces required for uses in the Bulk Warehouse Retail Category shall be one space for every 400 feet of leasable floor area.

The standards for parking areas shall conform to the City of Ontario Parking Standards (Municipal Code Section 9-3.2525), except as amended herein:

- The minimum stall width for standard spaces shall be 10 feet.
- The minimum stall length and depth for standard spaces shall be 19 feet.

Up to twenty-five percent (25%) of the total number of required parking stalls may be compact stalls.

- The minimum stall width for compact spaces shall be eight and one-half feet (8-1/2').
- The minimum stall length and depth for compact spaces shall be seventeen feet (17').

Compact parking stalls shall be clustered in minimum groupings of three stalls or more, and shall be evenly distributed throughout the site, and shall have painted identification.

Parking may be permitted within all easements.

### **3.5.3.6 Loading Area Requirements**

Loading areas within the project area shall be designed to provide for backing and maneuvering on-site and not from public streets.

Loading areas shall not be visible from Philadelphia Street or Archibald Avenue.

### **3.5.3.7 Outdoor Storage Requirements**

No outdoor storage shall be permitted. Trash container areas shall be screened and unobtrusive. Trash container areas shall be constructed to City of Ontario standards. The quantity and location shall be approved by the Solid Waste Superintendent.

### **3.5.3.8 Satellite Dish Antennas**

Plans indicating location and height of satellite dish antennas will be submitted to the Ontario Planning Department for review and approval.

Roof-top dish antennas shall not be permitted.

Dish antennas are to be located out of view from a public street.

Ground mounted dish antennas shall be a maximum of 10 feet in height from the highest adjacent grade and fully screened.

### **3.5.4 BULK WAREHOUSE RETAIL CATEGORY SIGN STANDARDS**

The provisions of Article 26 of the City of Ontario Municipal Code shall apply, except as amended in the following.

#### **3.5.4.1 General Criteria**

The purpose of the Bulk Warehouse Retail sign standards is to provide the means for adequate identification of the project, buildings and businesses by regulating and controlling the design, location and maintenance for all signage within Archibald Center. The sign standards establish specific standards for all exterior signing to ensure consistency and harmony with the architectural quality of Archibald Center and the City of Ontario Sign Ordinance.

The general location of the larger signs for the Archibald Center are shown on the Sign Location Plan, depicted in EXHIBIT 17B. For ease of reference the Sign Location Plan is repeated as EXHIBIT 10B and EXHIBIT 30B, under the Industrial and Support Commercial Categories Sign Standards, respectively. Similarly, the Temporary Sign Location Plan is depicted in EXHIBIT 10A, and repeated in EXHIBITS 17A and 30A. Illustrative diagrams for individual sign types are also provided, where appropriate. A sign matrix, summarizing the requirements for each sign type is also provided at the end of the Bulk Warehouse Retail Category Sign Standards Section.

Prior to the issuance of certificate of occupancy permits, the developer shall obtain approval of a comprehensive sign program. the comprehensive sign program shall include sign design and appearance standards that are consistent with the size, height and area criteria included in this specific plan. As part of the comprehensive sign program, a color palette shall be selected with a maximum of five (5) colors.

#### **3.5.4.2 Compliance Required**

No person shall erect, reerect, enlarge, alter, move, convent or equip any sign structure or cause or permit the same to be done contrary to or in violation of the provisions of these Sign Criteria. Unapproved sign(s) must be brought into conformance at the expense of the persons responsible for the installation of said sign(s).

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CUCARDINCA CREEK CHANNEL

PHILADELPHIA STREET

PROFORMA STREET

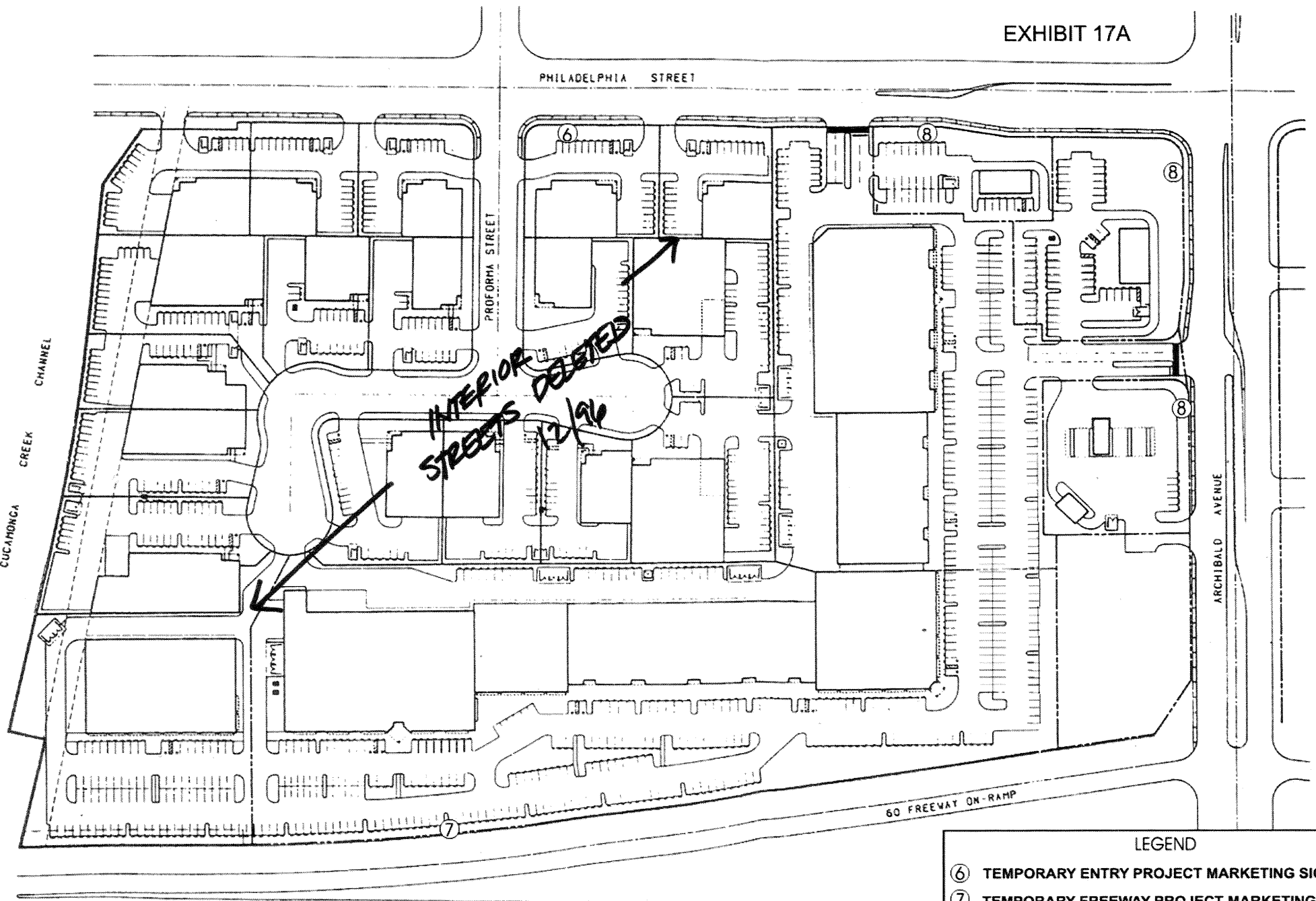
ARCHIBALD AVENUE

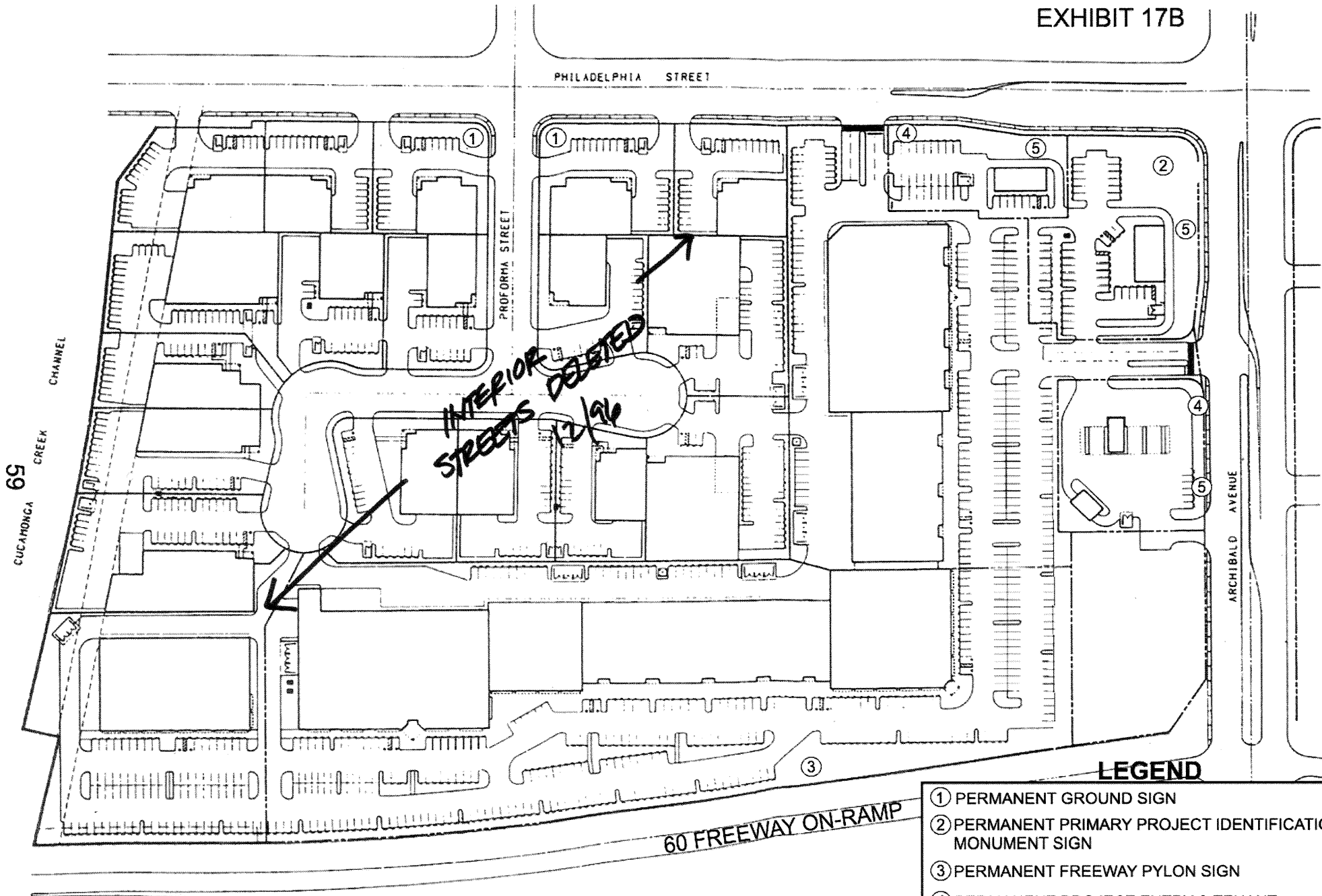
60 FREEWAY ON-RAMP

*INTERIOR DELETED  
STREETS 12/96*

- LEGEND
- ⑥ TEMPORARY ENTRY PROJECT MARKETING SIGN
  - ⑦ TEMPORARY FREEWAY PROJECT MARKETING SIGN
  - ⑧ TEMPORARY PRELEASE SIGN

TEMPORARY SIGN LOCATION PLAN





**LEGEND**

- ① PERMANENT GROUND SIGN
- ② PERMANENT PRIMARY PROJECT IDENTIFICATION MONUMENT SIGN
- ③ PERMANENT FREEWAY PYLON SIGN
- ④ PERMANENT PROJECT ENTRY & TENANT IDENTIFICATION SIGN
- ⑤ PERMANENT FREESTANDING BUILDING MONUMENT SIGN

PERMANENT SIGN LOCATION PLAN

### **3.5.4.3 Maintenance**

All signs shall be maintained in a neat and orderly fashion. Prompt correction of any deficiencies shall be made by the entity responsible for the maintenance of said sign(s).

### **3.5.4.4 Temporary Ground Signs**

All temporary ground signs must be set back a minimum of five (5) feet from the project property line.

All temporary ground signs are to be non-illuminated and fabricated of sturdy, quality materials to last the length of their intended use.

All temporary ground signs shall remain in place for no more than twelve (12) months or when the initial leasing program is ninety-five percent (95%) complete, whichever comes first. This period may be extended upon approval by the City of Ontario Planning Department.

### **3.5.4.5 Temporary Freeway Project Marketing Signs**

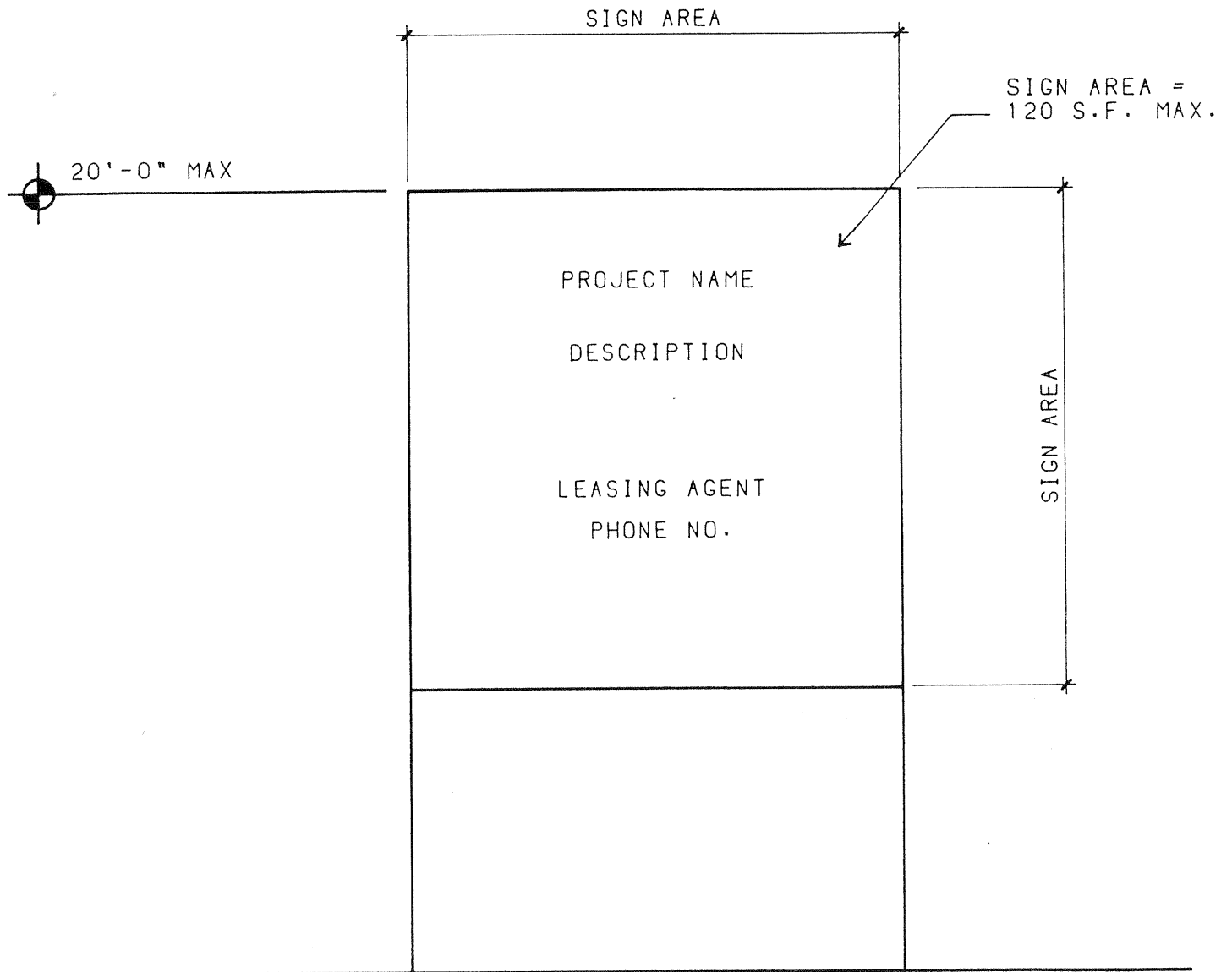
The purpose of this sign type is to identify the Archibald Center before and during the construction phase and to provide information regarding marketing of the project, a brief description of the project and the name of the leasing/sales agent(s) and telephone number.

One (1) temporary freeway project marketing sign will be allowed for the entire project. This sign will be located along the freeway frontage, behind the project property lines.

The maximum sign area shall not exceed one hundred twenty (120) square feet. The height above the highest adjacent grade shall not exceed twenty (20) feet.

An illustrative diagram of this sign type is depicted in EXHIBIT 18.

The location of this sign is depicted as Sign 7 on EXHIBITS 10A, 17A and 30A.



TEMPORARY FREEWAY PROJECT MARKETING SIGN

#### **3.5.4.6 Temporary Entry Project Marketing Signs**

The purpose of this sign is to identify the Archibald Center Bulk Warehouse Retail Area and to provide information regarding project marketing adjacent to entries along perimeter streets. This sign is limited to the name of the project, a brief description of the project, the name of the leasing/sales agent(s) and telephone number.

One (1) temporary entry project marketing sign will be allowed per each major entry into the project on Philadelphia Street and on Archibald Avenue.

The maximum sign area shall not exceed seventy-two (72) square feet per sign area and shall not exceed fourteen (14) in height from the highest adjacent grade.

An illustrative diagram of this sign type is depicted in EXHIBIT 19.

The location of this sign is depicted as Sign 6 in EXHIBITS 10A, 17A and 30A.

#### **3.5.4.7 Temporary Construction Signs**

The purpose of this sign is to identify future building construction. This sign may contain a rendering of the future facility and is limited to the identification of the project, the leasing agent, developer, financing institution, general contractor and architect.

One (1) construction sign is allowed per building.

The maximum area of the construction sign must not exceed twenty-four (24) square feet, and six (6) feet in height from the highest adjacent grade.

An illustrative diagram of this sign type is depicted in EXHIBIT 20.



SIGN AREA

SIGN AREA =  
80 S.F. MAX.

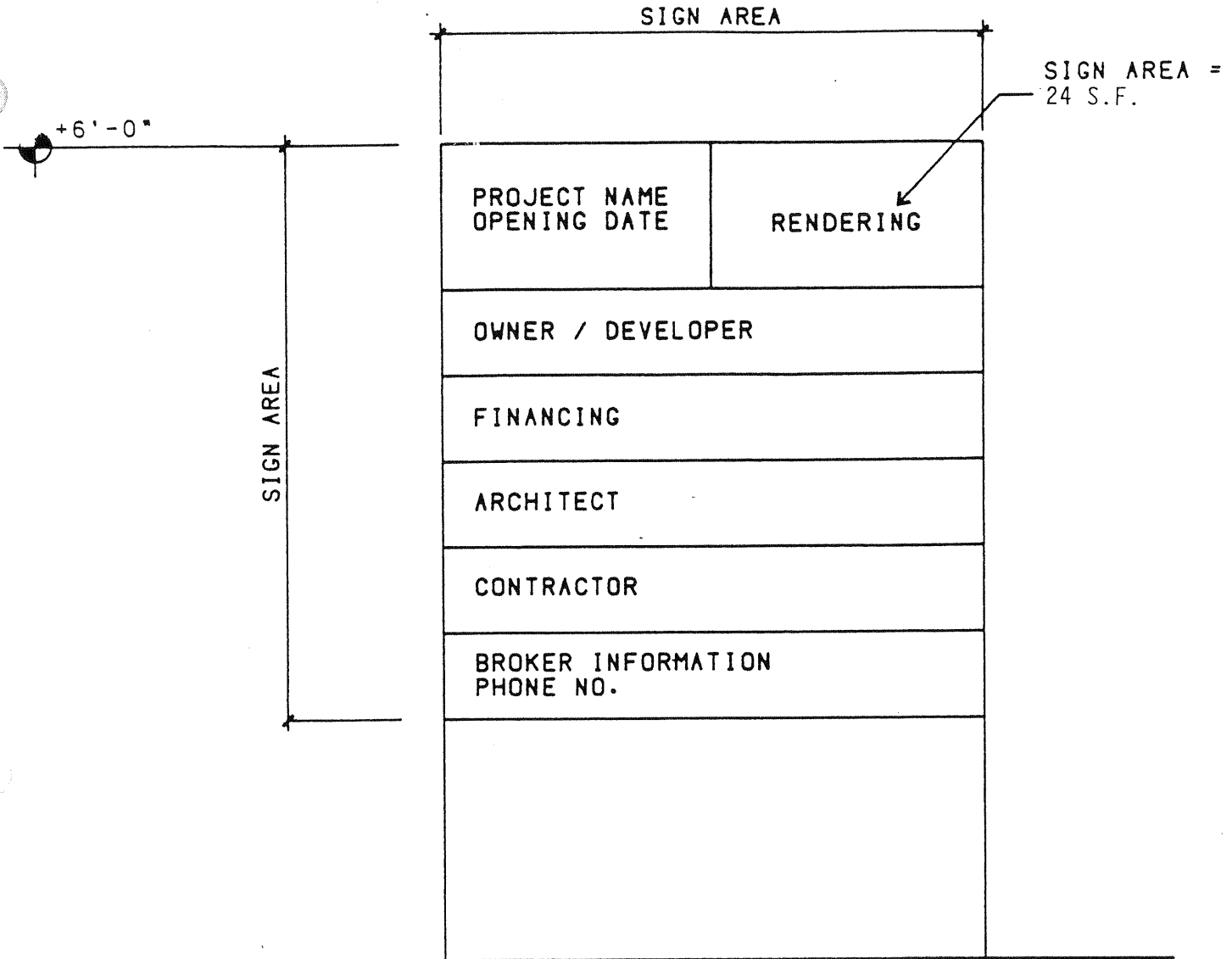
PROJECT NAME  
DESCRIPTION

BROKER NAME  
PHONE NO.

SIGN AREA

+14'-0" MAX.

TEMPORARY ENTRY PROJECT MARKETING



**TEMPORARY CONSTRUCTION SIGN**

#### **3.5.4.8 Temporary Pre-Lease Signs**

The purpose of this sign is to identify the leasing agent and provide contract information to aid in the pre-leasing of the project. This sign is limited to the identification of the leasing agent and contact information.

One (1) lease sign is allowed per street frontage.

The maximum area of the pre-lease sign must not exceed forty-five (45) square feet and eight (8) feet in height from the highest adjacent grade.

The sign may be used in coordination with the construction sign if the construction sign does not contain leasing information, or in coordination with permanent project identification signs, and must be removed in accordance with Section 3.5.4.10 of this document.

An illustrative diagram of this sign type is depicted in EXHIBIT 21.

The location of this sign is depicted as Sign 8 on EXHIBITS 10A, 17A and 30A.

#### **3.5.4.9 Temporary Special Signs**

Special Temporary Signs such as flags, banners, and balloons may be permitted up to a maximum of twenty-four (24) days per year, per occupancy.

#### **3.5.4.10 Temporary Sign Removal**

In the Bulk Warehouse Retail and Support Commercial areas, the five (5) Temporary marketing signs, which include one Freeway Project Marketing Sign, two Entry Project Marketing Signs, and two Pre-Lease Signs will be removed per the following Schedule:

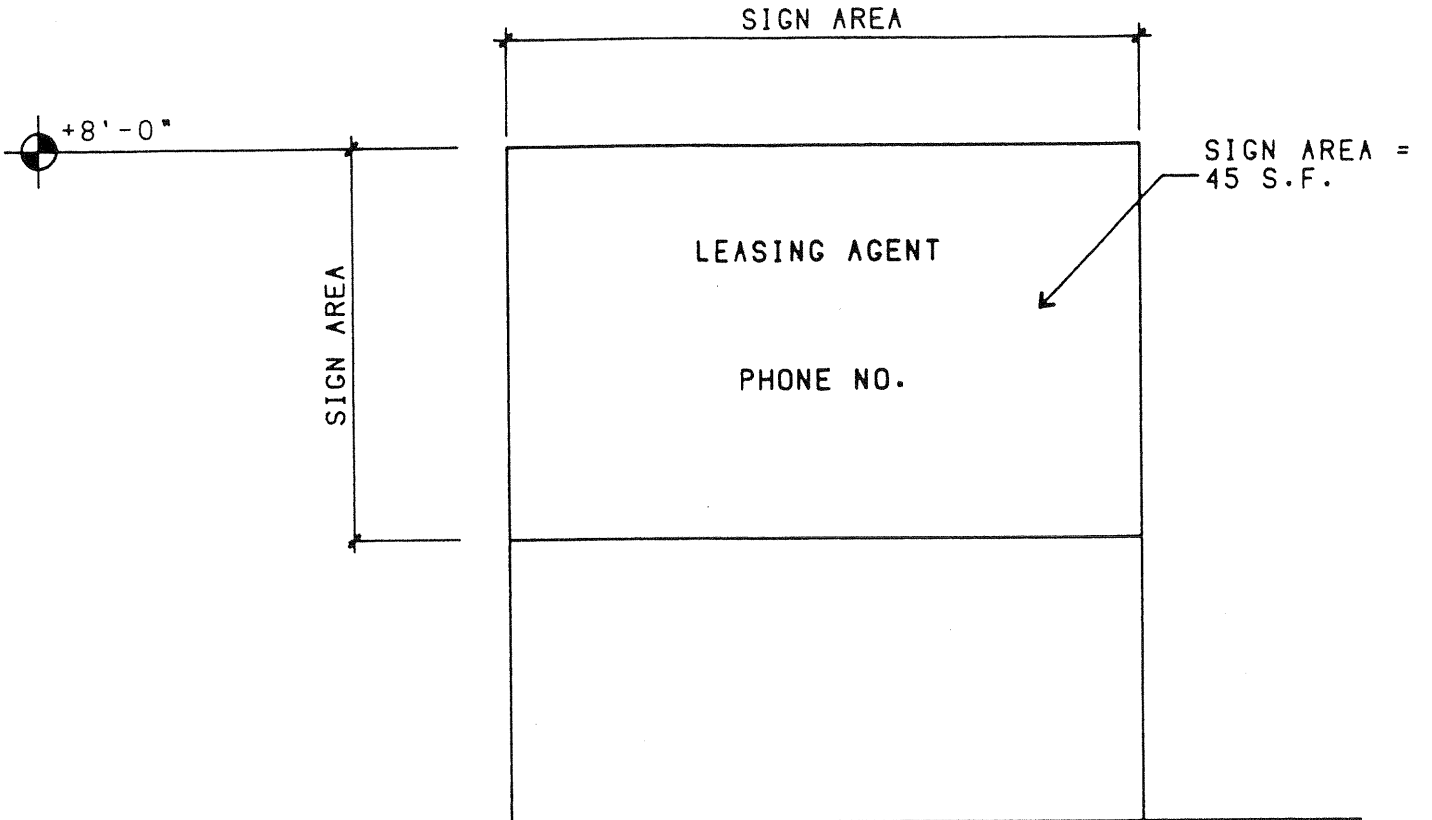
At seventy-five percent (75%) lease-up remove one sign.

At eighty percent (80%) lease-up remove one sign.

At eighty-five percent (85%) lease-up remove one sign.

At ninety percent (90%) lease-up remove one sign.

At ninety-five percent (95%) lease-up remove one sign.



TEMPORARY PRE-LEASE SIGN

#### **3.5.4.11 Permanent Primary Project Identification Monument Sign Standards**

One Permanent Primary Project Identification Monument Sign will be located at the project's Major Entrance Statement on the southwest corner of Philadelphia Street and Archibald Avenue. All ground mounted signs must be set back a minimum of ten (10) feet from the individual project property line, so as not to create a hazard for either pedestrian or vehicular traffic. Maximum sign area and maximum sign height will be consistent with signage located on the southeast corner of Philadelphia Street and Archibald Avenue (three (3) feet in height and sixty-four (64) feet in length. Copy shall be limited to the name of the center. All permanent ground signs are to be fabricated of sturdy, quality materials.

The sign shall be ground illuminated.

An illustrative diagram of this sign type is depicted in EXHIBIT 22.

The location of this sign is depicted as Sign 2 in EXHIBIT 10B, 17B, and 30B.

#### **3.5.4.12 Permanent Freeway Pylon Sign**

The purpose of this sign type is to identify the project as a whole and up to six (6) major tenants per sign. The orientation is to be seen from the freeway.

One sign shall be permitted adjacent to the State Highway 60 right-of-way.

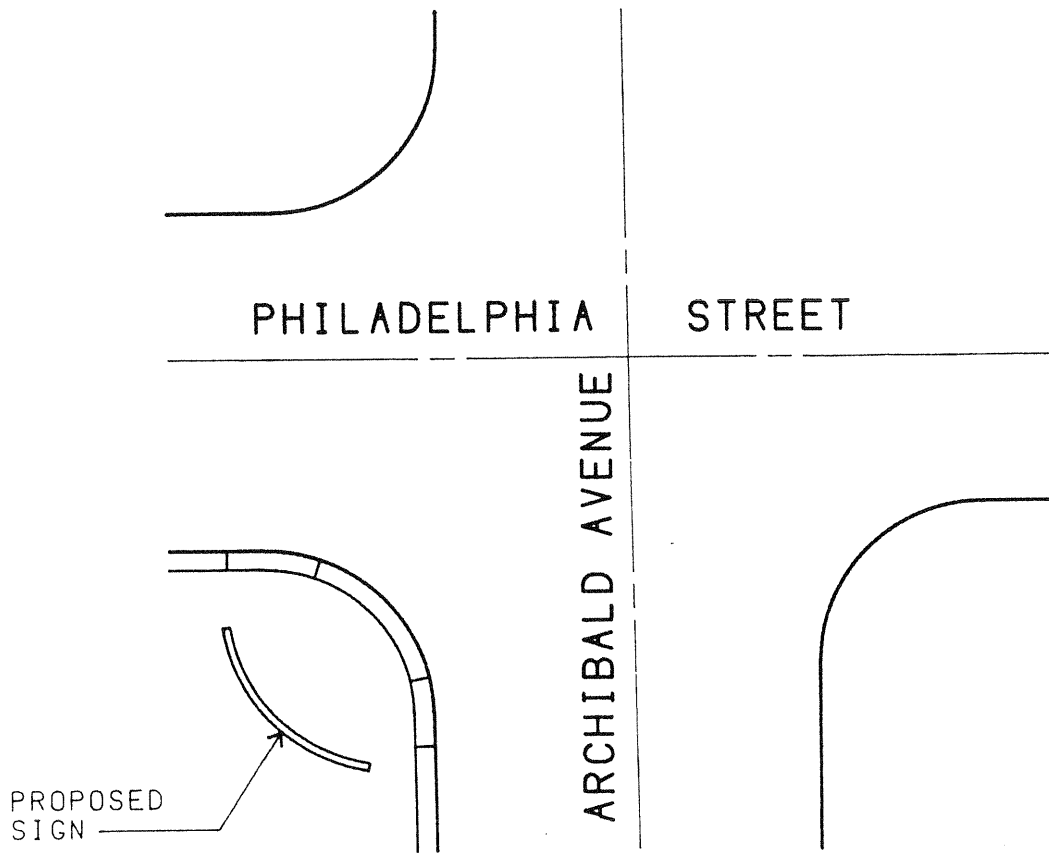
The maximum area of the sign text shall not exceed three hundred (300) square feet per side. The height shall not exceed forty-five (45) feet from the highest adjacent grade.

The sign shall be internally illuminated.

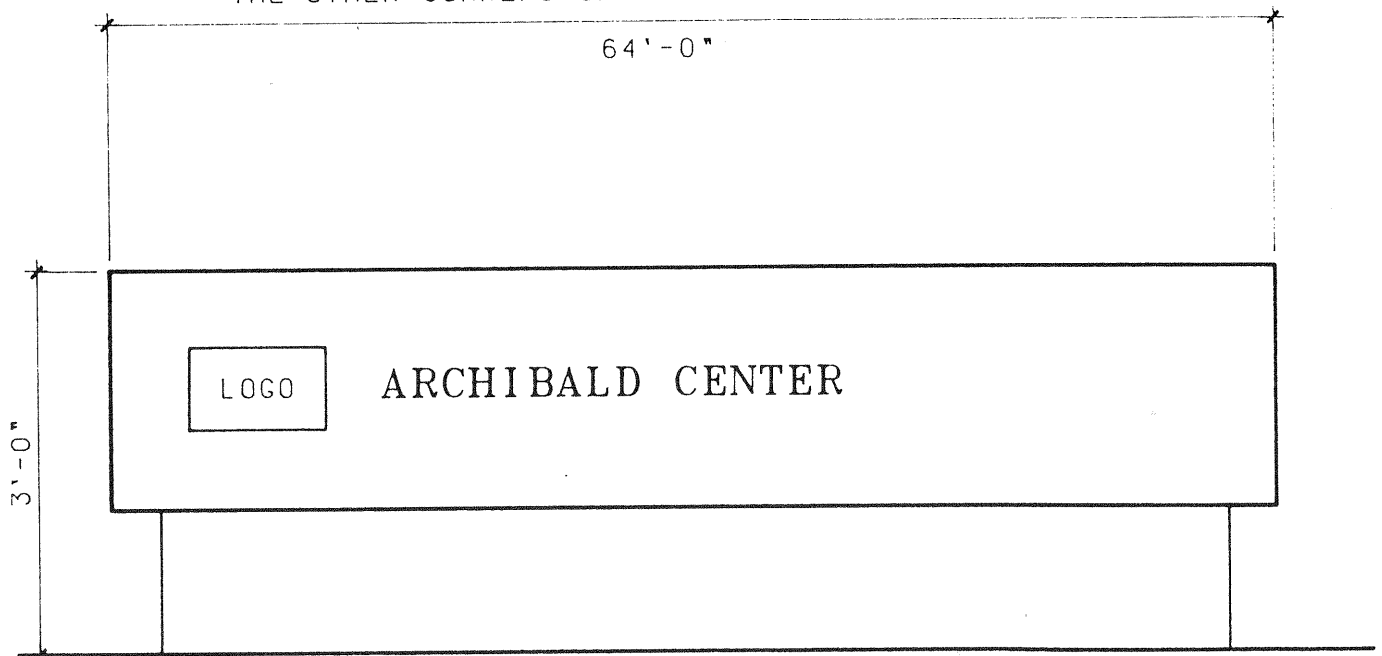
The sign shall be double-faced.

An illustrative diagram of this sign type is depicted in EXHIBIT 23.

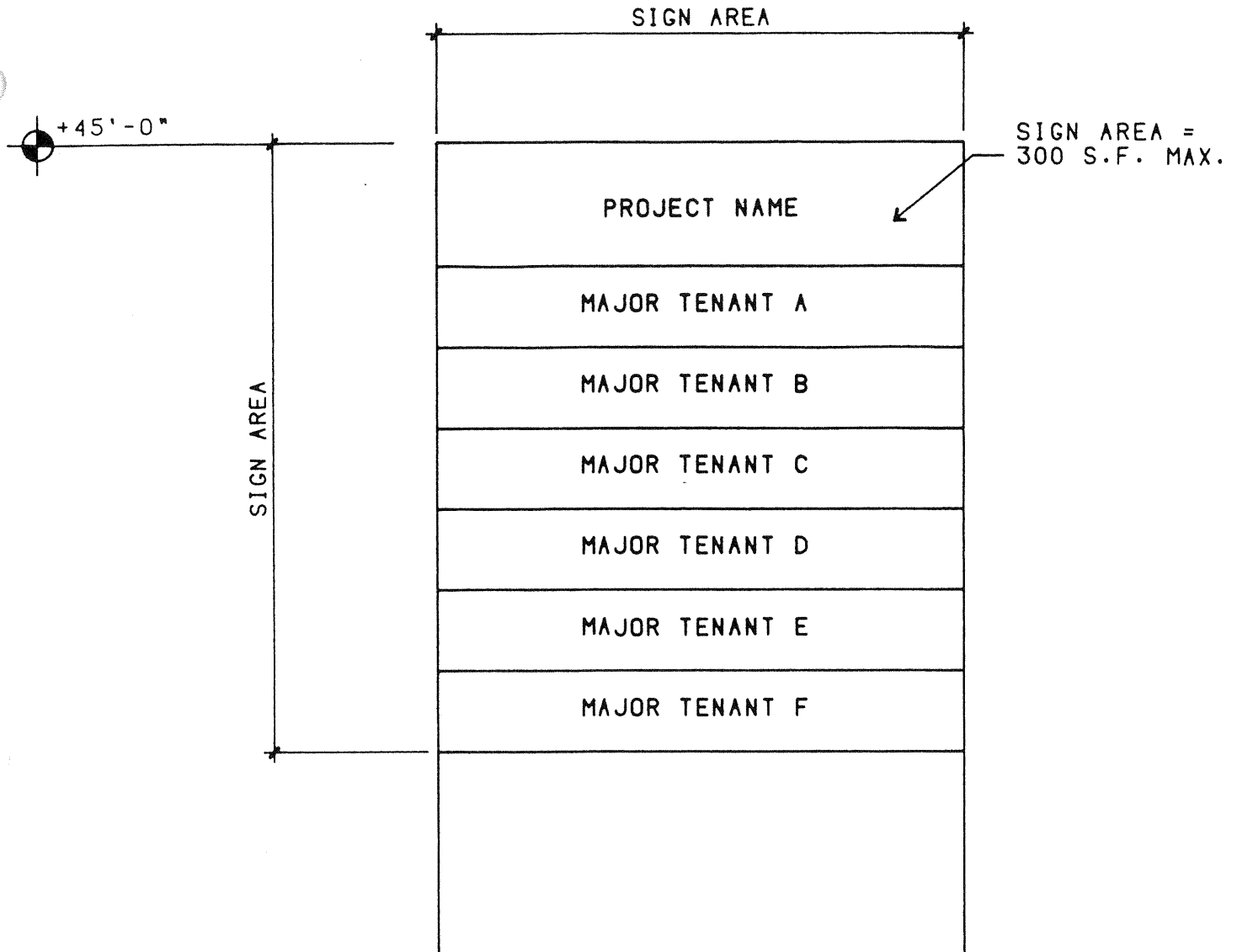
The location of this sign is depicted as Sign 3 in EXHIBITS 10B, 17B and 30B.



DIMENSIONS TO BE CONSISTANT WITH SIGNS BUILT AT THE OTHER CORNERS OF ARCHIBALD & PHILADELPHIA



PERMANENT PRIMARY PROJECT IDENTIFICATION SIGN



PERMANENT FREEWAY PYLON SIGN

### **3.5.4.13 Permanent Project Entry and Tenant Identification (Monument) Sign Standards**

The purpose of this sign, which shall be double faced, is to identify the name of the project and three (3) major tenants per entry along Archibald Avenue and Philadelphia Street.

The maximum display area shall not exceed fifty-six (56) square feet per side and seven (7) feet in height from the highest adjacent grade.

A maximum of two (2) signs shall be provided for the Bulk Warehouse Retail area.

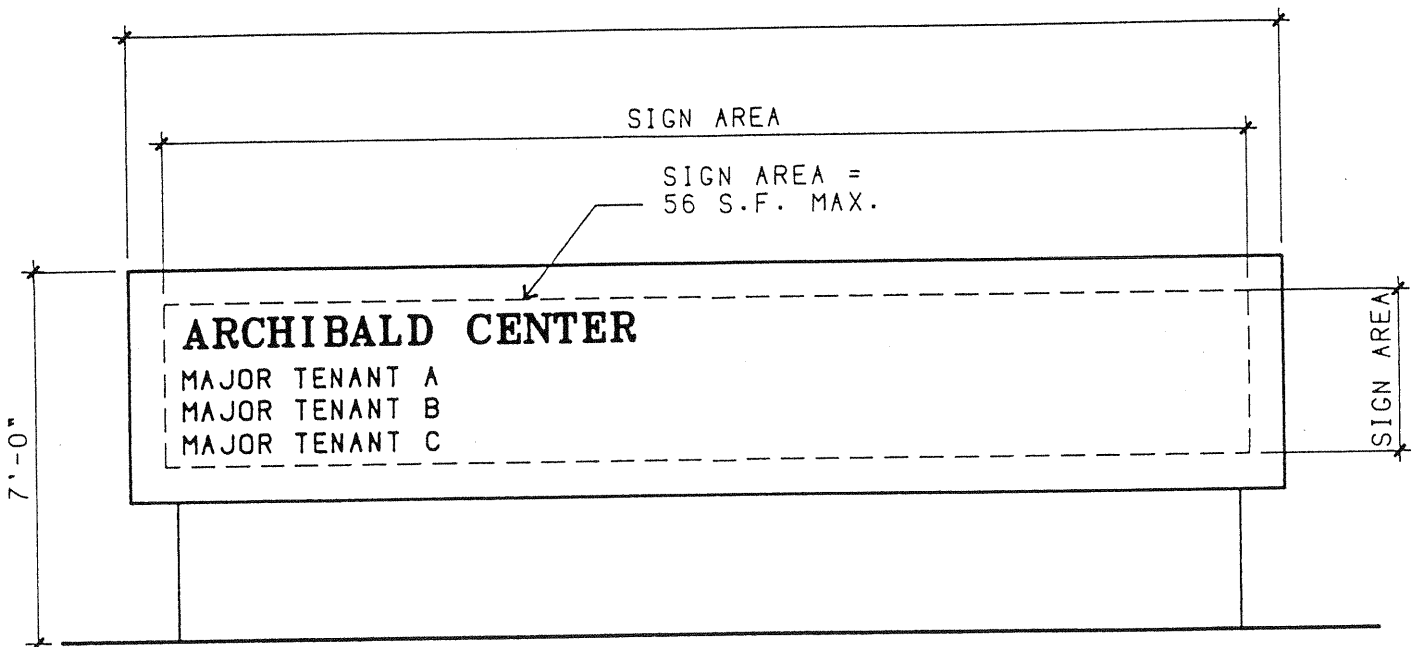
The signs shall be internally illuminated.

Signs will be allowed for each entry into the Bulk Warehouse Retail portion of the Archibald Center.

An illustrative diagram of this sign type is depicted in EXHIBIT 24.

The locations of the signs are depicted as Sign 4 in EXHIBITS 10B, 17B and 30B.





**PERMANENT PRIMARY ENTRY AND TENANT I.  
(MONUMENT) SIGNS**

#### **3.5.4.14 Vehicular Directional Signs**

One (1) sign or more, as needed, will be allowed at each driveway into the parking lots.

The maximum sign area shall not exceed seven (7) square feet per side and four (4) feet from the highest adjacent grade.

The signs will be non-illuminated.

An illustrative diagram of this sign type is depicted in EXHIBIT 25.

#### **3.5.4.15 Permanent Major Tenant Identification (Wall) Signs**

The purpose of this sign is to identify retail tenants occupying space equal to or greater than thirty thousand (30,000) square feet.

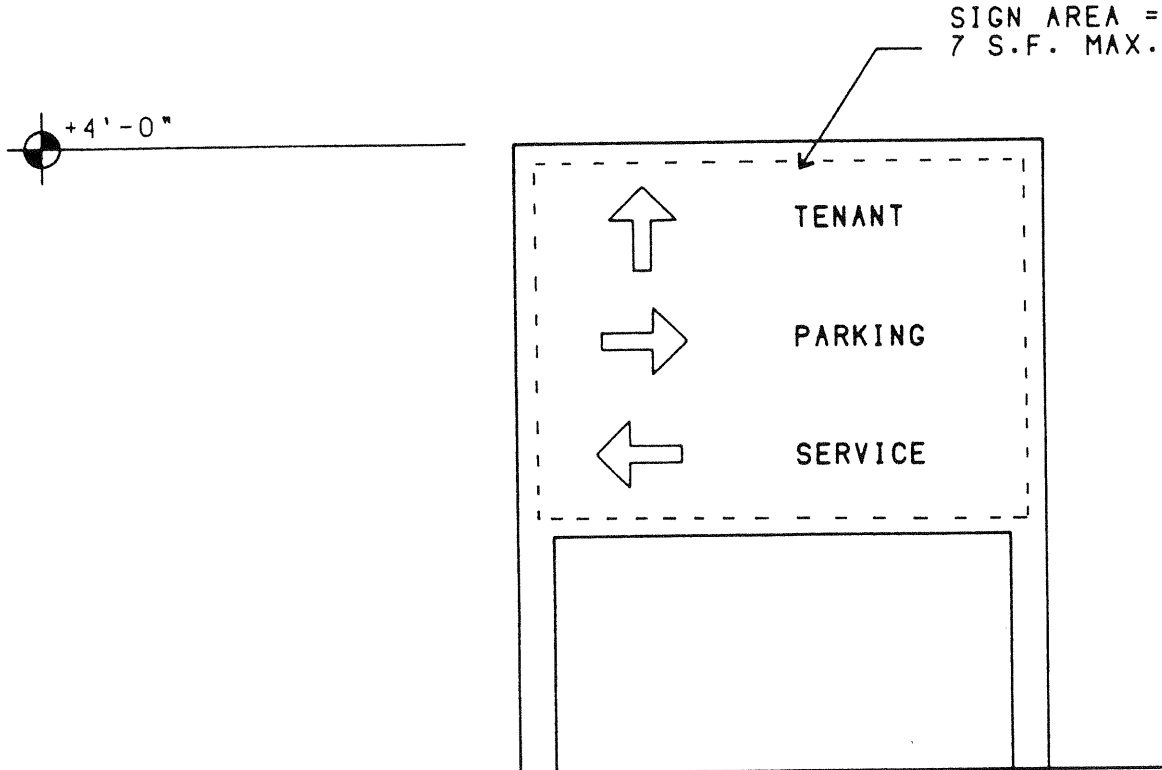
The sign area shall be equal to one (1) square foot per lineal foot of width of building elevation/tenant space where the sign is located. For establishments with an entrance on the side wall, the same standards shall apply. Signage may be allowed on two (2) elevations only. Maximum sign letter height shall be three feet, six inches (3'6").

All wall mounted signs must be constructed of sturdy, quality materials. The height of such signs shall not exceed the height of the building roofline or architecturally integrated parapet wall.

If illuminated, only internal or halo illumination will be permitted.

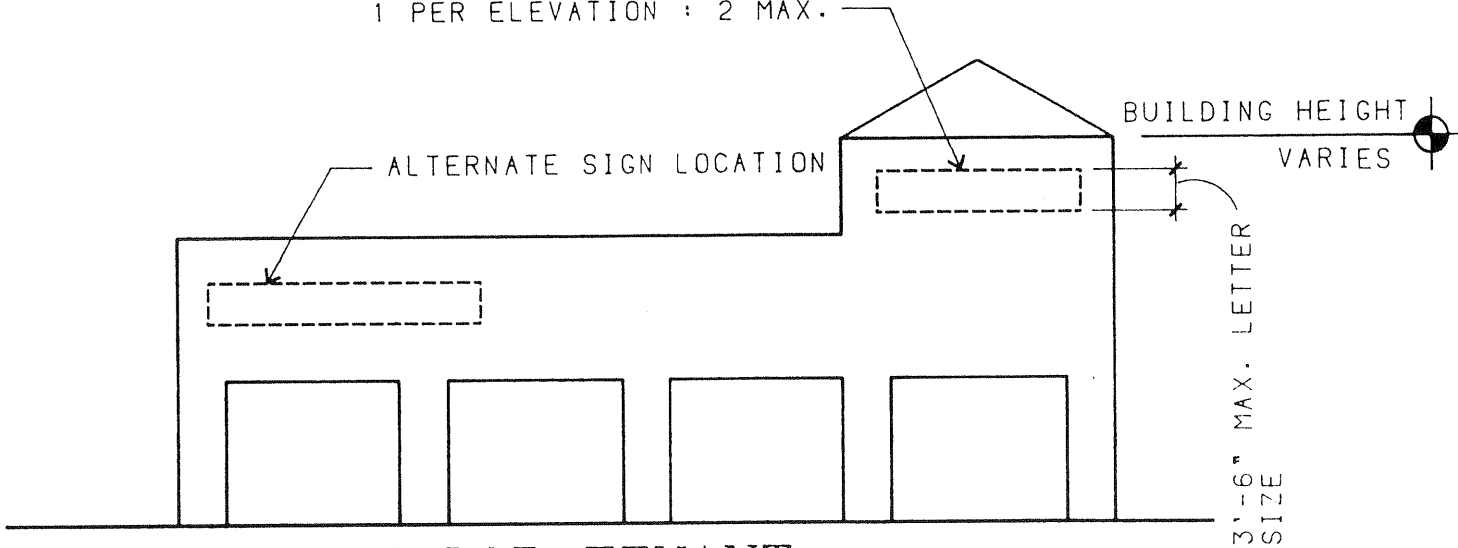
An illustrative diagram of this sign type is depicted in EXHIBIT 26.

Signing may not be applied to the glass storefront of any building nor to the front fascia immediately above the storefront, unless otherwise approved by the property owner and the City of Ontario.



PERMANENT VEHICULAR DIRECTIONAL SIGN

1 SQ. FT. OF SIGNAGE  
PER EACH LIN. FT. OF  
BUILDING ELEVATION  
1 PER ELEVATION : 2 MAX.



PERMANENT MAJOR TENANT  
I. D. (WALL) SIGNS  
(BUILDING 19A)

### **3.5.4.16 Permanent Primary Tenant Identification (Wall) Signs**

The purpose of this sign is to identify retail tenants occupying space between fourteen thousand (14,000) square feet, and less than thirty thousand (30,000) square feet, in buildings 18, 19B, 19D and 20A of the Land Use Plan.

If all letters are capitalized, the maximum sign letter height shall be three (3) feet. If the first letter of a word is capitalized, that capital letter may be up to four (4) feet in height, and the average letter height shall not exceed thirty inches (30"). Signs shall not exceed eighty (80) percent of the length of a tenant's building frontage. Official corporate logos may exceed three (3) feet in height, up to a maximum height of four (4) feet. For establishments with an entrance on the side wall, the same standards shall apply.

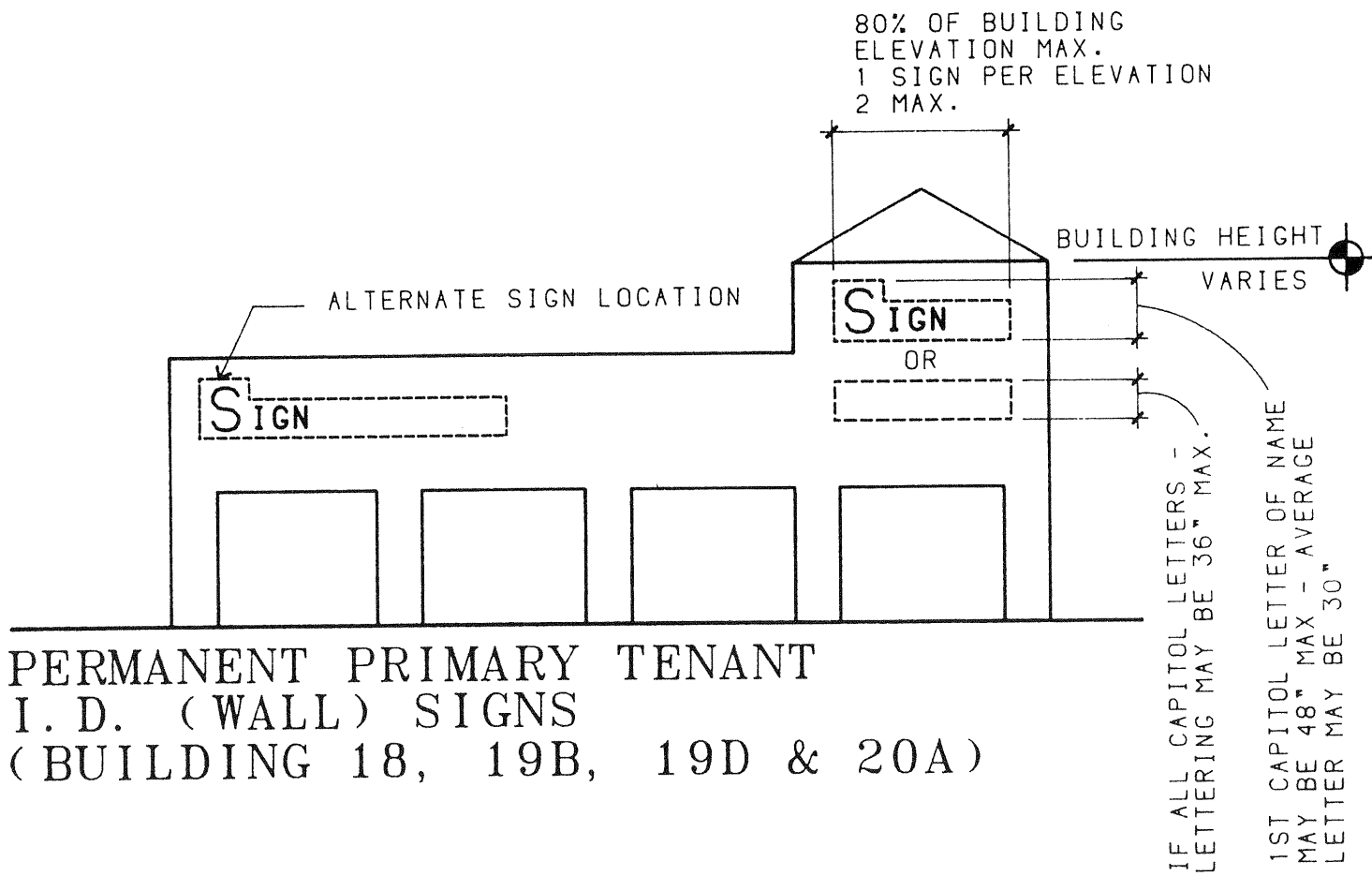
Signage may be allowed on two (2) elevations, only, and only where elevations face either a parking lot or a right-of-way.

All wall mounted signs must be constructed of sturdy, quality materials. The height of such signs shall not exceed the height of the building roofline or architecturally integrated parapet wall.

If illuminated, only internal or halo illumination will be permitted.

An illustrative diagram of this sign type is depicted in EXHIBIT 27.

Signing may not be applied to the glass storefront of any building nor to the front fascia immediately above the storefront, unless otherwise approved by the property owner and the City of Ontario.



PERMANENT PRIMARY TENANT  
I. D. (WALL) SIGNS  
(BUILDING 18, 19B, 19D & 20A)

### **3.5.4.17 Permanent Secondary Tenant Identification (Wall) Signs**

The purpose of this sign is to identify retail tenants occupying less than fourteen thousand (14,000) square feet that are located in buildings 19C and 20B of the Land Use Plan.

If the first letter of a word is capitalized, that capital letter may be up to four (4) feet in height and the average letter height shall not exceed thirty (30) inches. Official corporate logos may also exceed thirty (30) inches in height, up to a maximum height of four (4) feet. The sign shall not exceed eighty (80) percent of the length of a tenant's building frontage. For establishments with an entrance on the side wall, the same standards shall apply.

Signage may be allowed on one (1) elevation only, for each tenant.

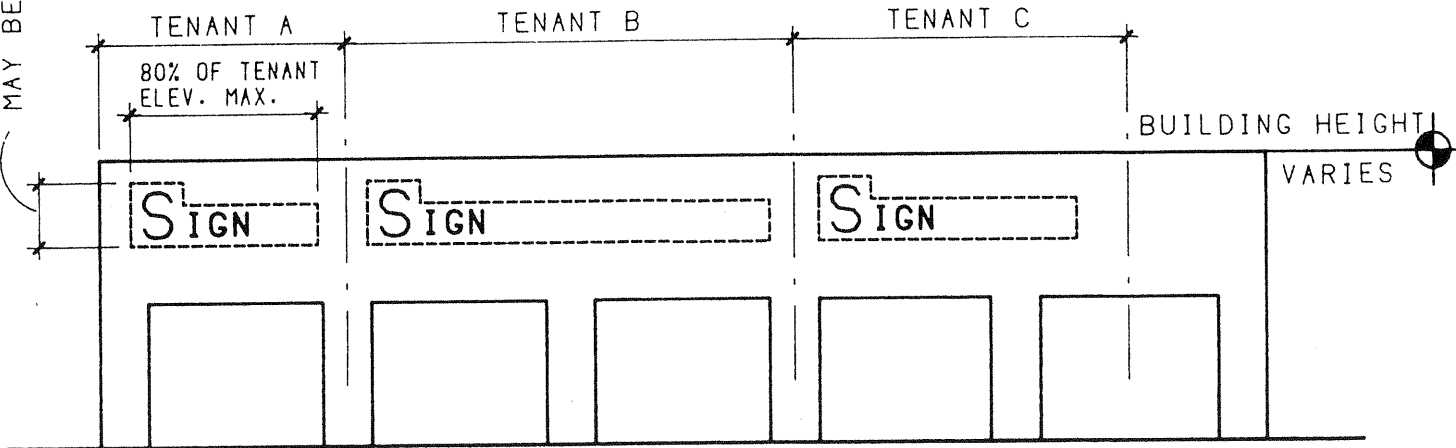
All wall mounted signs must be constructed of sturdy, quality materials. The height of such signs shall not exceed the height of the building roofline or architecturally integrated parapet wall.

If illuminated, only internal or halo illumination will be permitted.

An illustrative diagram of this sign type is depicted in EXHIBIT 28.

Signing may not be applied to the glass storefront of any building nor to the front fascia immediately above the storefront, unless otherwise approved by the property owner and the City of Ontario.

1ST CAPITAL LETTER OF NAME MAY  
BE 48" MAX. - AVERAGE LETTER  
MAY BE 30" MAX.



PERMANENT SECONDARY TENANT  
I. D. (WALL) SIGNS  
(BUILDING 19C & 20B)



**ARCHIBALD CENTER SPECIFIC PLAN  
SUMMARY OF BULK WAREHOUSE RETAIL SIGN STANDARDS**

PERMITTED SIGN TYPE- BULK WAREHOUSE RETAIL	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA	MAXIMUM SIGN HEIGHT	ILLUMINATION	GENERAL PROVISIONS	SIGN LOCATION MAP REFERENCE
Temporary Ground Signs	N.A.	N.A.	N.A.	N.A.	Minimum setback 5 ft. from P.L. To remain a maximum of 12 months or when project 95% leased, whichever comes first.	N.A.
Temporary Freeway Project Marketing	One temporary sign for the entire project	200 sq. ft.	20 ft. above highest adjacent grade.	N.A.	Purpose to provide information before and during construction regarding marketing of the project.	N.A.
Temporary Entry Project Marketing	One temporary sign per each major entry into the project on Philadelphia St., and on Archibald Ave.	72 sq. ft.	14 ft. above highest adjacent grade.	N.A.	Purpose to temporarily provide information regarding project marketing adjacent to Warehouse Showroom Area entries. Sign limited to name of project, a brief description, and name of the leasing/sales agent(s) and telephone #.	N.A.
Temporary Construction Signs	One construction sign per building.	24 sq. ft.	6 ft. above highest adjacent grade.	N.A.	Purpose to identify future building construction. May contain a rendering of the future facility and project information.	N.A.
Temporary Pre-Lease Signs	One lease sign per street frontage.	45 sq. ft.	8 above highest adjacent grade.	N.A.	May be used in coordination with construction or permanent project identification sign.	N.A.
Temporary Special Signs	N.A.	N.A.	N.A.	N.A.	Permits signs such as flags, banners and balloons up to a maximum of 24 days per year, per occupancy.	N.A.

**ARCHIBALD CENTER SPECIFIC PLAN  
SUMMARY OF BULK WAREHOUSE RETAIL SIGN STANDARDS**

PERMITTED SIGN TYPE- BULK WAREHOUSE RETAIL	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA	MAXIMUM SIGN HEIGHT	ILLUMINATION	GENERAL PROVISIONS	SIGN LOCATION MAP REFERENCE
Primary Project Identification Monument Sign	One sign located at the Major Entrance Statement.	Maximum sign area will be consistent with signage located on the southeast corner of Philadelphia and Archibald Ave.	Maximum sign height will be consistent with signage located on the southeast corner of Philadelphia and Archibald Ave.	Internal or halo illumination	Must be set back a minimum of 10 ft. from individual P.L.'s. Copy is limited to the name of the center.	Reference Sign 2
Permanent Freeway Pylon Signs	One sign adjacent to Hwy. 60 R.O.W.	300 sq. ft. per side.	45 ft. above the highest adjacent grade.	Internal illumination	Purpose to identify from the freeway the project as a whole, and to identify up to 6 major tenants per sign. Signs shall be double-faced.	Reference Sign 3
Permanent Project Entry Identification (Monument) Signs	Signs permitted for each entry into the Bulk Warehouse Retail portion of the project.	55 sq. ft. per face.	6 ft. above the highest adjacent grade.	Internal illumination	Purpose to identify name of the project and three major tenants per entry along Archibald Ave. and Philadelphia St. Signs will be double faced and may be integrated with Project Entry Identification signs.	Reference Sign 4
Permanent Vehicular Directional Signs	Signs to be provided as needed at each driveway into parking lots.	7 sq. ft. per side.	4 ft. above highest adjacent grade.	Non-illuminated	Purpose to facilitate internal circulation.	N.A.
Permanent Major Tenant Identification (Wall) Signs	Signage permitted on two elevations for each tenant.	One sq. ft. per lineal ft. of width of bldg. elevation /tenant space where the sign is located.	Not to exceed height of bldg. roofline or architecturally integrated parapet.	Internal or halo illumination.	Purpose to identify tenants occupying 30,000 sq. ft. or more. Max. sign letter height is 3'6".	N.A.

**ARCHIBALD CENTER SPECIFIC PLAN  
SUMMARY OF BULK WAREHOUSE RETAIL SIGN STANDARDS**

PERMITTED SIGN TYPE- BULK WAREHOUSE RETAIL	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA	MAXIMUM SIGN HEIGHT	ILLUMINATION	GENERAL PROVISIONS	SIGN LOCATION MAP REFERENCE
Permanent Primary Tenant Identification (Wall) Signs	Signage permitted on up to two elevations for each tenant where elevations face a parking lot or a right of way.	Not to exceed 80% of the length of a tenant's bldg. frontage.	Not to exceed height of bldg. roofline or architecturally integrated parapet.	Internal or halo illumination.	Purpose to identify tenants between 14,000 and less than 30,000 sq. ft. Max. sign letter height is 3 ft.	N.A.
Permanent Secondary Tenant Identification (Wall) Signs	Signage permitted on up to one elevation for each tenant.	Not to exceed 80% of a tenant's bldg. frontage.	Not to exceed height of bldg. roofline or architecturally integrated parapet.	Internal or halo illumination	Purpose to identify tenants occupying less than 14,000 sq. ft. and to provide secondary signage for bldg. frontages along elevations facing Philadelphia St. and the Pomona Freeway which are not used as continuously maintained entries. Maximum sign letter height is 3 feet. First capital letters and corporate logos may be 4 feet .	N.A.

### 3.5.5 SUPPORT COMMERCIAL CATEGORY LAND USE STANDARDS

#### 3.5.5.1 Minimum Parcel Size

There is no minimum parcel size.

#### 3.5.5.2 Minimum Building and Parking Area Setbacks

This section establishes the minimum building and parking area setbacks for the portion of the Archibald Center that is within the Support Commercial Category. All street setbacks, including the Pomona Freeway, are measured from the street right-of-way. All other setbacks are measured from the property lines.

	<b>Parking</b>	<b>Building</b>
<b>Archibald Avenue</b>	13'	25' min., 38' avg.
<b>Philadelphia Street</b>	20'	45'
<b>Local Street</b>	10'	20'
<b>Pomona Freeway</b>	10'	22'
<b>Cucamonga Creek Channel</b>	5'	5'
<b>Interior Property Line</b>	5'	None
<b>Rear Property Line</b>	None	None

The Kontos Enterprises property, which lies directly to the southeast of the Archibald Center Specific Plan, is herein included in the Archibald Center Specific Plan and shall have building setbacks of thirty-five feet (35') on Archibald Avenue.

### **3.5.5.3 Maximum Building Height**

The maximum height of all buildings shall be 50 feet.

### **3.5.5.4 Maximum Building Coverage**

The minimum floor to area ratio shall be 50%.

### **3.5.5.5 Minimum Parking Requirements**

Development of individual parcels shall meet the Purposes and General Provisions of the City of Ontario Parking Standards (Municipal Code Sections 9-3.2500 and 9-3.2505, respectively), except as herein modified.

The required minimum number of parking spaces shall be in accordance with Section 9-3.2510 of the City of Ontario Parking Standards (Municipal Code Sections 9-3.2510 and 9-3.2520).

The standards for parking areas shall conform to the City of Ontario Parking Standards (Municipal Code Section 9-3.2525), except as amended herein:

- The minimum stall width for standard spaces shall be nine (9) feet.
- The minimum stall length and depth for standard spaces shall be 19 feet.

Up to twenty-five (25%) percent of the total number of required parking stalls may be compact stalls.

- The minimum stall width for compact spaces shall be eight and one-half feet (8 1/2')
- The minimum stall length and depth for compact spaces shall be seventeen feet (17')

Compact parking stalls shall be clustered in minimum groupings of three stalls or more, and shall be evenly distributed throughout the site, and shall have painted identification.

Parking may be permitted within all easements.

### **3.5.5.6 Loading Area Requirements**

Loading areas within the project area shall be designed to provide for backing and maneuvering onsite and not from public streets.

Loading areas shall be adequately screened from Philadelphia Street or Archibald Avenue.

### **3.5.5.7 Outdoor Storage Requirements**

No outdoor storage shall be permitted. Trash container areas shall be screened and unobtrusive. Trash container areas shall be constructed to City of Ontario standards. The quantity and location shall be approved by the Solid Waste Superintendent.

### **3.5.6 SUPPORT COMMERCIAL CATEGORY SIGN STANDARDS**

The provisions of Article 26 of the City of Ontario Municipal Code shall apply, except as amended in the following.

#### **3.5.6.1 General Criteria**

The purpose of the Support Commercial sign standards are to provide the means for adequate identification of the project, buildings and businesses by regulating and controlling the design, location and maintenance for signage within Archibald Center. The sign regulations establish specific standards for all exterior signing to ensure consistency and harmony with the architectural quality of Archibald Center and the City of Ontario Sign Ordinance.

The general location of the larger signs for the Archibald Center are shown on the Sign Location Plan, depicted in EXHIBIT 30B. For ease of reference the Sign Location Plan is repeated as EXHIBIT 10B and EXHIBIT 17B, under the Business Park and Bulk Warehouse Retail Categories Sign Standards, respectively. Similarly, the Temporary Sign Location Plan is depicted in EXHIBIT 10A, and repeated in EXHIBITS 17A and 30A. Illustrative diagrams for individual sign types are also provided, where appropriate. A sign matrix, summarizing the requirements for each sign type is also provided at the end of the Support Commercial Category Sign Standards Section.

Prior to the issuance of certificate of occupancy permits, the developer shall obtain approval of a comprehensive sign program. the comprehensive sign program shall include sign design and appearance standards that are consistent with the size, height and area criteria included in this specific plan. As part of the comprehensive sign program, a color palette shall be selected with a maximum of five (5) colors.

#### **3.5.6.2 Compliance Required**

No person shall erect, reerect, enlarge, alter, move, convent or equip any sign structure or cause or permit the same to be done contrary to or in violation of the provisions of these Sign Criteria. Unapproved sign(s) must be brought into conformance at the expense of the persons responsible for the installation of said sign(s).

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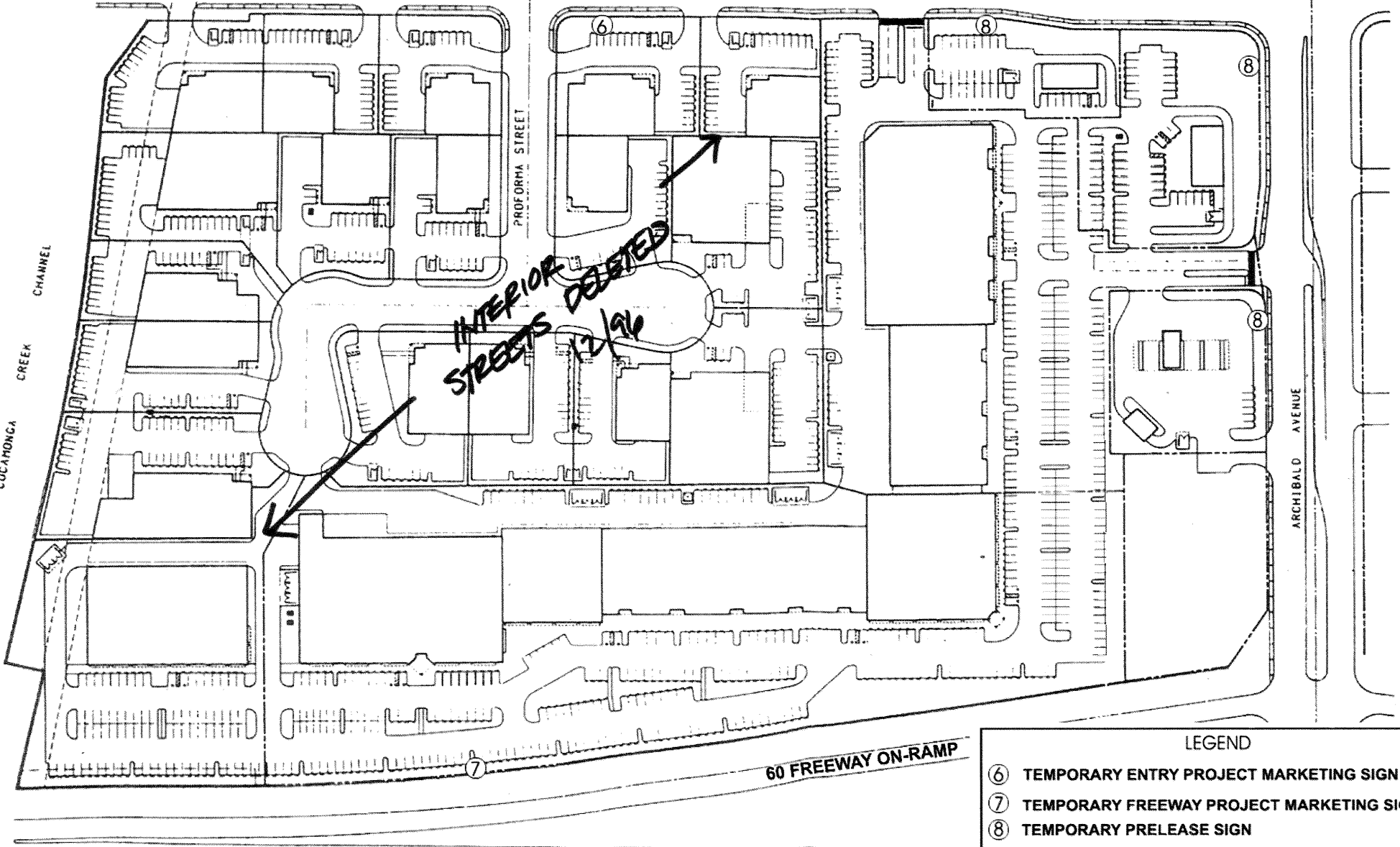
CUCAMONGA CREEK CHANNEL

PHILADELPHIA STREET

PROFORMA STREET

ARCHIBALD AVENUE

*INTERIOR  
STREETS  
DELETED  
12/96*

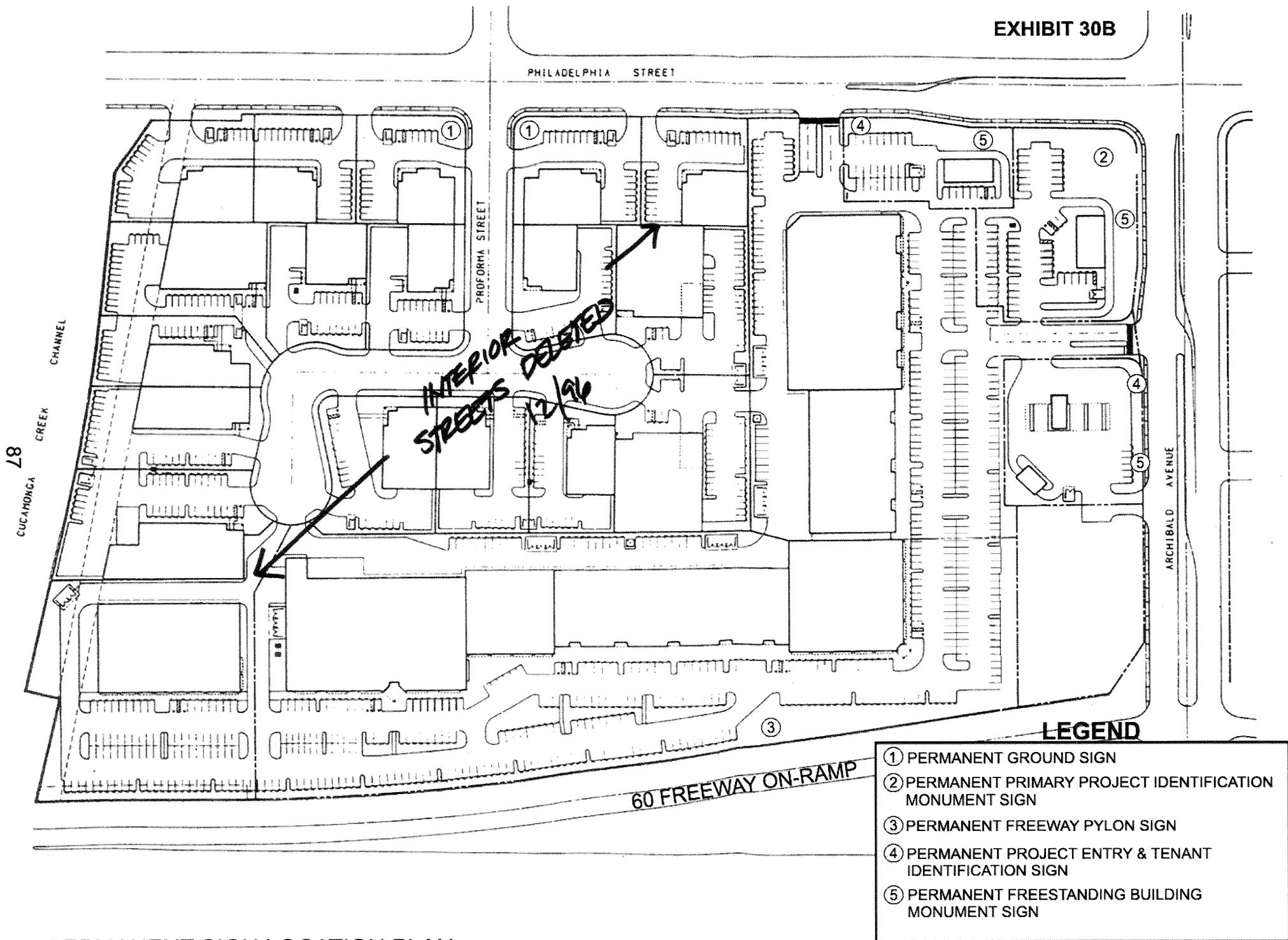


LEGEND

- ⑥ TEMPORARY ENTRY PROJECT MARKETING SIGN
- ⑦ TEMPORARY FREEWAY PROJECT MARKETING SIGN
- ⑧ TEMPORARY RELEASE SIGN

TEMPORARY SIGN LOCATION PLAN





PERMANENT SIGN LOCATION PLAN

### **3.5.6.3 Maintenance**

All signs shall be maintained in a neat and orderly fashion. Prompt correction of any deficiencies shall be made by the entity responsible for the maintenance of said sign(s).

### **3.5.6.4 Temporary Ground Signs**

All temporary ground signs must be set back a minimum of five (5) feet from the project property line.

All temporary ground signs are to be non-illuminated and fabricated of sturdy, quality materials to last the length of their intended use.

All temporary ground signs shall remain in place for no more than twelve (12) months or when the initial leasing program is ninety-five percent (95%) complete, whichever comes first. This period may be extended upon approval by the City of Ontario Planning Department.

### **3.5.6.5 Temporary Construction Signs**

The purpose of this sign is to identify future building construction. This sign may contain a rendering of the future facility and is limited to the identification of the project, the leasing agent, developer, financing institution, general contractor and architect.

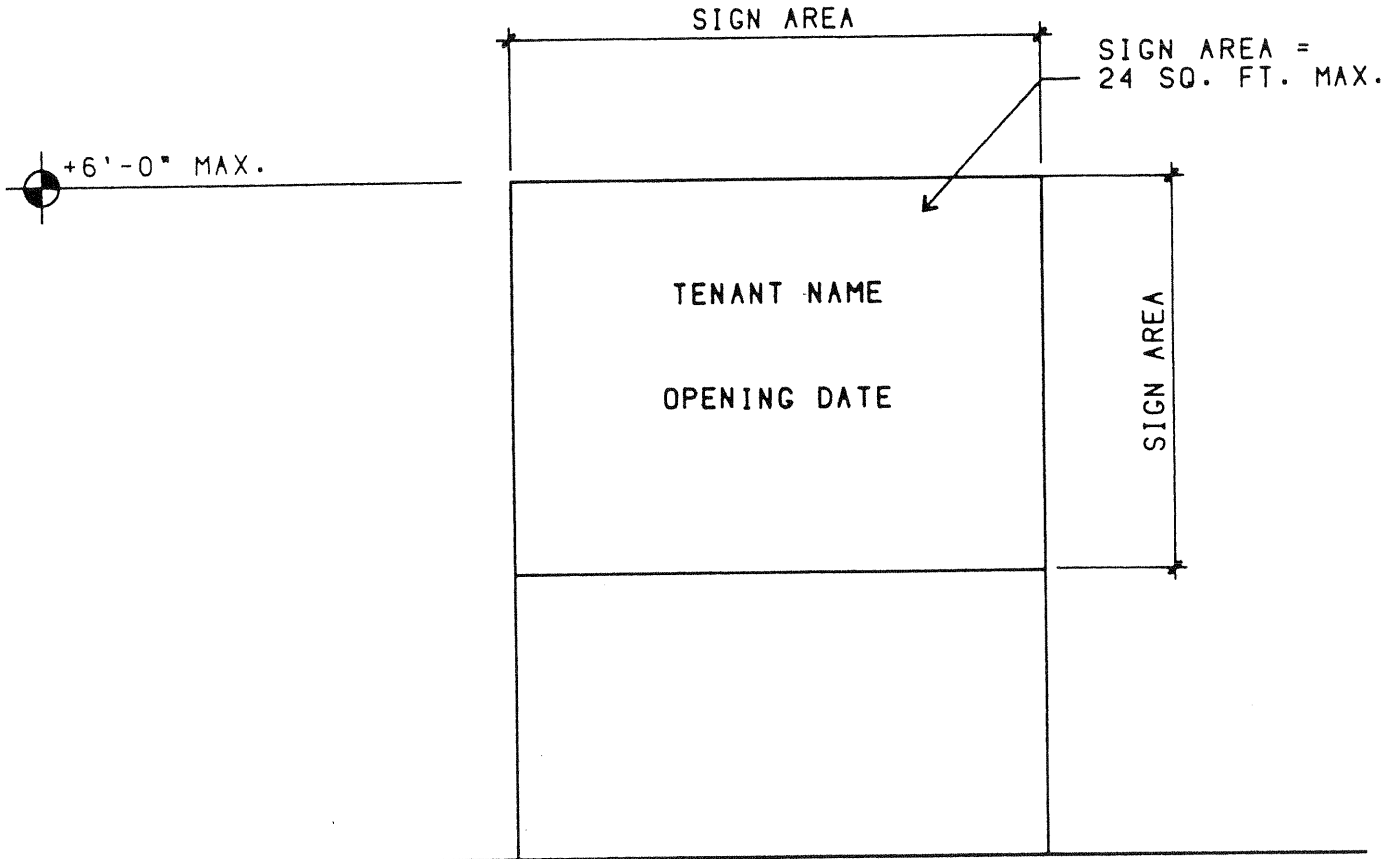
One (1) construction sign is allowed per building.

The maximum area of the construction sign must not exceed twenty-four (24) square feet, and six (6) feet in height from the highest adjacent grade.

An illustrative diagram of this sign type is depicted in EXHIBIT 31.

### **3.5.6.6 Temporary Special Signs**

Special Temporary Signs such as flags, banners, and balloons may be permitted up to a maximum of twenty-four (24) days per year per occupancy.



TEMPORARY CONSTRUCTION SIGN  
(SUPPORT COMMERCIAL)

### **3.5.6.7 Permanent Freestanding Building Identification (Monument) Signs**

The purpose of this sign, which shall be double faced, is to identify free standing uses such as restaurants and the automotive service stations. Each parcel may have one (1) sign, except that the parcel located at the corner of Archibald Avenue and Philadelphia Street may have a sign for each street frontage.

Any parcel in the Support Commercial zone that is physically adjacent to the right-of-way of the Pomona 60 State Freeway shall be allowed a freestanding sign which shall not exceed thirty-five (35') feet in height if the adjacent freeway segment is at or below the grade of the site on which the sign is located or shall not exceed forty-five (45') in height if the adjacent freeway segment is above the grade of the site, and shall be subject to the following limitations:

- The area of a freeway oriented sign shall not exceed 150 square feet on any display surface.
- Any advertisement text, symbols, or other indications displayed on the sign face shall be limited to not more than five (5) words, letters numbers figures symbols, or other indications used as a substitute for words.
- No vertical or horizontal dimension of the display surface shall exceed twenty (20') feet.

The maximum display sign area shall not exceed forty (40) square feet per side and five feet (5'0") in height from the highest adjacent grade.

Signs shall be internally illuminated.

An illustrative diagram of this sign type is depicted in EXHIBIT 32.

The location of this sign is depicted as Sign 5 in EXHIBITS 10B, 17B and 30B.

### **3.5.6.8 Permanent Vehicular Directional Signs**

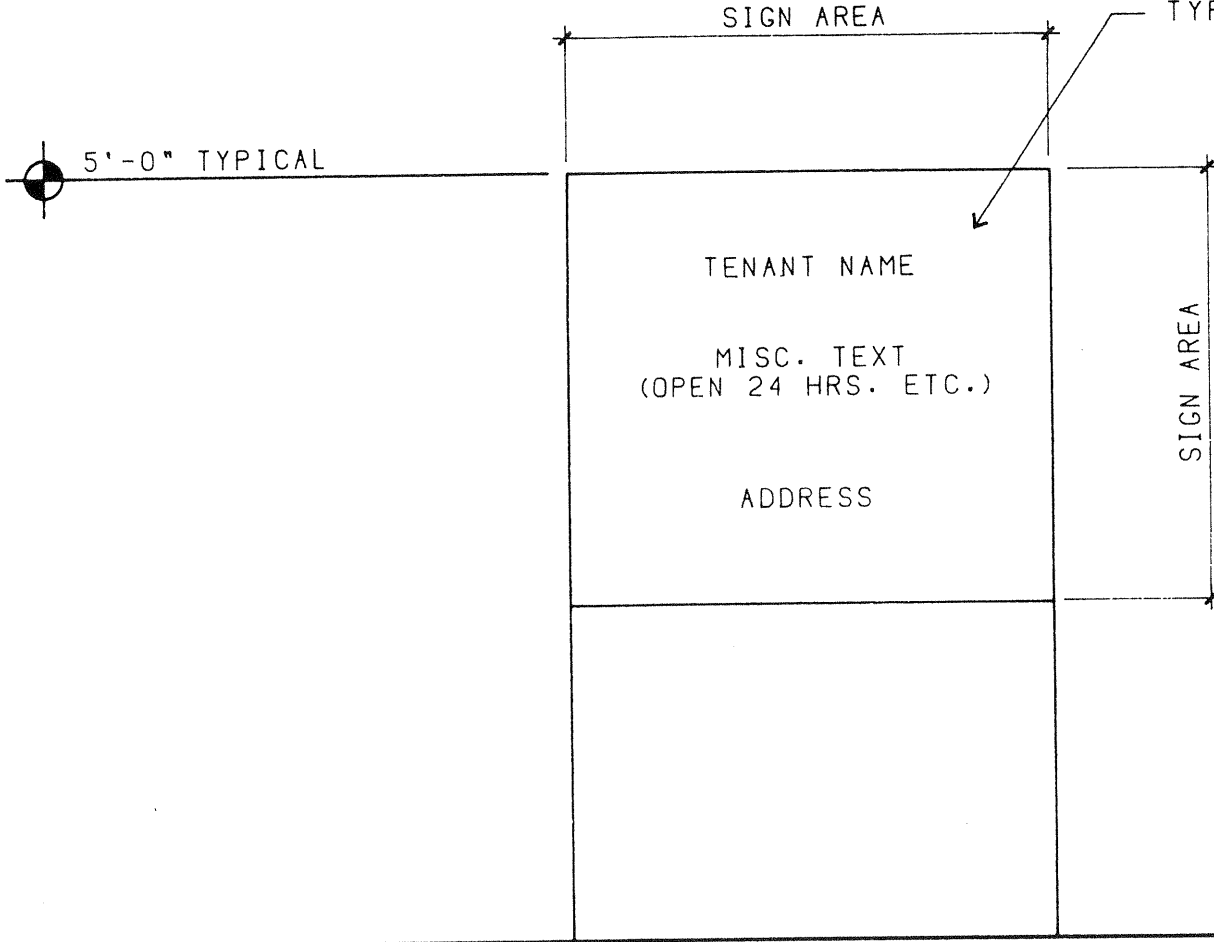
One (1) sign or more, as needed, will be allowed at each driveway into the parking lots.

The maximum sign area shall not exceed seven (7) square feet per side and four (4) feet from the highest adjacent grade.

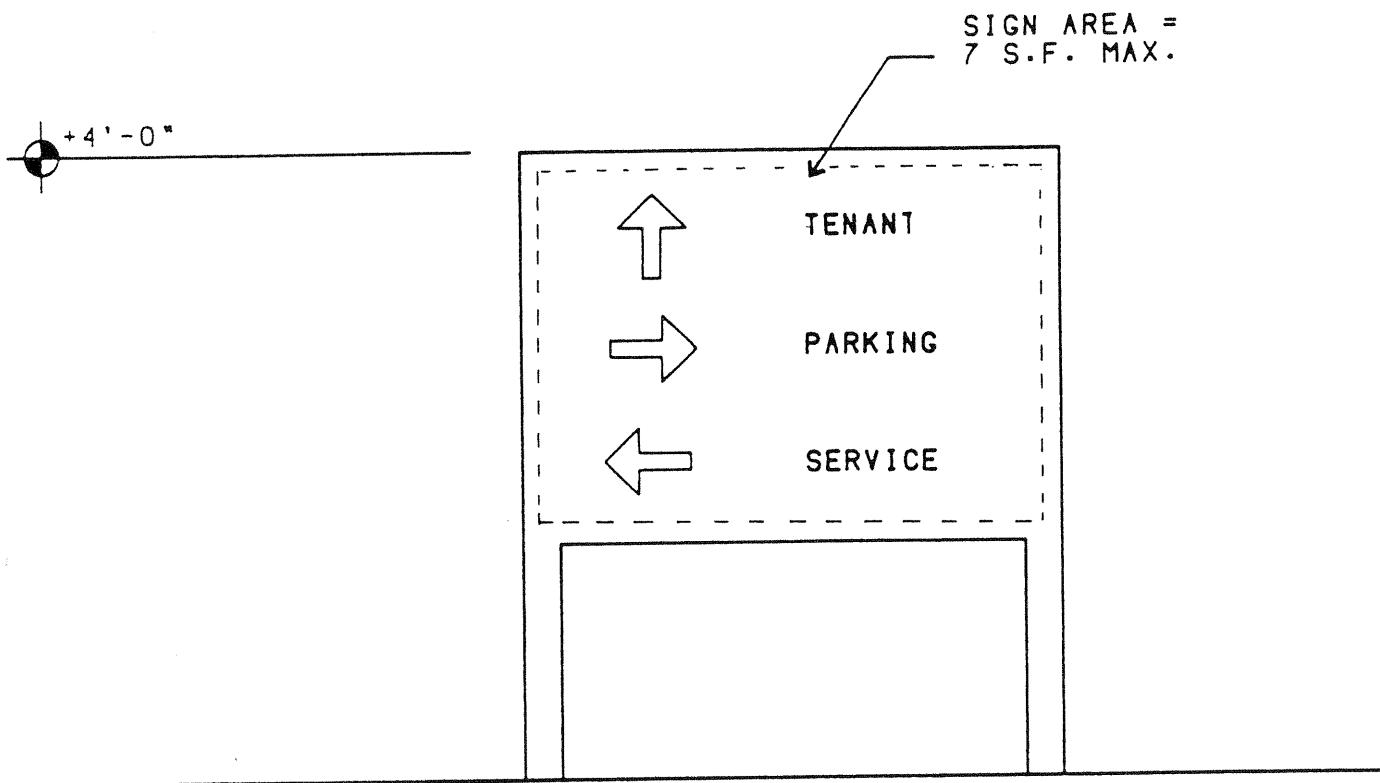
The signs may be illuminated.

An illustrative diagram of this sign type is depicted in EXHIBIT 33.

SIGN AREA MAX:  
40 S.F. •  
TYPICAL



**PERMANENT FREESTANDING BUILDING I. D.  
(MONUMENT) SIGNS**



PERMANENT VEHICULAR DIRECTIONAL SIGN

### 3.5.6.9 Permanent Automotive Service Station Signs

The following sign criteria shall apply to all automotive service stations:

- . The building sign area shall be a maximum of twenty-four (24) square feet per building face, or one (1) square foot for each lineal foot of frontage, whichever is less. These signs may be allowed on two (2) elevations only. Corporate logos may be permitted on a third elevation.
- . Sign letters shall be a maximum of two (2) feet in height.
- . Service stations are allowed a maximum of two (2) canopy-mounted signs. Corporate logos may be permitted on a third elevation. Price signs shall be permitted as specified in Chapter 2 of the Business and Professions Code, State of California.
- . Outside displays of merchandise are discouraged, i.e., racks of automobile tires.
- . All wall mounted signs must be constructed of sturdy, quality materials. The height of such signs shall not exceed the height of the building roofline or architecturally integrated parapet wall.
- . If illuminated, only internal or halo illumination will be permitted.

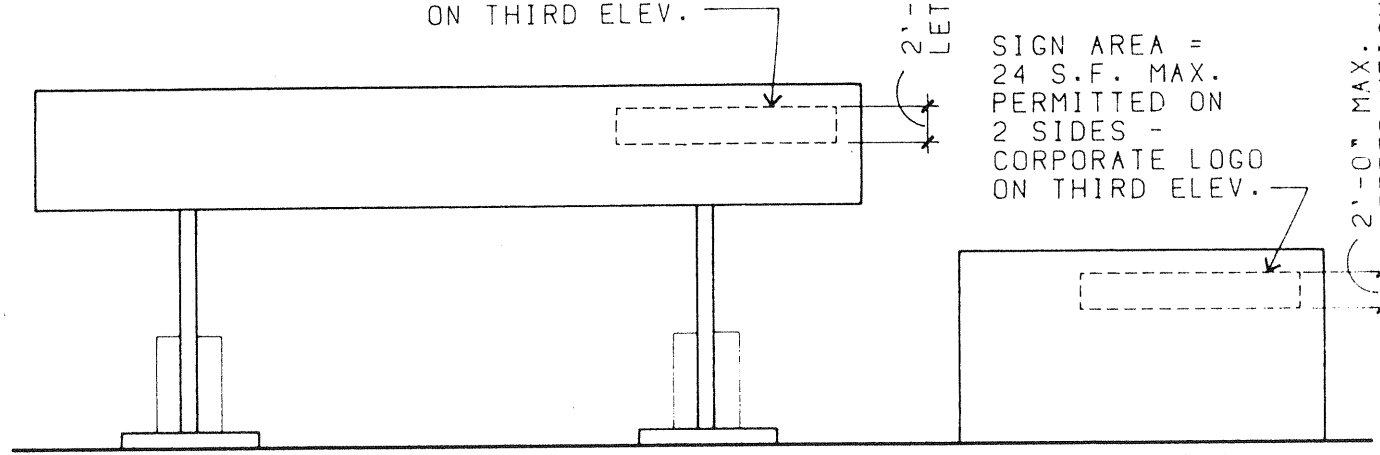
An illustrative diagram of this sign type is depicted in EXHIBIT 34.

SIGN AREA =  
24 S.F. MAX.  
OR ONE (1) S.F.  
PER LINEAL FOOT  
OF FRONTAGE  
WHICHEVER IS  
LESS - PERMITTED  
ON 2 SIDES -  
CORPORATE LOGO  
ON THIRD ELEV.

2'-0" MAX.  
LETTER HEIGHT

SIGN AREA =  
24 S.F. MAX.  
PERMITTED ON  
2 SIDES -  
CORPORATE LOGO  
ON THIRD ELEV.

2'-0" MAX.  
LETTER HEIGHT



CANOPY

BUILDING

# AUTO SERVICE STATION SIGN



### **3.5.6.10 Permanent Freestanding Building (Wall) Signs**

The purpose of this sign type is to establish wall sign standards for freestanding buildings located on separate pads.

The sign area shall be a maximum of twenty-four (24) square feet per building face, or one (1) square foot per lineal foot of frontage, whichever is less. These signs may be allowed on two (2) elevations only, except that corporate logos may also be allowed on a third elevation.

Sign letters shall be a maximum of two (2) feet in height. If the first letter of a word is capitalized, that capital letter may be up to four (4) feet in height. Official corporate logos may also exceed (2) feet in height, up to a maximum height of four (4) feet.

All wall mounted signs must be constructed of sturdy, quality materials. The height of such signs shall not exceed the height of the building roofline or architecturally integrated parapet wall.

If illuminated, only internal or halo illumination will be permitted.

An illustrative diagram of this sign type is depicted in EXHIBIT 35.

Signing may not be applied to the glass storefront of any building nor to the front fascia immediately above the storefront, unless otherwise approved by the property owner and the City of Ontario.

### **3.5.6.11 Temporary Sign Removal**

In the Bulk Warehouse Retail and Support Commercial areas, the five (5) Temporary marketing signs, which include one Freeway Project Marketing Sign, two Entry Project Marketing Signs, and two pre-lease signs, will be removed per the following Schedule:

At seventy-five percent (75%) lease-up remove one sign.

At eighty percent (80%) lease-up remove one sign.

At eighty-five percent (85%) lease-up remove one sign.

At ninety percent (90%) lease-up remove one sign.

At ninety-five percent (95%) lease-up remove one sign.