

**APPENDIX G**  
**GUASTI SPECIFIC PLAN**  
**MAJOR AMENDMENT NO. 1**



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May 3, 2011



GUASTI MAJOR AMENDMENT NO. 1

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May 3, 2011

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Reference of Acronyms:

GPSP: Guasti Plaza Specific Plan  
GMA-1: Guasti Major Amendment No. 1



CITY OF ONTARIO  
2011

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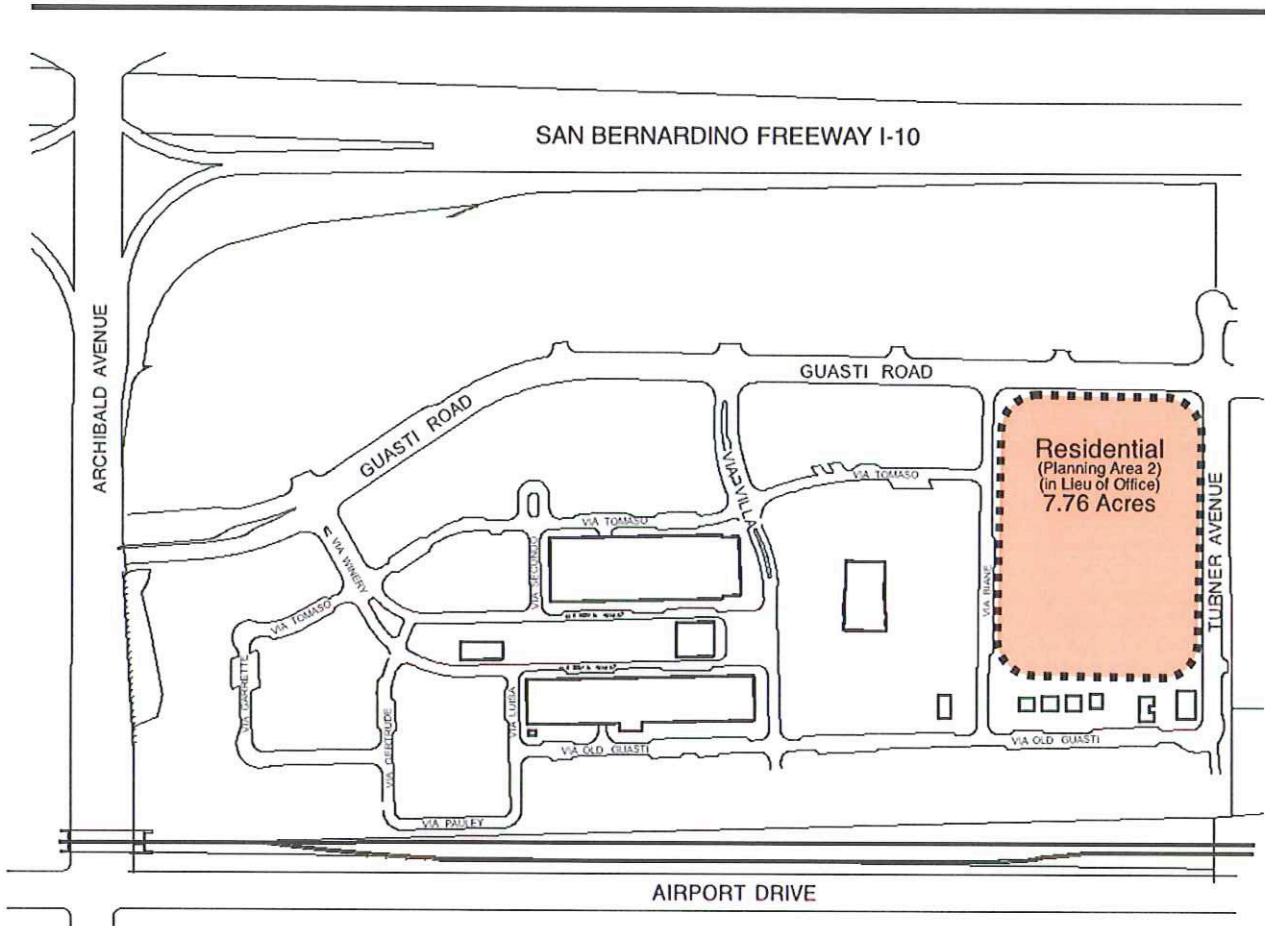
## I. Planning Concepts

### A. Purpose

The purpose of this Major Amendment to the Guasti Plaza Specific Plan (approved in 1997), is to allow for sale and rental housing as an alternative to office uses within a designated area of the Guasti site that will be called the Residential Overlay Zone. See Exhibit 1, Section I, Planning Concepts, page 2.

### B. Goals and Objectives

Residential units may be constructed at a density of 25 – 60 units per acre in lieu of Office uses in Planning Area 2 within the boundaries of the 7.76 acre Residential Overlay Zone.



 Residential Overlay Zone

**ALTERNATIVES USE  
Planning Area 2**

ALTERNATIVES USE PER MAJOR AMENDMENT NO.1

HOUSING                    25-60 Units Per Acre                    UP TO 7.76 AC  
(IN LIEU OF OFFICE)

TOTALS                    25-60 Units Per Acre                    7.76 AC

**EXHIBIT 1  
RESIDENTIAL  
OVERLAY ZONE**

### C. Visual Image

The inclusion of housing at this site will provide a unique urban living environment, provided live-work opportunities, and may reduce traffic. It will also provide another 24/7 use that will help energize the historic site.

A visual as well as physical connection will be maintained between the neighboring Guasti Mansion and core area. Pathways and sightlines will strongly connect these elements.

For other information regarding Planning Concepts, see Guasti Plaza Specific Plan (GPSP) starting on page 2.

## II. General Notes

### A. Applicable State and Local Regulations

Future residential development as allowed as an alternative use in this Major Amendment, must comply with airport, railroad, and freeway noise mitigation measures and AQMD requirements of the Supplemental EIR. Also see Appendix J, Mitigation and Monitoring Report.

For other information regarding General Notes, see GPSP Section II, starting on page 7.

## III. Existing Conditions

### A. History of Residential Uses On-Site

Historically, about 25% of this site was used for Owner and worker housing for the Guasti Winery. Most of the worker housing was located on the east side of the site where new housing may be planned. Some historical residential structures will be relocated and/or retained with the reconstruction of Pepper Tree Lane, and these buildings will be adaptively reused for non-residential use.

### B. Property Ownership

The area within the Residential Overlay Zone is currently owned by OliverMcMillan, LLC.

### C. Existing Property Uses

The site area within the Residential Overlay Zone is currently vacant, with no structures on-site.

For other information regarding Existing Conditions see GPSP Section III, page 12.

## IV. Component Plans

### A. Land Use Concept

The Residential Overlay Zone is shown in Appendix G, GMA-1, Exhibit 1 on page 2 and totals 7.6 acres in area. It is located in Planning Area 2. Pepper Tree Lane is south of the Residential Overlay Zone where the smaller historic buildings will be retained and/or relocated.

## B. Housing Description

The majority of housing mix will provide one bedroom and two bedroom units ranging in size from 700 s.f. to 1,000 s.f. The structures may vary in height. It is anticipated that the residential buildings will be institutional Class A wood framed. The building mass, scale, and architectural style will be complimentary to the overall Guasti project. Amenities will include a pool, clubhouse, recreations area and open space for use by residents. Amenities and required open space areas will likely have to be enclosed to meet noise and air quality SEIR requirements.

## C. Project Phasing

The sequence of the construction of residential units is unknown at this time, but permits for the residential development will not be issued until Phase Ia of the commercial/retail development has commenced, regardless of ownership. Please see the Phasing Plan in the GPSP Exhibit 10 on page 28 for additional phasing information.

## D. Unit Conversion

Initially, the development will be planned as rental product, but future sale of units or parcels is anticipated. A condominium map will be planned for potential conversion. These residential units will be part of the Guasti Master Association.

## E. Development Intensity Exchange

The multi-family housing will not exceed 25-60 units per acre in the 7.76 acre Residential Overlay Zone. If all or part of the residential development is constructed, then non-residential development may be increased in excess of the 2,361,388 s.f. as allowed under The Ontario Plan, based further analysis of a number of factors such as water demand, waste water flows, traffic, etc. The total additional area of non-residential development shall be based on an amendment to The Ontario Plan and/or further environmental review. Please see Tables No. 1 and 2, pages 25 and 26 in the GPSP.

## F. Density

The site density will consist of housing at a minimum density of 25 units/area and a maximum of 60 units per acre.

For other information regarding Component Plans see GPSP Section IV, starting on page 21.

## G. Residential Landscape

Please see Residential Landscape Guidelines, Appendix H.

V. Development Guidelines

A. Permitted Uses

- 1. Multi-family residential.
- 2. Mixed-use.

B. Conditionally Permitted Uses

None.

C. Definitions of Permitted Uses

1. Residential Uses:

- a. Multiple family dwellings: Two or more dwelling units, whether attached or detached, on one residential lot of record, with each dwelling unit designed for occupancy by independent households. Multiple family dwellings include condominiums, rental apartments, duplexes, townhouses and community or cooperative apartments. Multiple family dwellings shall not include second or senior dwelling units.
- b. Mixed-use development: The development of a tract of land, building, or structure, which includes multiple family dwellings in conjunction with a variety of complementary uses, such as, but not limited to, office, retail, public, or entertainment, in an integrated development project with significant functional interrelationships and coherent/cohesive physical design.

D. Building and Parking Setbacks for Residential Uses.

**Public Roads**

<u>Street</u>	<u>Minimum Setbacks for Residential On-Grade Parking*</u>	<u>Minimum Setbacks for Residential Buildings*</u>
Turner Avenue	15'	30
Guasti Road	20'	30
Private Streets	10'	20**

\*Setbacks for public streets are measured from P.L. Setbacks for private streets are measured from back of curb.

\*\*The 20-foot setback shall be developed as follows: curb – 6 ft. parkway – 4-foot sidewalk – 10-foot landscape strip (patio or atrium may encroach 5 ft. into setback.)

TABLE 1

GUASTI DEVELOPMENT SUMMARY CHART

<i>Multi-Family Housing</i>	
-----------------------------	--

DEVELOPMENT AREA

A. Maximum lot coverage	No requirement
B. Minimum lot size	3.5 acre minimum
C. Maximum density (in dwelling units per net acres)	60 units/acre
D. Minimum density (in dwelling units per net acres)	25 units/acre
E. Off-street parking and circulation	
1. One bedroom units	Per Development Code
2. Two bedroom units	Per Development Code
3. Guest parking	Note 1
4. RV and boat parking	No requirement
F. Landscaping	Per Appendix H

BUILDING REQUIREMENT

A. Front yard setback	
1. From public streets (measured from P.L.)	30'
2. From private streets (measured from back of curb)	20'
B. Street side yard setback	
1. From public streets (measured from P.L.)	10'
2. From private streets (measured from back of curb)	10'
C. Interior side yard setbacks	5'
D. Rear yard setback	10'
E. Rear alley setback (alley facing garages only)	6'
F. Setback to buildings at Pepper Tree Lane	50'

DETACHED ACCESSORY STRUCTURE REQUIREMENTS

A. Front yard setback	
1. From public streets (measured from P.L.)	30'
2. From private streets (measured from back of curb)	20'
B. Street side yard setback	
1. From public streets (measured from P.L.)	10'
2. From private streets (measured from back of curb)	10'
C. Interior side yard setbacks	5'
D. Rear yard setback	15'

Notes:

1. Per Development Code but adjacent on-street parking counts towards required guest parking.



**Private Roads**

<u>Street</u>	<u>Minimum Setbacks for Residential On-Grade Parking</u>	<u>Minimum Setbacks for Residential Buildings</u>
Private Streets	10'	20'

Notes:

1. Residential units with patios that encroach into the required 20 ft. setback a maximum of 5' provided they have a minimum raised floor height of 3 steps or 18 inches above finished grade along the street frontage (including patio/atrium.)
2. All setbacks measured from back of curb.
3. Setbacks include front, rear and side.
4. Setbacks shall be permanently landscaped, maintained, with the exception of pedestrian walkways, and vehicular drives.
5. Public transit facilities (bus benches and shelters) may encroach into required setback areas.
6. Existing structures are exempt from these minimum setback requirements.
7. Refer to GPSP, Chapter VI, page 108 Architectural Guidelines, for additional building setbacks.

**Setbacks between buildings.**

New Construction (Parcel 7)	Historic Building (Parcel 8)	50'
New Construction	New Construction	25'
New Construction	High Pressure Pipeline	50'
Historic Building (Parcel 8)	Historic Building (Parcel 8)	6-10'

E. Density

Residential multi-family and mixed-use projects shall have a minimum of 25-units/ac. and a maximum of 60 units/ac.

F. Coverage

All buildings shall comply with setback requirements with no minimum or maximum coverage requirements.

G. Building Height

The height shall be subject to the requirements of the Airport Land Use Compatibility Plan (ALUCP).

H. Circulation Guidelines

Driveway entries shall align with other existing or proposed driveways where possible.

Main entry drives in residential parking areas shall include enhanced paving, architectural portals, water features, decorative site walls, and ornamental landscaping. Entry enhancements shall be coordinated with the architectural character of the development.

The use of pervious paving is encouraged.

Guest parking shall be conveniently located in close proximity to building entries or entry atriums.

Internal vehicular circulation shall meet all City of Ontario requirements.

## I. Parking Guidelines

Parking for residential garages and carports shall comply with the City of Ontario development standards for stall and back-up dimensions, and setbacks from structural elements such as walls and columns.

Parking for open parking lots and structured parking shall conform to the standards included in the GPSP, Section V on page 92.

The number of parking spaces for the residential development will comply with the standards required by the City of Ontario Development Code for residential units. However, a reduction in parking may be requested if it can be demonstrated in a Parking Study that the use will not utilize the required number of spaces due to the nature of the specific project design and product type. Any requested reduction in parking will be considered at the time of application for residential development.

The number of guest parking spaces shall be provided to meet the City of Ontario standards, but on-street parking on the side streets that abut the residential project site shall be counted toward the guest parking requirement.

Surface parking areas shall be broken up into smaller parking areas where possible.

The use of shade structures in surface parking lots is encouraged.

The use of pervious paving in surface parking lots is encouraged.

All surface parking lots shall be screened from adjacent streets with site walls, berms, and/or landscaping.

## J. Open Space, Common Areas and Amenities

One hundred square feet minimum of private open space and two hundred and fifty square feet of common open space shall be provided per unit.

It is likely that private open space, common open space areas will have to be enclosed to meet noise and air quality SEIR standards.

Common areas within residential development shall be maximized. Given the urban nature of Guasti Plaza, common areas shall be amenitized to maximize the shared use of these spaces. Common areas shall be designed to be safe, convenient, and readily accessible to all residential units.

Where possible, buildings or living units shall be clustered around enclosed open space or enclosed common areas.

Major recreational amenities such as a clubhouse or swimming pool shall be provided at a rate of one major amenity per 100 living units. A major recreation facility is intended to be a significant recreation node or focal point for residents, and include recreation buildings, swimming pools, tennis courts, basketball courts, child care facilities and other such amenities requiring significant investment and appropriate to serve project residents, as determined by the City.

Minor recreational amenities such as a barbeque area or fountain shall be provided at a rate of two minor amenities per 100 living units. A minor recreation facility is intended to augment the variety and availability of recreation facilities, and include spas or saunas, picnic and barbeque areas, volley ball courts and other such amenities requiring significant investment and appropriate to serve project residents, as determined by the City.

It is likely that major and minor amenities will have to be enclosed to meet noise and air quality SEIR standards.

## Open Space Requirements

Item	Requirement	Meet Noise & Air Quality SEIR Mitigation
Private Open Space	Minimum 100 s.f./unit	X
Common Open Space	Minimum 250 s.f./unit	X
Major Amenity	1 per 100 units	X
Minor Amenity	2 per 100 units	X

### K. Lighting Guidelines

Please see Landscape Design Guidelines Appendix H, pages 25 & 26.

### L. Signage

Main identity signage for residential uses shall consist of monument signage incorporated into the site design and landscape. Main I.D. signs shall be either internally illuminated or uplifted.

Monument signage shall be consistent with the architectural character of the proposed development.

Guest parking, way finding, entry identification and unit numbers shall be clearly identifiable to the visitor.

A comprehensive Signage Plan meeting City requirements shall be prepared for each residential development.

### M. Noise Mitigation

Due to the proximity of the Residential Overlay Zone to the active Southern Pacific Railroad tracks and the Ontario International Airport, proposed residential units would need to meet City noise mitigation standards.

Mitigations may include the use of sound walls or berms, orienting entries and decks or patios to the north, away from the sound sources. Sound mitigation will likely influence site planning and the overall building orientation and configuration. It is likely that the use of high performance windows and wall construction will be required.

Noise mitigation elements shall be integrated into the visual context of the project and shall compliment the architectural character of proposed structures.

Future residential development shall be designed to provide common recreational areas within an indoor central courtyard and private patios and balconies as enclosed atriums.

Future residential development shall be designed with upgraded acoustical features and specialized construction methods for exterior walls, exterior windows, exterior doors, roof/ceiling construction, floors, ventilation, fireplaces, and wall and ceiling openings.

Rental and real estate disclosures shall be provided advising renters and homebuyers that there is a nearby airport that operates on a 24-hour basis and that will be generating noise on the airport, during the approach and departure and in the airspace above the site.

A berm and/or solid block wall shall be provided along the southern boundary of the site to serve as barriers to the balconies on upper stories facing the railroad tracks. Alternatively, patios and balconies should be placed on the side of a building opposite the noise source, and "wing walls" can be added to buildings or patios to help shield outdoor uses.

Future residential development shall be designed with upgraded acoustical features and specialized construction methods to block out train noise and meet interior noise standards. This may include buildings along the railroad tracks that do not have living rooms and bedrooms with windows or walls along the southern façade or having sufficient sound insulation on exterior walls and windows.

Future residential development shall be designed to provide common recreational areas away from New Guasti Road and Turner Avenue where noise levels over 65 dB CNEL are projected at 50 feet from the roadway centerline.

Patios and balconies of residential buildings along New Guasti Road should not be placed on the north side of the building, in the absence of a wall or building that would obstruct freeway noise. Rather, patios and balconies should be placed on the side of a building opposite the noise source, and "wing walls" can be added to buildings or patios to help shield outdoor uses.

Prior to the issuance of any building permit, future residential development shall provide evidence to the City that all applicable exterior noise standards for recreational and open space uses and interior noise standards for living areas in both new construction and rehabilitated existing structures will be met through a quantitative analysis of proposed noise reduction features.

Prior to the issuance of any building permit, future residential development shall submit a vibration analysis to the City that identifies the potential vibration levels from nearby train operations and the vibration control measures that would be incorporated into the design of the project to prevent significant vibration impacts on residential uses and meet City standards.

In addition to the above, the project shall comply with all mitigation measures as outlined in the supplemental EIR for the Guasti Plaza Specific Plan Amendment (SCH 2008111072).

#### N. Air Quality

AQMD standards will be in effect due to the proximity of the Residential Overlay Zone to major sources of air pollution including the active Southern Pacific Railroad line and the Ontario International Airport or freeway.

Meeting AQMD standards will greatly influence the overall design of the proposed housing in Guasti Plaza and the use of special building HVAC systems such as HEPA filtration.

To meet AQMD requirements, it is likely that all common areas such as entries, atriums, common space and private patio areas be enclosed and conditioned spaces.

Air quality mitigation elements shall be integrated into the visual context of the projects and shall compliment the architectural character of proposed structures.

Future residential development shall be designed to locate common recreation areas with the greatest distance setback from the railroad tracks. Alternatively, common recreation areas shall be provided indoors.

All residential living areas shall be equipped with air filtration systems operating under positive pressure rated at MERV 13 or higher. Replacement filters shall be made available through apartment management (or the homeowners association for condominiums).

A dense tree canopy shall be established along the southern site boundary to act as a living biofilter for particulate air pollution.

For other information regarding Development Guidelines see the GPSP, Section V, page 94.

## **O. Construction Security Measures**

### **Section 4-11.03 Violations and Penalties.**

It shall be unlawful for any persons, firm or corporation to erect, construct, enlarge alter, move, improve, convert, or equip, use, occupy or maintain any building or structure in the City, or cause same to be done, contrary to or in violation of any of the provisions of this chapter.

Any person, firm, or corporation violating any of the provisions of this chapter is guilty of a misdemeanor and each offense is punishable by a fine of not more than One Thousand Dollars (\$1,000.00), or by confinement in jail for not more than six (6) months, or by both and confinement in jail.

### **Section 4-11.11 Construction Site Security Provisions**

All new construction, on a site exceeding one (1) acre in area, shall comply with the following security measures until the City of Ontario has released the utilities. (a) Perimeter lighting shall be installed at a minimum of one hundred fifty (150) foot intervals and at a height not less than fifteen (15) feet from the ground. The light source used shall have a minimum light output of two thousand (2,000) lumens, be protected by a vandalism resistant cover, and be lighted during the hours of darkness.

(b) Additional lighting shall be required if the construction site exceeds four (4) acres in area.

(c) In addition to perimeter lighting described in (a) above, one of the following shall be used:

- (1) Fencing, not less than six (6) feet in height, which is designed to preclude human intrusion, shall be installed along the perimeter boundaries of the construction site; or
- (2) A uniformed security guard, licensed according to the California Business and Professional Code, Chapter 11.5 (commencing with Cal.Bus. & Prof.Code 7580), shall be utilized to continually patrol the construction site during the hours when construction work has ceased.

The owner will provide on-site security for the project to reduce theft and the need for police services during construction. The owner will submit to the Ontario Police Department Development Agency Board Representative the names and phone numbers of required on construction site gates for emergency access by the Police and Fire Department.

## **P. Crime Prevention through Environmental Design**

The applicant must meet all the related conditions set forth in the Ontario Municipal Code, Title 4- Public Safety, Chapter 11: Security Standards for Buildings, Section 4-11.01 through 4-11.13.

All planned parking areas shall have a minimum maintained lighting level of one-foot candle (1 F.C.) or greater. The lighting shall be on from sunset to sunrise, and be operated by a photocell. The site plan shall be provided to the Police Department. It shall show all buildings, the parking areas, walkways, detailed landscaping and a point by point photometry calculation of required light levels.

Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4 to 1. Landscaping shall not be planted to obscure required light levels. The applicant is required to submit two sets of plans showing photometry's with an overlay of landscaping. The light source utilized to comply with this section to meet parking and drive surface lighting shall have a rated average bulb life of not less than 10,000 hours.

All types of exterior doors shall be illuminated during the hours of darkness. Each door shall have a minimum maintained one-foot candle of measured light within a 5-foot radius of each side of the door at ground level.

Luminaries utilized to meet the requirements outlined herein shall have vandal resistant light fixtures and shall not be less than 8 feet in height from ground level. Luminaries of not less than 42 inches may be

utilized to illuminate a walkway if adjacent landscaping is of a variety which does not mature higher than 2 feet. Such luminaries shall not interfere with the required light distribution for a distance of 16 feet along the walkway. Light fixtures shall be deemed accessible if mounted within 15 feet vertically or 6 feet horizontally from any accessible surface or adjoining roof, balcony, landing, stair treads platform, or similar structure.

Roof top numbers shall be installed on all commercial/industrial buildings. They shall be a minimum of 3 feet in length and 1 foot in width. Numbers shall be painted in reflective white paint on a flat black background away from roof obstacles. Buildings with multiple sites, in addition to the primary address, must have suite numbers painted to above specifications on the roof over the primary entrance to that suite. Such roof numbers shall be screened from public view and visible only from the air. The numbers shall be placed parallel to the assigned street and as close to the front door of the business as possible.

Roof top numbers will be maintained by the property owner and must be re-painted every 3 years.

The applicant is required to file an alarm application with the Police Department on all proposed alarm systems.

A blue strobe light (minimum 25-watt) shall be installed on the rooftop and activated with any proposed alarm systems.

Any plant materials utilized shall take into consideration the need for the users of the space to easily view their surroundings as well as police patrols to monitor the area from adjacent streets. Trees shall be positioned to avoid interfering with required lighting levels and take into consideration the height of the canopies from ground level regarding surveillance opportunities by users of the space and police patrols. The planting of wide hedge rows and narrow vertical plants adjacent to solid fencing is required.

The trash enclosure will be locked at all times requiring a key for all access. On the days of trash pickup, the enclosure will be unlocked until the receptacle is emptied and then locked again.

Block walls or screening walls are required to have climbing plants or anti-graffiti elements such as anti-graffiti paint to prevent walls from being vandalized.

The designers shall work closely with the Ontario Police Department in developing a design concept that includes a strategy of crime prevention, on-site security, and pedestrian safety.

## VI. Architectural Guidelines

### A. Concept

The conceptual design of housing for Guasti Plaza will likely involve clustered building design with internal parking courts above a concrete podium with parking below. Any proposed housing project should in some way reflect the architectural heritage of Guasti Plaza, evoke an urban verses suburban image, and provide strong pedestrian linkages to adjacent on-site uses.

Please see Exhibits 2 to 4 on pages 14-16 for Residential Design Concepts.

### B. Site Planning Design Guidelines

#### 1. Pedestrian Orientation

Each residential development shall emphasize a pedestrian-urban environment with strong pedestrian linkages such as walkways, pathways and trails to adjacent neighborhoods, open spaces, the Historic Core and Pepper Tree Lane and other uses on-site. See GPSP Section VI, Exhibit 48, page 110.

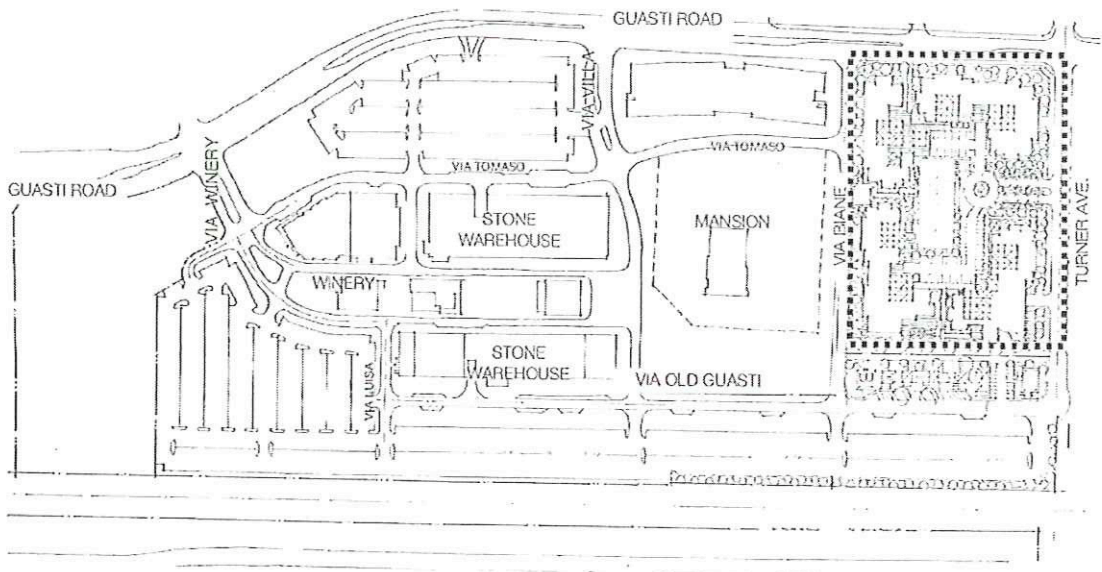
## 2. View Corridors

View corridors and vistas into residential projects shall be planned at project entries. Providing views from residential projects to adjacent commercial development such as the historic mansion, Pepper Tree Lane and the historic core is encouraged.

## 3. Groupings of Buildings

Buildings shall be grouped or arranged around small courtyards, open space, and other site amenities to create visual interest and a sense of residential privacy.

Individual units shall have porches, patios, trellises and landscaping that extends the living areas towards the streets as allowed under setbacks, Section V, Section D, Building and Parking Setbacks, page 5. This will help reduce the scale of the buildings, provide a functional transition between private units and walkways and streets, and help soften the visual image of the building mass.



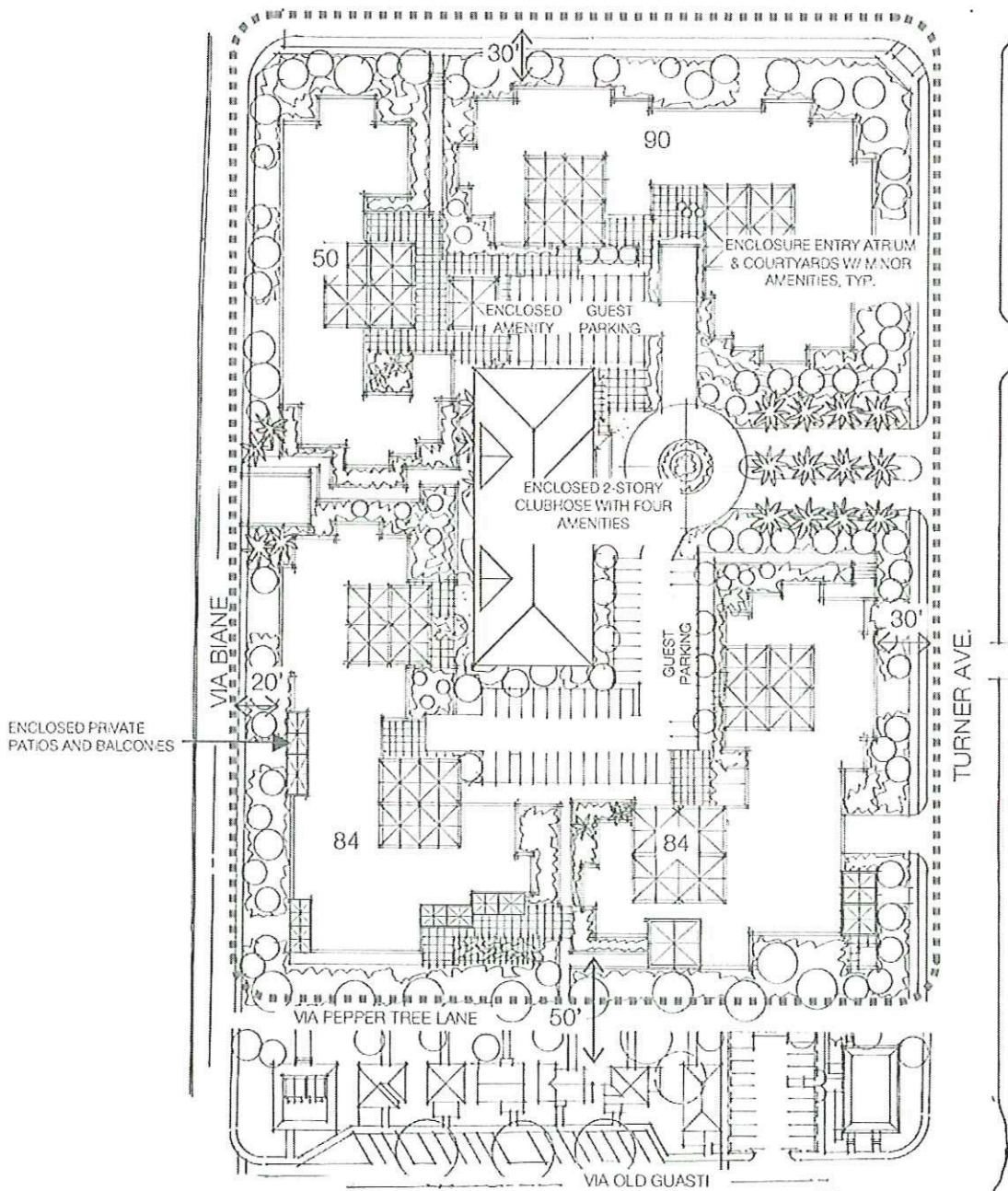
LEGEND

-  RESIDENTIAL OVERLAY ZONE

EXHIBIT 2  
RESIDENTIAL CONCEPT



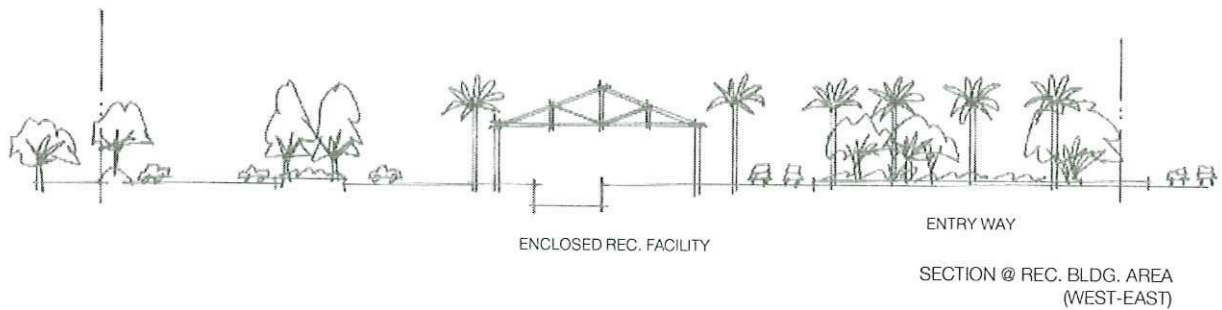
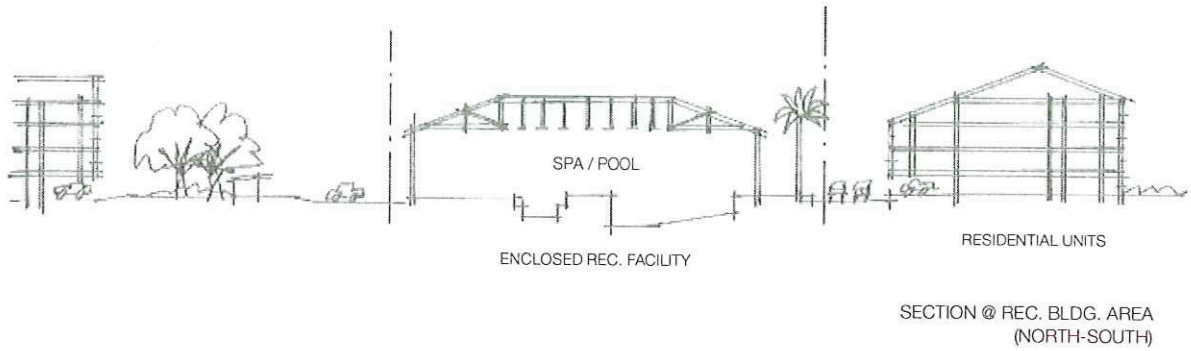
GUASTI ROAD



ENCLOSED PRIVATE PATIOS AND BALCONES

NOTE: PRIVATE PATIOS AND BALCONES SHALL BE ENCLOSED TO PROVIDE PROPER VENTILATION AND ACOUSTICAL TREATMENT TO MEET NOISE AND AIR QUALITY MITIGATION REQUIREMENTS.

EXHIBIT 3  
RESIDENTIAL CONCEPT



NOTE: ALL BALCONIES AND  
ATRIUMS ENCLOSED.

**EXHIBIT 4**  
**RESIDENTIAL CONCEPT**

#### 4. Screening

The screening of trash areas, mechanical equipment, and utility equipment using low walls or landscaping is required. The integration of these elements into the architectural character of the project is required.

### C. Architectural Recommendation for New Residential Construction

#### 1. Quality

A high level of architectural design and quality of materials is recommended for residential projects in Guasti Plaza. There is a unique opportunity to develop an innovative and cutting edge architectural identity for this project that provides some linkage to the history and architectural heritage of the site in terms of roof and building forms and use of finish materials.

#### 2. Mass, Scale and Form

The density of residential development will increase along the street edges and decrease towards the interior of the development.

Buildings shall incorporate 360 architecture and shall have articulation of walls that provide visual interest and help reduce the scale on all elevations.

Buildings shall be articulated into base elements, body and cap or crown elements.

Building bases shall be anchored to the adjacent grade through the use of masonry site walls, raised planters and trellises and landscape. The use of masonry elements such as stone that is reminiscent of historic uses of this material on-site is encouraged. The use of building appendages at grade to related pedestrian scale is encouraged.

Building bodies shall be highly articulated with variation in wall planes vertically and horizontally. Visual identity of individual living units through architectural treatments is encouraged. Upper levels of taller buildings shall be setback to promote natural light and ventilation.

Visible building roofs and variations in roof heights are encouraged. The use of alternative architectural elements such as cornices and fascias to cap parapets at flat roofs is strongly encouraged. The visual result should be an attractive terminus or crown of the building mass that is integrated into the overall architectural concept.

Monolithic buildings and buildings with very large scales are discouraged.

The use of shading devices integrated into the architectural design at windows, balconies, and patios is encouraged.

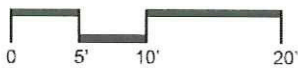
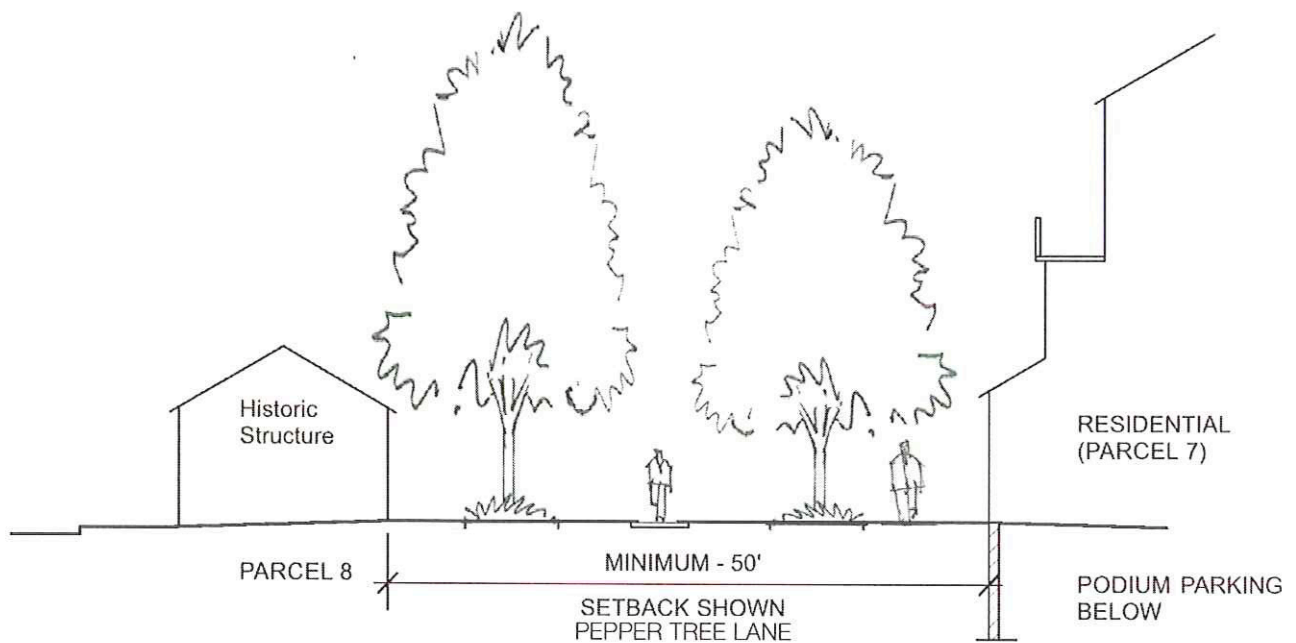
Corners shall be articulated with special treatments such as tower elements or architectural accents to provide visual interest.

Massing of buildings along the southern edge of development shall step down to one and two-story façade elements to help relate to the scale of the historic structures along Pepper Tree Lane. Upper levels of these buildings shall be setback to the north from the lower building levels.

See Exhibit 5, Parcel 7 & 8 Cross Section, page 18.

#### 3. Roof Forms

The use of roof forms that reflect or interpret the roof forms of the historic buildings retained on-site is encouraged.



\* SEE GPSP SECTION VI, PAGE 106, SITE PLANNING GUIDELINES, PEPPER TREE LANE GUIDELINES FOR EDGE TREATMENT.

EXHIBIT 5  
SECTION BETWEEN  
PARCEL 7 and PARCEL 8  
AND PEPPER TREE LANE

The use of massive long, uninterrupted roofs for residential buildings is discouraged.

Roof top equipment shall be screened from view.

#### 4. Doors and Windows

Windows and doors shall be energy efficient and may be articulated with trim, shutters, or awnings.

The vertical stacking and horizontal banding of windows is encouraged where appropriate.

Consideration shall be given to stagger placement of window openings to promote privacy between units.

#### 5. Entries

Entries and entry atriums shall provide access to multiple units and shall be visible from public streets and guest parking areas when possible.

Entries shall be clearly defined by architectural elements that are consistent with the architectural character of the proposed development.

Stairwells that are visible are encouraged.

#### 6. Materials and Colors

Using a tasteful variety of high quality building materials, textures, and colors that is compatible with the architectural character for the proposed project.

The use of materials that reflects the architectural heritage of the site is encouraged.

Materials should be durable, vandal resistant, and easy to maintain.

The use of materials that are highly textured is encouraged.

Changes in materials should occur at changes in plane of walls or other logical points of terminus.

Color schemes shall be tasteful, simple, and timeless.

#### 7. Sustainability

The design of sustainable architecture and the Achievement of LEED Certification is strongly encouraged.

#### 8. Mixed Use Guidelines

Residential uses should be separated from commercial uses vertically and/or horizontally.

Entries to residential units should be separated from entries to non-residential uses.

Residential units should be designed to ensure the security of the residents and to mitigate noise transfer between uses.

Parking for residential and commercial uses should be separated and residential parking should be secured.

The graphic Exhibits 2-4 on pages 14-16 illustrate one conceptual example of how the Residential Overlay Zone could be developed, meeting the standards and guidelines in this document.

For other information regarding Architectural Guidelines see the GPSP, Section VI, starting on page 102.

Please see Exhibits 6 to 19 on pages 21-27 for graphic examples of Architectural Guidelines.



EXHIBIT 6  
CORNICE CAP DETAIL



EXHIBIT 7  
BUILDING MATERIAL  
TRANSITION @ CORNER



EXHIBIT 8  
SCREENING  
OF PODIUM



EXHIBIT 9  
STRONG ENTRY  
TREATMENT



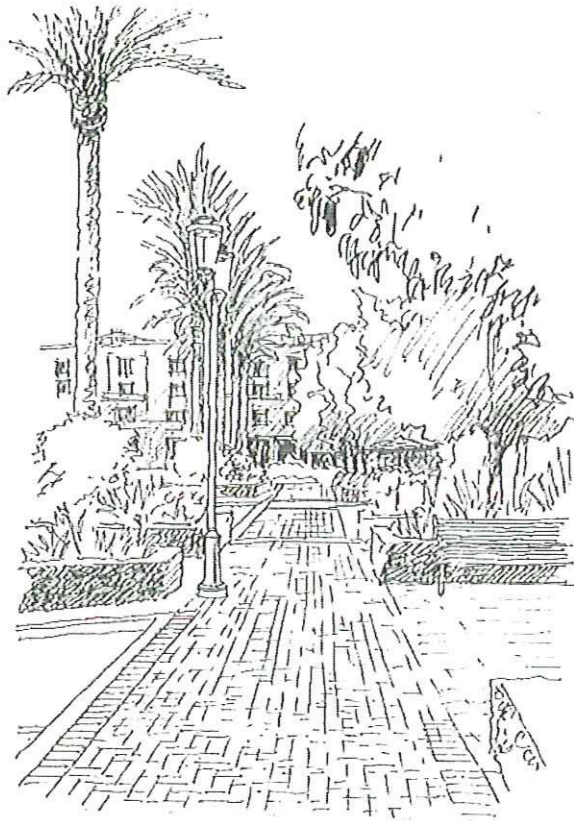


EXHIBIT 10  
STRONG  
PEDESTRIAN  
LINKAGES

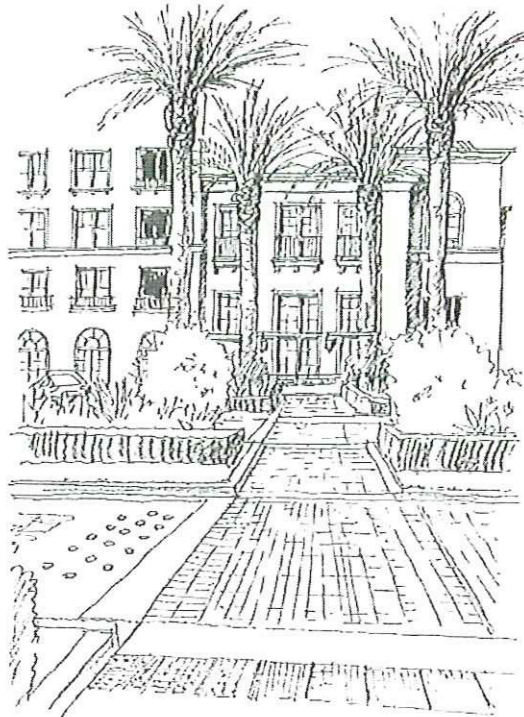


EXHIBIT 11  
SEPARATION OF  
PEDESTRIAN/  
VEHICULE  
CIRCULATION

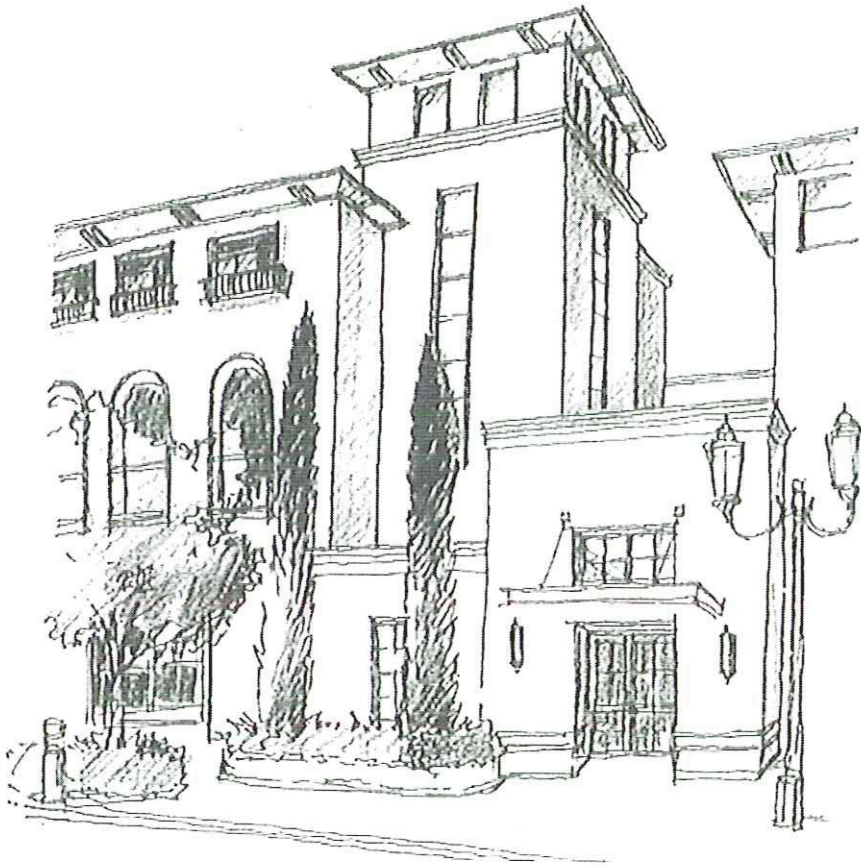


EXHIBIT 12  
TOWER ELEMENT  
FOR EMPHASIS

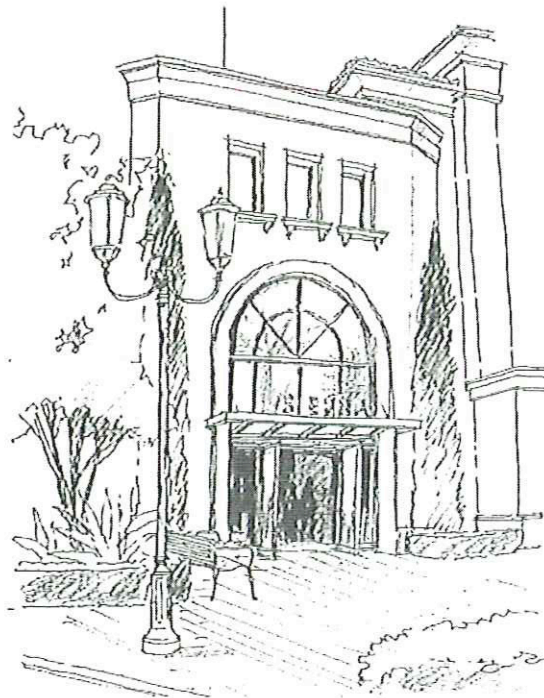


EXHIBIT 13  
INVITING ENTRY

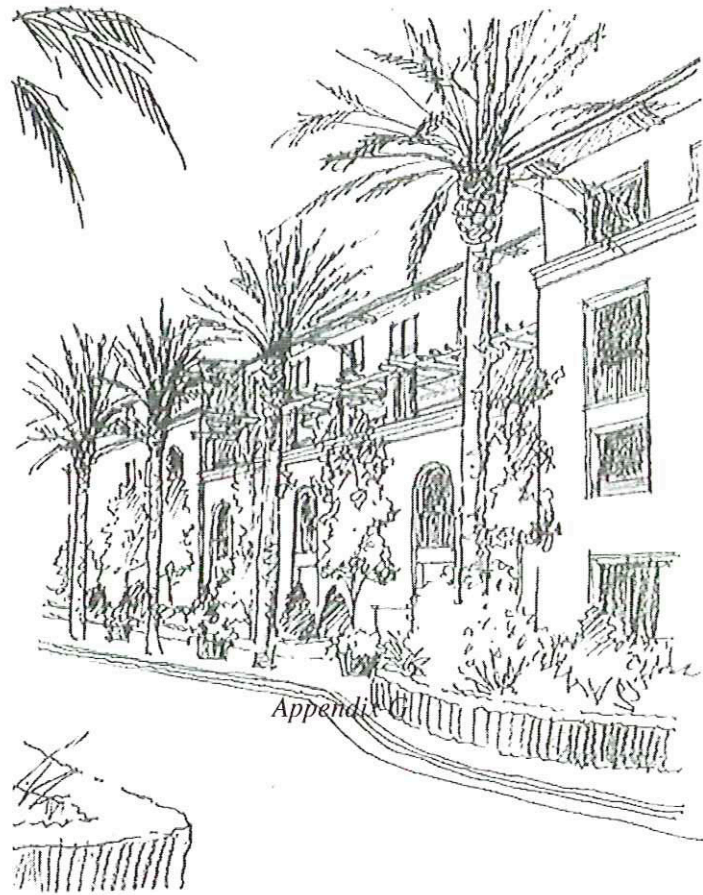


EXHIBIT 14  
BUILDING  
ARTICULATION



EXHIBIT 15  
VARY ROOF  
MASSING



EXHIBIT 16  
ENTRY TO  
PODIUM LEVEL

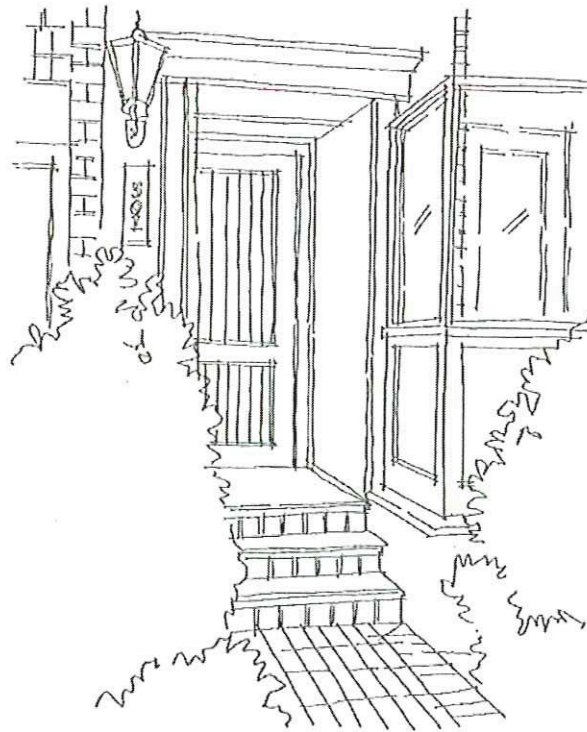


EXHIBIT 17  
RAISED STOOP  
W/ PATIO IN  
SETBACK



EXHIBIT 18  
MIXED-USE CONCEPT



EXHIBIT 19  
CORNER TREATMENT

## VII. Approvals, Amendments and Implementation

### A. Governmental Processing

Section VII. Approvals, Amendments and Implementation of the Guasti Specific Plan, Section C. Amendments to the Specific Plan and D. Minor Adjustments in Substantial Conformance to the Specific Plan require that changes in permitted uses trigger the need for a Major Amendment that would be reviewed and approved by the City of Ontario Development Advisory Board, the Planning Commission, and the City Council.

For other information regarding Approvals, Amendments, and Implementation see the GPSP, Section VII starting on page 142.