

4. DESIGN GUIDELINES

SITE PLANNING GUIDELINES

In addition to the specific plan development standard contained in Section 5, the Specific Plan contains detailed design guidelines. These guidelines specify criteria for such items as landscaping, signage, site planning, architectural treatment, etc. It is the purpose of these guidelines to be used to implement the goals and objectives of the Specific Plan. Other purposes of the design guidelines are:

- To provide development standards to ensure that the Specific Plan area will develop in accordance with the quality and character proposed herein.
- To provide guidance to property owners, developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired design quality.
- To provide guidance to City staff, the Planning Commission, and the City Council in the review of future development projects in the Specific Plan area.

The design guidelines are intended to be flexible so that over time, they can respond to unanticipated conditions, such as changes in economic conditions, community desires, and the marketplace. Deviation from the guidelines listed below may be allowed if project proponents can demonstrate that it would result in a superior design.

The design concept for Grove Avenue is intended to provide a consistent, high quality image and cohesive integration of all parcels within the Grove Avenue Specific Plan area. The hierarchy of design elements within the Specific Plan area, as well as an orderly transition of land use intensity, serve to reinforce the overall desired image for the Grove Avenue Corridor. The essential site planning elements include building location and orientation, access, circulation, parking, service areas, grading and drainage. Each element is discussed in this section of the Specific Plan and identified with a numerical reference.

Building Location and Orientation

The most visible and continuous expression of image within a development is the character of its streetscape. The location and orientation of each building along the street is important due to its direct visual impact.

Building setbacks have been established to reinforce visual continuity, reduce massing, and provide landscape opportunities between buildings, roads, parking and adjacent parcels.

Grove Avenue -- The streetscape zones for Grove Avenue require a minimum building setback of forty feet for the entire length of the Specific Plan Area from the Pomona Freeway (State Route 60) to Mission Boulevard. Included within the setbacks between the 60 Freeway and Belmont is a landscape zone averaging twenty-five (25) feet with a minimum of twenty (20) feet, as measured from the property line. North of Belmont, the landscape zone is reduced to an average of twenty (20) feet, with a minimum of fifteen (15) feet.

Secondary Arterials -- A secondary streetscape zone is required along perpendicular streets in order to establish an arrival sequence which reinforces the streetscape zones and appearance of Grove Avenue. This secondary streetscape zone requires a minimum building setback of thirty (30) feet. Within the building setback is a minimum landscape zone of fifteen (15) feet with an average of twenty (20) feet.

Buildings should be oriented to promote visibility and should be suitable to site conditions, as well as be compatible with the overall design concept of the Specific Plan and surrounding development. The building setback from a rear or side yard is a minimum of ten (10) feet.

The following guidelines apply to all development proposals within the Specific Plan area:

1. Buildings shall be arranged to provide safe and efficient access and circulation for both vehicles and pedestrians.
2. Buildings shall be oriented to provide views into the site and to promote the development's visibility, while maintaining compatibility with adjacent buildings and setbacks.
3. Building placement shall properly address unique site conditions.
4. Long, straight, continuous stretches of one structural or planning element, such as building facade or parking, shall be avoided.
5. Shapes and forms of buildings and other structural elements shall be varied and articulated to create visual interest.
6. Massing and scale of buildings along street, landscape zones, and between buildings shall be reduced in order to reduce physical and visual impact.
7. Buildings shall be oriented so as to obscure service areas, loading facilities, and other unsightly ancillary activities from view of nearby roadways.

8. All ancillary structures such as trash enclosures and storage facilities shall be located away from view of nearby roadways and screened to reduce visual impact.
9. Open plazas and courtyards shall be encouraged.

Access and Circulation

The character of the streetscape along Grove Avenue represents the most visible and continuous expression of image. The design treatment for each project should reinforce the overall image for Grove Avenue. This is especially important where the continuity of the streetscape is disrupted by a significant break, as with a project entry, which should reinforce the corridor image, maintain a sense of continuity, and establish an arrival sequence.

10. Access points along Grove Avenue shall be limited to minimize vehicular conflicts and congestion.
 - Access shall be taken from adjacent and perpendicular streets where possible.
 - Shared access drives shall be incorporated where possible to reduce curb cuts, promote more efficient traffic movement, and enhance Grove Avenue's image.
 - To limit access points along Grove Avenue, the following minimum distances shall be followed: (a) two hundred (200) feet between curb returns and a collector street and (b) three hundred (300) feet between driveways.
11. The parcel entry areas shall provide the visitor with an overview of the parcel and a well articulated entry sequence from the street to the building. Hardscape and landscape treatments shall be used to create a sense of arrival through color, texture, signage and change of scale.
12. Pedestrian access from adjacent streets, parcels, and parking areas shall be provided to all building entries and integrated into the overall site design.
13. Vehicular circulation shall be safe, direct, and efficient. Vehicular and pedestrian traffic shall be kept separate in order to minimize potential conflicts. This can be accomplished by using special paving, landscaping and lighting.
14. Provisions for bus shelters, bus turnouts, and bus stops shall be included in each application for a development project, as appropriate.
15. Bicycle lockers, bicycle wheel locks, or bicycle storage areas shall be provided, as appropriate.

Parking

Project design should reduce the physical and visual impacts of parking areas, minimize conflicts with pedestrian activities, and provide adequate and convenient vehicular access. The design of parking areas should follow the guidelines listed below:

16. Long, unbroken masses of parking shall be avoided.
17. Parked vehicles shall not overhang sidewalks.
18. Landscape and berming shall be used to screen parking areas from view of nearby roadways.
19. Parking spaces shall be provided in convenient locations for handicap, carpool, motorcycle and bicycle parking.
20. Dead end parking aisles shall be avoided.
21. No on-street parking shall be permitted. A sufficient amount of on-site parking shall be provided in order to accommodate all vehicles associated with the use of each site.
22. Parking areas shall not be located within any required landscape zones.
23. Parking areas shall include landscaping to provide shade and soften the appearance (see Landscape Guidelines). Spaces appropriate for planting are to be provided within parking areas.
24. Structured parking shall be screened by landscaping and/or architectural design and conform to the same setback and height requirements as other buildings (see Development Standards).

Service Areas

Service, storage, maintenance, loading and trash collection areas must be located out of or screened from view of streets, public areas and buildings on adjacent sites (see Landscape Guidelines).

25. Service elements such as loading doors shall be integrated with the facade in an appropriate and organized manner.
26. All service, storage, maintenance, loading and trash collection areas shall adhere to building and parking setback requirements.

27. No on-street vehicle loading or unloading shall be permitted. Provisions shall be made on-site for any loading activities. Parallel parking spaces for delivery trucks should be provided along service drives or in specially designated courts or loading docks.
28. All materials, supplies and equipment, including trucks or other vehicles stored on-site must be enclosed in a building or a screened area.

Grading and Drainage

All grading is to be completed and all drainage facilities are to be constructed to City of Ontario standards.

29. Grading and drainage shall be designed so that surface drainage and soil erosion do not flow onto adjacent parcels.
30. All parking areas shall be designed to drain to a single swale if feasible; however, center swale drainage patterns are permitted.
31. Naturalized swales shall be used where feasible throughout landscape areas.
32. Open concrete drainage channels shall be prohibited within streetscape areas.
33. Concrete swales shall be minimized and shall be screened from view or incorporated into landscape design with a shrub screen, dry creekbed, etc.
34. On-site grading shall be designed to accommodate and be compatible with surrounding streetscape grades, adjacent pads and open space.

Utilities

All utilities are to be installed in accordance with City of Ontario requirements, and the following guidelines:

35. Utilities systems, including water, electricity, gas, sewer and storm drains shall be installed underground.
36. Any above-ground equipment (such as transformers and controllers) shall be screened from off-site views.
37. Utility plans shall be submitted along with site plans.

LANDSCAPING GUIDELINES

The landscape element, as an integral element in achieving the intended image, identifies the primary landscaping theme that will visually enhance the character of the Grove Avenue Specific Plan area. The landscape plan establishes a framework for consistency between individual parcels throughout the entire Specific Plan area. This section also provides guidelines for the implementation of the Landscape Concept Plan. Elements of this plan include streetscape zones, buffer and rear-yard treatments, corner statements, as well as plant palettes for each of these areas and properties within the Specific Plan area. The Landscape Concept Plan identifies the primary landscaping elements that will visually emphasize the character of the Grove Avenue Specific Plan area. The Landscape Concept Plan for the Grove Avenue Specific Plan area is shown in **Exhibit 16**.

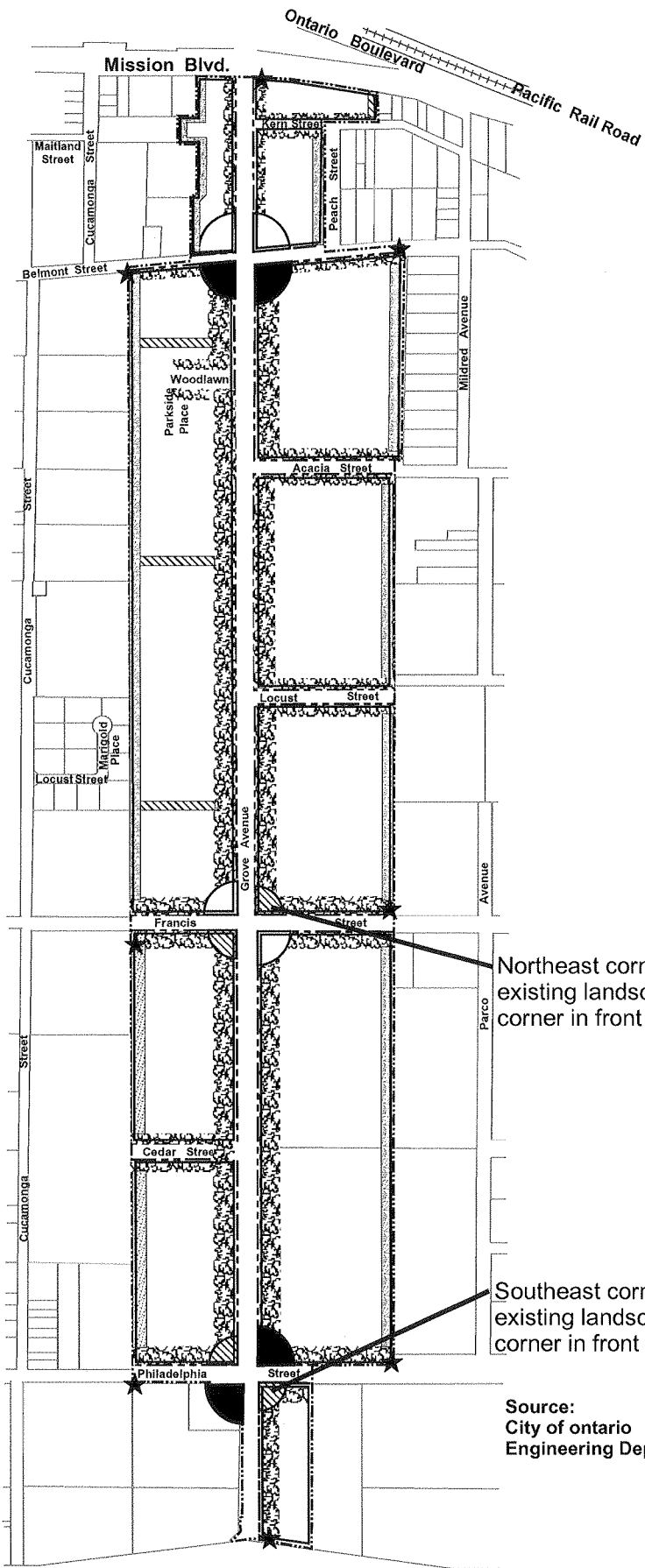
The elements of the Grove Avenue landscape concept are provided below, including major, minor and accent corner treatments at intersections, major and minor streetscape treatment, buffer areas between properties and in rear-yards. The landscape concept encourages the use of hardscape such as walls, planters special pavings, along with berms. These are to be balanced with a variety of plants materials in creating a cohesive and visual interesting landscape theme for the Specific Plan area.

Landscape Design Goals and Objectives

- To enhance the visual character of the Grove Avenue Corridor.
- To reduce emphasis on vehicular impact by careful placement of parking lots, and screening of same from view.
- To emphasize pedestrian access and circulation, especially between and around buildings.
- To use repetition of various landscape treatments throughout the Grove Avenue Corridor to tie buildings together.
- To use drought tolerant, hydrozone and/or xeriscape techniques and materials, where feasible.

Existing Streetscapes

There are a number of existing businesses along Grove Avenue. These will be encouraged, but not required, to implement the Specific Plan landscape guidelines. However, as redevelopment opportunities arise, approvals may be conditioned upon implementation of these landscape guidelines, where feasible.



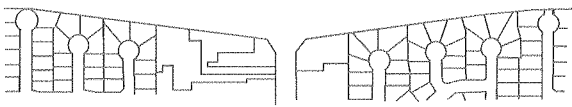
Northeast corner to replicate existing landscape at southwest corner in front of Farmer Boys.

Southeast corner to replicate existing landscape at northwest corner in front of Arco.

Source:
City of Ontario
Engineering Department

LEGEND	
	MAJOR STREET LANDSCAPE TREATMENT
	MINOR STREET LANDSCAPE
	SIDE YARD BUFFER AREA
	REAR YARD BARRIER
	MAJOR CORNER TREATMENT
	MINOR CORNER TREATMENT
	ACCENT CORNER TREATMENT
	ENTRY MONUMENTS

Pomona (60) Freeway



In addition, an extensive landscape program has been adopted for Mission Boulevard which creates a sequence of landscape experience to distinctly identify the regional importance of this transportation corridor within the City of Ontario. The Landscape Concept Plan for Grove Avenue defers to the Mission Boulevard Plan where they intersect. Landscape/streetscape improvements are to transition between the landscape improvements along Mission Boulevard and Grove Avenue.

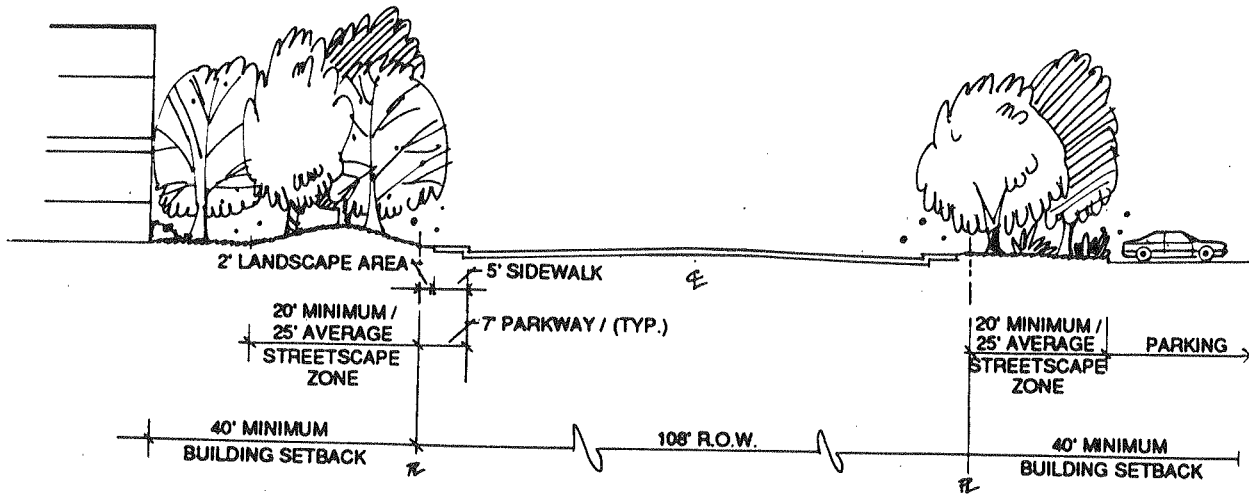
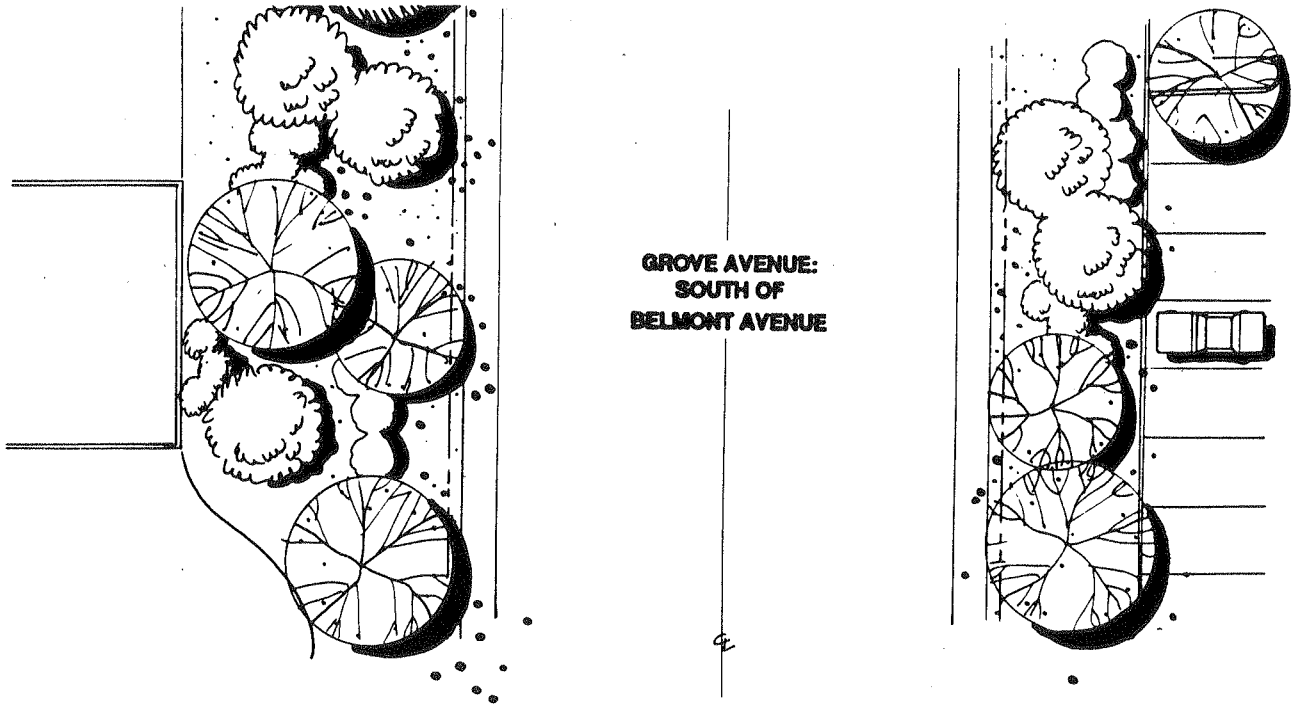
Major and Minor Streetscapes

The landscape setback areas for the major streetscape areas which include Grove Avenue south of Belmont Street, Francis Street and Philadelphia Street shall be a minimum of 20 feet with a 25-foot average. This will be measured from the edge of the rights-of-way which includes a 5-foot sidewalk and 2-foot planted parkway (**Exhibit 17**). The Landscape Concept Plan for Grove Avenue should be followed in the design of landscaping at the on-ramps/off-ramps of the Pomona (State Route 60) Freeway, and will provide a harmonious transition to the Union Pacific Railroad Underpass project.

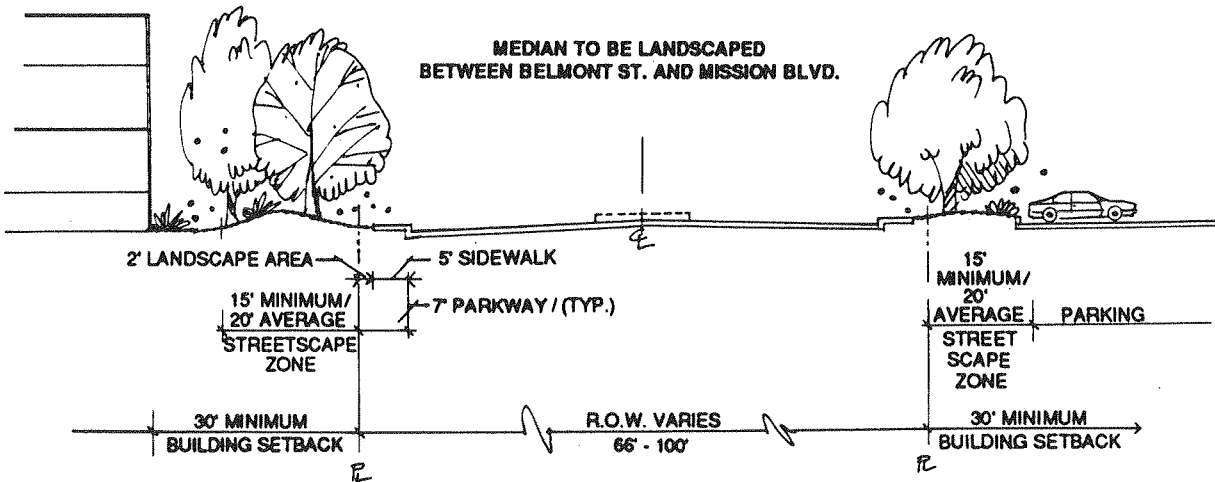
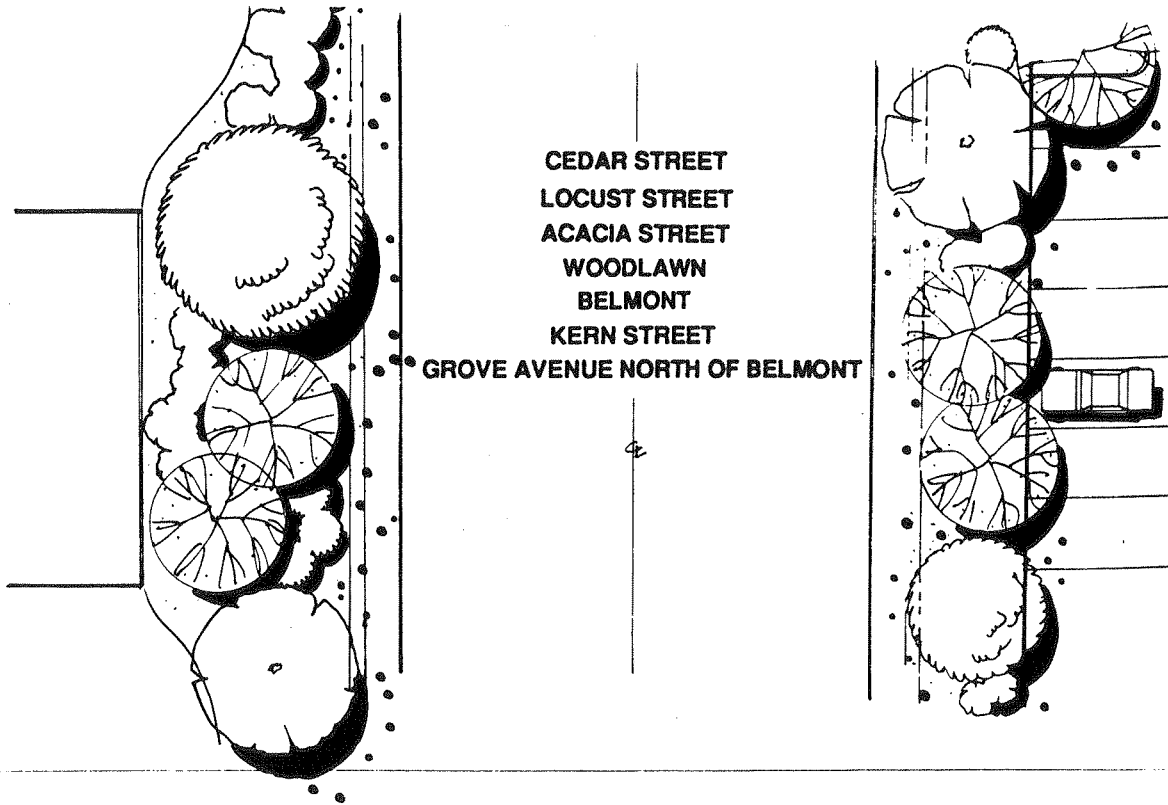
Along the minor streetscape areas which include Grove Avenue north of Belmont Street and all other side streets that intersect with Grove Avenue within the Specific Plan area, the landscape setback areas shall be a minimum of 15 feet with an average of 20 feet. Again the streetscape areas will be measured from the edge of the roadway rights-of-way (**Exhibit 18**).

The landscape theme is an informal streetscape design. This will entail using broad expanses of several different ground covers and turf, clusters of shrubs meandering through the landscape setback areas and a mix of deciduous and evergreen trees, of varying height, form, texture and color.

The design treatment will provide visual continuity and interest throughout the Grove Avenue Specific Plan area, while providing visual links with the existing landscape treatments. The mixture of plants will be clustered and will vary as the plantings meander through the streetscape areas. This will create a cohesive and aesthetic image for the Specific Plan area, framing views of the buildings while screening unwanted elements. The use of groundcovers in-lieu of or in addition to turf will vary the texture of the ground plane as well as emphasizing the lower maintenance, water conserving plant palette. To attain the desired planting effect, trees should be planted based on an average of 35 feet on-center. Since the trees will be informally clustered, this average will determine the minimum number of trees that are to be planted per street frontage. This is an average and tree spacing may vary depending on the species selected.



Source: City of Ontario
Public Facilities
Development



Source: City of Ontario
 Public Facilities
 Development

Major and Minor Streetscape - Plant Palette

Trees:

Evergreen -- 60%;

- Cinnamomum camphora -- Camphor Tree; (Major streetscape)
- Giejera parviflora -- Australian Willow; (Minor streetscape)
- Chamaerops Humilis -- Mediterranean Fan Palm

Deciduous -- 30%;

- Eucalyptus ssp. - No Common Name
- Platanous acerifolia "yarwoodii" -- California Sycamore
- Ulmus parifolia - Evergreen Elm

Accent -- 10%;

- Cotinus coggyria -- Smoke Tree;
- Jacaranda mimosifolia -- Jacaranda;
- Liquidambar styraciflua -- Sweet Gum
- Pyrus kawakamii -- Evergreen Pear

The designated street trees are:

Giejera parviflora along Grove Avenue north of Belmont Street;

Cinnamomum camphora along Grove Avenue south of Belmont Street; and

Ulmus parvifolia and Liquidambar styraciflua along the cross streets.

(Additional tree species as listed shall be incorporated into the informal and natural plantings.)

Shrubs:

- Abelia grandiflora -- Glossy Abelia
- Phormium tenax -- New Zealand Flax
- Photinia fraseri -- No Common Name
- Pittosporum tobira -- Tobira
- Raphiolepis indica -- India Hawthorn

Groundcovers:

- Acacia redolens 'prostrata' -- No Common Name
- Gazania 'Matsua' -- No Common Name
- Hypericum calycinum -- Creeping St. Johnswort
- Myoporum parvifolium -- No Common Name
- Osteospermum fruticosum -- African Daisy

- Tall Fescue (Marathon) -- (No more than 30% of total area)
- Trachelospermum jasminoides -- Star Jasmine

Rear Yard and Side Yard Buffer Areas

Landscaped buffer areas are to be provided between properties within the Specific Plan area as well as between on-site rear yards and off-site properties. Landscaped buffer areas shall not extend into the streetscape zones. Rear yard buffer areas shall be a minimum of 5 feet with a 10-foot building setback. Side yard landscaped buffer areas shall be a minimum of 5 feet with a 10-foot building setback. Side yard buffer areas shall extend from the rear property line to the edge of the streetscape zone.

Side yard buffer areas will be planted with tall shrubs planted and pruned to form hedge or shrubs or vines may be combined with walls and/or berms (**Exhibit 19**). Rear-yard buffer areas will use vines combined with walls. Each segment (from property line to property line in the rear or property line to streetscape zone on the side) should be planted with one plant species. These buffer areas are narrow spaces, so more than one species is inappropriate.

This treatment will be used to screen views between separate parcels as well as eliminate views between the site and existing off-site uses. The shrubs are to be installed in rows to form a hedge. Vines planted in conjunction with walls should be planted to provide complete coverage of the wall. Spacing will vary depending on the species that are selected.

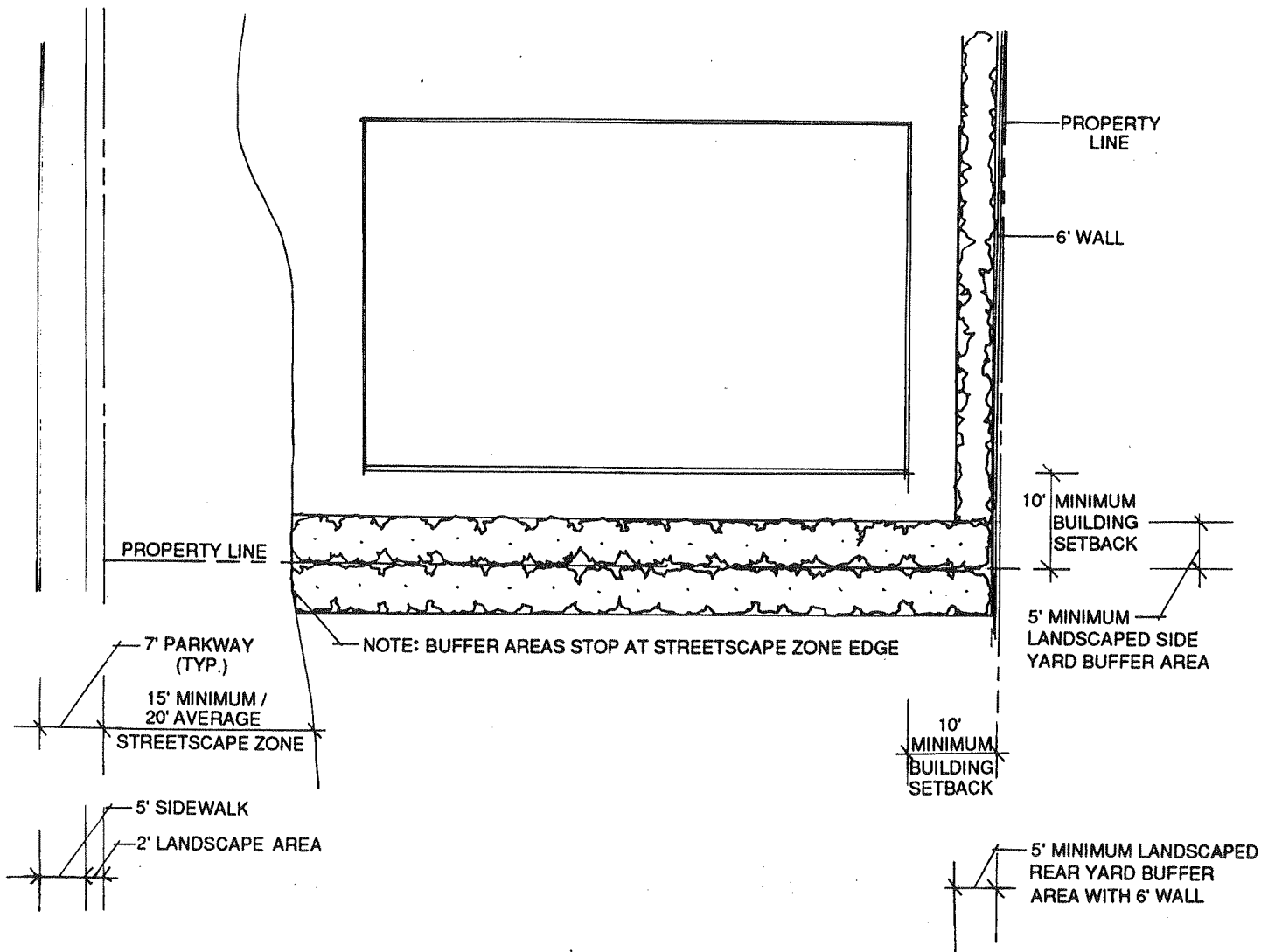
Side yard and Rear yard Buffer Area - Plant Palette

Trees:

- Eucalyptus polyanthemos -- Silver Dollar Gum
- Liquidambar styraciflua -- Sweet Gum
- Pittosporum crassifolium -- No Common Name
- Podocarpis gracillor -- Fern Pine
- Pyrus kawakamii -- Evergreen Pear

Shrubs:

- Ligustrum japonica -- Japanese Privet
- Nerium oleander 'Petite Pink' -- Dwarf Oleander
- Photinia fraseri -- No Common Name
- Pittosporum tobira -- Tobira
- Prunus caroliniana -- Carolina Laurel Cherry



Source: City of Ontario
Public Facilities
Development

- *Prunus ilicifolia* -- Hollyleaf Cherry
- *Prunus lyonii* -- Catalina Cherry

Vines:

- *Bougainvillea* -- No Common Name
- *Ficus pumila* -- Creeping Fig
- *Gelsemium sempervirens* -- Carolina Jessamine
- *Parthenocissus tricuspidata* -- Boston Ivy
- *Wisteria* Spp. -- No Common Name

Groundcovers:

- *Acacia reddens* 'prostrata' -- No Common Name
- *Gazania* 'Matsua' -- No Common Name
- *Hemerocallis* -- Day Lily
- *Hypericum calycinum* -- Creeping St. Johnswort
- *Rosmarinus officianalis* -- Rosemary
- Tall Fescue -- Turf

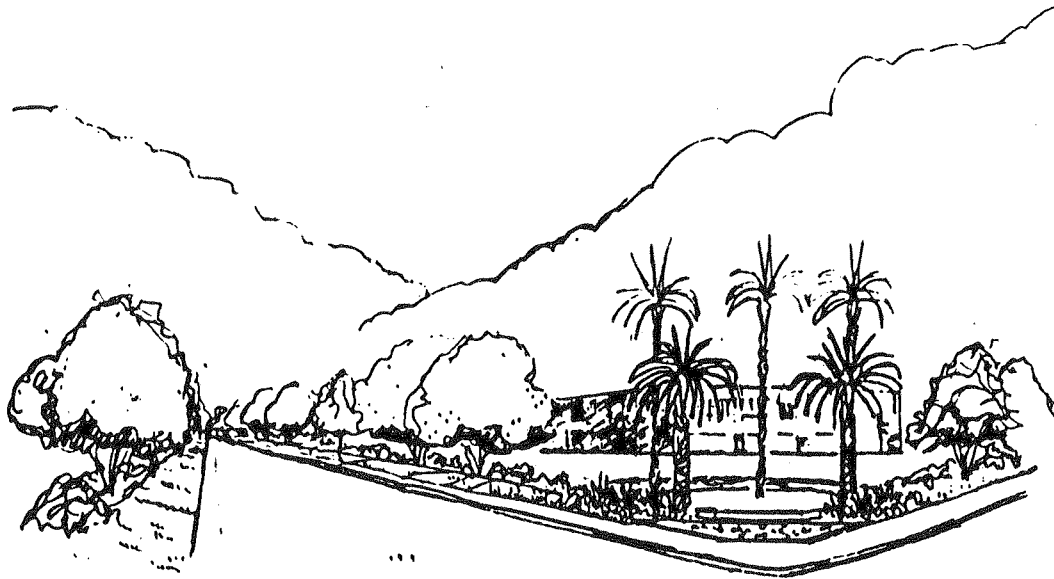
Corner Treatment

Within the Grove Avenue Specific Plan area, there are a series of intersections where there are opportunities for major, minor and accent corner treatments (**Exhibits 20, 21 and 22**). The major corner treatment areas are sited along Grove Avenue on the southwestern and southeastern corners at Belmont Street and on the northeastern and southwestern corners of Philadelphia Street. The minor corner treatment areas are sited along Grove Avenue at the northwestern and southeastern corners at Francis Street and at the northeast and northwest corners of Belmont Street. Accent corners are sited along Grove Avenue on the southwest and northeast corners at Francis Street and on the northwest and southeast at Philadelphia Street.

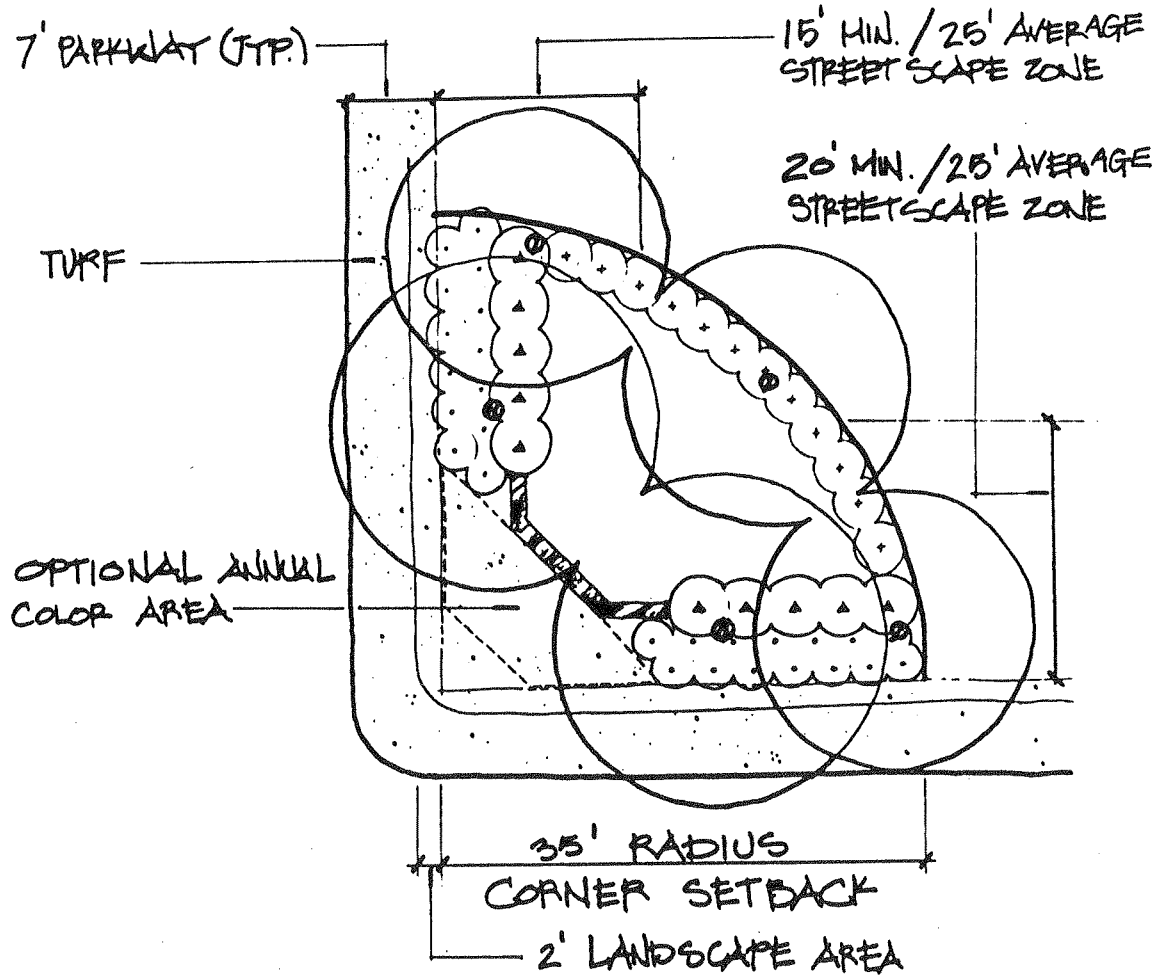
The setbacks at the corners are as follows:

- * Major Corner Setback - 35-foot Radius;
- * Minor Corner Setback - 25-foot Radius; and
- * Accent Corner Setback - 15-foot Radius, or less if constrained by an existing development area.

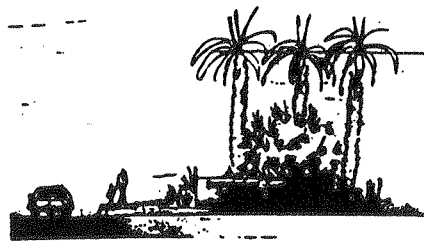
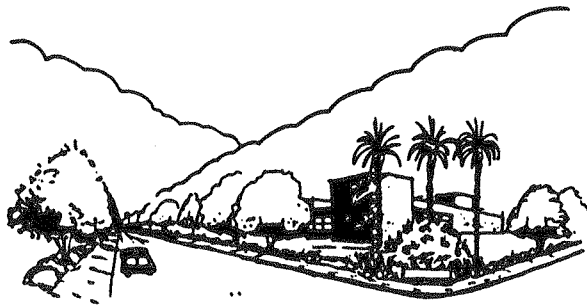
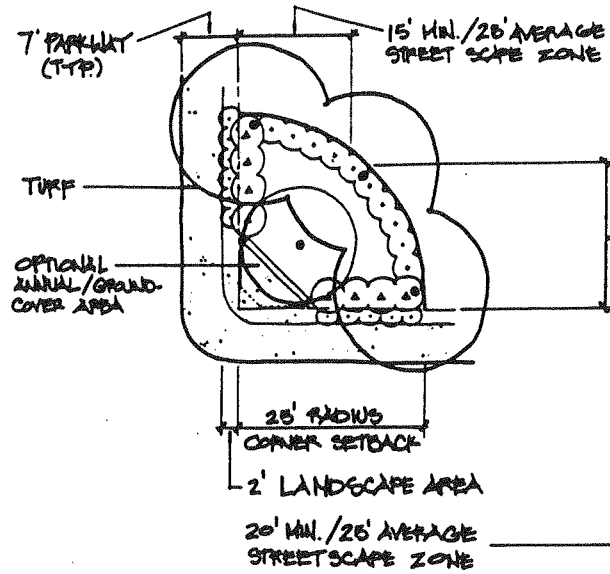
All three corner treatment configurations are to be formal plantings. The general design then consists of a background planting of shrubs with long, attenuated, strappy leaves, a half circle of palms, and the foreground is planted with a flowering evergreen groundcover. The textures and forms of the plants provide the basis for the planting design. Visual focal points are created that denote special corners while complimenting the streetscape zones. The strappy form of the



Source: City of Ontario
Public Facilities
Development



Source: City of Ontario
Public Facilities
Development



Source: City of Ontario
Public Facilities
Development

shrubs provides a backdrop for the palms while repeating the shape of the palm crown at the street level. The groundcover provides a soft mounding carpet of green in the foreground. In addition, the shrubs and groundcover are to be used informally within the streetscape zone, providing visual continuity along Grove Avenue.

Major Corner Treatment Area - Plant Palette

Trees:

- Phoenix canariensis - Canary Island Palm, 15' brown trunk height (bth)
- Phoenix dactylifera - Date Palm, 25' bth

Shrubs:

- Hemerocallis 'Yellow' -- Yellow Day Lily
- Ligustrum japonica -- Japanese Privet
- Phormium tenax - New Zealand Flax

Groundcovers:

- Agapanthus africanus -- Lily of the Nile
- Annual color/turf (optional)
- Gazania 'Mitsuwa Yellow' - No Common Name
- Trachelospermum jasminoides - Star Jasmine

Minor Corner Treatment Area - Plant Palette

Trees:

- Chamerops humilis - Mediterranean Fan Palm, 36" box (multi-trunk)
- Phoenix dactylifera - Date Palm, 20' bth (25' bth on Belmont Street only)

Shrubs:

- Hemerocallis 'Yellow' - Yellow Day Lily
- Phormium Tenax - New Zealand Flax

Groundcovers:

- Gazania 'Mitsuwa Yellow' - No Common Name
- Tall Fescue - Turf

Parcel Entry Areas

The design of parcel entry areas should consist of flowering accent trees and shrubs with distinct forms that complement and stand apart from the informal streetscape. These areas will be somewhat formal, but are to provide continuity between the streetscapes and the properties.

Landscaping Standards for Grove Avenue Development

Landscaping is required on-site for individual parcels and for parking areas. These landscaped areas will include building and parking setbacks, parking areas, buffers, and planting areas directly adjacent to buildings. The quantity and actual placement of trees, shrubs, groundcover and turf shall be adequate to screen and soften buildings and their associated loading and parking areas from adjacent public streets. Such landscaping shall be designed with consideration given to parcel size, the intended building use and water conservation. The following standards shall apply to all development within the Specific Plan area:

- There shall be a minimum of 15% of an individual parcel area landscaped with trees, shrubs, and groundcovers. Off-site public rights-of-way parkway, provided that they are contiguous with landscape setbacks, cannot be counted as a part of the overall required landscape area, but may be included in the overall design.
- For all landscaped areas, plus any off-site required improvements, there shall be a permanent automatic irrigation system installed. Temporary irrigation systems may be used for temporary landscaping on any undeveloped areas of the project, subject to review and approval of the Public Facilities Department.
- The minimum sizes for trees shall be 15 gallons and the minimum sizes for shrubs shall be 5 gallons. Smaller container-size plant material shall be approved by the City of Ontario. In order to conserve water, xeriscape landscaping is encouraged, using hardscape features and drought tolerant plants.
- All landscaping shall be properly maintained so that it thrives and matures over the years. Any landscaping materials that die due to natural or unnatural causes shall be replaced within thirty days of a written notice, from the City of Ontario to the property owner and/or leases.
- Trees shall be double-staked and the staking shall be maintained until the trees are strong enough to withstand the normal area winds.
- Annual color plantings shall be replaced immediately upon decline.

- All required landscaping shall be maintained free of debris, weed-free and in a healthy condition. This includes pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plant materials where necessary, and the regular watering of all plant material.
- At least one tree per 10 parking stalls shall be provided. All trees installed to meet this requirement shall be 24" box minimum size in the landscaped planter beds at the end of the parking bays and 15 gallon minimum size between the end areas. A landscaped planter bed area shall be provided every 10 parking spaces.
- Maintenance of the streetscape and buffer zones shall be the responsibility of the developer.
- All landscape planter beds located within the interior parking areas shall not be less than five feet in width and bordered by a concrete curb no more than six inches in height adjacent to the parking surface.
- All loading areas shall be within the rear and side yards and shall be continuously screened from off-site views with walls, fencing, or landscaping or a combination thereof. Shrub materials used exclusively for screening shall be a minimum of five gallons in size. Trees used for screening purposes shall be minimum of 24" box.
- Automatic irrigation systems shall be designed to provide adequate coverage with minimum runoff; drip and bubbler systems shall be used when possible. Water efficient landscape areas must include both proper irrigation design as well as proper plant material selection in order to provide healthy, vigorous plant growth.
- All landscaping shall comply with the City of Ontario Landscape Standards.

Onsite Landscaping

The installation and maintenance of the on-site landscaping for individual building sites will be the responsibility of each individual parcel owner subject to approval of a landscape plan by the City of Ontario as part of the development site plan review process.

While the overall uniformity and compatibility of each project with the adjacent streetscapes within the Grove Avenue Specific Plan area is encouraged, allowance for individual expression by the property owners has been considered. Careful attention should be paid to similar materials in contiguous landscape areas such as adjoining parcels or streetscape zones, in order to create an effective transition. The following plant palette is designed to assist landscape architects, contractors, and property owners in choosing plant materials for the individual parcels.

A variety of plant types from the following list are drought tolerant plant materials that require small amounts of water to survive in the Ontario area used within the interior of each individual parcel or project, excluding streetscape areas, buffer areas and parcel entry areas. It must be noted that there are many additional plants, not shown on this list that may qualify as drought tolerant and/or security plant material, with approval by the City of Ontario. It will be the responsibility of the Developer/Landscaped Architect to provide the City with plans depicting "harmonious transition" techniques when working drawings are submitted.

The term "drought tolerant" does not refer to survival without water. A vast majority of drought tolerant plants must have supplemental irrigation beyond annual rainfall to survive and thus water efficient irrigation systems must be provided. Turf areas (high water use) shall always be separate from shrub and groundcover areas (lower water use). All plants requiring similar water quantities should be grouped together in "hydro zones" to promote efficiency of water usage.

Suggested Plant List For Grove Avenue Specific Plan Area Property Owners

Trees:

Chamaerops Lumilis - Mediterranean Fan Palm
Cinnamomum camphora - Camphor Tree
Eucalyptus ssp. - No Common Name
Geigera parviflora - Australian Willow
Jacaranda acutifolia - Jacaranda
Lagerstroemia indica - Crape Myrtle
Ligustrum lucidum - Glossy Privet
Liquidambar styraciflua - American Sweet Gum
Pinus ssp. - Pine
Pistacia chinensis - Chinese Pistacio (male only)
Platanus acerifolia - London Plane Tree
Prunus blireiana - Flowering Plum
Pyrus Kawakamii - Evergreen Pear
Ulmus parvifolia (Brea or Drake) - Evergreen Elm

Shrubs:

Abelia grandiflora - Glossy Abelia
Agapanthus africanus - Lily of the Nile
Buxus microphylla japonica - Japanese Boxwood
Callistemon - Bottlebrush
Cotoneaster - No Common Name
Elaeagnus pungens - California Silver Berry

Escallonia - No Common Name
Hakea suaveolens - Sweet Hakea
Hypericum calycinum - Aaron's Beard
Juniperus - Juniper
Nerium oldeander 'Petite Pink' - Dwarf Oleander
Phormium tenax - New Zealand Flax
Photinia fraseri - No Common Name
Pittosporum tobira - Tobira
Potentilla fruticosa - Cinquefoil
Raphiolepis indica - India Hawthorn

Groundcovers:

Acacia redolens "prostrata" - No Common Name
Baccharis pilularis "Twin Peaks" - Coyote Brush
Cotoneaster microphylla - Rockspray Cotoneaster
Gazania 'Matsua' - No Common Name
Hemerocallis - Day Lily
Myoporum parvifolium "Putan Creek" - No Common Name
Rosmarinus officinalis - Rosemary
Tall Fescue (30% maximum of total landscape area)
Trachelospermum jasminoides - Star Jasmine

Vines:

Anemopagma chamberlaynii - Yellow Trumpet Vine
Bougainvillea - No Common Name
Ficus pumila - Creeping Fig
Gelsemium sermpervirens-Carolina Jessamine
Macfadyena unguis-cati - Cat's Claw
Tecomaria capensis - Cape Honeysuckle
Wisteria Spp. - No Common Name

SIGNAGE GUIDELINES

General Criteria

The provisions of Article 26 of the City of Ontario Municipal Code shall apply, except as amended by these guidelines. The purpose of these sign standards are to provide the means for adequate identification of the Specific Plan area, as well as the buildings and businesses within the Grove Avenue Corridor by regulating and controlling the design, location, and maintenance

of all signage within the Grove Avenue Specific Plan area. The sign standards establish specific standards for all exterior signing to ensure consistency and harmony with the architectural quality of the Grove Avenue Specific Plan area and the City of Ontario Sign Ordinance.

The following general regulations shall apply to the signage of all development within the Grove Avenue Specific Plan area:

1. No sign shall be permitted that does not pertain directly to an approved business conducted on the premises.
2. All signs, except as provided herein, shall be permanent in nature and shall be consistent with and reflect the architectural design of the building with which they are associated, and shall incorporate unifying features such as materials and/or colors.
3. All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, sidewalk or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.
4. All signage shall be designed free of bracing, angle-iron, guy wires, cables or similar nuisance.
5. The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.
6. The following signs shall be prohibited in the Grove Avenue Specific Plan area:
 - Window signs
 - Inflatable signs, balloons, animals or symbols
 - Roof-top signs
 - Portable signs
 - Rotating, revolving or flashing signs
 - Signs advertising or displaying any unlawful act, business or purpose
 - Signs painted directly on the exterior of buildings
 - Signs which create a safety hazard by obstructing views of traffic (pedestrian or vehicular) and traffic control devices (public rights-of-way) emergency access or access to or from building, fire escapes, doors and windows

- Any strings or pennants, banners or streamers, clusters of flags, strings or twirlers or propellers, flares, balloons and similar attention-getting devices used for advertising, including noise-emitting devices, with the exception of the following: (a) national, state, local government, institutional or corporate flags, properly displayed, and (b) holiday decoration, in season, used for an aggregate period of sixty days in any one calendar year.
7. Compliance Required: No person shall place, erect, re-erect, enlarge, alter, move, improve, remove, repair, convert or equip any sign or 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).
 8. Maintenance: All signs shall be maintained in a neat and good physical condition. Prompt correction of any deficiencies shall be made by the entity responsible for the maintenance of said sign(s).
 9. Lighting: The quality of sign lighting shall relate to the character that is intended for the area. No sign illumination should cause a glare or illuminate adjacent sites. Signs may be illuminated by continuous and uniform interval lighting or by external lighting sources. All sign illumination shall follow these guidelines:
 - All external light sources shall be adequately shielded to guide or direct the light toward the sign face and prevent glare or illumination of adjacent properties and structures.
 - Light fixtures shall be an integral part of the design and color scheme of the sign and shall have a compatible design, color and light hardware.
 - Creative uses of internal lighting are encouraged when the color and intensity of the light is well blended into the sign design.
 - Artistic applications of lighting in signs are acceptable when used for uses conducted after dark, such as restaurants.
 - All sign illumination levels shall comply with any and all applicable requirements and policies of the City of Ontario.
 10. Planned Sign Program: The establishment of a planned sign program in accordance with this section shall be an alternative to the standard sign regulations contained in these signage guidelines.

A. Establishment

Signs within such a planned sign program may be permitted even if they do not conform to all of these requirements. Such exceptions, however, may only be granted by the Development Advisory Board if it is found that variation from the guidelines is necessary in order to achieve aesthetic compatibility of the signs within a project area, and to allow design creativity. The use of planned sign programs may allow some flexibility in number and size and in the placement of signs. However, the total aggregate area of the signs permitted by the sign program shall not be greater than the total aggregate area of all signs otherwise permitted by these guidelines.

B. Eligibility

Any buildings, business park, shopping center, or other contiguous group of businesses is eligible for consideration of a planned sign program.

C. Minimum Project Size

No minimum frontage or site size requirements.

D. Design Elements

Signs within the sign program shall have one or more common design elements, such as color, materials, illumination, sign type, sign shape, letter size, and letter type.

E. Building Context

The sign program shall specify signs in harmony with the materials, colors, architecture, and other design features of the buildings they identify.

F. Review

Planned Sign programs shall be reviewed by the Development Advisory Board. Signs within a previously-approved planned sign program shall be reviewed by staff.

Temporary Signs (Exhibit 23)

11. Temporary Ground Signs: All temporary ground signs shall be set back a minimum of five feet from the property line.
 - All temporary ground signs shall be non-illuminated and fabricated of sturdy, quality materials capable of lasting the length of their intended use.
 - All temporary ground signs shall remain in place for no more than twelve months or when the initial leasing program is ninety-five percent complete, whichever comes first. This period may be extended for no more than twelve months at a time, subject to approval of the City Planner.
12. Temporary Construction Signs: The purpose of this sign is to identify future building construction. This sign may contain a rendering of the future facility. A construction sign shall only identify the project, the leasing agent, developer, financing institution, general contractor and architect.
 - One construction sign per building shall be permitted.
 - The maximum area of a construction sign shall not exceed twenty-four square feet, and six feet in height as measured down the highest adjacent grade.

Permanent Signs

13. Entry Monuments: For the purpose of identification of the Grove Avenue Specific Plan area, one monument sign shall be located at key entry points. Two permanent entry monuments shall be erected at each of the major entry points, including the north side of the interchange of Grove Avenue with the Pomona Freeway and the south side of Grove Avenue at Mission Boulevard. One entry monument shall be erected at secondary entry points at project edges with major cross streets including the southwest and northeast ends of Philadelphia, Francis, and Belmont Streets. (Exhibit 24).
 - All monument signs shall be of sturdy, high quality materials including a base which consists of formed concrete with a smooth finish. Base height shall not exceed eighteen inches and shall be in proportion with the total dimensions of the monument.
 - The sign panel shall display name and logo of Grove Avenue. A horizontal reveal between base and panel shall be used to accent the copy and logo.

6' - 0"
MAXIMUM
HEIGHT

MAXIMUM
SIGN AREA 24 S.F.

PROJECT NAME

RENDERING

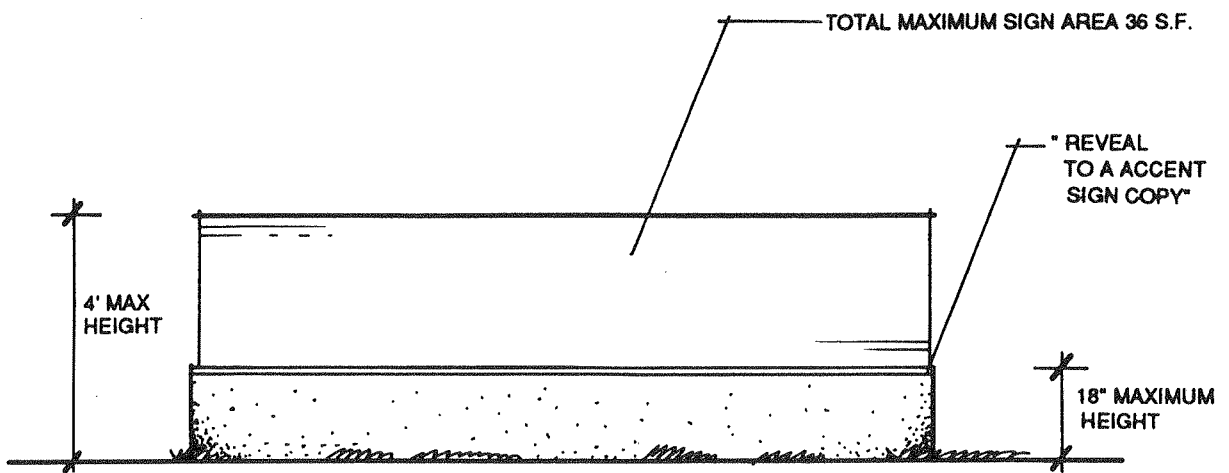
DEVELOPER

FINANCING

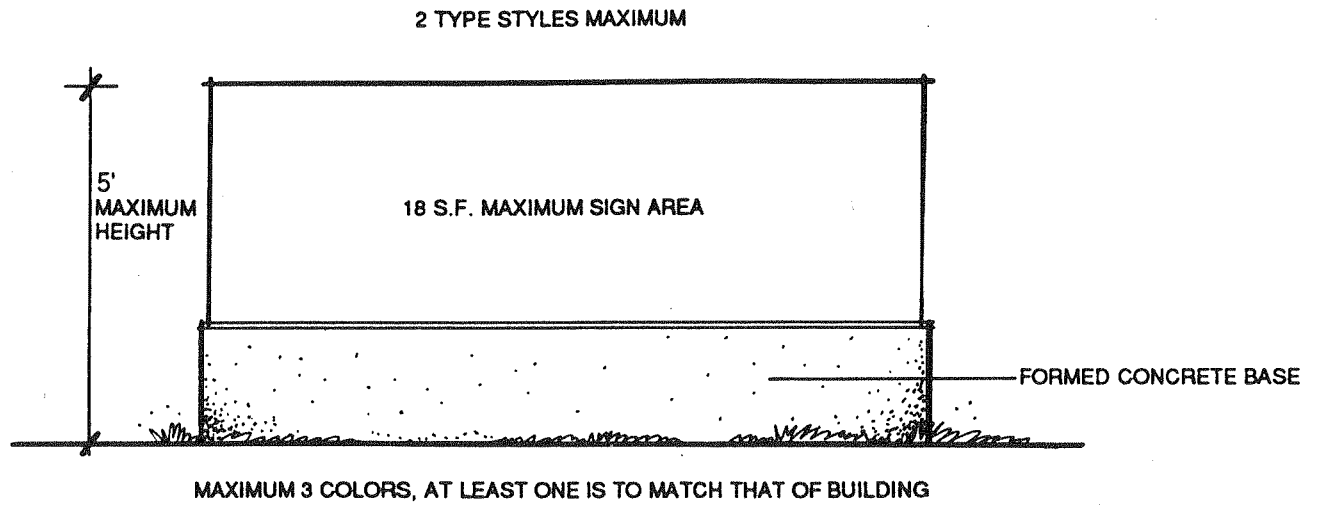
CONTRACTOR

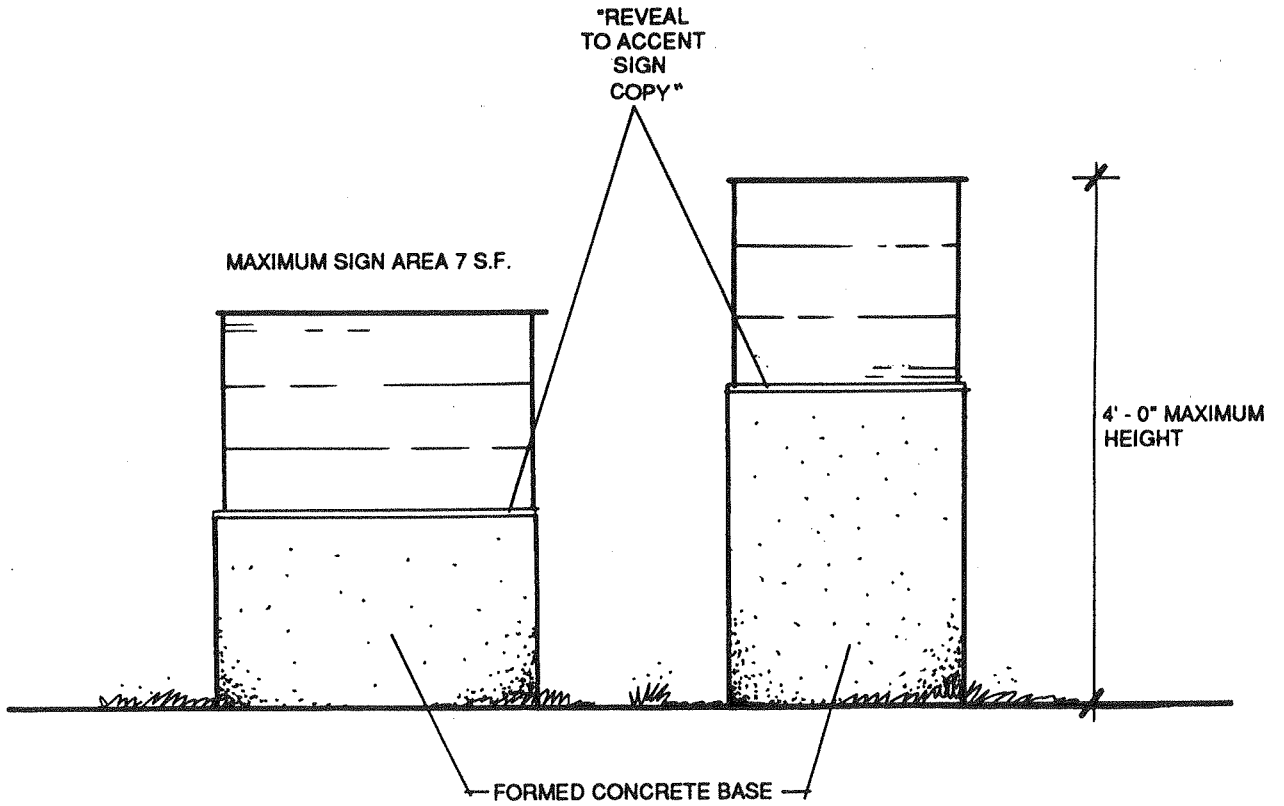
ARCHITECT

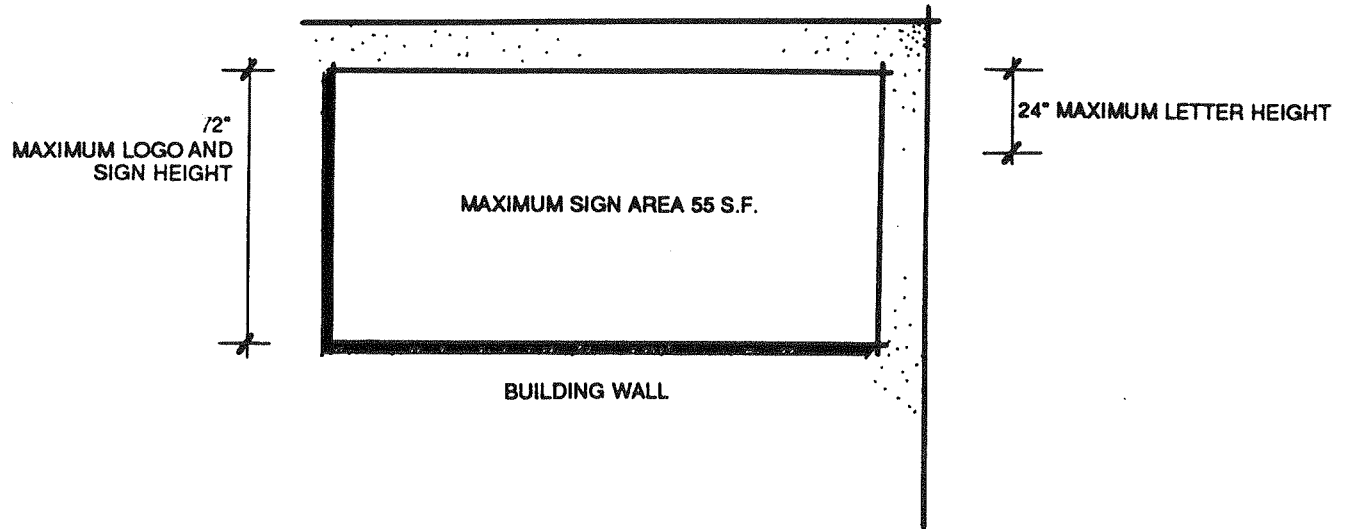
LEASING INFORMATION



- Total sign height shall not exceed four feet and maximum area will be thirty-six square feet.
 - All entry monument signs shall be illuminated by concealed ground level flood lighting.
 - Monuments will be set back a minimum of ten feet from the individual project property line, so as not to create a hazard for either pedestrian or vehicular traffic. The sign copy shall be limited to identification of "Grove Avenue".
14. Permanent Freestanding Identification (Monument) Signs: The purpose of this sign, which shall be double faced, is to identify project entries and individual freestanding uses such as restaurants and the automotive service stations. Each parcel may have one such sign (**Exhibit 25**).
- Construction shall be similar to that of the entry monuments with a formed concrete base with smooth finish. The base shall not exceed twelve inches from highest adjacent grade and shall be proportional with the total sign area.
 - Sign panels shall be limited to two letter styles and three colors at least one of which is to match the architecture of the building that it is identifying. A horizontal reveal between base and panel shall be provided to accent the copy.
 - The maximum sign area shall not exceed eighteen square feet per side and five feet in height from the highest adjacent grade.
 - All signs shall be internally illuminated.
15. Permanent Vehicular Directional Signs: One sign or more, as needed, shall be allowed at each driveway into a parking lot (**Exhibit 26**).
- The maximum sign area shall not exceed four square feet per side and four feet from the highest adjacent grade.
 - All directional signs shall be non-illuminated.
16. Permanent Building Mounted Signs: All signs and logos attached to the building shall be individual, surface mounted letters. No exposed raceways or cabinet signs shall be allowed. The area of wall signs with individuals letters or a logo shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol (**Exhibit 27**).







- All wall mounted signs shall 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 shall be permitted.
- The allowable sign area shall not exceed one square foot per lineal foot of the building elevation/tenant space where the sign is located. A maximum of fifty-five square feet per sign shall be permitted. For establishments with an entrance on the side wall, the same standards shall apply. Signage shall only be allowed on two elevations.
- Letter height shall not exceed twenty-four inches or be smaller than a minimum size of twelve inches, except that if only the first letter of a word is capitalized, that capital letter may be up to thirty-six inches in height. Official corporate logos may also exceed twenty-four inches in height, up to a maximum height of thirty-six inches.
- All wall mounted signs shall 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.

17. Retail Commercial Signs: A detailed, comprehensive sign plan shall be submitted with all retail commercial site plans. The sign plan shall describe the allowable sizes, colors, materials, and lettering styles for all of the permitted signs within the retail commercial center.

- In multi-tenant commercial developments, major tenants shall be allowed a single wall or fascia sign. The signs shall be located on the building face above entry doors and canopies.
- Small shop tenants shall be allowed a single wall or fascia sign shop identification sign to be placed under a canopy or over the shop door.
- Company logos, colors and type styles shall be permitted as part of a commercial sign.
- All signs shall be composed of individual, internally-illuminated letters. Illuminated background signs shall be permitted.
- Sign panels shall be limited to two letter styles and three colors at least one of which will match the architecture to which it is associated

- The maximum sign area shall be in proportion with the lease size, building wall or fascia.
- All signs shall be internally illuminated.

ARCHITECTURAL DESIGN GUIDELINES

Intent

It is the intent of these architectural design guidelines to regulate development within the Grove Avenue Specific Plan area to achieve an image of a high quality office and commercial business corridor. As an integral element of the overall design concept, architecture within the Grove Avenue Specific Plan will establish a strong identify and constant pattern or unified image, without restricting innovation or creativity.

The following design guidelines are intended to identify an architectural vocabulary which allows sufficient variety for individual expression yet maintains compatibility for each individual site development. The guidelines are to be followed in order to ensure that an overall design integrity within the Grove Avenue Specific Plan area will be achieved.

Design Elements

Building Form and Massing

1. Buildings should be composed of clean and simple geometric forms with coordinated massing to produce a unified expression of composition and scale.
2. Architectural interest should be created through modulation and fragmentation of large expanses of building surfaces and mass, as well as arrangement of doors and windows. Use of different building forms and components are required to add a sense of depth through shade and shadow, as well as to articulate individual building functions.
3. Building mass should be reduced vertically or set back at successive levels through use of arcades, colonnades, covered walks, or verandas. Different roof levels should be tied together by common elements of roof angle, materials, and form. Individual building functions should be expressed by separate forms; building components should be grouped around walks, entry plazas, and courtyards.
4. Any complicated or arbitrarily decorative forms shall be prohibited.

Facade Treatment

The facade is the architectural element which communicates the purpose, structure, and scale of a building. It creates a harmonious composition of functional requirements through structural articulation, proportion, materials, and color to reflect a coordinated design which reinforces the high quality architectural character desired for Grove Avenue.

5. Facades should incorporate a clear, efficient contemporary style which is distinctive yet compatible with the function of the building, its elements, and surrounding development.
6. Large expanses of uninterrupted walls or blank surfaces shall be avoided or otherwise oriented away from highly visible portions of the site or screened and softened by landscape treatments.
7. Complicated, inconsistent, or arbitrarily decorative details and forms, which are in sharp contrast, are prohibited.
8. Highly contrasting graphic patterns on facades are prohibited.
9. Complicated, inconsistent, or arbitrarily decorative forms, as well as flush doorways and tacked on entry alcoves and other components, are prohibited.

Fenestration

Facades and their arrangement of doors and windows (fenestration) should define function and structure, as well as be consistent in form, pattern, and color.

10. Glazed surfaces should be balanced with surface walls and delineated by structure or finished mullions.
11. Functional glass and patterns in doors and windows should be used.
12. Recessed windows and doors should be included as part of the design in addition to protective shading and decorative framing of the openings, including moldings, tile, painted borders, mullions. Awnings should be used to amplify the window and door openings by providing contrast and reinforcing their architectural significance. Awnings shall be made of canvas in a solid accent color. Metal awnings are prohibited.
13. Uninterrupted horizontal glazing and glass cube forms, as well as arbitrary, decorative glass patterns, will not be permitted.
14. The use of highly reflective, sloping or louvered glass, as well as unfinished metal frame windows and doors is inappropriate.

Structural Relationships

The base of the building is generally understood to be the first or combined first and second floors and is the critical element in giving the building a positive relation to the street. It contains building entries, lobbies, and areas of higher activity.

15. Distinctive architectural expression of the building's vertical support and structural base should be made an element of the building design by using techniques such as the expression of a cornice line, proper structural scale, changes in materials or surface texture, geometry, proportions of openings, setbacks, and recesses that create shadows.
16. The structural base of a building should be built of permanent masonry materials such as stone, block, stucco, brick, tile or integrally colored concrete. Neither metal nor porcelain panels are permitted as predominant materials.
17. Sun shielding should be accomplished architecturally either by recessing or use of awnings.
18. Buildings entrances should be clearly defined and visibly inviting. Entries should be integrated within the overall building form to add articulation (such as recessed or protective doorways). Entries should also be highlighted with textured hardscape and coordinated landscaping.

Roof Forms and Materials

19. Roof lines should be of generally horizontal lines used to articulate and reduce building mass. Alternate roof planes such as gable, hop and shed, or harmonious combinations of each can be used as accents or focal elements.
20. Gambrel, mansard, and other "period" roof styles, as well as other arbitrarily decorative treatments are inappropriate.
21. Visible roof materials should be of either concrete tile or metal which complement building color and/or treatments. Parapets are required for flat roofs to screen roofing materials and mechanical equipment from view.
22. Gutters and downspouts shall be integrated within the architectural design of buildings to be visually unobtrusive and painted to match adjacent roof or wall material. All flashing, sheet metal, vent stacks, pipes, and other minor roof projections shall be painted to match the roof.

23. Skylights are to be restricted to flat roof or screened locations and are not to be visible from surrounding areas. Their form and color shall be consistent with the building design.

Texture, Color and Materials

24. Architectural textures, materials, and colors that do not starkly contrast or conflict with surrounding developments are encouraged. Materials should be smooth, clear, and of a high quality to reinforce the desired image for Grove Avenue.
25. Ground level windows shall be transparent. Mirrored glass is prohibited at the base of the building and use of glazing at the ground level (except at entries) is prohibited.
26. One dominant material and color should be selected for the building exterior. Roof, trim, and accent materials should complement the dominant materials and color.
27. Highly reflective glass is not permitted, as is wood trim, siding and shingles.
28. Predominant colors of exterior building materials should be neutral, warm earth tones, or pastels of a very light value. Soft, subtle and warm colors should dominate as the primary building color and complimentary colors should be used for trim and accent features.
29. Service doors should be the same color as the adjacent walls.
30. Contrasting graphic patterns or accents applied to wall surfaces are not permitted.

Parking Structures

Parking structures are to be designed to the highest standards of quality, and should comply with the other architectural guidelines in this section.

31. Sloped ramps are to be located within the structure and away from any street elevations.
32. Ground floor areas adjacent to primary pedestrian paths should be occupied with retail or service uses. Where this occurs, there should be special architectural treatments of the commercial frontage.
33. Pedestrian entries to parking garages should be at ground level. Upper level connections between parking structures and the buildings they serve are discouraged.
34. Colorful canopies, awnings, and porte cocheres should be used to mark both vehicular and pedestrian entries to the garage.

35. All lighting within and on the roof of the structure should be shielded so that the light sources are not visible from adjacent property or public rights-of-way.

Ancillary Buildings

36. Ancillary buildings should relate in style and materials to the main buildings with which they are associated. They should be built of permanent materials.
37. Ancillary buildings, such as storage buildings, telephone booths and gate houses, should conform to all setback guidelines.

Walls, Fences, and Outdoor Storage Areas

In some areas, screening, buffering, and delineation within an individual project will be necessary to separate different uses, define spaces, and conceal unattractive views.

38. Walls, fences, and outdoor storage areas are to be designed to complement the building architecture and to be an integral part of the architectural and landscape design of the site.
39. Walls are to be built of materials, finishes, and colors that are compatible with adjacent buildings and are to be finished with graffiti resistant paint or otherwise be graffiti-proofed or maintained graffiti free.
40. Outdoor storage areas are to be enclosed or effectively screened from public view by the use of walls, fencing, landscaping, berming, or a combination thereof.
41. No walls, fences, or outdoor storage areas are permitted within the streetscape, building, or setback areas with the exception that walls may be permitted between streetscape areas and the front of a building if they are limited to three feet in height.
42. Fences are to be used only in areas which are not visible from surrounding streets and they are to be screened with dense landscaping which will be of equal height at maturity.