III. GUIDELINES FOR DEVELOPMENT

"Guidelines for development" include both regulations and recommendations to integrate critical development components in an attractive and coordinated way. These guidelines describe important features and will establish Mountain Village as an attractive and memorable place.

A. The Village Wall (pages 39-50). The Village Wall provides a consistent treatment that will unify the area, screen parking and relatively blank facades, and offer a partial sense of enclosure to transform Mountain Avenue into a distinctive boulevard. The Village Wall will change in height and form to enhance the setting to which it is adjacent: as a trellis to screen tall buildings, as a low wall to screen parking, and as gateway elements to announce important entries. Guidelines for the Village Wall ensure that it remains relatively transparent, that its elements are sized to relate to people on-foot and in cars, and that consistent, attractive and durable materials are used.

B. Lighting (pages 51-53). In both public and private areas, consistent and attractive luminare designs will reinforce the identity of Mountain Village. Height and design requirements will address the needs of both pedestrians and motorists, while general standards for illumination and placement will ensure consistent light quality that is not a nuisance to residents.

C. Streetscapes & Walkways (pages 54-70). Streets and walkways constitute the fundamental building block of community life and should be safe, comfortable and convenient. An emphasis on landscaping and a highly coordinated approach to parking, walkways and travel lanes, will result in a District that works for all travel modes: cars, bicycles, transit, and pedestrians.

Pedestrian walkways should provide convenient and relatively direct routes to common destinations, and should be accompanied by attractive landscaping and shade trees for comfort.

D. Parks & Plazas (pages 71-79). Several parks and plazas will provide important focal points for community recreation and amenities. Parks and plazas will help establish a memorable gateway at the corner of Mountain Avenue and Sixth Street, while other parks and plazas will provide a center of activity within the Residential and Sixth Street Districts, adjacent to the cinema, and along Main Street. Schematic site plans and guidelines coordinate these open spaces with other design intentions for Mountain Village, and set high standards for their form and character.

E. Landscape Materials & Furnishings (pages 81-87). A consistent palette has been developed for paving, plant materials and furnishings that will help tie public and private areas together into a distinctive whole. Recommendations focus on elements that relate to a human in scale and build upon the region's unique character and climate.

F. On-Site Landscaping (pages 88-89). On-site landscaping requirements will not only encourage an attractive setting, but will also help to unify many common features throughout the Mountain Village Area.

G. Building Design Guidelines (pages 90-108). Guidelines for building design will establish building types and architectural elements to make the area attractive and convenient for pedestrians and motorists. Human-scaled elements and active street frontages will make Mountain Village a desirable place to walk, shop, work and live, while not ignoring the real demands of the car. Critical spatial and formal relationships are also spelled out to fully integrate the planning effort.

A. Village Wall

Intent

The Village Wall will create a strong and immediate sense of identity along Mountain Avenue. It will establish a distinctive entrance into Ontario with a continuous treatment that unifies the whole of Mountain Avenue at a scale that can relate to the experience of both motorists and pedestrians. When combined with street trees and other landscape treatments, the Village Wall will transform Mountain Avenue from a utilitarian arterial into a memorable boulevard.

General Guidelines

Consistency. The Village Wall will be constructed on several properties within the Specific Plan Area. Conformance with the following standards, review and approval by Ontario's Planning Department and Redevelopment Agency, and other implementation measures (pages 109-115) will ensure high standards and consistency.

Setback. The Village Wall shall be set back at least 5 feet from street-facing property lines (see Figure 23) except along Sixth Street adjacent to the Gateway Parks and Plazas where the minimum setback shall be 2 feet. No setback is required from the freeway right-of-way and interior property lines.

When the Village Wall forms a trellis in front of a building, the building shall be set back at least 8 feet from the front face of the Wall. When the Village Wall screens parking, the parking pavement shall be set back at least 5 feet from the front face of the Wall.

Height. With the exception of columns and entry features, the Town Wall should be approximately 3 feet in height, to provide a sufficient screen and sense of enclosure, while also permitting views into and out of spaces. Allowable heights for column and entry features are described in "Appropriate Variations," pages 42-49.

Materials and Construction. The Village Wall should have a similar likeness wherever installed, but may not be identical in every detail. It should consist of a pre-cast or poured-in-place concrete base. On top of the base, colored bands of textured ("split-faced") concrete masonry units (CMU) will be placed. This wall should be at least 8 inches thick, and be interrupted by entries or by pilasters or columns about every 12 feet and at least 20 feet (see Figures 27-31). Segments should end with a pilaster or column.

The color of the CMU wall should be earthtones (found on the color spectrum from terra cotta to yellow ochre); it should also be consistent with the architecture of buildings it abuts. A palette of appropriate colors to be reviewed and approved by Ontario's Planning Department. Color shall be used to emphasize horizontal courses and vertical elements, such as pilasters, columns and gateways. Colors should not be applied in a random, monolithic (single-color), or "ziggurat" (stepped zig-zag) pattern.

A pre-cast concrete cap should be used to protect and define the top of the wall, columns and pilasters. Where columns are used, the top of the column should also be articulated by reducing the width of the column by one-half block (4 inches) on all sides.

To create trellises, horizontal spanning members should be wood, and should have the appearance of heavy timbers (although composition members are appropriate).

The Village Wall should receive a vandal resistant coating to facilitate cleaning.

Signage. Signage may be integrated as part of the Village Wall in certain circumstances (see "Signage," pages 29-38). Where connections between a sign and the Wall are visible, they should have a substantial appearance and have a durable, long-lasting finish.

Landscaping. The Wall should be placed at least five feet from streetside sidewalks and anticipate future street widening (such as along Mountain Avenue south of Sixth Street). Where the Wall abuts parking, a five-foot minimum planting strip should be placed from front face of the Wall and be planted with shrubs. Where the Wall is a trellis screening a building's side, a eight-foot minimum wide planter box should be placed behind the wall.

The coordinated palette of plant materials should be used as described under "Landscape Materials & Furnishings" (pages 85-87) to encourage the consistent appearance of trees, vines, shrubs and other plant materials. Fast-growing vines are encouraged to "soften" the wall and discourage vandalism. Landscaping should accentuate the rhythm of the wall's pilasters and openings.

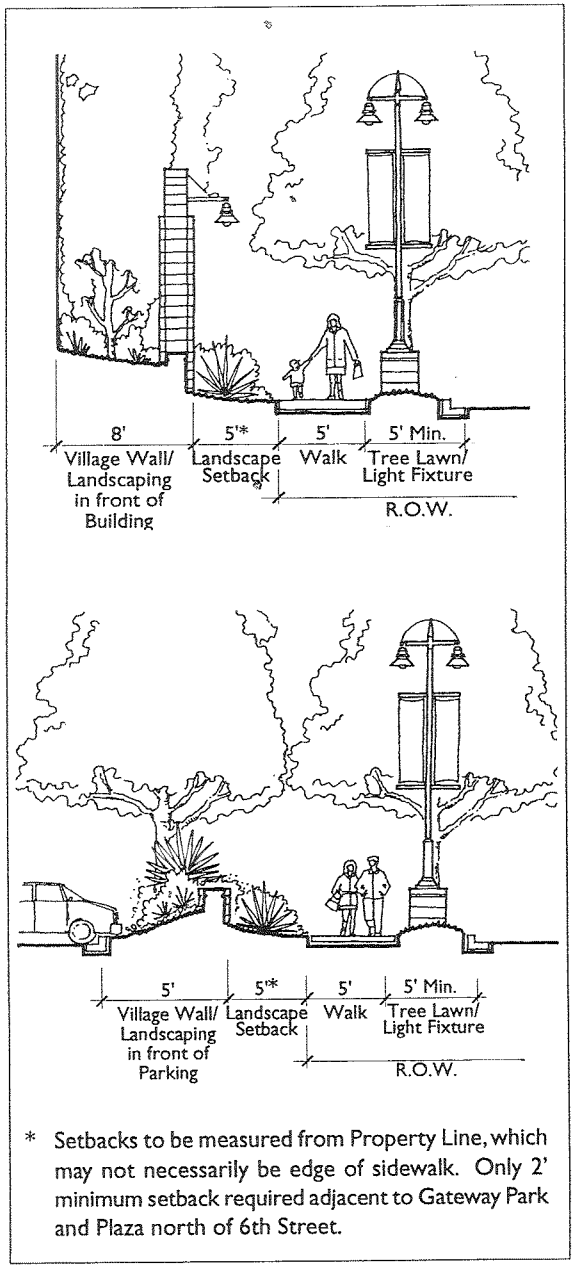


Figure 23, Village Wall Setback. *A landscaped setback will accompany the Village Wall. The Village Wall shall be setback at least 5 feet from street-facing property lines, except along the north edge of 6th street, where the Wall may be within 2 feet of the property line. Where the Wall abuts parking, a planting strip shall be placed behind the Wall and measure at least 5 feet from the front face of the Wall. Where the Wall becomes a trellis, a raised planter box shall be placed behind the Wall and measure at least 8 feet from the front face of the Wall.*

Appropriate Variations

The Wall should suggest a continuous line, without jogs or unnecessary interruptions. At the same time, its form should vary to correspond to local conditions, as indicated in the "Key Map for Village Wall Variations" (Figure 24). "Keyed" to this map are the following descriptions and illustrations of appropriate Village Wall variations.

The Village Wall will change in height and form to respond to the condition to which it is adjacent (Figure 25). The Wall should be a trellis to screen windowless facades and parking lots near the Area's northern gateway. Walls without the trellis are appropriate for screening parking lots south of Sixth Street. In addition, the Village Wall should express entries for vehicles and pedestrians, and form the armature for signage (see "Signage," pages 29-37).

The Village Wall with trellises and gateway elements is also important for the spatial definition of the parks and plazas at the intersection of Mountain Avenue and Sixth Street. In these locations and throughout the Area, the Wall has been designed to avoid blocking views into and out of spaces.

Finally, for dramatic effect, the Wall will become the facade of restaurants between the freeway and Sixth Street. Where the Village Wall is used as the facade of these buildings, windows will be deeply recessed to emphasize and reveal the thickness of the Wall. Symmetrically placed about Mountain Avenue, these buildings will further accentuate this important gateway to Ontario.

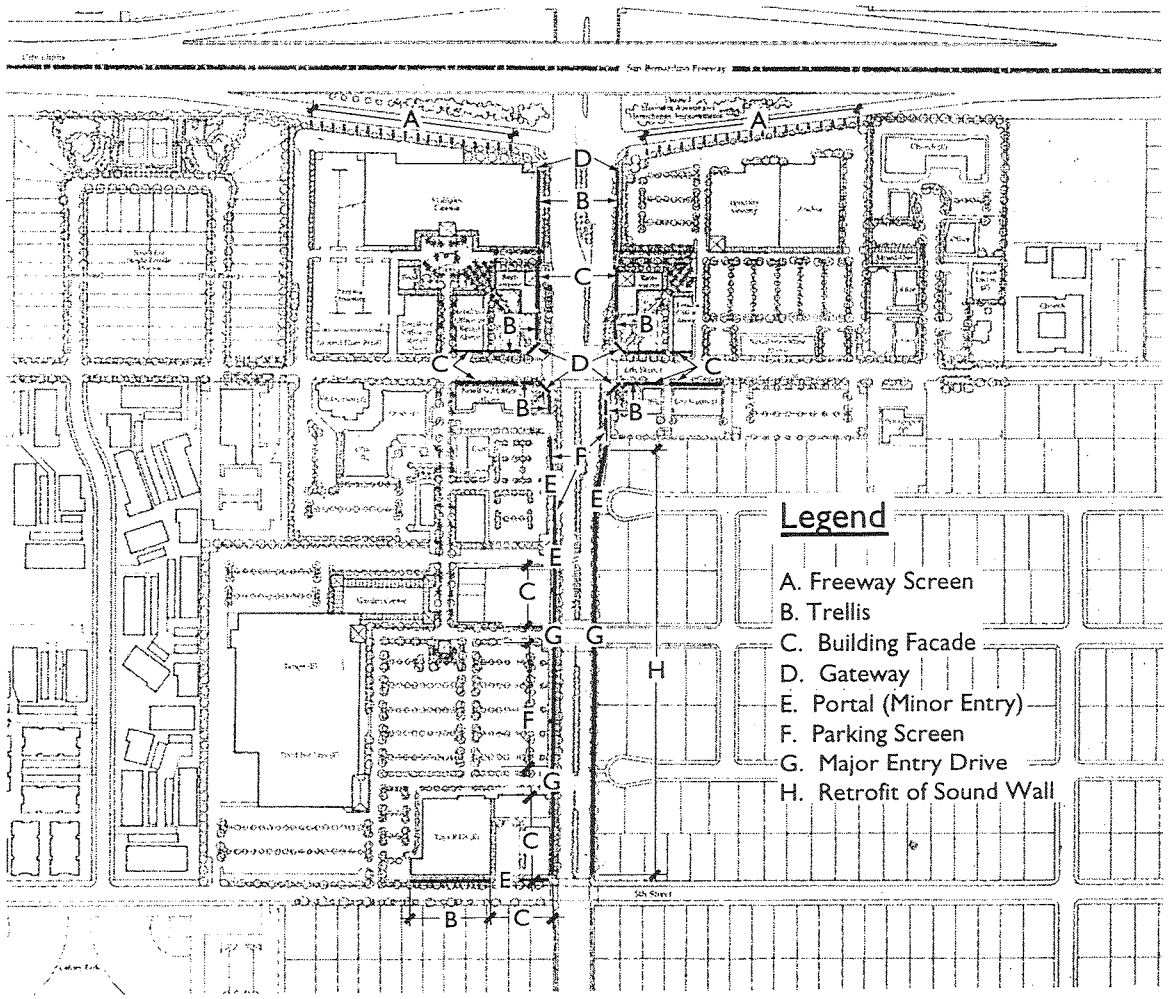
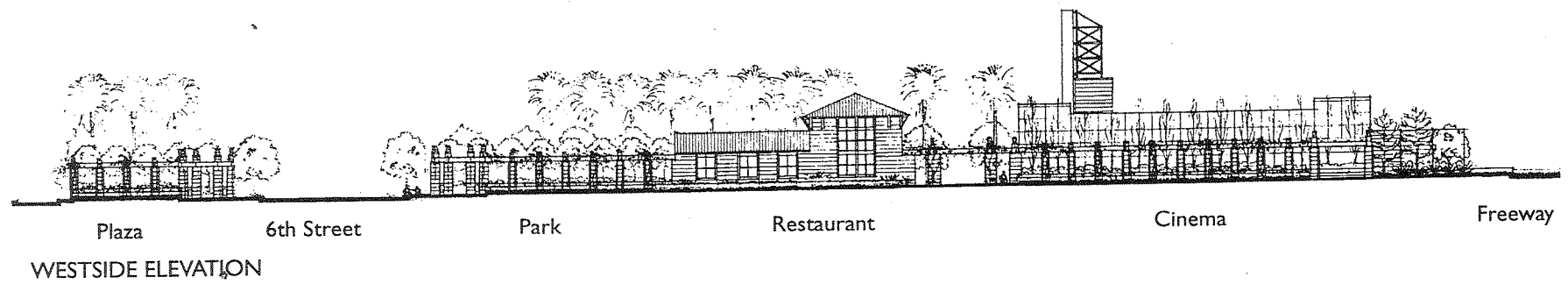
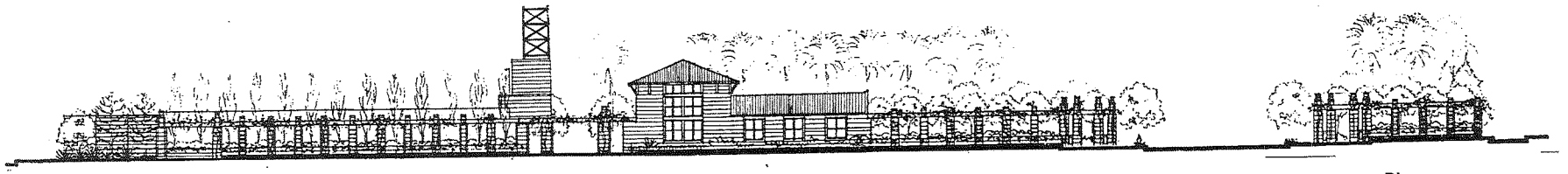


Figure 24, Village Wall Key Map. *The Village Wall, and the landscaping that accompanies it, will establish a consistent and attractive identity along the length of Mountain Avenue. The design of the Village Wall should vary to respond to different conditions while maintaining a consistent image through materials, color architectural treatment and detailing.*



WESTSIDE ELEVATION



EASTSIDE ELEVATION

Figure 25, Village Wall Concept and Local Conditions. *This illustration of the Village Wall from the freeway to Sixth Street, shows how the Wall will undergo several transformations while maintaining consistent materials and a 3-foot tall base. Along this block, the Village Wall will form a trellis to screen parking and the cinema. A trellis and gateways will also define the parks and plazas at Sixth and Mountain. To further reinforce a sense of symmetry and entry, the Village Wall will also become the streetfacing facade for the restaurants that will flank Mountain Avenue.*

Freeway Screen (A), Figure 26. Wall segments should be placed just south of the freeway ramps and right-of-way. To adequately screen development and create a dramatic sense of arrival, these panels should be approximately 14' tall and 10' wide, and be spaced not more than 30 feet on-center. Wall segments should be aligned parallel to Mountain Avenue with a tree and landscaping placed between panels (for appropriate plant materials see "Landscape Materials & Furnishings" on pages 81-87). Walls and landscaping should be located to maintain adequate emergency access to the back of adjacent buildings, as described in Figure 38.

Trellis (B), Figure 27. The Village Wall should form a trellis where it is desirable to screen windowless building facades or parking lots, or where a partial sense of enclosure is desired around parks or plazas. Columns that support the trellis should be spaced approximately 12 feet on-center. Design review should attempt to place columns symmetrically across Mountain Avenue, where possible.

Columns should be approximately 14 feet in height surrounding the Gateway Parks and Plazas, and north along Mountain Avenue to the freeway. South of the Gateway Parks and Plazas, columns should be approximately 12 feet in height.

Columns should have a "cruciform" profile (Figure 29), and should conform with the general guidelines stated on pages 39-41. Where the trellis defines the parks and plazas, seating should be considered for the 3-foot tall portions between columns. (See also "Parks & Plazas," pages 71to 79).

Horizontal spanning members should be wood, and should have the appearance of heavy timbers (although composition members are appropriate).

Additional horizontal members may also be placed perpendicular to the primary spans. These horizontal members should extend between the primary spans and the adjacent buildings.

Where trellises are used immediately adjacent to buildings, the Wall should form planter boxes between the columns. The planter boxes should be used to raise soil and plants to be more visible and easier to maintain (see Figure 23).

Building Facade (C), Figure 28. Where restaurants of comparable mass will flank the northern gateway along Mountain Avenue, their facades should incorporate the Wall's materials and a rhythm that is consistent with the trellises (approximately 12 feet on-center).

To accentuate the thickness and continuity of the Village Wall, windows and frames should be recessed at least 4 inches from the exterior face of the Wall. Window frames should be darkly colored to further contribute to the sense of opening or "void."

Timber headers should support the roof above these openings and have an appearance consistent with the horizontal spans of the trellis. Exterior window sills should have an appearance that is consistent with the pre-caste cap used at the top of the Village Wall.

Gateways (D), Figure 29. Special Gateways should be used to spatially define the northern terminus of the Village Wall and the intersection of Mountain and Sixth (see "Location of Towers & Gateways," Figure 15). In these locations, two pair of 14-foot tall columns should be crowned with light fixtures. Horizontal members with a timber appearance should span within each pair of columns. Signage for the "Mountain Village District" may be integrated into the face of these Gateways (see "Signage," pages 29-37). If a new building is built on the corner of 5th Street and Mountain Avenue, and entries and windows face Mountain Avenue, its front facade should also be "part of" the Village Wall.

At the northern terminus of the Village Wall, where it meets the freeway ramps, columns should be placed in line with the trellis and within the planting strip, between curb and sidewalk (Figure 29).

At the intersection of Mountain and Sixth, these Gateways should provide entry into the adjacent parks and plazas and should face the intersection with an alignment of about 45 degrees from the edge of right-of-way (Figure 29).

Portals (E), Figure 30. The Wall should include gates for minor pedestrian and vehicular entries into adjacent parcels. These minor entries should be flanked by two columns, about 6 feet tall. On top of these columns, crowning light fixtures are encouraged.

Parking Screen Wall (F), Figure 31. South of Sixth Street, parking lots should be screened by a Wall approximately 3'-0" in height or by a trellis, as describe above.

Major Entry Drives (F), Figure 32. Major project entries are located at the most common point of vehicular entry, parcels under 8 acres are limited to one "major project entry;" parcels over 8 acre

are permitted two such entries. Major entries to adjacent parcels should be flanked on each side by pairs of 14-foot columns that may be crowned with light fixtures. Each pair should be comprised of columns set not more than 12 feet apart. Horizontal members with a timber appearance should span these columns. The Wall between these columns may have a height of up to 4 feet, for signage. Signage for commercial projects and tenants may be integrated with these elements (see "Signage," pages 29-37).

Retrofit of Residential Walls (G), Figure 33. To maintain a consistent appearance on both sides of Mountain Avenue, existing residential walls along the eastern edge of Mountain Avenue should receive a 3-foot high "half-block" textured CMU veneer. Pilasters extending slightly above the existing wall should occur about every 12 feet on-center.

New sidewalks should be placed about 2 feet from the edge of existing walls to support plants. Within this pocket for planting, vines should be placed about 6 feet on-center. Shrubs and groundcover should also be planted. (Appropriate plant materials are described under "Landscape Materials & Furnishings" on pages 81 - 87). A metal or wood lattice should be attached above the 3-foot wall and between the pilasters to support the vines.

Bus Shelters (I), Figure 34. Bus shelters should be integrated within the Village Wall. One possible design is illustrated in Figure 34.

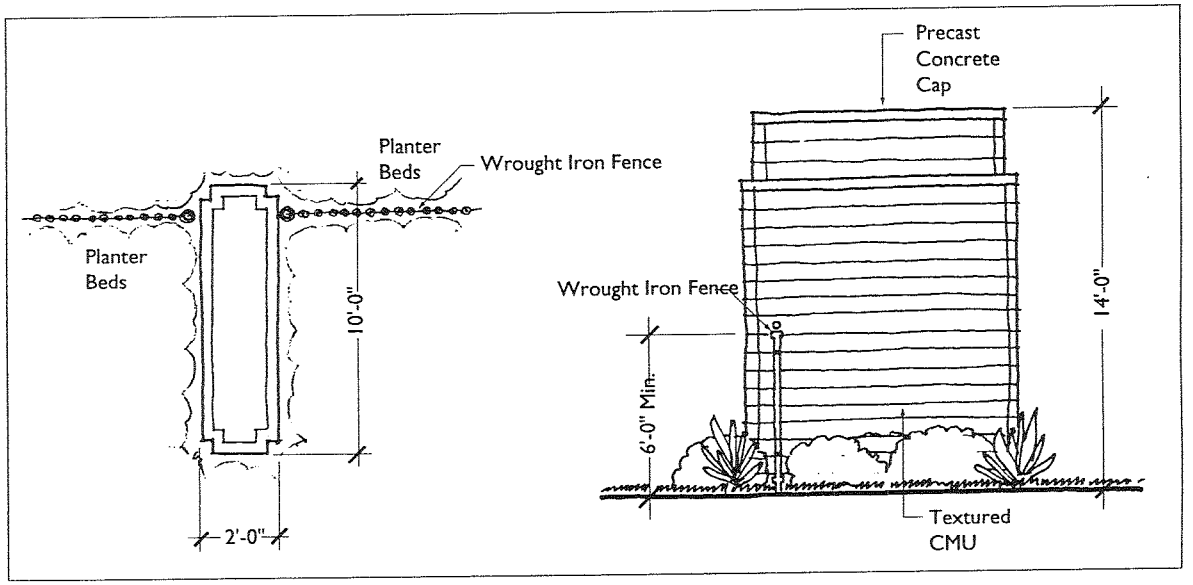
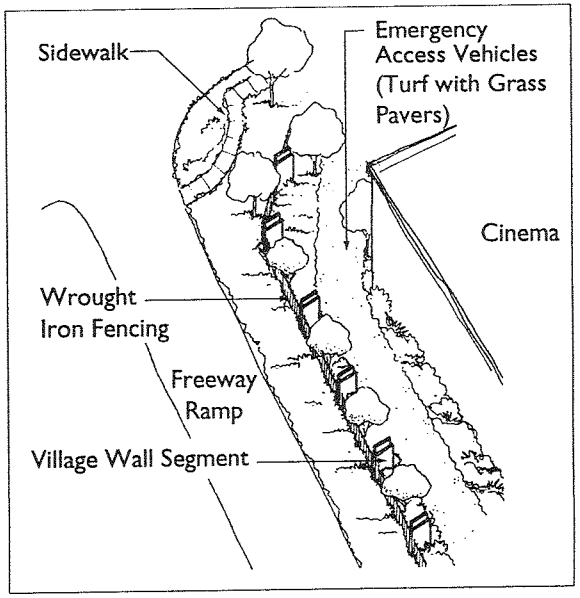
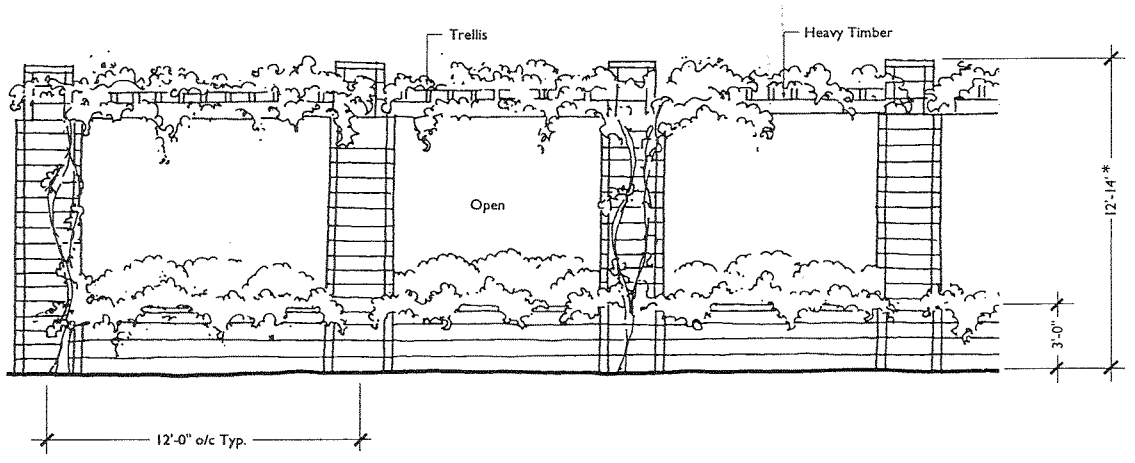
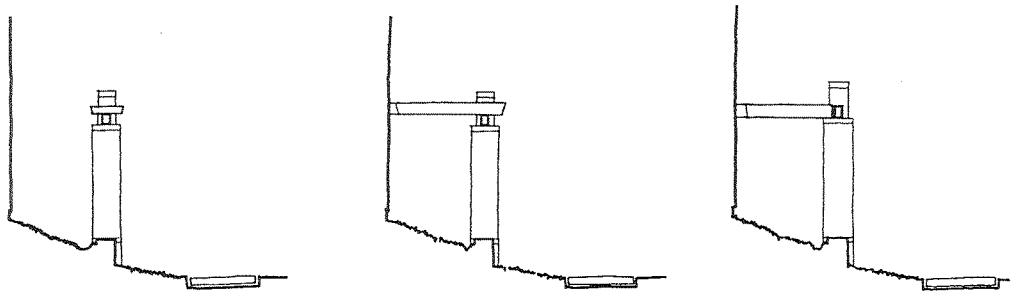


Figure 26 , Freeway Screen (A). (Above and Right) Segments of the Village Wall should be built just outside of the freeway right-of-way to screen the rear of buildings and establish a sense of arrival to the Mountain Village District. Fencing along the freeway should have an attractive appearance; it should be wrought iron and should engage the Village Wall segments so as not to obscure the front edge of these segments. Landscaping along this important edge should conform with the guidelines on page 85-87.







Freestanding Wall

Horizontal Span
on top of Timber

Horizontal Span
Engaged with Timber

*Columns should be approximately 14 feet in height surrounding the Gateway Parks and Plazas, and north along Mountain Avenue to the freeway. South of the Gateway Parks and Plazas, columns should be approximately 12 feet height.

Figure 27, Trellis (B). *Where blank walls or parking lots occur, the Village Wall should add interest and act as a screen. The Wall's strong architectural shape can be softened by a variety of trellis forms with trailing planting. Horizonal members may be placed perpendicular to the primary spans of the trellis. The design of these members should compliment the architecture of the adjacent building.*

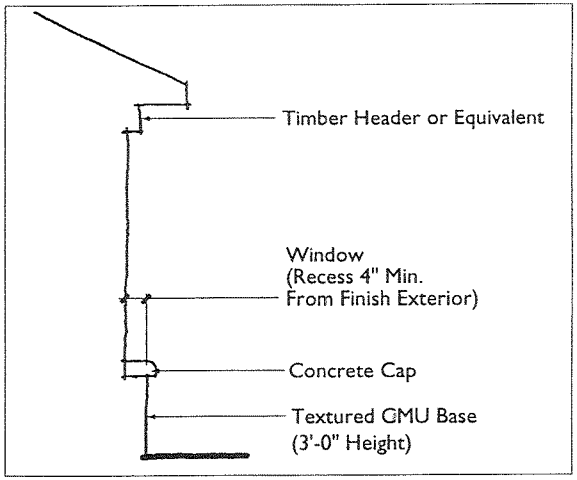


Figure 28, Building Facade (C). *The Village Wall becomes the facade of a building where restaurants flank Mountain Avenue. The exterior finish of the building should be an integral part of the Village Wall, through the use of textured CMU, concrete sills, and timber headers. Windows should be deeply recessed to emphasize the thickness of the wall and create dramatic shadowlines.*

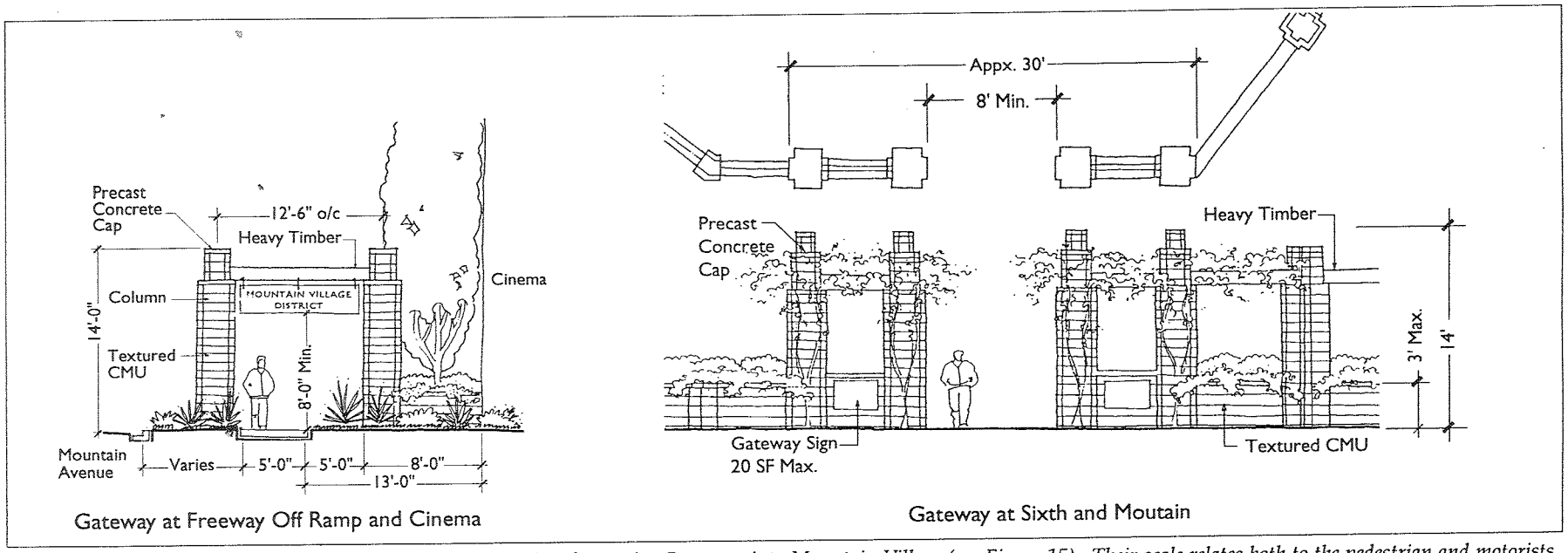
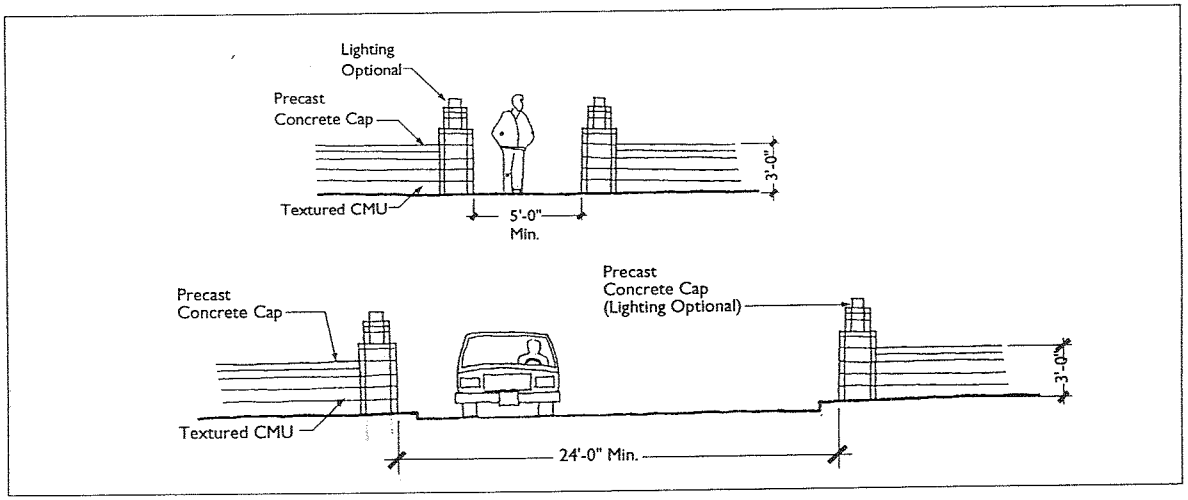


Figure 29, Gateways (D). Vertical elements should be positioned at major Gateways into Mountain Village (see Figure 15). Their scale relates both to the pedestrian and motorists. Signage announcing the area as the "Mountain Village District" may be integrated into these features.

Figure 30, Portals (E). Minor entrances to parcels lining Mountain Avenue should be accompanied by raised pilasters that may also include lighting as a capping feature.



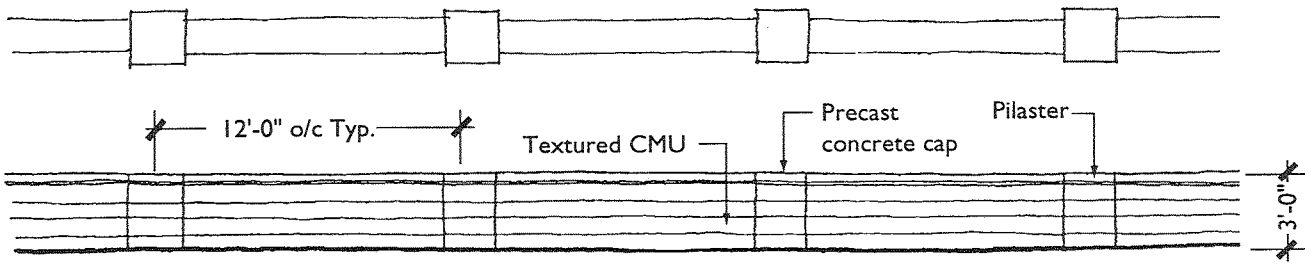


Figure 31, Parking Screen (F). *The parking screen consists of a basic wall, not more than three feet in height and interrupted by pilasters.*

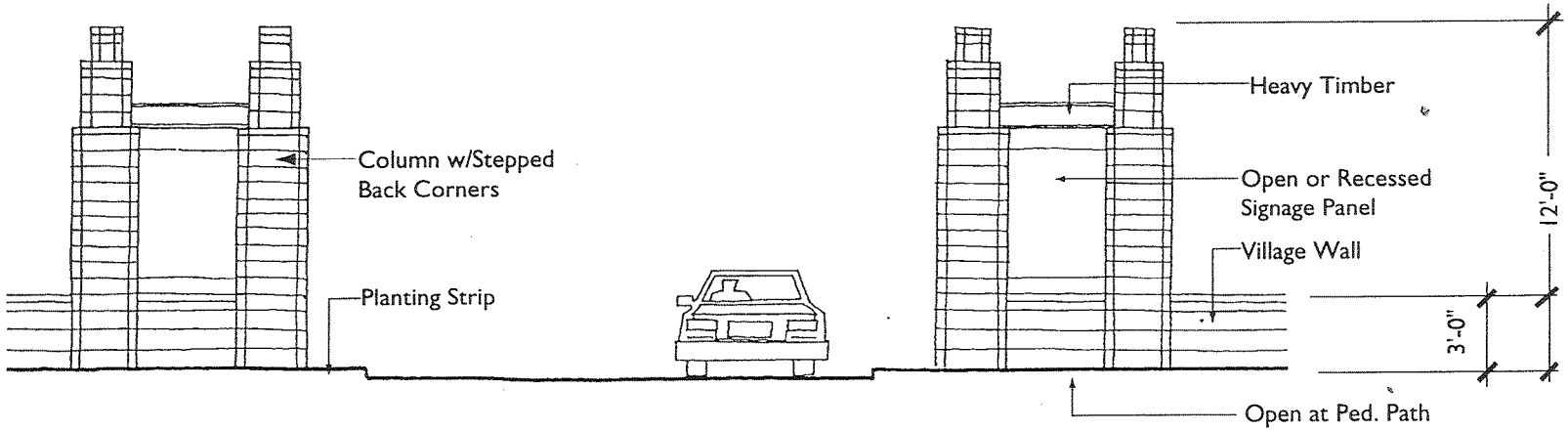


Figure 32, Major Entry Drives (G). *Major Entry Drives should be flanked by vertical pylons placed symmetrically. They should have a scale that relates to both pedestrians and motorists. These features may also be used for limited signage (see also Figures 18 & 19 and pages 29 to 38).*

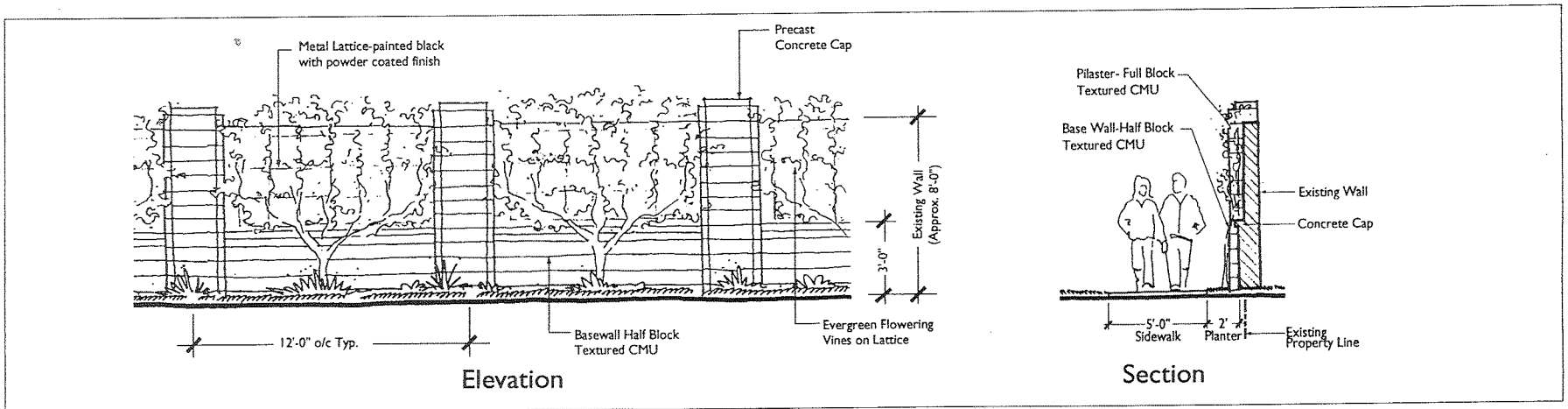


Figure 33, Retrofit of Residential Walls (H). *The existing walls along the eastern edge of Mountain Avenue should be retrofitted to have a character consistent with the rest of the Village Wall. Half-block CMU and vines will help enhance the appearance of the Area.*

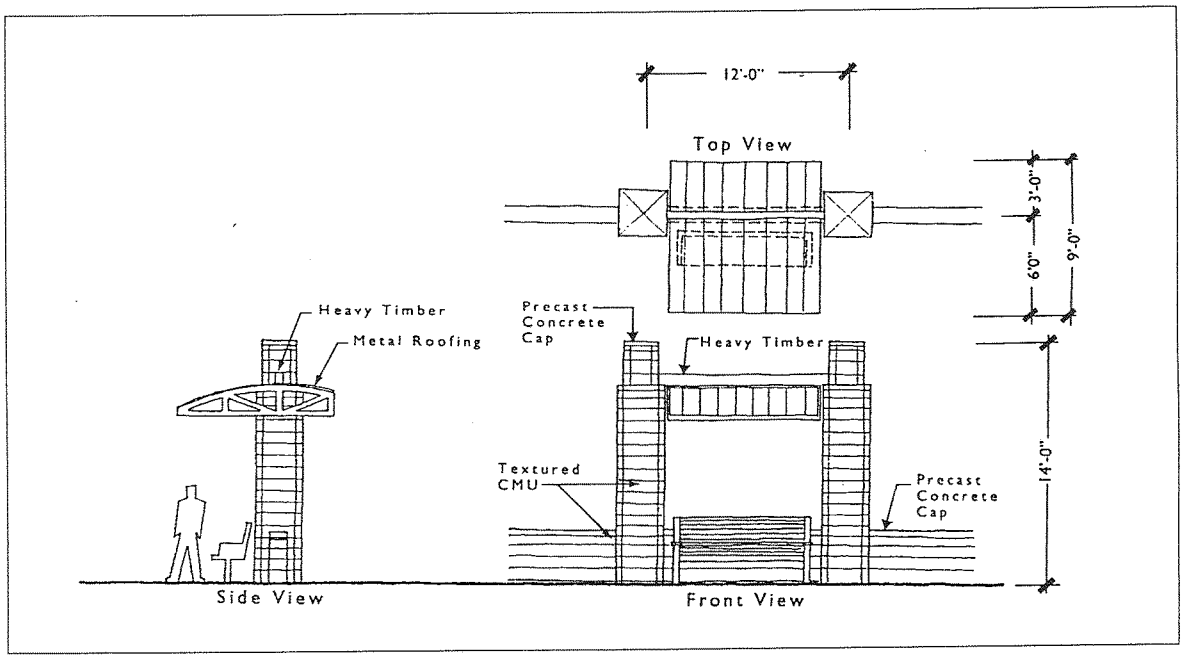


Figure 34, Bus Shelters (I). *Bus shelters should be integrated within the design of the Village Wall.*

Village Wall Lighting

Along its length, the Village Wall should be uplighted from a ground-level source that is screened from view.

Lighting may also be integrated into the design of the wall (Figure 35). Fixtures should be attached to the sides or tops of columns using contemporary-styled arms with a consistent appearance. "Laguna" luminares (manufactured by Architectural Area Lighting, La Mirada, California) should be used or a fixture of equivalent form and level of detail. Lighting should accentuate the rhythm of the wall's pilasters and openings.

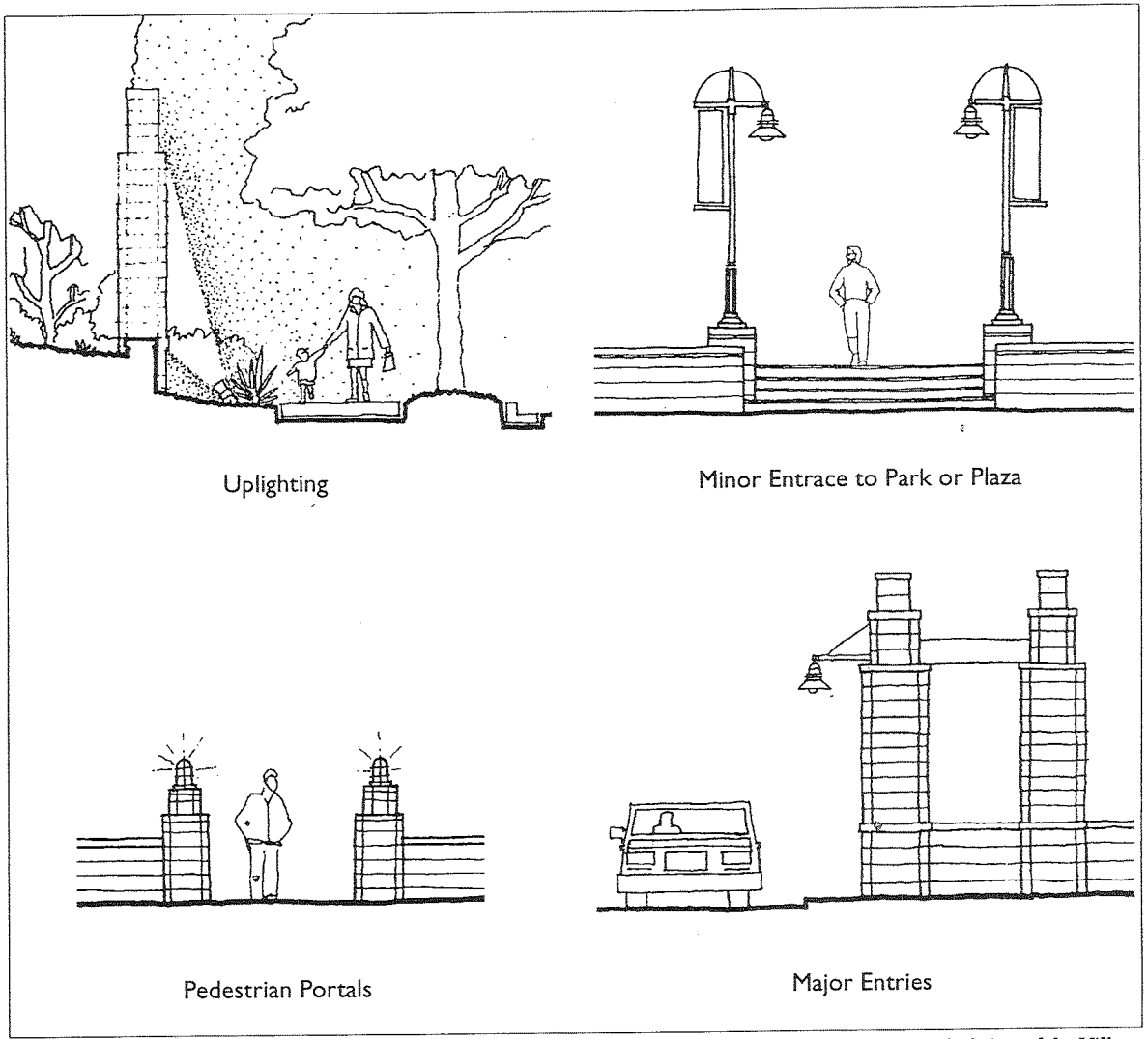


Figure 35, Village Wall Lighting. *The Village Wall can be lit in a number of appropriate ways. Up-lighting of the Village Wall is encouraged for its entire length, but light sources should be screened from view. Lighting can also be integrated into the design of the Village Wall, especially at entrances.*

B. Lighting

Intent

In the Specific Plan Area, the form of lighting standards and the quality of light should establish an attractive, distinctive and safe environment. Furthermore, lighting should not create an unwanted nuisance for residential areas or other sensitive areas.

This section describes: general standards for the illumination and intensity of on-site lighting, and design standards for luminares. Guidelines for the architectural lighting of buildings and landscaping are also contained within the "General Building Guidelines" (page 94).

General Standards

The following standards shall apply to on-site lighting, including lighting of signs, structures, landscaping, parking, and loading areas.

Appropriate Intensities. Site lighting intensities shall conform to the minimums established by the Security Code (Ordinance 2482) and Police Department policies. Site lighting plans shall be submitted to the City for review and approval by the Police Department and Planning Department.

Direction of Lighting. On-site lighting shall be designed, installed and maintained so as to direct light only onto the property on which the light source is located. All lighting fixtures, including spotlights, electrical reflectors and other means of illuminating signs, structures, landscaping, parking, loading, and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on adjoining property or streets.

No mercury vapor utility yard lights or other light fixtures with high intensity discharge lamps or bulbs, which are not designed to limit or control light direction and/or which do not shield the light source from view from neighboring residential properties, shall be permitted.

Landscape Lighting. Uplighting is recommended for all elements(public and private)that require accenting, (i.e.- Specimen trees and shrubs, and sculptural features.) Specific areas include Main Street, Cinema Plaza, both public parks, and plazas. Parking lots should not be uplighted in any way.

Residential Adjacency. Indirect illumination of neighboring residential properties or uses by any on-site lighting shall not exceed 0.5 foot candles at the property line as measured horizontally and vertically from the adjacent grade to a height of fourteen (14) feet.

Pedestrian Paths. Pedestrian paths shall be lighted by pole or bollard type fixtures that are in scale with the pedestrian, typically not to exceed 16 feet or 3 feet in height, respectively. (See designs for luminares noted below.)

Design Review. A lighting plan prepared by a qualified lighting consultant shall be submitted for review as part of site design review.

Luminare Design

Fixtures and Poles. All lighting fixtures and poles should have a consistent appearance throughout the Specific Plan Area (Figure 36). "Laguna" luminares (manufactured by Architectural Area Lighting, La Mirada, California) should be used or a fixture of equivalent form and level of detail (see Appendix A). Fixtures should be attached to poles using contemporary-styled arms with a consistent appearance. Double-head fixtures are recommended along streets where both sidewalks and travel lanes must be illuminated, and should be attached to the pole with a contemporary arm such as the semi-circular arms depicted. Single-head fixtures are acceptable in other areas. Metal poles should be used and should be round and tapered. Poles should have a highly durable, low-luster, black enamel finish.

Base Design. Along streets, a concrete block base should be used with the same colors and textures as proposed in the Village Wall (see page 52). The concrete block base should not be taller than 24 inches. Where the masonry base is used, the connection between the pole and this concrete block base should be accompanied with a 8-inch tall "clamshell" base cover.

Parking lot lighting and lighting within parks and plazas should not use a concrete block base but should use a "clamshell" base cover that is 24 inches tall.

Bollard Design. Lighting bollards are recommended for illuminating pedestrian walkways, parks and plazas. Lighting bollards should have

a black metal finish. Bollards should generally have an eight-inch diameter and a height of 36 inches. Around the light source near the top of the bollard, horizontal louvers should be used to complement the "laguna-style" luminares and direct light downward. Concrete finishes should not be used for lighting bollards.

Permitted Lamp Heights. The height of lamps should correspond with the activities they are to illuminate. Lamps along major streets must relate to both vehicles and pedestrians at the edge of streets (where sidewalks are present), and may be taller in medians (where pedestrians will not be present). Lamps in environments where pedestrians are the primary focus (e.g. Main Street, pedestrian walkways) should be lower to create an environment that is more human in scale. Where even more intimate environments are desired (e.g. seating areas in parks and plazas), light bollards and other forms of indirect illumination are appropriate.

Maximum lamp heights and corresponding locations are set forth in Table 9.

Table 9, Lamp Heights

Location	*Maximum Height*
Mountain Avenue, Sixth Street and Fifth Street -- adjacent to sidewalk	20 feet
Mountain Avenue -- within center median	24 feet
Main Street, Hawthorne Street extension and local residential streets	16 feet
Parks, Plazas and Pedestrian Walkways (1)	14 feet
Parking Lots -- over 40 feet from a pedestrian walkway	18 feet

(1) Lighting bollards also appropriate in parks and plazas, and along pedestrian walkways. Lighting bollards should be approximately 36 inches in height.

Banners. To add color and announce seasonal events, banner arms may be mounted on lamp poles along streets and in parks and plazas. Banners should not be located less than 8 feet from grade. To avoid damage from tall trucks, banners should not be located within one foot of the edge of the curb as projected vertically. Banners should not exceed a width of 2 feet. For light standards of up to 16 feet in height, banners should not exceed 3 feet in length, with one addition foot of banner length permitted for every additional foot in pole

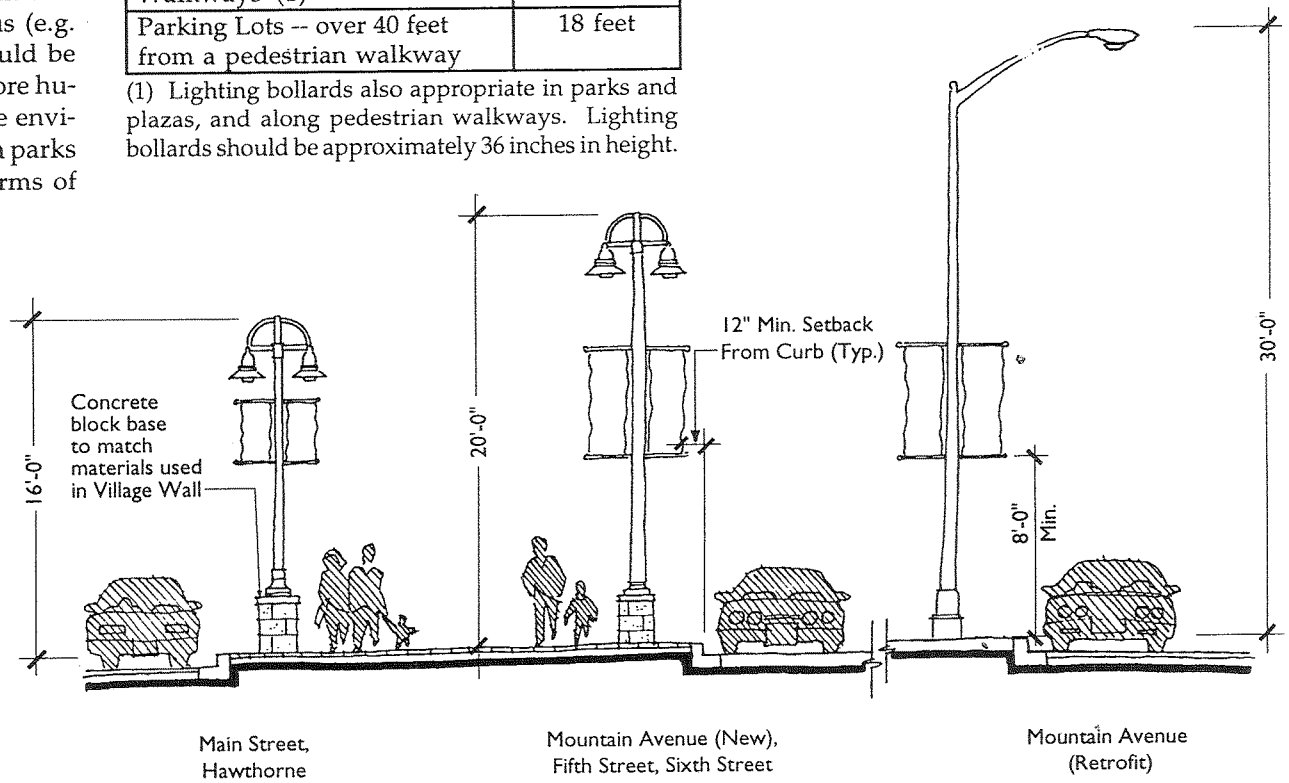


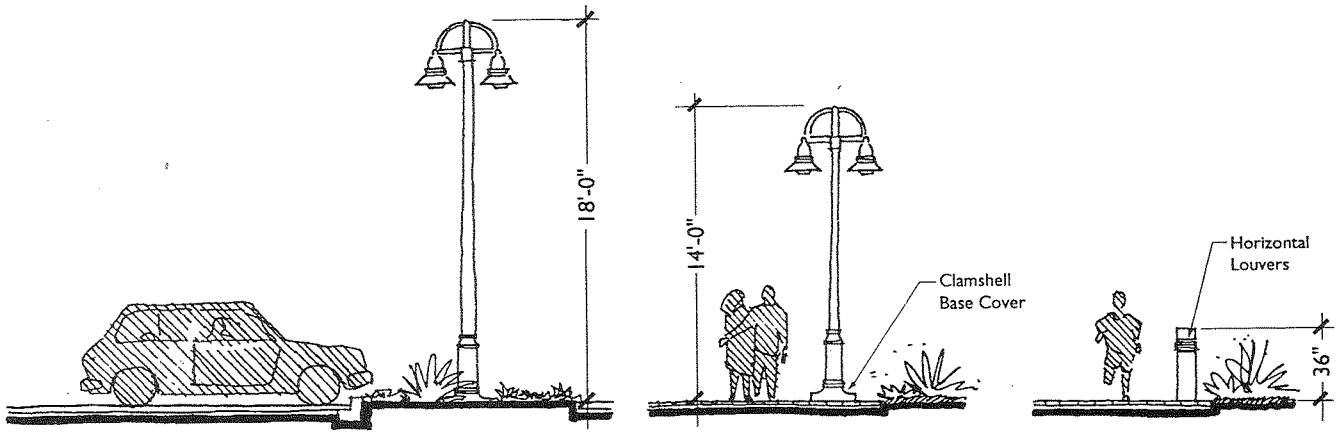
Figure 36, Light Standards. *Lighting standards for public and private areas should be coordinated per the Specific Plan to establish an attractive, safe and distinctive District. A consistent palette of poles and fixtures should be used throughout the Specific Plan Area to form a uniform look*

height, up to a 6-foot maximum length. (Additional signage provisions are contained within the Specific Plan on pages 29-38).

Retrofit of Existing Lamps. Where Mountain Avenue is expected to maintain its existing cross-section in the foreseeable future, the existing cobra head fixtures are likely to be maintained. To help establish a consistent identity along the length of Mountain Avenue, it is recommended that banners be mounted on light standard so they can be viewed while driving.

Placement of Light Standards. To the extent feasible, pairs of light standards should be placed symmetrically along opposite sides of the street.

Lamp color and consistency. Lamp types should be selected to enhance color recognition within three zones: along streets and walkways, within parks and plazas, and within parking lots. Within each of these zones, lamps of similar type and color should be used, with the conversion of non-conforming existing lamps encouraged over time.



Parking Lots
(Not within 40' of Ped. Path)

Pedestrian Path
Parks, & Plazas

Bollard Light For Ped.
Path, Parks, & Plazas

C. Streetscapes & Walkways

Intent

Tree-lined streets are a fundamental element of walkable neighborhoods. They are also a critical component in the successful integration of the entire Mountain Village area as a pedestrian-oriented destination. Streets should not only make convenient and comfortable connections possible on foot, but they are also essential to establishing a positive identity for the area.

The design and improvement of Mountain Village's streets are a way that the public sector can upgrade the appearance and attract investment to the area. Distinctive street trees, light standards, paving, street furnishings, and Village Wall elements will join to re-create this district over a relatively short period of time.

When combined with buildings that front onto and frame the street, Mountain Village's streets will offer important opportunities for social interaction and strolling. When the Area is built out, streets will serve as outdoor "living rooms" enclosed by building walls. The appearance and vitality of this public realm is a key feature for redeveloping the area in a way that serves nearby residents and establishes an interesting destination for the entire region.

The proposed cross-sections of the streets in Mountain Village strike a careful balance between the needs of motorists and pedestrians (see Pages 58-70). While Mountain Avenue must be maintained as a major arterial serving the entire region, significant opportunities exist to create intimate, pedestrian-oriented environments along Sixth Street, Fifth Street, Hawthorne Street, and Main Street. While traffic volumes along Sixth Street will require widening, trees and landscaping in the parking lane will buffer pedestrians from traffic and encourage motorists to slow down. Fifth Street and Hawthorne Street will remain two-lanes and receive additional street trees. Main Street presents an opportunity to create a village lane that is dominated by the pedestrian. Because access to adjacent parcels is already gained via existing streets, there is a unique opportunity to create a narrower street with a high level of pedestrian amenities.

Street Standards. Streets should generally conform with the sections and plans depicted later in this section. When exceptions are made, the needs of the pedestrian should be recognized by minimizing lane widths and providing adequate areas for planting.

Vehicular Entries. Vehicular Entries are where cars enter or exit a site and should be positioned for safe and convenient access for both motorists and pedestrians. The Vehicular Entry Diagram (Figure 37) shows major vehicular access points needed to implement this Plan. At each vehicular entry, turning movements and signalization requirements will be determined by the City's Department of Traffic Engineering.

This diagram does not indicate minor curb cuts which may be allowed. Additional curb cuts will be permitted from Mountain Avenue, but should not exceed one per parcel and should serve two parcels where possible. Vehicular connections are encouraged across property lines to reduce traffic and turn movements on adjacent streets.

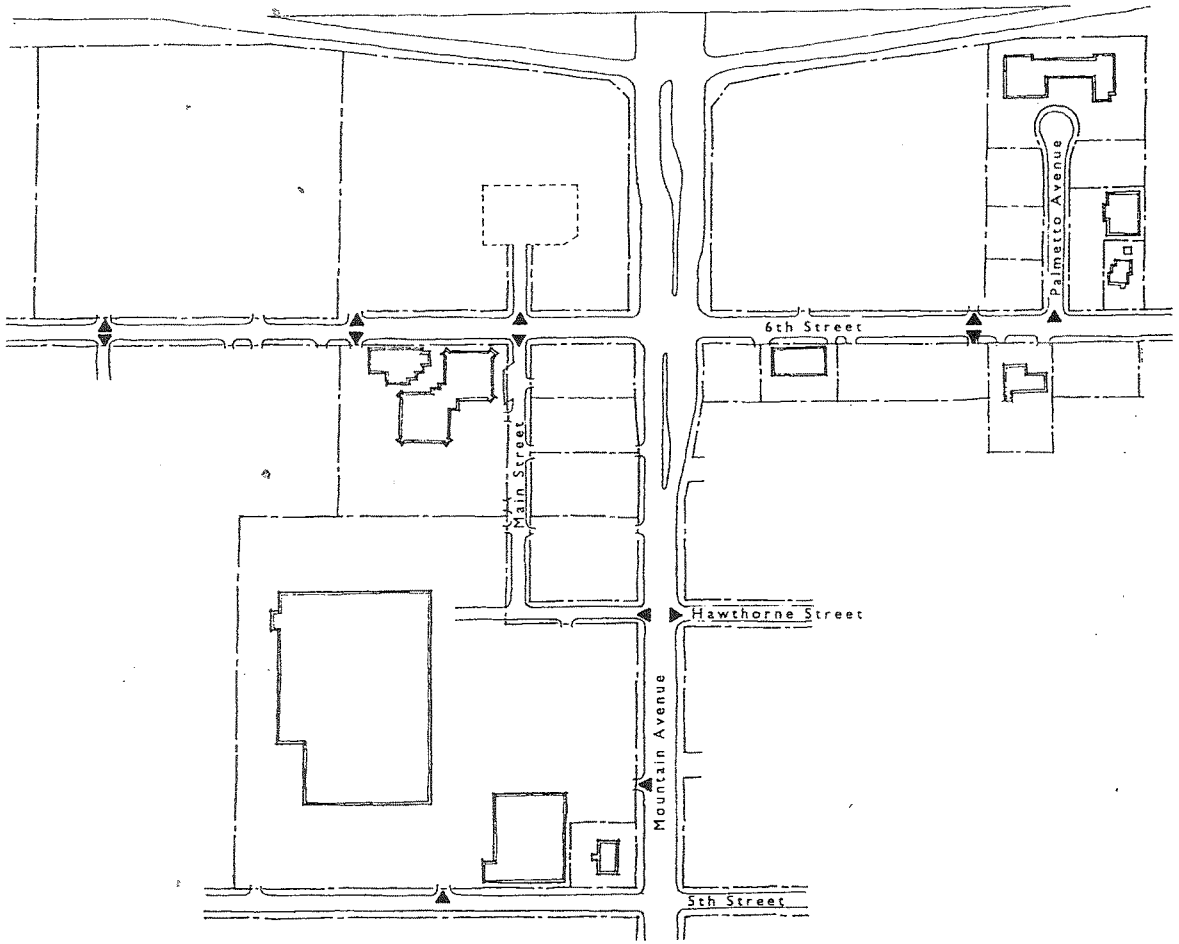


Figure 37, Vehicular Entry Diagram. Major vehicular entries are expected in the locations noted. Minor curb cuts have not been shown.

Emergency vehicle access may occur in locations where standard vehicular access would interfere with traffic operations. Pedestrian paths, turf block or other "soft" materials should be considered for these locations to minimize the visual impact of paving, while maintaining adequate access. These locations must be reviewed and approved by Ontario's Engineering Department and may also require review by Caltrans. Tentative locations for special emergency vehicle access points are at the northeast corner of the cinema and along the east-west vista extending between the Cinema Plaza and Sixth Street Plaza (see Figure 38).

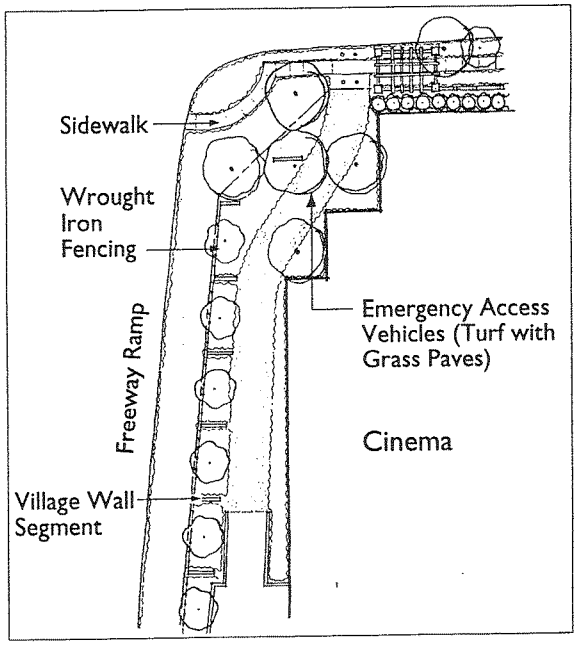


Figure 38, Emergency Access. *One proposed emergency access would be located between the rear of the cinema and the freeway off ramp. Turf-block should be used to maximize landscaping.*

Pedestrian Connections. In addition to sidewalks within street rights-of-way, landscaped pedestrian connections shall be provided along the approximate alignments indicated in Figure 39. In addition to sidewalks within street rights-of-way, landscaped pedestrian walkways shall be provided:

1. through the Gateway Parks and Plazas;
2. from the cinema plaza to Mountain Ave. (along the east-west view corridor between the two sides of Mountain Ave.);
3. from the Sixth Street District anchor stores to Mountain Avenue (along an east-west view corridor that helps unify the two sides of Mountain Avenue);
4. along the southern edge of the anchor stores within the Sixth Street District;
5. by extending the sidewalk along the northern edge of the Hawthorne Street extension;
6. by extending the sidewalk in front of the Target and Food-For-Less to Fifth Street;
7. by creating a east-west connection in front of the Toys-R-Us to Food-For-Less and to Mountain Avenue; and,
8. north-south through the Target Center parking lot to provide convenient pedestrian access between Toys-R-Us and the new anchor store (Figure 39).

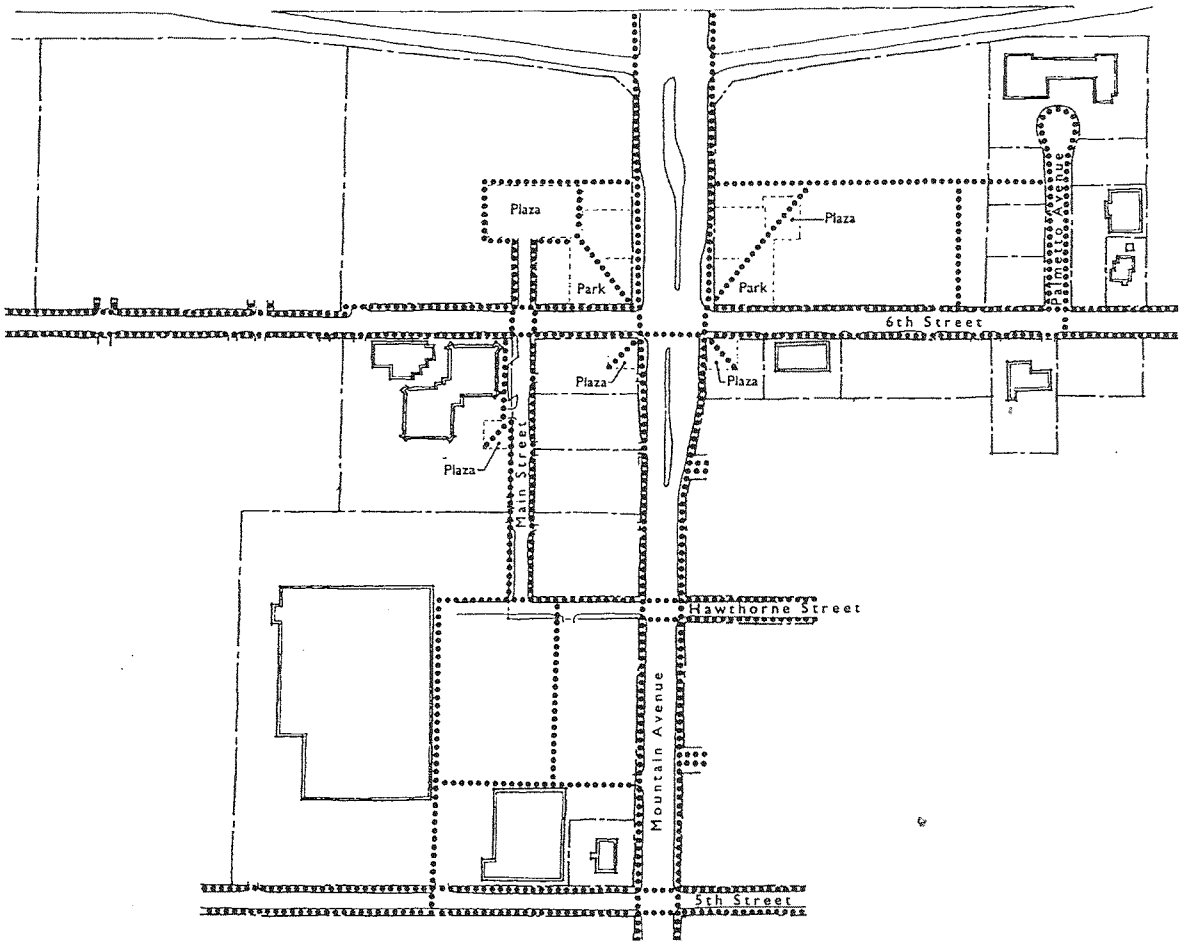


Figure 39, Pedestrian Connections. *Pedestrian Connections are critical to the success of the area and should be provided in the locations designated. It is likely that a pedestrian crossing will not be possible along the northern edge of the Mountain Avenue and Sixth Street because of the traffic movements anticipated; however, the urban design of the area does not preclude such a crossing in the event should it become acceptable.*

Sidewalks and Planting Strips. Along streets, sidewalks should be at least 5 feet wide and be accompanied by a planting strip between sidewalk and the curb that is at least 5 feet wide. In areas where storefronts or high levels of pedestrian activity are anticipated, sidewalks should be at least 10 feet wide, within which tree wells and grates should be used to maintain the canopy and rhythm of street trees. Guidelines for pedestrian walkways through parking lots appear in Figure 40.

Street Trees and Plant Materials. All streets should have large-canopy shade trees, with a fairly open canopy to bring light to sidewalks and allow views to storefronts. Along Main Street, palm trees should alternate with Pear trees to mark this as a special promenade. Along Mountain Avenue, Sixth Street and Fifth Street, Sycamore Maples (or an equivalent) will alternate with flowering Crape Myrtle trees (or an equivalent) to give distinctive color and form to the area. The Crape Myrtle trees will also be used in parking lots that abut Mountain Avenue to create an "orchard" of flowering trees. Guidelines encourage Crape Myrtle trees to be arranged in lines to create a more dramatic and unified environment.

Street trees and complementary shrubs and ground cover should conform with the "Description of Streets" that follow and "Paving, Plant Materials and Furnishings," pages 81-87. This palette will coordinate landscaping within street right-of-ways with landscaping on private parcels. This palette also emphasizes many drought tolerant species that will conserve water and provide a sense of Ontario's unique climate.

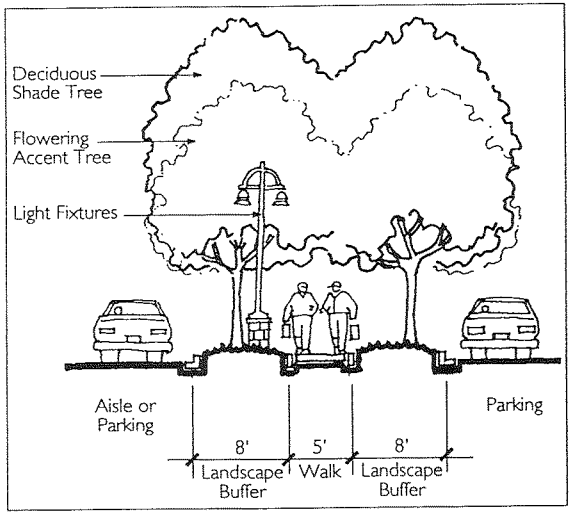


Figure 40, Pedestrian Walkways through Parking Lots. *Pedestrian walkways traversing parking lots, should have a 5-foot sidewalk, accompanied by 8 feet of landscaping on each side and a double row of Aristocrat Pears with alternating Crape Myrtle trees planted not more than 30 feet on-center.*

Description of Streets

Mountain Avenue — North of Sixth Street

Improvements to the San Bernardino-Mountain Avenue interchange requires widening Mountain Avenue through its intersection with Sixth Street. This presents an opportunity to replace the Avenue's utilitarian look with an exceptional boulevard.

To create this unique environment between the freeway and Sixth Street, streetscape improvements within the Mountain Avenue right-of-way should combine with features outside of the right-of-way including the Village Wall, tall trees and other planting associated with the Village Wall. Within the Mountain Avenue right-of-way to Sixth Street, large-canopy Sycamore Maples should alternate with Crape Myrtles to create a distinctive treatment that should unify its entire length.

Street Trees. The alternating tree design will provide interest with color along the avenue as well as a shady canopy during warm-weather months. The Crape Myrtles will have color throughout the seasons with light green foliage tinged with bronze red color, which will turn a yellowish-red color in fall. In contrast, the Sycamore Maples, with their dark green leaves and purple undersides will form a backdrop for the Crape Myrtles and give shade and comfort to pedestrians.

Buffer Landscaping. The sculptural form of Lombardy Poplars will be used to screen the cinema and parking lots north of Sixth Street. These tall and columnar trees will serve to create a grand sense of scale and an attractive edge along Mountain Avenue. They may also be used in other locations where tall screening is desired, for example where relatively featureless building facades are proposed.

Freeway Landscaping. Along the freeway ramps, Crape Myrtle trees should be placed between the Village Wall panels called for (see Village Wall, page 45). On the other side of the freeway ramp and within the freeway right-of-way a single, staggered row of Crape Myrtle trees is proposed opposite those planted between the Village Wall panels. Massings of Leyland Cypresses and Ginkgos are also proposed uphill from the freeway ramp to create a fast-growing and unique backdrop of yellow-gold color in the fall.

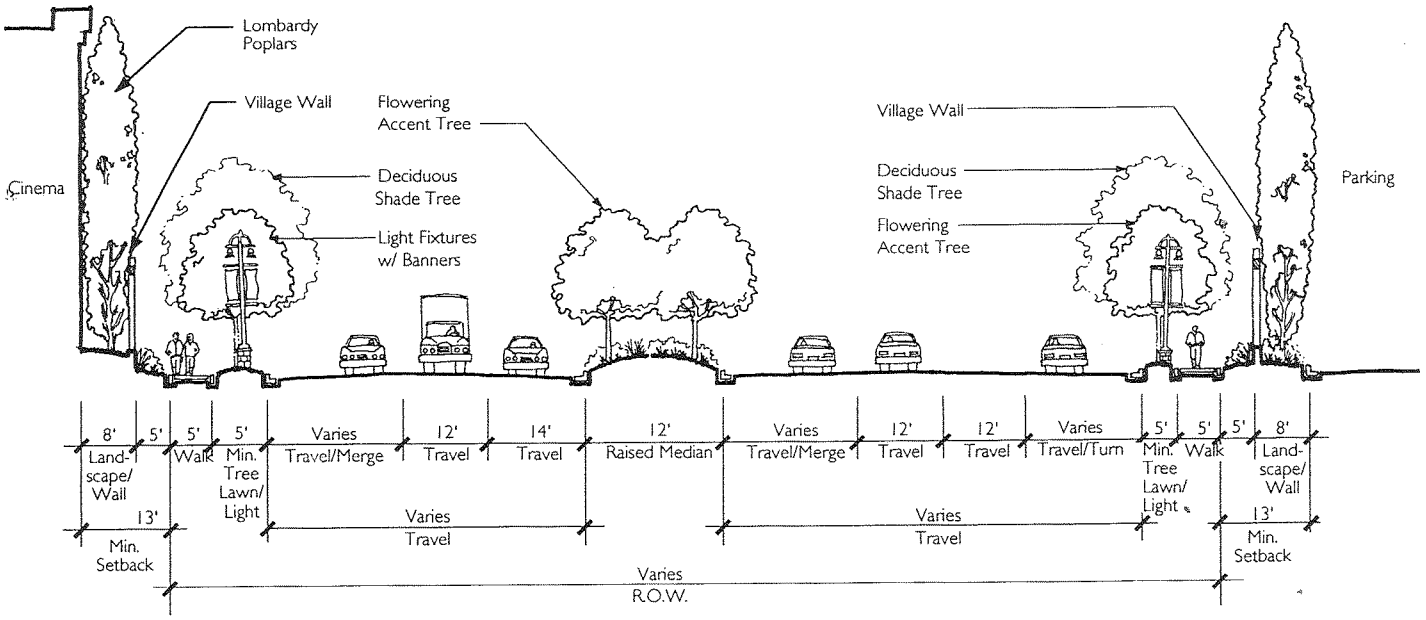


Figure 41, Mountain Avenue north of Sixth Street.

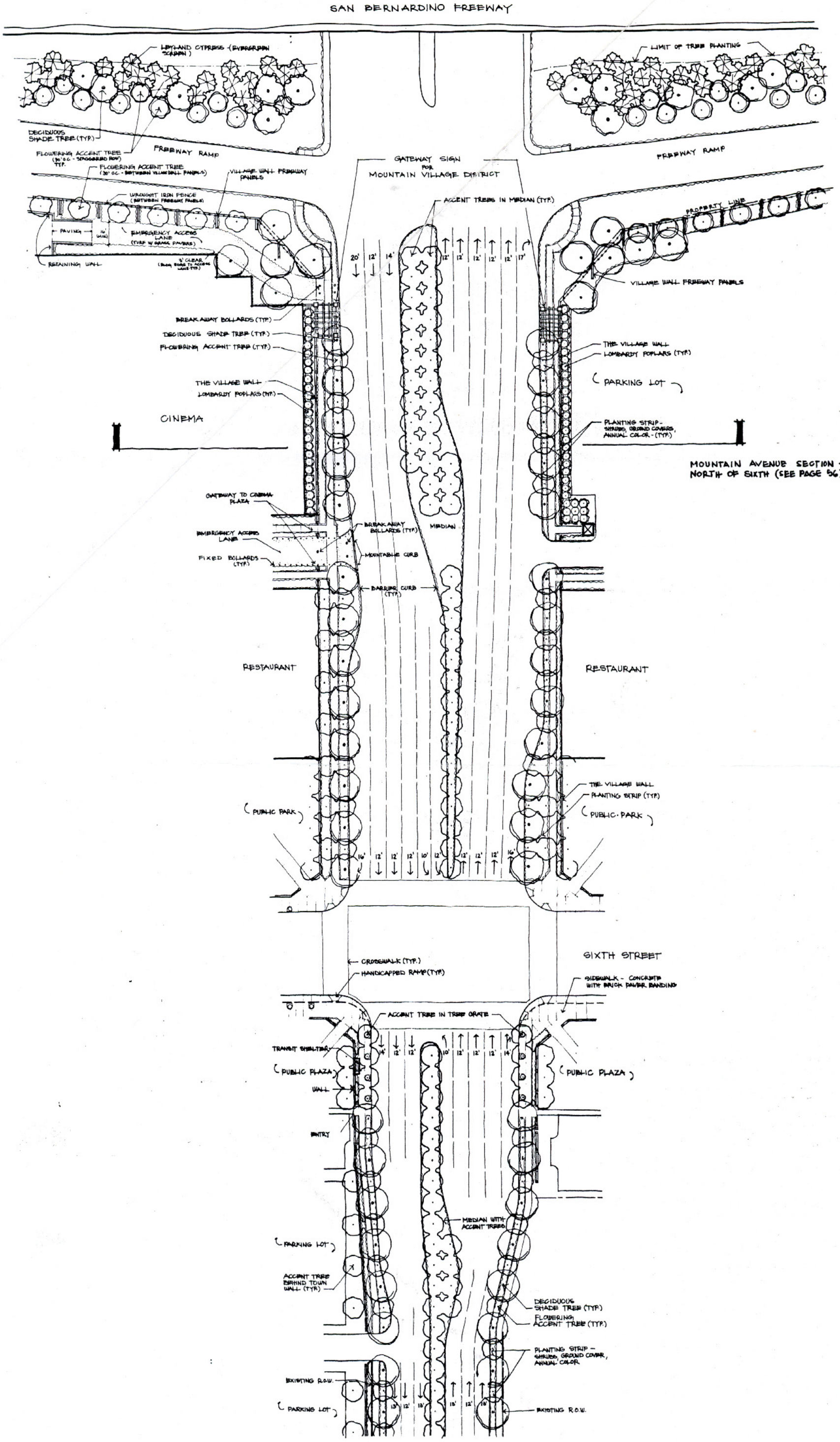


Figure 42, Mountain Avenue north of Sixth Street Illustrative Plan.

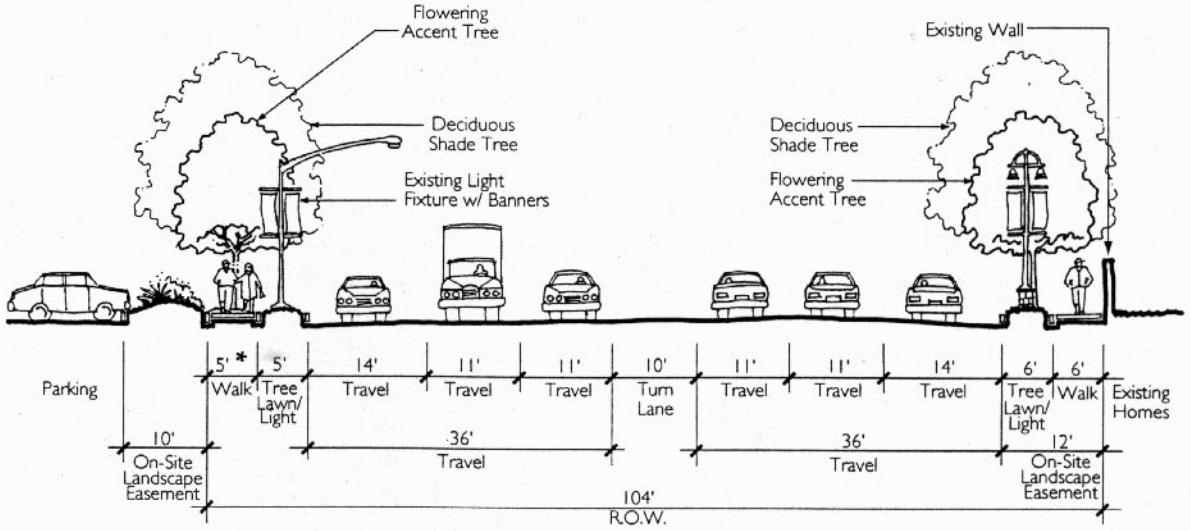
Mountain Avenue — South of Sixth Street

Street Trees. South of Sixth Street, large-canopy Sycamore Maples will continue to alternate with Crape Myrtle trees to create a distinctive treatment. Where mature large-canopy trees along Mountain Avenue warrant retention, they should be integrated within this pattern of planting, if possible.

Short-Term Improvements. In the short term, the current condition of Mountain Avenue will largely be retained south of Sixth Street. However, new street trees should be installed and may require cutting out and/or realigning some minor portions of sidewalk, with care to ensure healthy trees with an adequate planting area and proper irrigation. New street lighting can also be installed along the eastern edge of Mountain Avenue during the first phase.

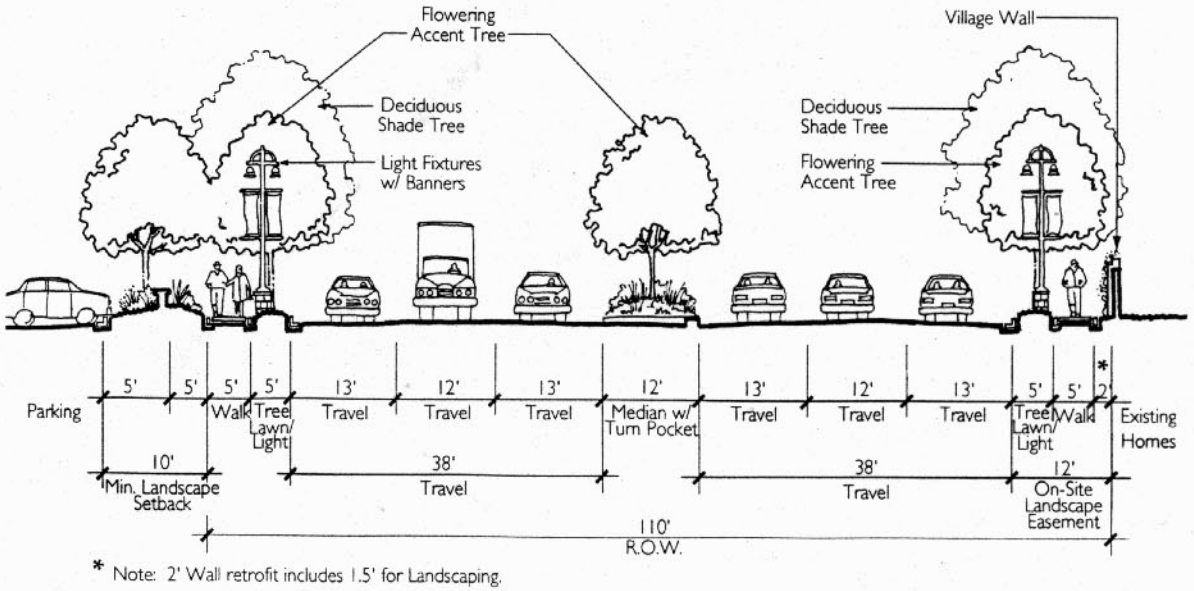
Ultimate Condition. Ultimately, Mountain Avenue will have new street lighting installed on both sides, along with a mature canopy of Sycamore Maple and Crape Myrtle trees. Along the eastern edge where sound walls abut residential properties, vines and plantings will be placed along with a Village Wall veneer (see page 47).

Continuity with On-Site Landscaping. Crape Myrtle trees are also called for in parking lots that abut Mountain Avenue to create an "orchard" that will shade cars and further establish a distinctive identity for Mountain Avenue (see "On-Site Landscaping," pages 86-87).



* Note: New streets to be planted using sidewalk "cut outs" or minor realignment.

Figure 43, Short-Term Improvements, Mountain Avenue south of Sixth Street.



* Note: 2' Wall retrofit includes 1.5' for Landscaping.

Figure 44, Ultimate Condition, Mountain Avenue south of Sixth Street.

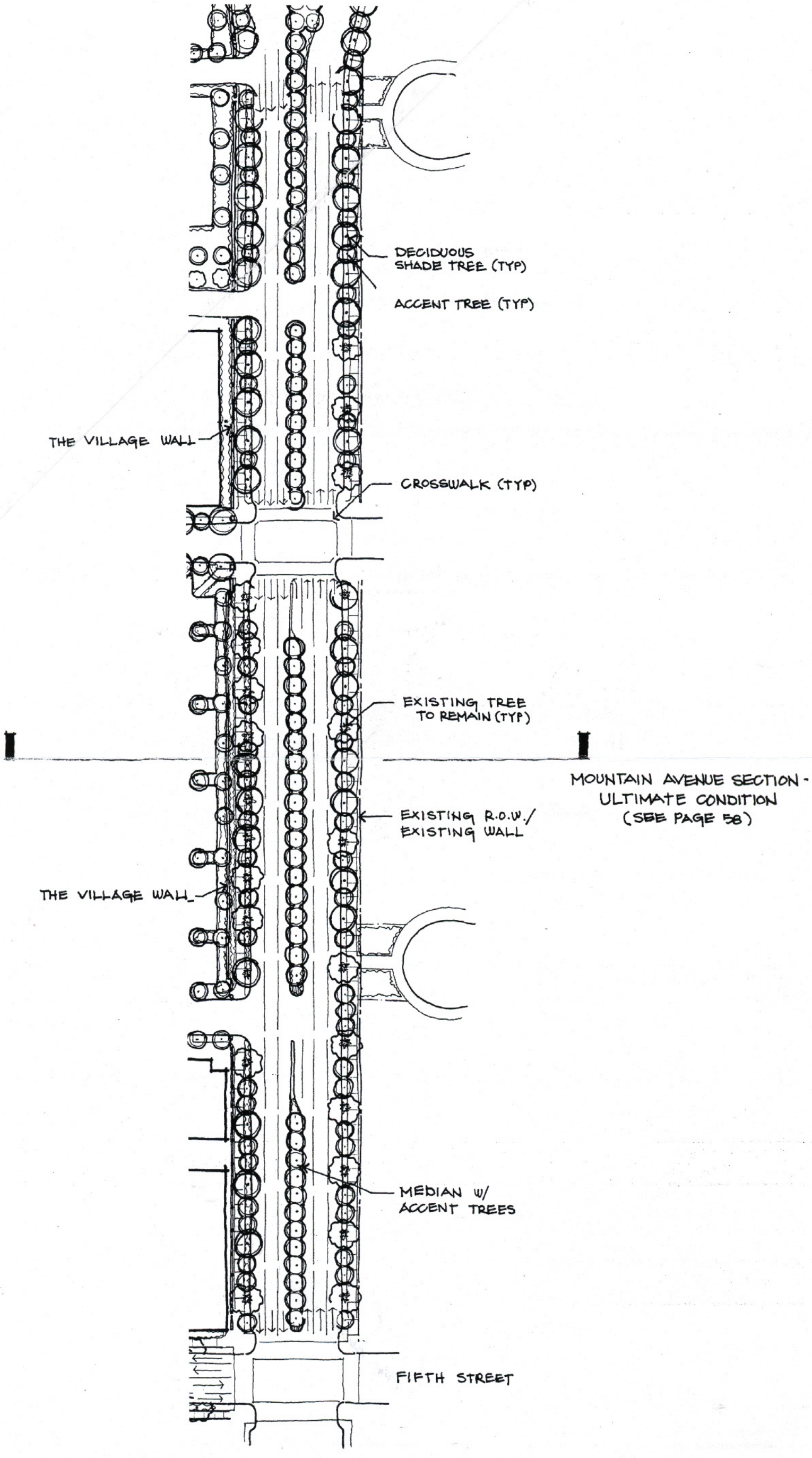


Figure 45, Mountain Avenue south of Sixth Street Illustrative Plan.

Sixth Street

Sixth Street will provide a pedestrian-friendly environment through its streetscape and the building entries and uses that are encouraged to face it.

Pedestrian Orientation & Traffic Mitigations. While the traffic expected along Sixth requires that it have four or more travel lanes within the Plan Area, high-quality paving materials, street furnishings, and street trees will help ensure that Sixth Street remains comfortable to pedestrians. Neckdowns will also control the speed of traffic by visually narrowing the area of auto travel.

Street Trees. Along Mountain Avenue, Crape Myrtle trees will alternate with Sycamore Maples to provide color and a shady canopy.

Sidewalks & Tree Wells. Where sidewalks are adjacent to frequent building entrances, sidewalks should be widened to the curb and tree wells covered with cast-iron tree grates should be used to maintain the rhythm and canopy of street trees. Where wider spaces are formed between trees and tree grates seating and planters can provide a comfortable place for rest and social interaction for pedestrians.

Parking Lanes & Tree Wells. One significant design feature along Sixth Street is the planting of street trees in protected tree wells within the parking lanes. (In other communities, this feature has been proven to be effective in establishing an attractive, enclosed canopy of trees which slow down motorists who recognize this as a neighborhood environment.) The tree wells would contain a unique mix of colorful and drought-tolerant shrubs and ground covers (See Figures 47 and 48).

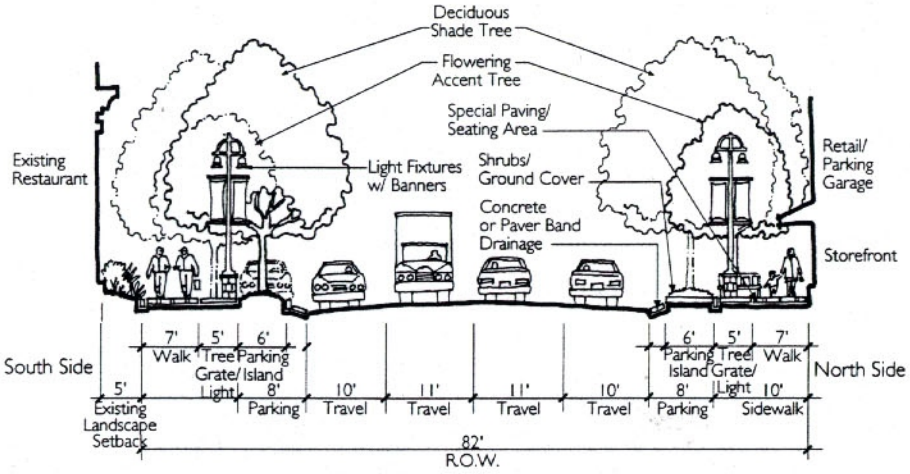


Figure 46, Typical Condition, Sixth Street.

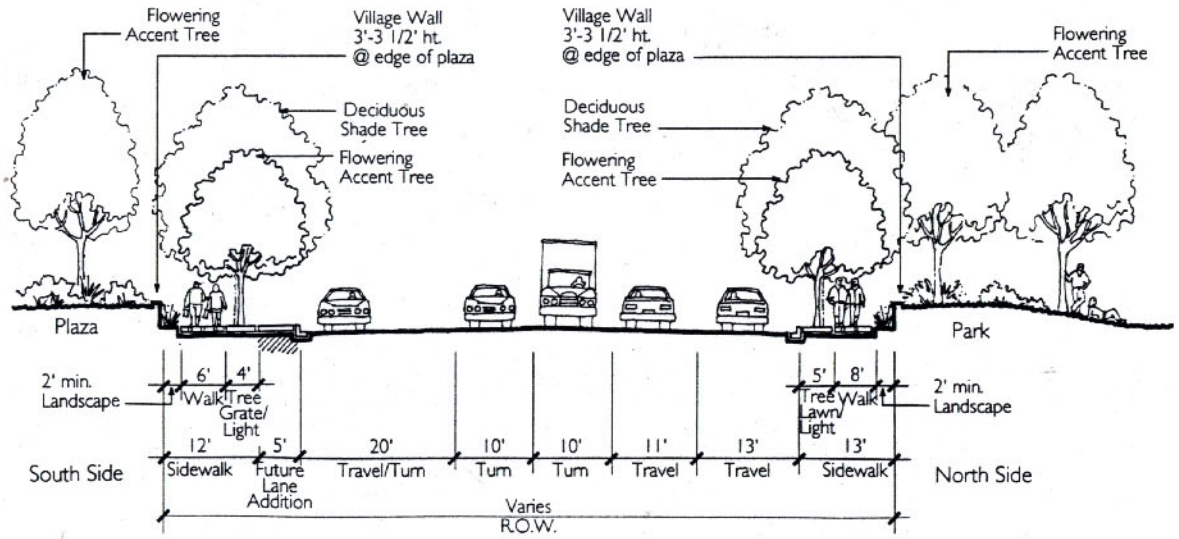


Figure 47, Sixth Street near Mountain Avenue intersection.

Traffic Calming

To slow and discourage thru-traffic on Sixth Street, "neckdowns" that reduce curb-to-curb dimension should be placed at the eastern and western gateways into the planning area (See Figure 50). Textured pavers or rumble strips should accompany neckdowns. *Off-site* traffic calming devices should also be considered on Sixth Street, such as: traffic circles, chicanes, parking lane islands, diverters, or other devices that slow and divert traffic.

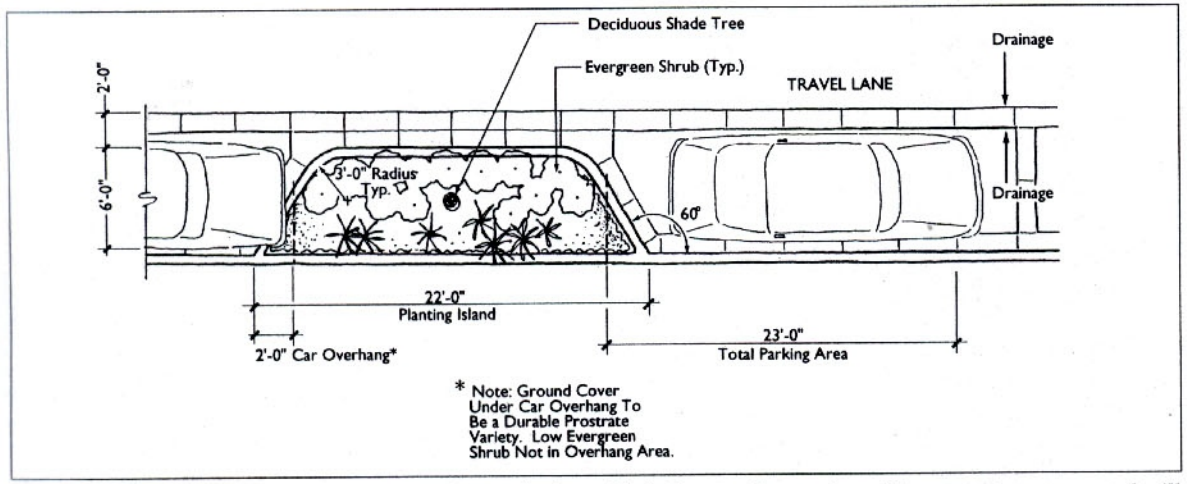


Figure 48, Parking Lane Island. *Larger parking islands on Sixth Street will separate parking every two spaces and will provide an attractive, enclosed canopy of trees over the travel lanes and sidewalks.*

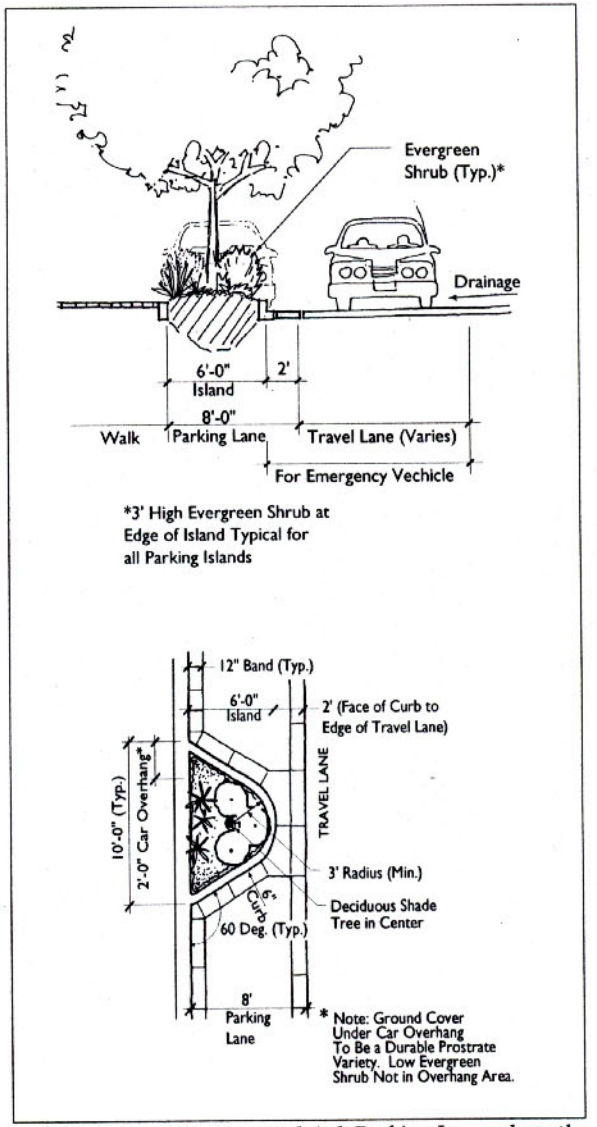
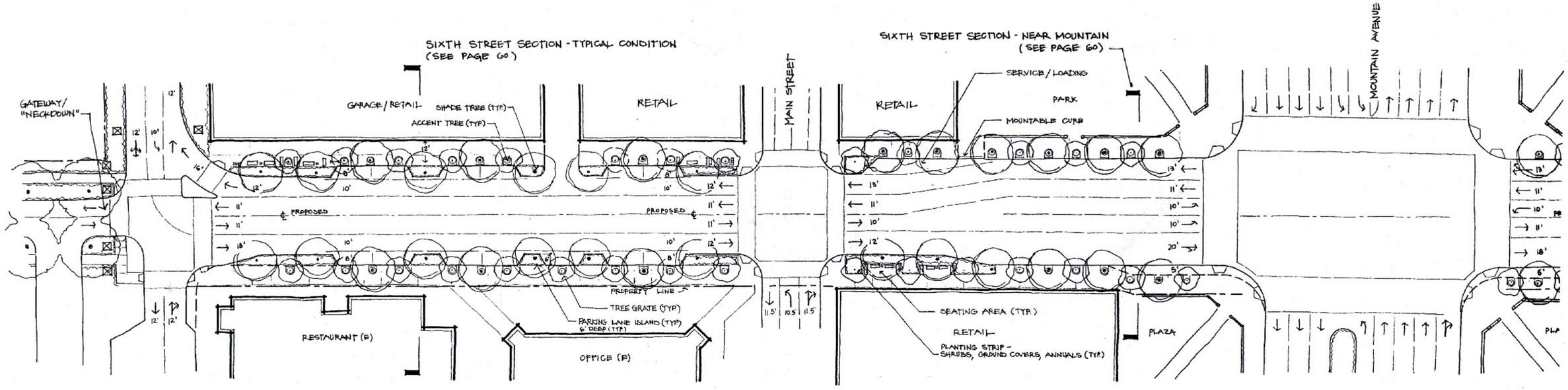


Figure 49, Parking Lane Island. *Parking Lanes along the more pedestrian-oriented streets within the Mountain Village area will contain parking islands to slow down traffic by providing a sense of a neighborhood street.*


SIXTH STREET SECTION - TYPICAL CONDITION
(SEE PAGE 60)
SIXTH STREET SECTION - NEAR MOUNTAIN
(SEE PAGE 60)
GATEWAY/
"NECKDOWN"
GARAGE/RETAIL
SHADE TREE (TYP.)
ACCENT TREE (TYP.)
RETAIL
MAIN STREET
RETAIL
SERVICE/LOADING
PARK
MOUNTABLE CURB
MOUNTAIN AVENUE
PROPOSED
PROPOSED
PROPERTY LINE
TREE GRATE (TYP.)
PARKING LANE ISLAND (TYP.)
6' DEEP (TYP.)
RESTAURANT (E)
OFFICE (E)
SEATING AREA (TYP.)
RETAIL
PLANTING STRIP -
SHRUBS, GROUND COVERS, ANNUALS (TYP.)
PLAZA

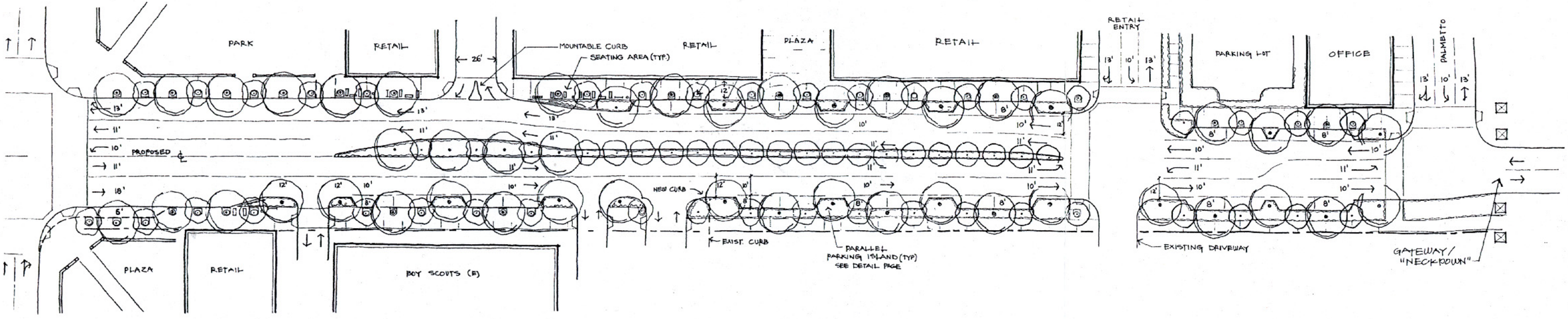


Figure 50, Sixth Street Illustrative Plan.

Main Street

Main Street is likely to support the highest level of pedestrian activity in the Area. This activity will be supported by using relatively narrow travel lanes to slow traffic. Furthermore, special paving and seating areas will be used throughout the area, as well as special street furnishings and light standards.

Street Trees. Main Street will make use of Bradford Pear trees for shade, alternating with California Fan Palms to establish a special character and mark the location of Main Street when viewed from a distance.

Right-of-Way & Phasing. Main Street's right-of-way of 47.5 feet is intended to maintain existing parking and planting islands west of Main Street in the short-term. As development occurs west of Main Street, a 6-foot wide sidewalk will be required outside of the right-of-way along its western edge.

Main Street's section has been designed so that street trees, light standards and most of the street's special paving can be installed in the short term, without the western sidewalk. This will provide a pedestrian walkway on the eastern edge of Main Street, connecting the Entertainment District to the Target Center. It will also encourage redevelopment, east with storefronts and entries facing Main Street.

On Main Street, narrower lane widths will slow traffic and emphasize pedestrian activity. Like Sixth Street, parking lanes on Main Street will also contain protected tree wells with attractive landscaping. Where the sidewalk widens, seating will offer an opportunity for rest and social interaction. The combined effect of all of these design features will be the creation of an intimate lane, which will be an attractive place to stroll, shop and work.

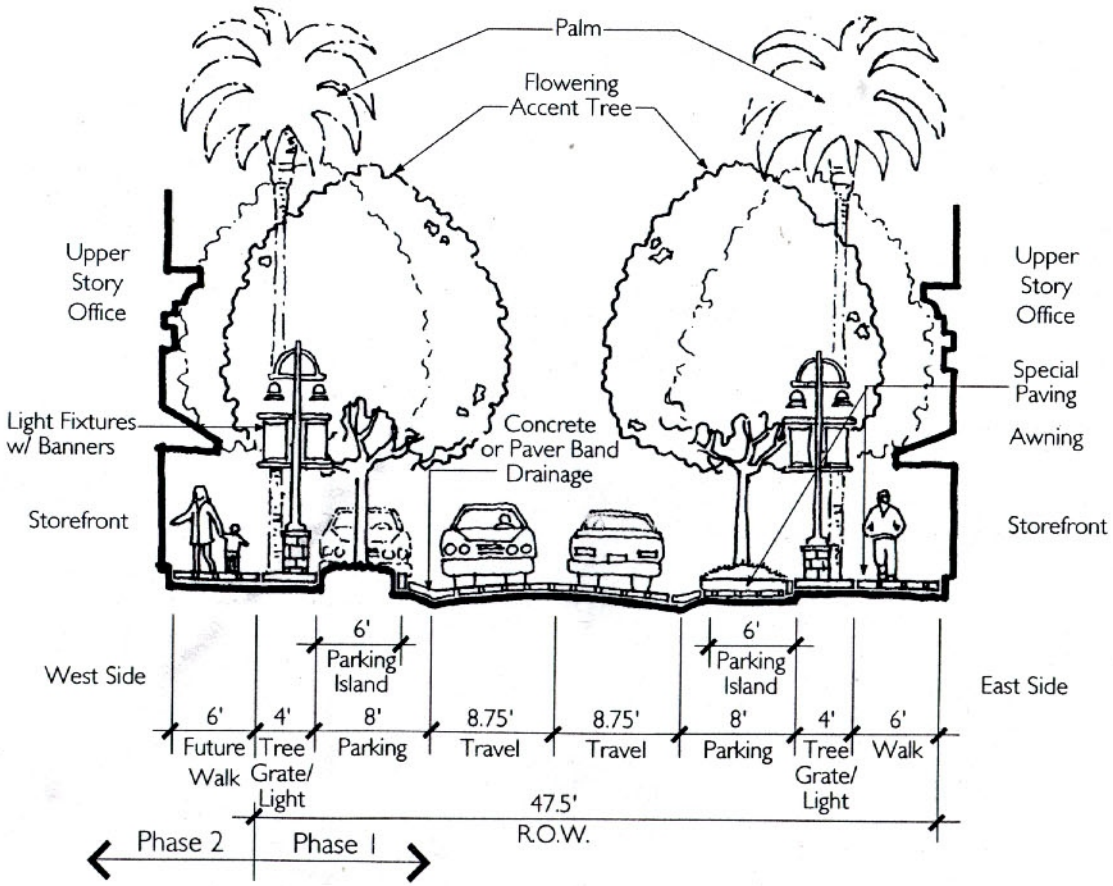


Figure 51, Main Street.

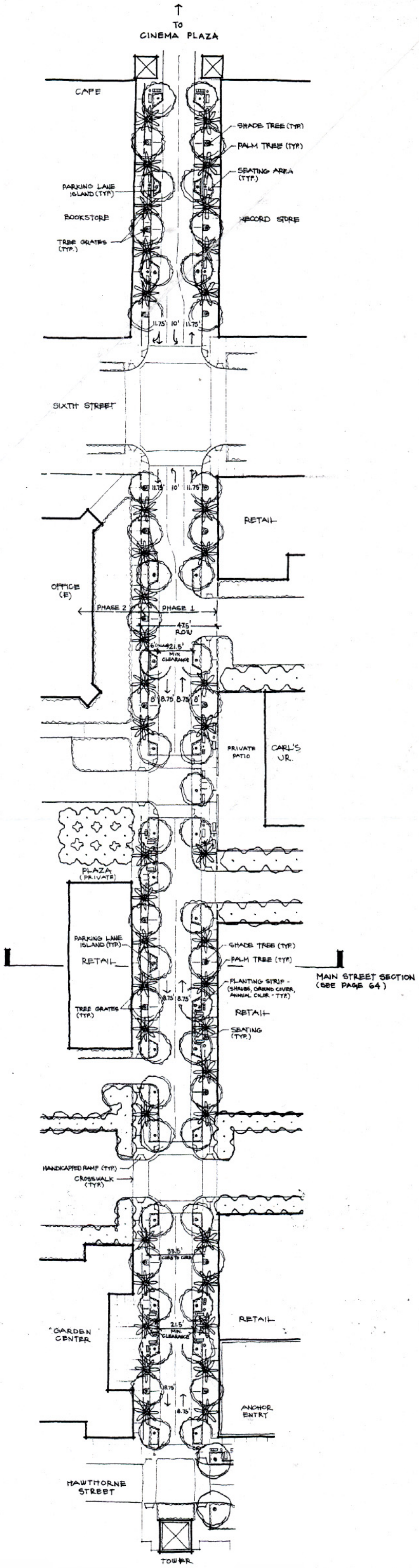


Figure 52, Main Street Illustrative Plan.

Extension of Hawthorne Avenue

The extension of Hawthorne Avenue into the Target Center should be designed as a neighborhood street and provide a critical connection to the southern end of Main Street.

Right-of-Way & Phasing. The extension of Hawthorne Avenue will have the same right-of-way width as Main Street, but will have a sidewalk and on-street parking (or drop-off) on only the north side of the street — where new retail will occur. On the other side, no on-street parking should be provided and a landscaped berm should be installed to screen parking. An additional lane may also be needed for turns onto Mountain Avenue, heading north.

Street Trees. Unlike the alternating Bradford Pear and palms found along Main Street, Hawthorne Avenue will alternate Sycamore Maples with Crape Myrtle trees, which is more typical of the Area's streets and will tie in with proposed on-site parking treatments (see pages 86 to 87).

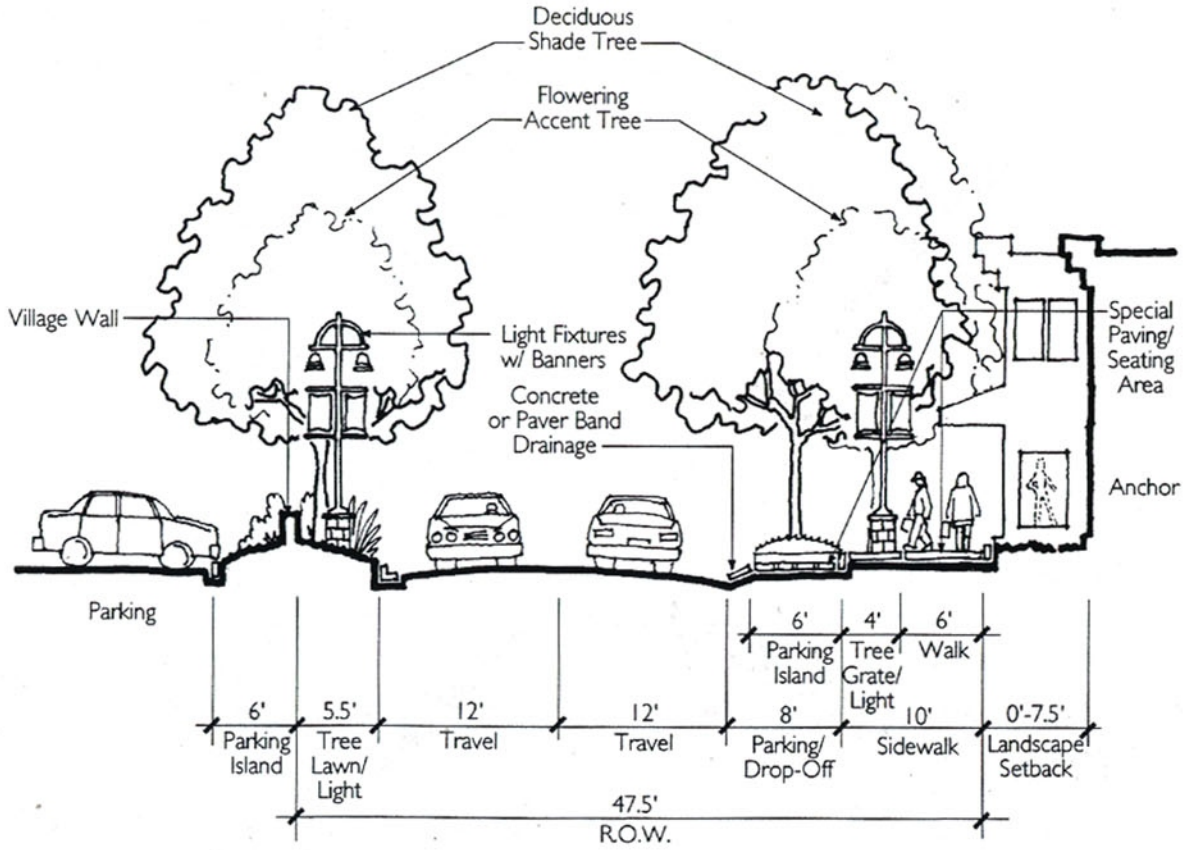


Figure 53, Hawthorne between Main Street and Mountain Avenue.

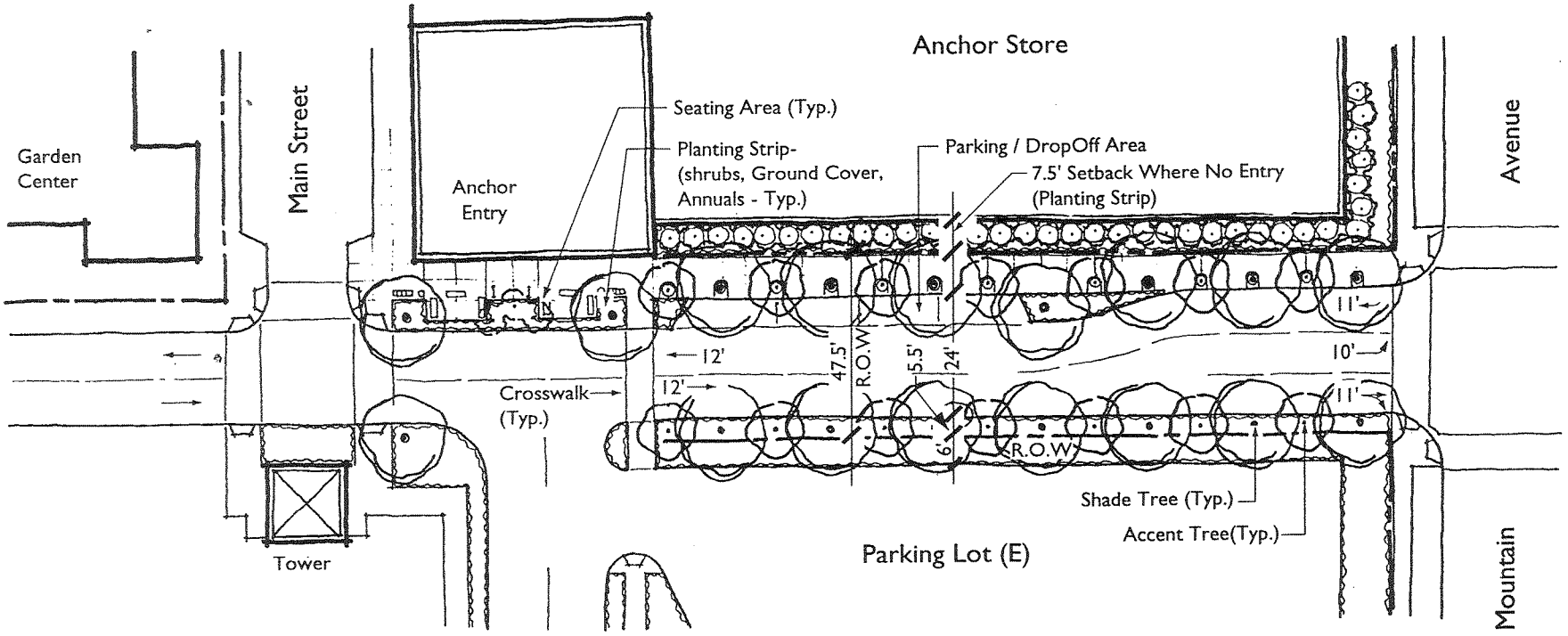


Figure 54, Hawthorne Street Illustrative Plan.

Fifth Street

Fifth Street will be enhanced as part of the Specific Plan effort.

Street Trees & Plantings. As with most other streets in the Specific Plan Area, Crape Myrtle trees will alternate with the large-canopy Sycamore Maple trees to create a distinctive district. Mature large-canopy trees that already exist along Fifth Street should be retained where possible. Evergreen shrubs are also encouraged within the planting strips on both sides of Fifth Street to further enhance the streetscape.

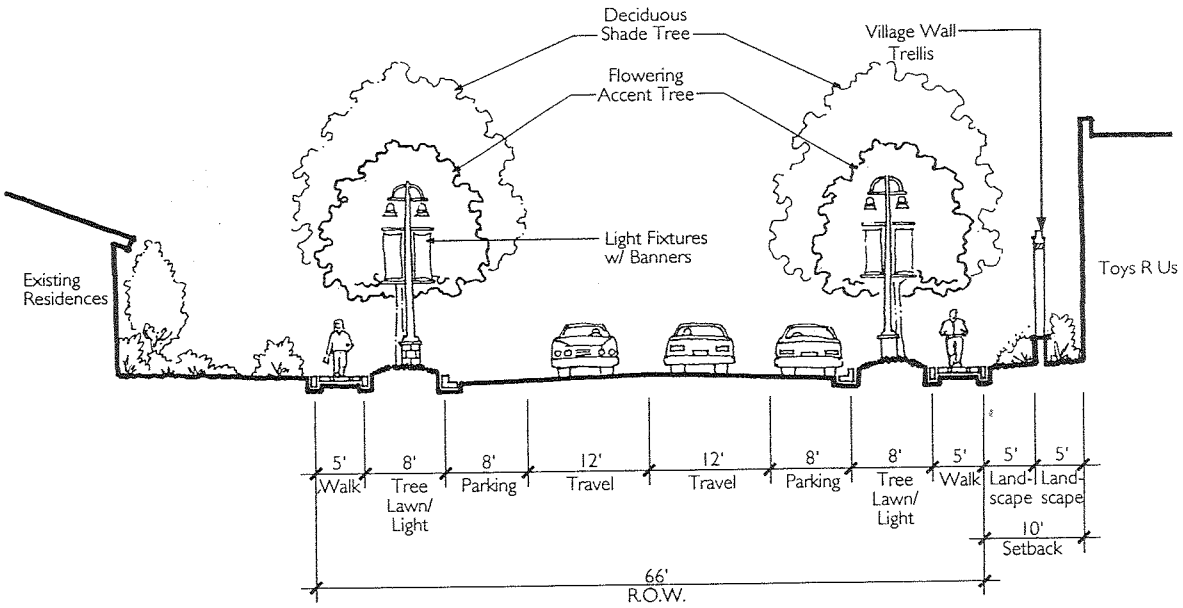


Figure 55, Fifth Street near Mountain Avenue.

D. Parks & Plazas

Intent

Parks and plazas provide important amenities for the area, where people will go to meet, recreate, and enjoy leisure time. Two Gateway Parks and two Gateway Plazas will flank Mountain Avenue at Sixth Street creating a dramatic sense of arrival into Ontario and the Mountain Village district.

Three additional plazas are proposed by the Specific Plan. They include the Cinema Plaza at the northern end of Main Street, a small plaza near the middle of Main Street, and a plaza on the east side of Mountain Avenue that will extend activity from the Gateway Plaza to the entry of an anchor store. A park is also expected in the Residential District, as this area is built out, to provide both passive and active recreation opportunities.

These parks and plazas are expected to provide important recreation opportunities and to serve as a catalyst for high-quality development in the Area. The parks and plazas will communicate that Mountain Village is a place that emphasizes pedestrian activity. Design and construction should emphasize comfort and safety. An emphasis should also be placed on high-quality materials and their proper application.

General Guidelines

Design. Parks and plazas should be generally consistent with the "Description of Parks & Plazas" on the following pages.

Materials & Furnishings. Parks and plazas should use attractive and high-quality paving, street furniture, and other special landscape features, as described in "Paving, Plant Materials & Furnishings," pages 81 to 87. Paving should be selected that reinforces the color and character of the surrounding architecture. The paving should be slip resistant.

Lawn Areas. Lawn areas should be generally visible from a street. A durable turf should be used where informal ball playing is expected. Concrete mowstrips should be used where planters meet turf areas.

Playgrounds. Playgrounds should consist of attractive, durable play equipment, on resilient and safe surfaces. Universal access should be accommodated.

Built Structures. Kiosks, pavilions, gazebos and other structures should be designed or selected so that their color, texture, form, and detailing reinforce the design themes of the surrounding architecture.

"Clean" Landscaping. Trees, shrubs and groundcovers should be relatively clean with minimal litter.

Parking. Parking for parks and plazas can be accommodated on-street. Off-street parking shall not occur within park and plaza areas.

Lighting. In park and plaza areas, it is especially important that lighting be designed to minimize glare, and to have an appropriate scale and character. Lighting should conform with standards appearing under "Lighting" (pages 51 to 53).

Seasonal Lighting. Seasonal lighting is encouraged. Electrical outlets should be provided in landscape and plaza areas where seasonal decorative lighting is anticipated. White or clear string lighting in trees may be used in the parks and plazas during the holiday season. Seasonal lighting should be consistently applied and compatible with the character of landscape and architectural elements it abuts.

Description of Parks & Plazas

The Intersection of Mountain Avenue & Sixth Street

Sculptural gates to the Parks and Plazas at the intersection of Mountain Avenue and Sixth Street will mark the corners of this major intersection in a memorable way, creating a unique "gateway" to the Mountain Village District and the City of Ontario.

The Village Wall. The Village Wall will surround these parks with a low 3-foot wall, and columns that support a trellis (see "Village Wall," pages 39-50). The design of the Wall will relate in scale to both motorists and pedestrians. Furthermore, the Wall will define the parks and plazas spatially and will "cloister" these spaces from Mountain Avenue's traffic.

Pedestrian Gateway. A set of columns with special lighting at their crown will form pedestrian entry gates to these open spaces from the intersection of Mountain and Sixth (see Figure 35). Walkways will extend northwest and northeast from corner gates. To the northwest, the walkway will end at the Cinema Plaza. To the northeast, the walkway will end in a plaza to form a core for the Sixth Street District. These walkways are also aligned to create dramatic vistas of the towers that are called for and regulated by the Specific Plan.

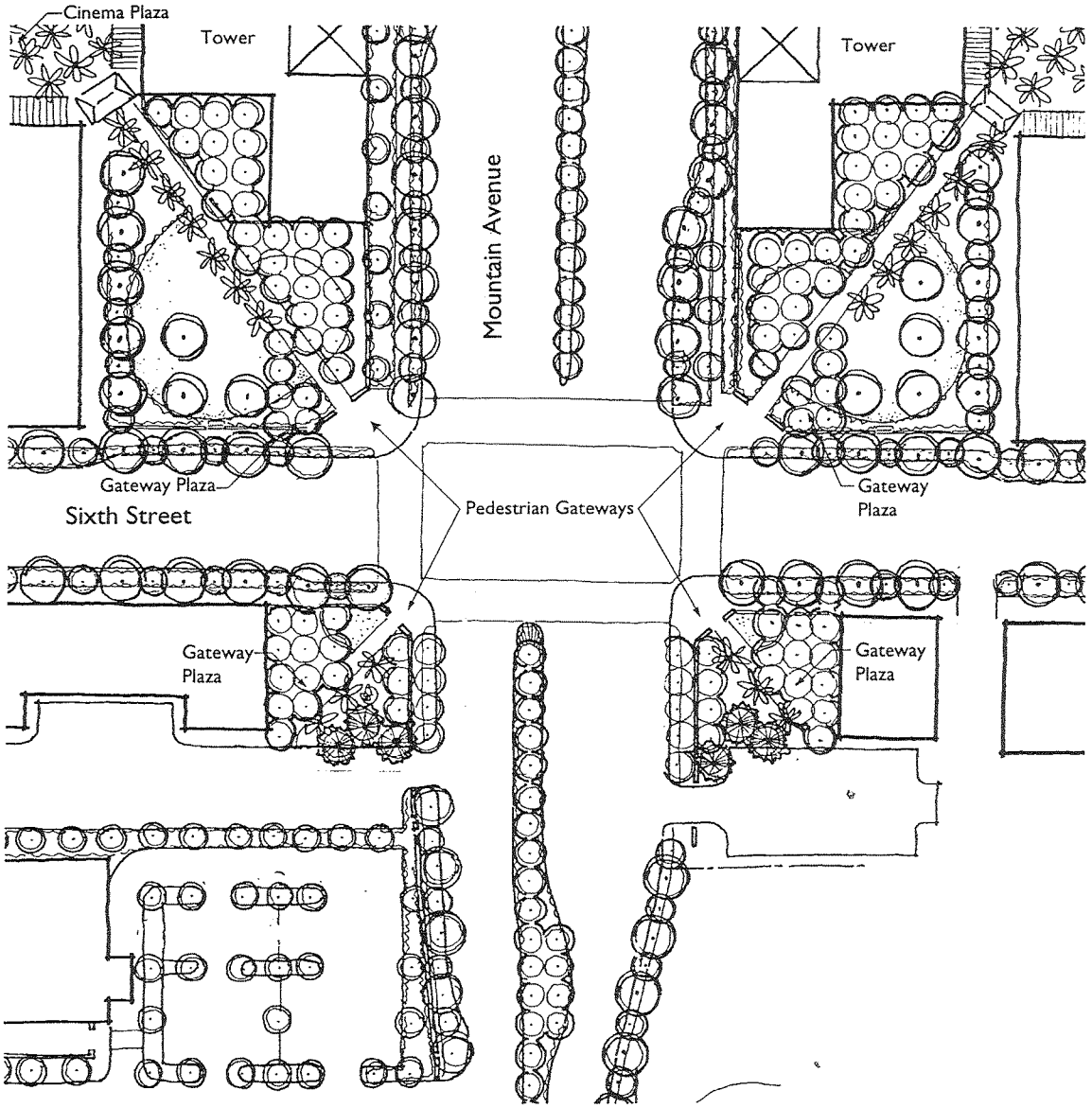


Figure 56, Gateway Intersection. *Two parks and two plazas face the prominent intersection of Mountain Avenue and Sixth Street.*

Gateway Parks

Visitors will enter these Parks through an ornate gateway at the intersection of Mountain and Sixth (Figure 29), via steps intended to connect the Parks more directly to Sixth Street, or from the plazas and buildings associated with each development.

Landscaping Elements. Within the Gateway Parks, visitors should experience a variety of plants and colors. Crape Myrtle trees should form a passive garden at the Parks' edge with Mountain Avenue. To further unify the landscape treatment for the area, the spacing of the Crape Myrtles in the Park should be coordinated with those along Mountain. Large shade trees should also be interspersed within the Parks, and a dramatic row of palms should line the diagonal walkways, to emphasize the site line to the towers at the cinema and at the northeastern anchor store.

Lawn areas should slope gently down from the Village Wall surrounding the Gateway Parks to the diagonal walkways. As such, these lawn areas should create an informal amphitheater where persons sitting on the lawn can watch people come and go on the path. A small platform should be located at the center of the lawn areas where they meet the diagonal walkways, for seating or for small impromptu performances.

Seating. Seat walls should be provided along the walkway promenade and will provide views of the pastoral lawn towards the line of shade and accent trees separating the park from the retail area. Walkways abutting these retail areas may need to have adequate dimension to accommodate emergency vehicles, and should use decorative load-bearing pavers.

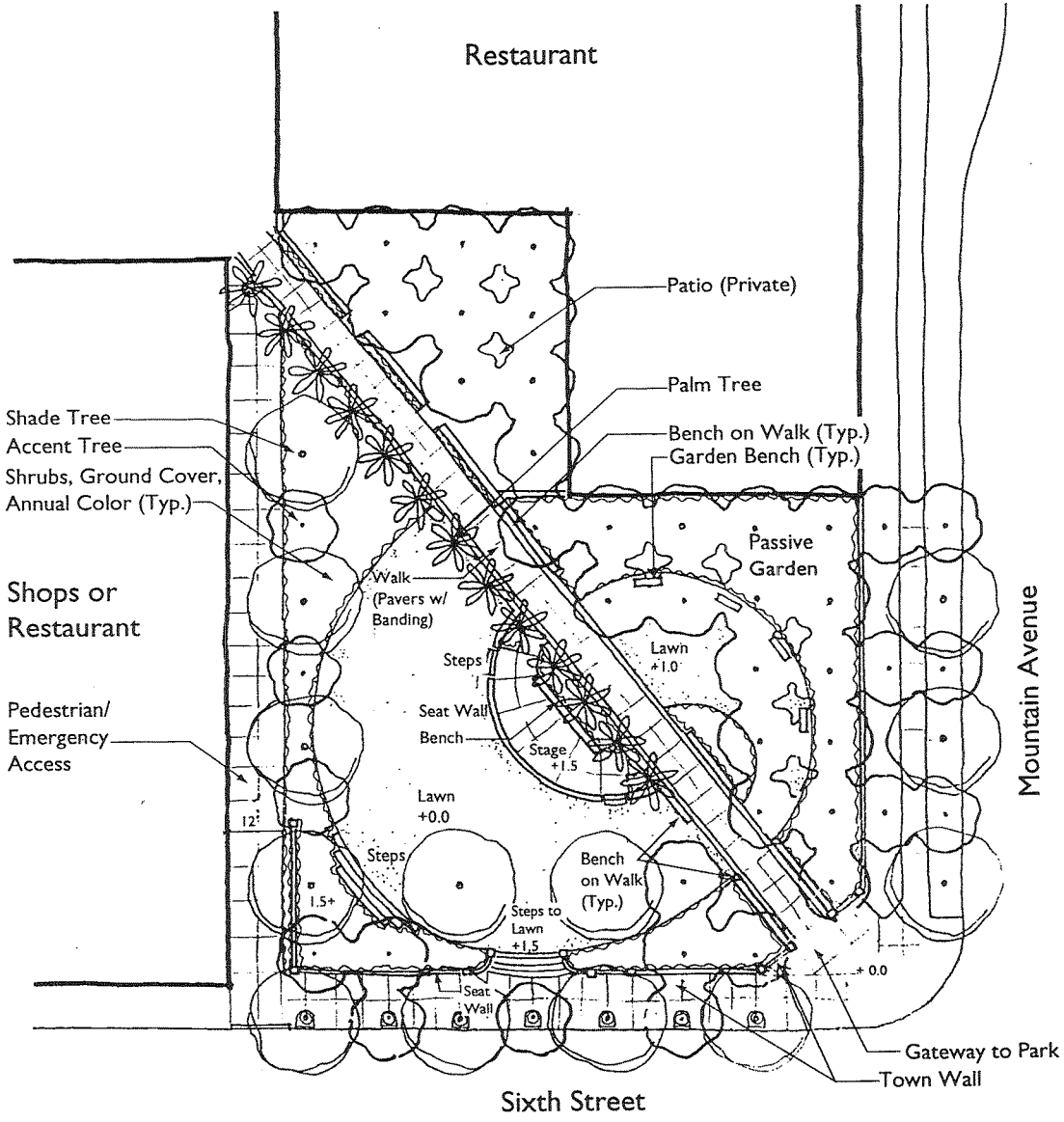


Figure 57, Gateway Park at northwest corner of Mountain Avenue and Sixth Streets. (The Gateway Park on the northeast corner should be symmetrical and largely identical).

Gateway Plazas

The design concepts for the Gateway Plazas just south of Sixth Street are simple yet sensible.

Program. The Gateway Plazas should contain modest seating areas, lawn areas and a patio area that may be used by the adjacent building.

Landscape Elements. A variety of accent trees should be placed within a formal grid, and will provide the plazas with color. A row of palms will define the edge of a diagonal walkway. Evergreen trees clustered at the south end of the plazas will screen the plazas from the parking lots and various shrubs, groundcovers, and annuals will provide a variety of color.

Seating. Low seat walls should be used to provide seating within the plaza and to separate different landscape treatments. The use of benches should be minimized, except in areas adjacent to the retail area, where the plaza forms a terrace that might help attract a cafe or some other desirable tenant.

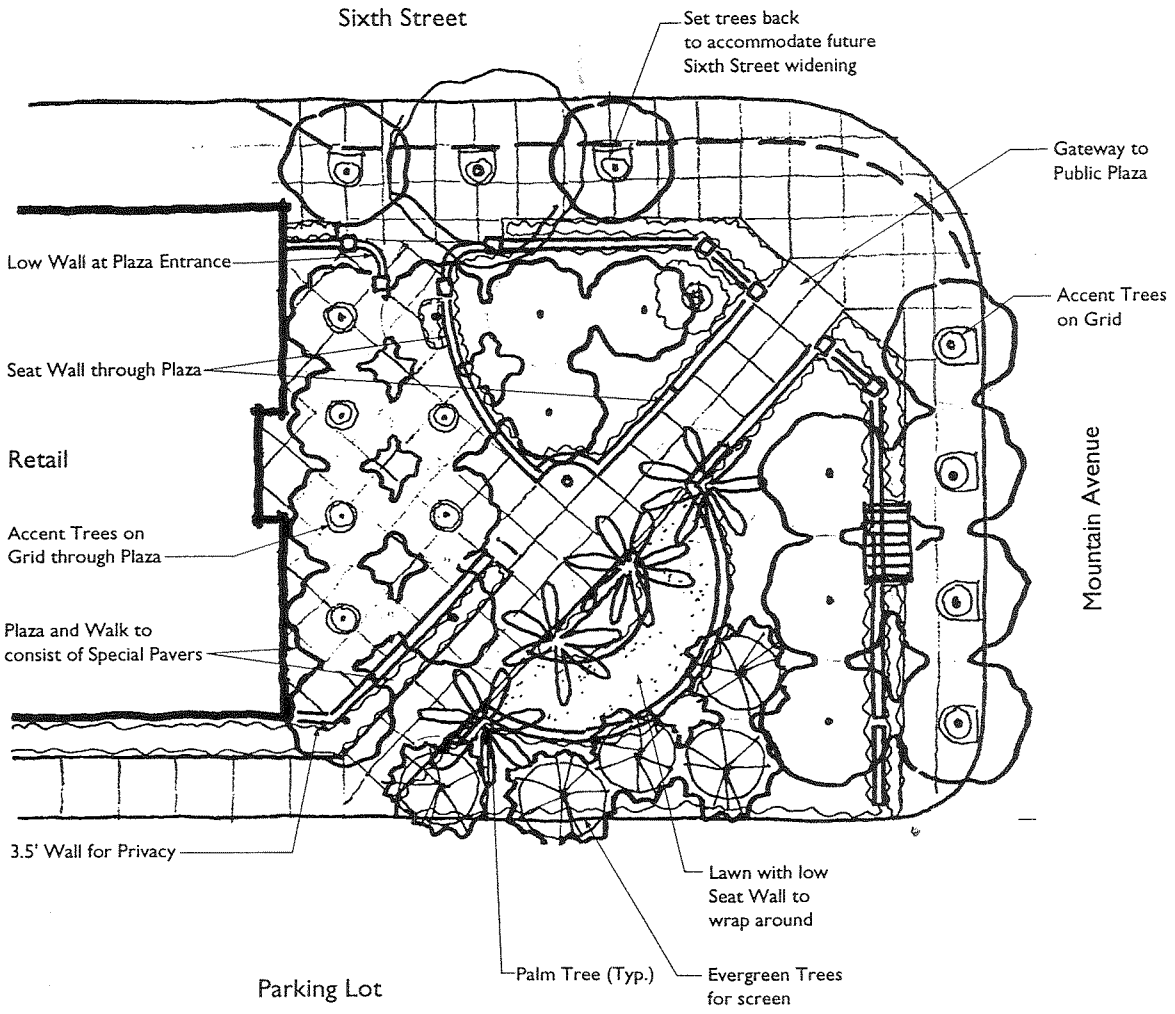


Figure 58, Gateway Plaza at the southwest corner of Mountain Avenue and Sixth Streets. *The Gateway Plaza on the southeast corner is symmetrical and should be largely identical.*

Sixth Street Plaza

The Sixth Street Plaza is situated between the Gateway Plaza on the northeast corner of Mountain and Sixth and the entrance to a future anchor store. It should be designed to become an important node of pedestrian movement and activity within the Sixth Street District.

Landscape Elements. The diagonal path and site line to the permitted tower should be extended through the Plaza. Palm trees should frame this walk and will be visible from a distance.

West of the diagonal path, low seating walls will serve shoppers and might form the edge to an outdoor seating area for the adjacent restaurant. East of the diagonal path, a lawn or planting bed should be installed and should receive a canopy created by Crape Myrtle trees.

Pedestrian Orientation & Vehicular Movement. Between the Plaza and anchor store entry, special pavers should be used and emphasize that vehicles are passing through a pedestrian-oriented zone. A gentle "bump-up" or "rumble strip" should be placed where vehicles move onto the special paving. Curbs should be avoided by using bollards to define the edge for vehicular movement.

To permit generous landscaping, tree canopies and active pedestrian areas, the area for vehicular movement should be minimized, while having dimensions that can accommodated expected use.

Service access to the restaurant on Mountain may also be required along an east-west entry drive. Traffic movement along Mountain may make a curb cut infeasible, in which case the entry drive should be paved with turf-block and be limited to service and emergency vehicles.

Arcades. Along the buildings abutting the Plaza, an arcade should be placed and conform with guidelines as described on page 94. The style of each arcade should be consistent with the building that it abuts.

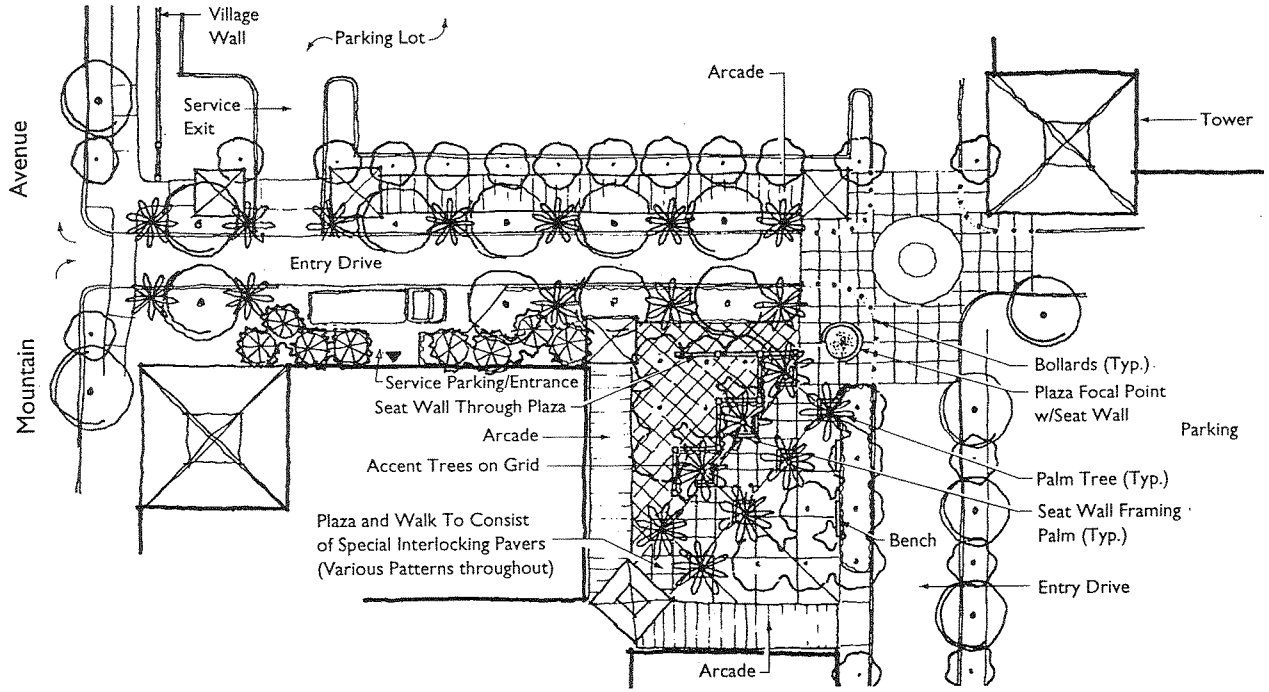


Figure 59, Sixth Street Plaza located east of Mountain Avenue. This plaza will largely mirror the Cinema Plaza with a diagonal row of palms, an arcade and outdoor eating area.

Cinema Plaza

The Cinema Plaza may become the most active space within the Mountain Village District. It must accommodate a convergence of patrons for the cinema and for nearby shops, restaurants, and cafes. It also forms the end of the Main Street promenade and view corridor.

Central Focal Point. The Cinema Plaza should acknowledge the Main Street axis and views in its design. The cinema tower and a central focal point should be placed symmetrical about Main Street's axis. The central focal point should include a water feature or other exceptional landscape feature. The central focal point should contain vertical elements or columns of water that can be seen when viewed down Main Street.

Drop-Off & Vehicular Movement. The central focal point will be within an area used by vehicles to drop-off patrons going to the cinema. Vehicles will be able to move slowly through the Plaza to Main Street and to the parking structure. (To minimize traffic in the Plaza, convenient access to the parking structure will be primarily from Sixth Street.) Additional emergency vehicle access may also be provided along a walkway extending east to Mountain Avenue. Service access to the restaurant on Mountain may also be required along this walkway.

While limited vehicular movement is permitted for this drop-off area, it is extremely important that all areas within the Plaza emphasize pedestrian safety and comfort. The design of the Plaza should communicate to motorists that they are entering a pedestrian-oriented zone.

Special paving should be used throughout the plaza wherever pedestrians, and pedestrians and vehicles, will be present. A gentle "bump-up" or "rumble strips" should be placed where vehicles enter the Plaza and move onto the special paving.

To permit generous landscaping, tree canopies and active pedestrian areas, the area defined as a drop-off area should be minimized, while having dimensions that can accommodated the expected number of vehicles. Bollards should be used to limit movement of vehicles within the Cinema Plaza and protect landscaping and seating areas. Because the Plaza represents an uninterrupted, pedestrian-oriented zone, curbs used to separate vehicle-pedestrian from pedestrian-only areas should generally be avoided.

Seating & Landscaping. Seating areas, shade trees and planting beds should surround the central focal point and drop-off area. At the southwestern corner of the Plaza, outdoor seating should be provided to serve the adjacent cafe. At the southeastern corner of the Plaza, the diagonal walkway from the Gateway Plaza should be continued, with seating and landscaping on either side. On its northern edge, the Plaza should accommodate queuing and arrival for the cinema.

Shade trees should be used as indicated in Table 11, "Appropriate Plant Materials." California Fan Palms should be used as vertical elements that communicate the location of the Plaza from a distance and contribute to the Plaza's unique character. The Palms should be used to define the edge of the northern edge of the Plaza and the edge of the drop-off area.

Arcades. Along each building, an arcade should be placed at the edge of the plaza, except next to the cinema where a large overhang is acceptable. As part of this network of arcades, a "portal" feature should be located where pedestrians enter the Plaza from the Gateway Park. The arcades should conform with guidelines as described on page 94. The style of each arcade should be consistent with the building that it abuts.

Service and Emergency Vehicle Access. Service for the restaurant adjacent to Mountain Avenue and additional emergency vehicle access should be provided by a lane connecting the plaza to Mountain. The lane should utilize turf-block to maximize landscaping. Flexible bollards should discourage most vehicles from turning into the lane from the plaza. Break-away bollards at Mountain Avenue should reserve access from Mountain Avenue to emergency vehicles only.

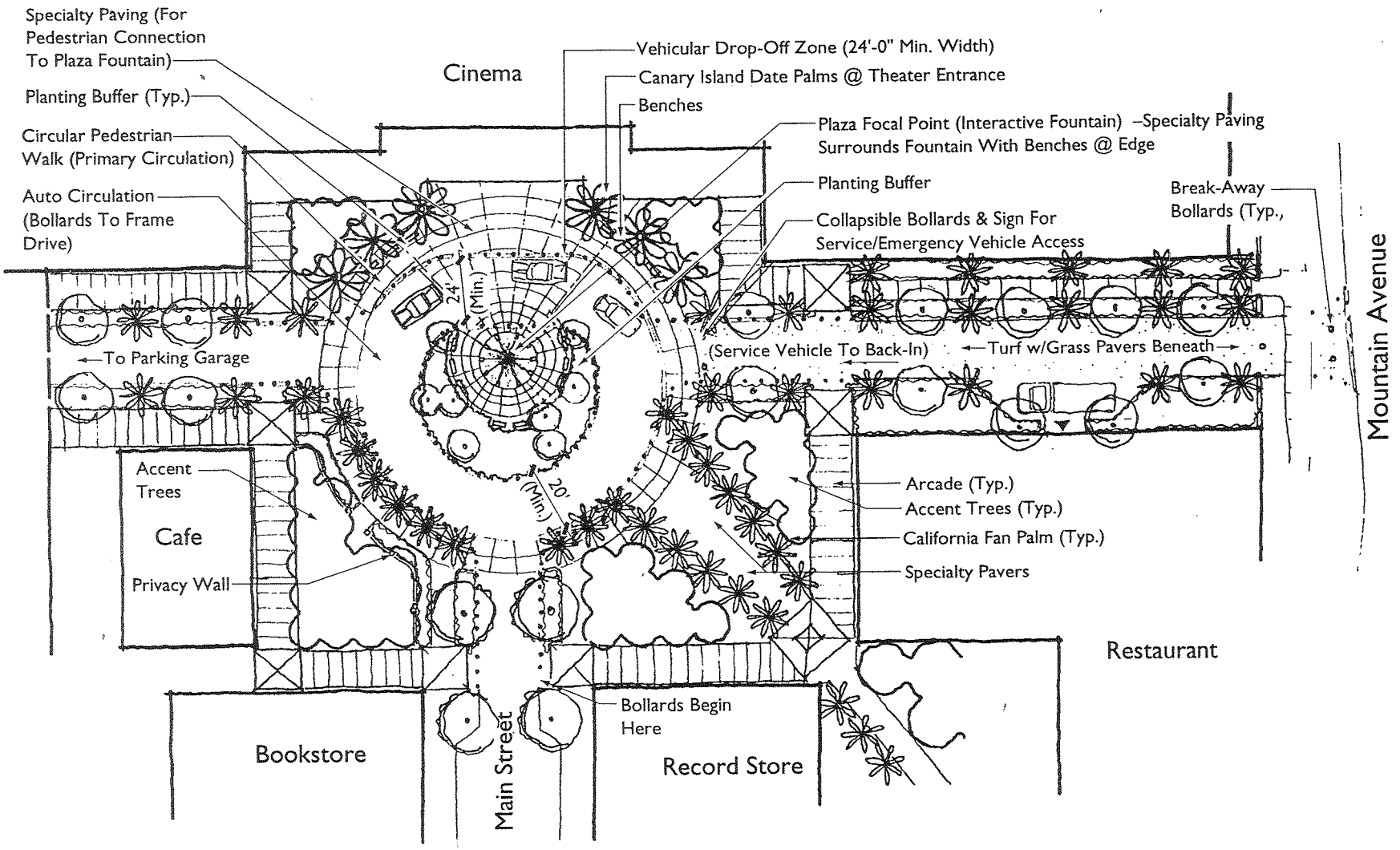


Figure 60, Cinema Plaza. Located at the northern terminus of Main Street, the Cinema Plaza will serve as an attractive focal point for shoppers and strollers on Main Street as well as a queing area for movie goers.

Main Street Plaza

A modest Plaza should occur on the west side of Main Street, between the Covington-Crowe Building and future retail building.

Landscaping Elements. Continuous paving should be provided adjacent to the retail building, to provide outdoor seating opportunities for a cafe or other use. A central focal point should be established in this paved area, such as a water feature or sculpture.

A simple, yet formal planting of trees should be planted around this seating area to provide shade and enclose the Plaza. Taller shrubs are encouraged to screen parking along the Plaza's western edge.

Pedestrian Connections. In addition to easy connections to Main Street, a pedestrian connection (and crosswalk) should extend from the Plaza's focal point to the entrance of the Covington-Crowe Building

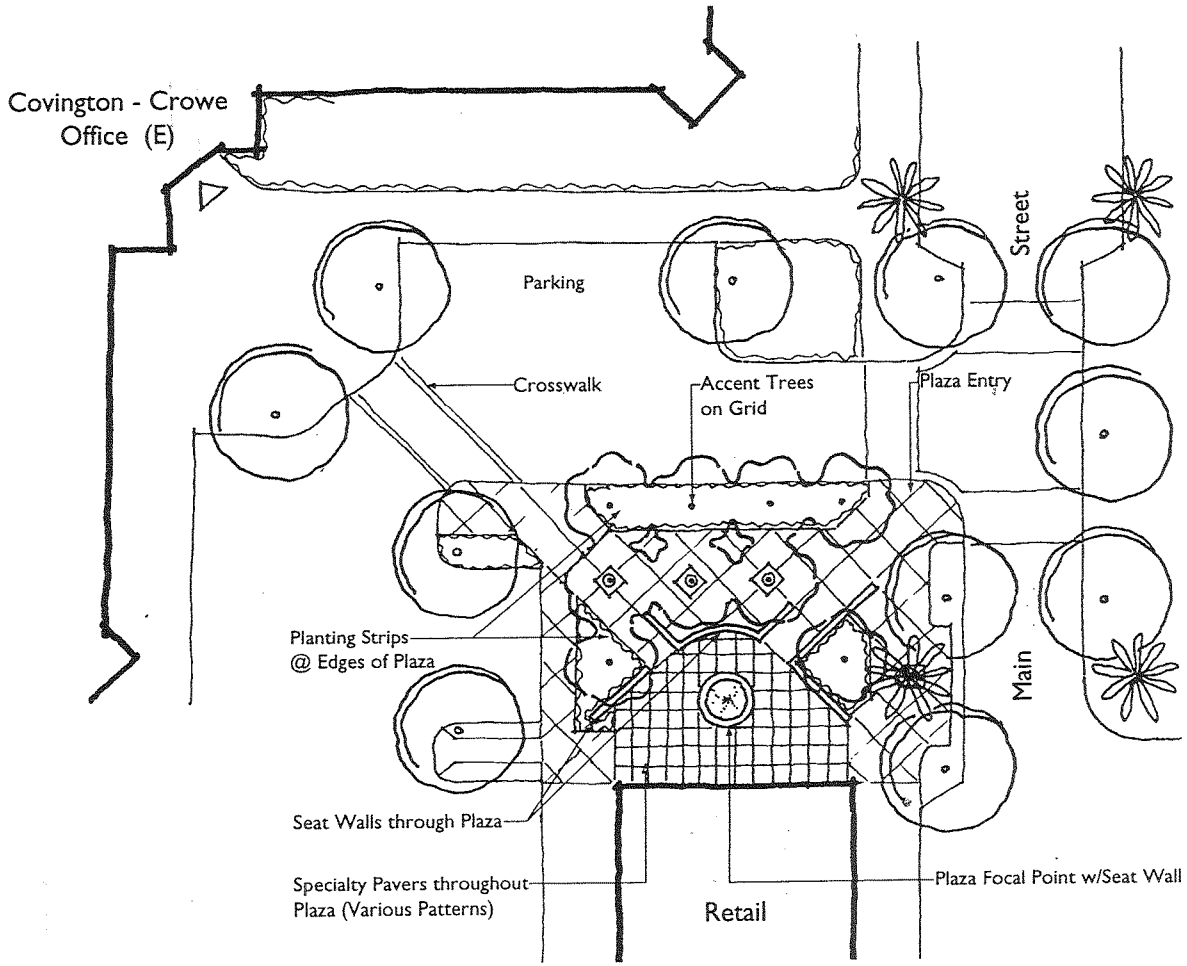


Figure 61, Main Street Plaza located on the west side of Main Street. *This small plaza will serve as a luncheon or rest area for the employees of the Covington-Crowe office building as well as Main Street patrons.*

E. Paving, Plants & Furnishings

Intent

Paving, plants and site furnishings will help set the character of Mountain Village. These features should be consistent with the following recommendations, whether next to streets, in parks or plazas, or as on-site landscaping. (Acceptable features are illustrated within Figure 63.)

General Guidelines

Paving. Special pavers are recommended for parks, plazas, crosswalks, and Main Street. Pavers should be durable and have natural earth tones that may vary in hue from sand to terra cotta. Interlocking pavers should be used to avoid uneven edges. Paver patterns should be simple and should be reviewed to ensure quality and consistency.

Tree Grates. Tree grates should occur along street edges and plazas where a continuous walking surface is needed. A distinctive shape that combines a circle and square should be used, where possible, with the square end adjacent to paving edges or curbs. Narrow openings should radiate from the center. Tree openings should be expandable. Grate sizes should be a minimum of 4' in diameter. Tree grates should be painted with multiple coats of low-luster, black enamel.

Tree Guards. Tree guards should extend vertically from tree gates, and serve to protect trees in highly active areas. To relate to other site furnishings, tree guard bars should be narrow, vertical and black in color. They should be attached to the tree grate. Welds should not be visible. Guards should be painted with multiple coats of low-luster, black enamel for durability. Tree guards should be about four feet in height with openings varying in diameter according to tree species.

Kiosks. Kiosks may serve as information booths and/or shelter for small vendors. Kiosks should be consistent with surrounding buildings and/or the Village Wall. (See also "Building Design.")

Newspaper Racks. Newspaper racks should occur around major pedestrian gathering areas. The design should consolidate all vending boxes into one rack. Rack construction should use masonry elements contained within the Village Wall, or use a metal frame that compliments other site furnishings in the area, or the architecture of adjacent buildings. The rack should be attractive on all sides and properly anchored.

Bicycle Racks. Bicycle racks should be selected that are durable and visually subdued. Based on their performance, "loop racks" and "ribbon bars" are recommended, and should be sized according to parking requirements on page 21. A durable black powder-coating is recommended.

Drinking Fountains. Drinking fountains throughout Mountain Village should occur around major pedestrian gathering areas and maintain a consistent design style, and an attractive presence. The design should have a simple form. Cast metal pedestals with stainless steel basins are preferred, and should be painted with multiple coats of low-luster, black enamel. Fountains should not be made of monolithic and unarticulated concrete. The height of fountains should be ADA accessible.

Trash Receptacles. Throughout Mountain Village, trash receptacles should be made with vertical metal bars and painted black to match other recommended features. Receptacles should be properly anchored. To avoid overflow, receptacles should be sized to be at least a 30 gallon capacity. Side or top opening may be specified. Multiple coats of a powder-coating or comparable finish is recommended for durability.

Planters. Planters should be simple in form; round and square types are recommended. Material should consist of cast stone or precast concrete. Planters should be at least three feet in diameter. Planters should be durable and have natural earth tones and may vary in hue from sand to terra cotta. Where planters are called for, group various sizes in clusters to enrich streetscapes and plazas.

Bollards. Pedestrian plazas should be designed with the consistent use of pavers and without curbing. However, many of these plazas may admit vehicles for dropping off patrons. Bollards should be placed to restrict vehicle access at the perimeter of where pedestrians and vehicles cross paths. Collapsible bollards should be used where service vehicles or emergency vehicles may need to pass. Design of bollards should have a classic style, and consist of iron or aluminum to be painted with multiple coats of low-luster, black enamel. Bollards may be fitted for lighting for dramatic or intimate settings. Bollards should be at least 29" in height.

Seating. Low walls should be integrated into the design of parks and plazas for seating. Wooden benches are appropriate within parks and plazas in intimate settings or where flexibility in the location of seating is desired. Seating may also be incorporated into the design of the Village Wall, especially where transit shelters are desired.

Wood benches should use smoothly finished, exterior grade members. Wood members should be supported by cast iron or aluminum ends with a low-luster, black enamel finish. Benches should range from four to eight feet in width. Intermediate arms are recommended for longer benches.

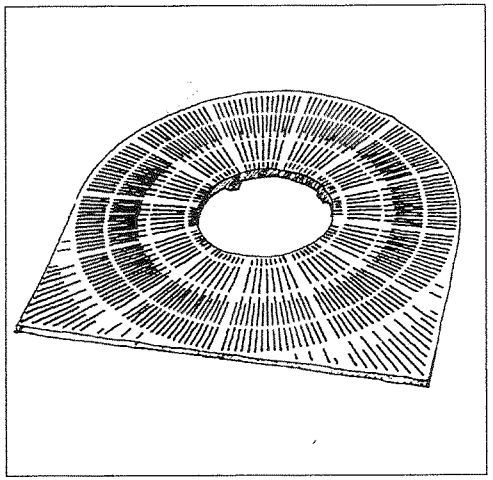
Streetscape Materials

For each street in the Plan Area, the Streetscape Materials matrix (see Table 10) denotes which paving materials, site furnishings and street trees are appropriate. The paving and site furnishings categories offer a generic program of elements for a designer to follow. These elements will provide a cohesive and recurring feel for the Plan Area. The street trees listed are to be applied to the streets specified. (To maintain a uniform treatment and desired design effects, other trees are strongly discouraged.)

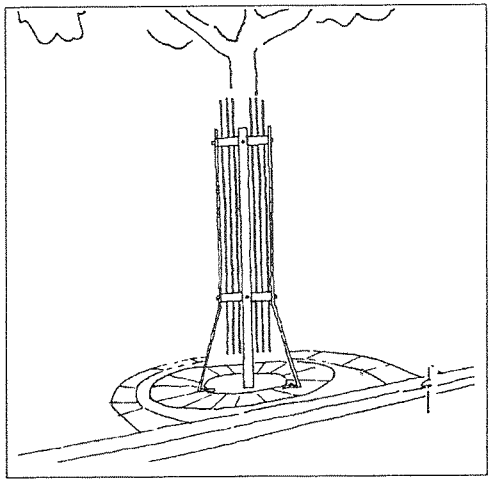
Appropriate Plant Materials

A common palette of plants is recommended and summarized in Table 11. The palette will contribute to the distinctive identity of Mountain Village. Plants have been selected to establish a memorable and distinctive environment using cooler colors (blues and purples), and to recognize the region's unique climate and "look" by generally emphasizing drought-tolerant species.

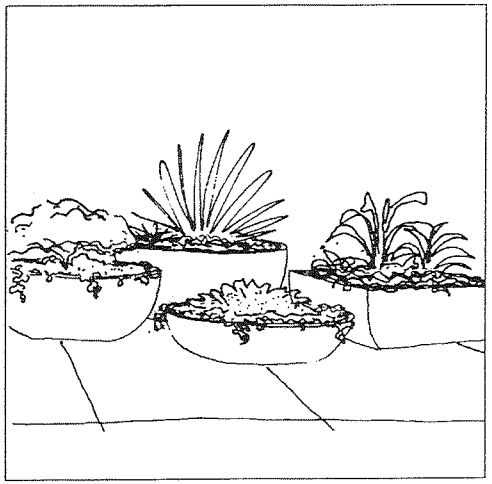
This plant list cannot replace the judicious selection of plants with consideration of site-specific conditions such as shade, wind, moisture, and soils, nor is this list exclusive, however, alternative treatments should be selected only after carefully considering their context and the aforementioned intentions.



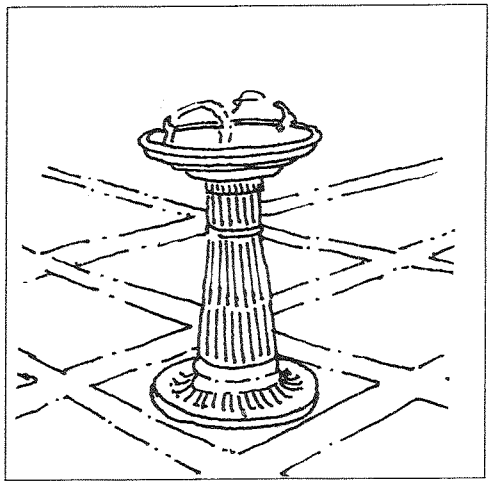
Tree Grate



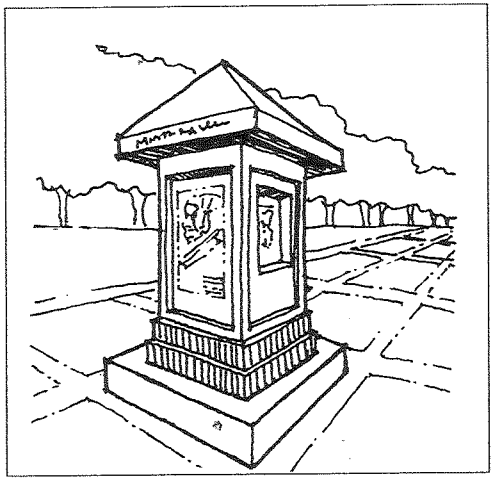
Tree Guard



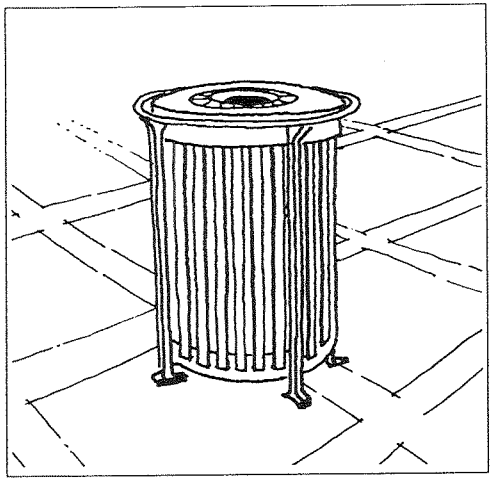
Planters



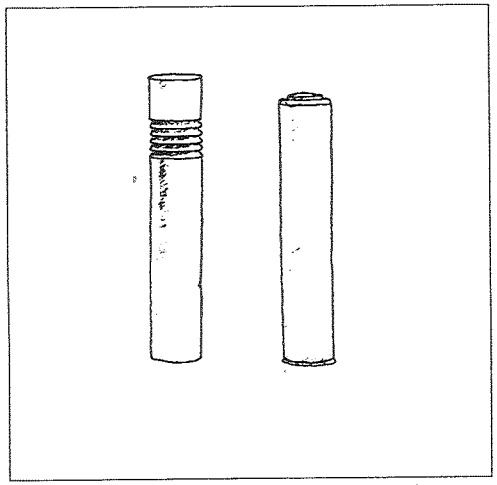
Drinking Fountain



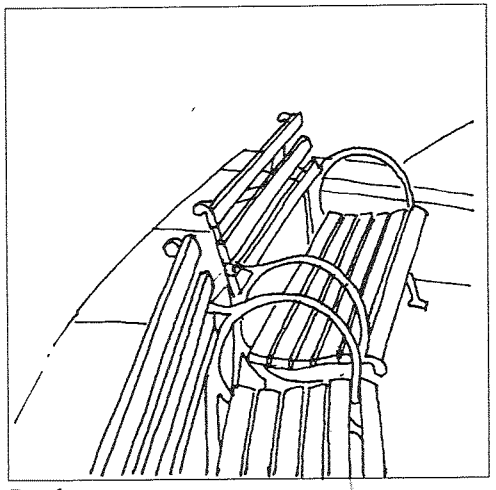
Kiosk



Trash Receptacle



Illuminating & Non-Illuminating Bollards



Benches

Figure 63, Appropriate Streetscape Features. *These images illustrate the character of streetscape features that conform with the guidelines on pages 81 to 82. "Cut sheets" describing some of these features appear in Appendix A.*

Table 10, Streetscape Materials

Typical Streetscape Features. *This table summarizes materials recommended for street elements within the Specific Plan Area. Appropriate plant species are described in the Table 11.*

STREET	PAVING			SITE FURNISHINGS	TREES	
	Walks	Travel Lanes	Parking Lanes		Tree Type	Location
Mountain-6th (North)	Concrete (natural colors) w/interlocking pavers in banding	Asphalt	N/A	Light fixtures w/ banner attachments, trash receptacles, planters directional signs	Sycamore Maple Crape Myrtle Lombardy Poplar	Planting strip adjacent to street [1] Planting strip adjacent to street, medians and tree grates at plazas [1] Planting Strip adjacent to cinema/parking lot
Mountain-6th (South)	Concrete (E)	Asphalt (E)	N/A	Existing light fixtures retrofitted for banner attachments, bus shelters	Sycamore Maple Crape Myrtle	Infill in planting strip[1] Infill in planting strip, median[1]
Sixth	Interlocking Pavers w/ concrete banding	Asphalt	Asphalt w/concrete or paver banding	Light fixtures, benches, trash receptacles, bicycle and newspaper racks, drinking fountains and planters, wall seating @ parks/plazas, bus shelters	Sycamore Maple Crape Myrtle	Planting strip, tree grates, parking lane islands[1] Planting strip, tree grates, parking lane islands [1]
Main	Interlocking Brick Pavers w/ concrete banding	Inter-locking Brick pavers	Interlocking Brick pavers w/concrete banding	Light fixtures, benches, trash receptacles, bicycle and newspaper racks, drinking fountains, planters and kiosks, directional signs	Bradford Pear California Fan Palm	Planting strip , tree grates and parking lane islands[1] Tree grates[1]
Hawthorne	Concrete (natural colors) w/interlocking pavers in banding	Asphalt	Drop-off areas: Asphalt w/ concrete or paver banding	Light fixtures, benches, trash receptacles, bike racks, planters, drinking fountains, directional signs	Sycamore Maple Crape Myrtle	Planting strip adjacent to street and Target parking lot, tree grates, parking lane islands and drop off areas[1] Planting strip, tree grates, parking islands[1]
Fifth	Concrete (E)	Asphalt (E)	N/A	Existing light fixtures retrofitted for banner attachments	Sycamore Maple Crape Myrtle Lombardy Poplar	Planting strip adjacent to street[1] Planting strip adjacent to street[1] Planting strip adjacent to Toys R Us

[1] *Alternate Crape Myrtle with Sycamore Maple along most streets, and alternate California Fan Palm with Bradford Pear on Main Street.*

(E) Material to be used where existing.

Table 11, Appropriate Plant Materials

Plant materials that are consistent in form and color will help unify Mountain Village. Preferred plant species are described within the tables and list on pages 83 to 85. Treesspecies have been selected for their form and color. Shrubs and groundcovers have been selected to have hues toward the violet side of the color spectrum and for their drought tolerance.

LOCATION	SPECIES	SPACING /SPECIFIC LOCATION	PLANT DESCRIPTION
5th and 6th Sts. Hawthorne St. Parking Lots Mountain Ave.	**SHADE TREES** **Predominant Type: (1)** SYCAMORE MAPLE *Acer pseudoplatanus 'Atropurpureum'* **Alternate:** LONDON PLANE TREE **Predominant Type: (1)** SYCAMORE MAPLE **Alternate:** *GINKGO* 'AUTUMN GOLD'	Mountain and 5th St. 35'-40' o.c. to match existing/ Hawthorne St. and 6th St - 32' o.c.	Sycamore Maple is a deciduous tree with moderate growth to 40' or more. Leaves are dark green above and rich purple underneath. Choose 2 1/2"- 3" caliper, 8'-10' height tree. London Plane Tree(*Platanus acerifolia)* is a fast growing, broad-leaf deciduous shade tree to 40'-80' ht. Trunk and limbs are smooth, cream colored. Stands up well under city smog, soot, dust, and reflected heat. Good street, park, or lawn tree. Choose "Bloodgood" variety. Ginkgo (*Ginkgo biloba)* is a deciduous tree to 35'-50' ht., pyramidal in shape with distinctive yellow gold fall foliage. Plant only male trees. Choose 3"- 3 1/2" caliper, 10'- 12'ht. tree.
5th and 6th Sts. Hawthorne St. Parking Lots Mountain Ave.	**ACCENT TREES** **Predominant Type: (1)** CRAPE MYRTLE *Lagerstroemia indica* **Alternate:** JACARANDA **Predominant Type: (1)** CRAPE MYRTLE **Alternate:** JACARANDA **Evergreen Alternate:** INDIAN LAUREL FIG	Streets and medians- 32' oc /Orchard landscaping- 30' o.c.	Crape Myrtle is a deciduous tree with attractive bark, trunk and branching patterns. Spring foliage is light green tinged bronze red. Long summer flowering period from july to september.Fall foliage is yellow. Choose 24"-36" box, single stem, tree form,and purple flowering variety that reaches a height of 15-25'. Jacaranda (*Jacaranda mimosifolia)* is a deciduous to semi-evergreen tree. Grows 25'- 40' high. Finely cut, fernlike leaves drop in spring, followed by lavender blue, tubular flowers in 8" long clusters. Indian Laurel Fig(*Ficus microcarpa)* is an evergreen tree w/ an attractive weeping form. Reaches 25'-30' max. Leaves become glossy green. New leaves are pink/chartreuse in color , produced almost continuously - creates pleasing two-tone effect. Slim light gray trunk.
Main Street	**Predominant Type: (1)** BRADFORD PEAR *Pyrus calleryana 'Bradford'* **Alternate:** *Evergreen Pear*	27' o.c.	Bradford Pear has a strong horizontal branching pattern eventually reaching 25'-50' in height. White flowers in spring and rich purplish red fall color. Evergreen Pear(*Pyrus kawakamii)* grows slowly to 25' ht. Branchlets drooping; leaves glossy, oval, pointed. Clustered white flowers in sheets and masses in winter/early spring. Stake tree until trunk is well established. Choose 36" box,straight trunk for instant effect.
Main Street	DATE PALM *Phoenix dactylifera*	27' o.c.	Date Palm is very tall (up to 80 ft.), with slender trunk and gray-green, waxy leaves. A very attractive palm. Choose a 19'-21' bth specimen.
Cinema	CANARY ISLAND DATE PALM *Phoenix canariensis*	Cinema entrance only	Big,heavy-trunked plant to 60' tall, with 50' spread.. Many gracefully arching fronds.

Table 11, Appropriate Plant Materials (Cont.)

LOCATION	SPECIES	SPACING /SPECIFIC LOCATION	PLANT DESCRIPTION
Parks and Plazas	CA. PEPPER TREE *Schinus molle*		Fast growing evergreen tree to 25'-40' tall. Trunk of old tree is heavy and gnarled. Numerous tiny, yellowish white summer flowers in clusters. Rose colored berries in fall.
	CRAPE MYRTLE *Lagerstroemia indica*		Crape Myrtle is a deciduous tree with attractive bark, trunk and branch patterns. Summer flowering. Choose purple-flowering cultivars.
	DATE PALM *Phoenix dactylifera*		Date Palm is very tall (up to 80 ft.), with slender trunk and gray-green, waxy leaves. A very attractive palm. Choose a 19'-21' bth specimen.
	INDIAN LAUREL FIG *Ficus microcarpa*		Indian laurel fig is an evergreen tree w/ an attractive weeping form. Reaches 25-30' max. Leaves become glossy green. New leaves are pink/chartreuse in color,produced almost continuously- creates pleasing two-tone effect. Slim light gray trunk.
	JACARANDA *Jacaranda mimosifolia*		Deciduous to Semi-Evergreen tree. Grows 25'-40' high. Finely cut, fernlike leaves, drop in spring, followed by lavender blue, tubular flowers in 8" long clusters.
	SYCAMORE MAPLE *Acer pseudoplatanus* 'Atropurpureum'		Sycamore Maple is a deciduous tree with moderate growth to 40' or more. Leaves are dark green above and rich purple underneath.
Parks only	CAMPHOR TREE *Cinnamomum camphora*		Evergreen tree reaching 50' with wider spread. Spring foliage is pink, red, or bronze. Winter foliage is shiny yellow green. Clusters of tiny, fragrant, yellow flowers in May.
	FLOSS SILK TREE *Chorisia insignis*		Evergreen tree to 50' tall. Heavy trunks studded with thick, heavy spines. Flowers white to pale yellow, blooming from fall to winter.
	SOUTHERN MAGNOLIA *Magnolia grandiflora*		Southern magnolia is an evergreen tree with glossy dark leaves and fragrant flowers from summer to fall. Needs wind protection.
Plazas only	GOLD MEDALLION TREE *Cassia leptophylla*		Gold medallion is fast growing to20-25'. Open headed,low spreading,weeping form. Deep yellow flowers in 6-8 in. long spikes, through july-aug.
	HONEY LOCUST *Gleditsia triocanthos*		Fast growing deciduous tree to 35'-40'. Upright trunk, spreading, arching branches. Late to leaf out, leaves turn yellow and drop in early fall. Filtered shade. Good for plazas.
Freeway Ramps	CRAPE MYRTLE *Lagerstroemia indica*	As shown on master plan	Crape Myrtle is a deciduous tree with attractive bark, trunk and branch patterns. Summer flowering. Choose purple-flowering cultivars.
	GINKGO *Ginkgo biloba ' 'Autumn Gold'*	As shown on master plan	Ginkgo is a deciduous tree, pyramidal in shape with distinctive yellow gold fall foliage. Plant only male trees.
	LEYLAND CYPRESS *Cupressocyparis leylandii*	10'-12' OC Massings	Leyland cypress is evergreen, wind tolerant, quick screening and has a narrow pyramidal form.
Pedestrian Paths in Parking Lots	ARISTOCRAT PEAR *Pyrus calleryana 'Aristocrat'*	32' o.c. (Double Row)	Aristocrat Pear has a pyramidal shape, with up-curving branches eventually reaching 25'-50' in height. White flowers in spring and rich purplish red fall color.
Special Buffers Cinema Wall Parking Lots Parking Structure	LOMBARDY POPLAR *Populus nigra 'Italica'*	6' OC (Single Row)	Poplars are beautiful fast growing deciduous trees to 40'-100' with a columnar form. Leaves turn golden yellow in fall.

Large Shrubs

California buckeye
Aesculus californica

Manzanita
Arctostaphylos species

New Zealand Tea Tree
Leptospermum scoparium

Mahonia
Mahonia species

Oleander
Nerium oleander

Photinia
Photinia fraseri

Cape Plumbago
Plumbago auriculata 'Alba'

Firethorn
Pyracantha

Heavenly Bamboo
Nandina Domestica

Hopseed Bush
Dodonea Viscosa

Wax Leaf Privet
Ligustrum japonicum 'Texanum'

Pride of Madeira
Echium fastuosum

Thorny Elaeagnus
Elaeagnus pungens

Pineapple Guava
Feijoa sellowiana

Texas Ranger
Leucophyllum frutescens

Mock Orange
Pittosporum tobira

Rosemary
Rosmarinus officinalis

Medium Shrubs

Hollyleaf Ceanothus
Ceanothus purpureus

Rockrose
Cistus species

Buckwheat
Eriogonum species

Escallonia
Escallonia 'Compakta'

Hebe species

Juniper species

Fountain Grass
Pennisetum setaceum

Mock Orange
Pittosporum tobira 'Wheeler's Dwarf'

Australian Bluebell Creeper

Sollya heterophylla

Rhododendron Species

Sacococca
Sarcococca ruscifolia

Ground Covers

Prostrate Rosemary
Rosmarinus officinalis 'Prostratus'

Purple Sage
Salvia leucophylla

Yarrow
Achillea Species

Carmel Creeper
Ceanothus griseus horizontalis

Ground Morning Glory
Convolvulus mauritanicus

Fleabane
Erigeron karvinskianus

Blue Fescue
Festuca ovina 'Glauca'

Dwarf Plumbago
Ceratostigma plumbaginoides

Gazania Species

Grevillea
Grevillea 'Noellii'

Trailing Lantana
Lantana montevidensis

Sweet Alyssum
Lobularia maritima

Wild Strawberry
Fragaria chiloensis

Vines

Paraguay Nightshade
Lycianthes rantonnei

Potato Vine
Solanum jasminoides

Star Jasmine
Trachelospermum jasminoides

Violet Trumpet Vine
Clytostoma callistegioides

Wisteria
Wisteria sinensis

Annuals and Perennials

Dahlia (decorative variety- blues and purples)

Daylily
Hemerocallis

Delphinium
Delphinium

Fortnight Lily
Dietes vegeta

Geranium *'Johnson's Blue'*

Knotweed
Polygonum capitatum

Primrose
Primula

Lily of the Nile
Agapanthus orientalis

Sage
Salvia species

Stonecrop
Sedum

Accents

Strawberry Tree
Arbutus unedo

Pride of Madeira
Echium fastuosum

New Zealand Flax
Phormium tenax

Mexican Fan Palm
Washingtonia robusta

F. On-Site Landscaping

Parking Orchards

Intent. The Crape Myrtle trees that alternate with shade trees on Mountain Avenue will be part of a larger "orchard" landscape that will extend into abutting parking lots. The orchard landscape is another way that a distinctive and attractive landscape can be created while echoing Ontario's agricultural history.

Orchard Trees Along Streets. Crape Myrtle trees will alternate with shade trees on most streets in the Plan Area with this pattern ultimately continuing down Mountain Avenue. As described under "Streetscapes and Connections", the Crape Myrtle trees will be spaced about every 30 feet.

Within Parking Lots. The form and color of the Crape Myrtle trees should extend into parking lots that abut Mountain Avenue. To the extent possible, rows of Crape Myrtle trees that extend into the parking lots should be in line with every other Crape Myrtle tree occurring along Mountain Avenue (approximately every 60 feet). The spacing of these rows will also correspond with the width of most parking bays. Along these rows, Crape Myrtle trees should be planted at least every 30 feet.

This spacing of trees can be implemented while also providing an efficient layout of parking stalls by placing tree wells at the front corners of parking stalls (see Figure 64). In parking lots, trees should be planted in a landscaped area with no dimension smaller than 6 feet. To protect planting, curbing should surround landscape islands and should be at least 6" tall. New parking lots should also conform with all other aspects of Ontario's Development Code.

Major pedestrian walkways along parking aisles and through parking lots should be landscaped in a similar manner that extends the landscaping typically associated with streets in the Area. Shade trees should be planted between Crape Myrtle trees along aisles at building fronts and along other designated pedestrian connections (see Figures 39 and 40).

Landscape Setbacks

Street-Facing Treatments. Where parking faces a public street, it should be buffered by at least 10 feet of landscaping, within which the Village Wall will typically be placed and shrubs and ground-cover should be planted (see Figure 23).

Berms & Planting. The minimum uninterrupted width for parking lot planting areas (e.g. treewells and end islands) should generally be five feet. Modest berms should be used within and along parking lots and should have a soft and natural appearance. They should not exceed a slope of 1:3.

Plants should be properly installed with adequate irrigation and root barriers, where appropriate. Mulch is required in all planting beds and is defined as any loose, typically organic matter placed over soil- such as ground bark, leaves, or pine straw. Small rocks of various sizes are acceptable as mulch but should be confined to maintenance areas and sign locations. Rock type and sizes should be submitted to the Department of Public Facilities Development prior to landscape approval. Plant materials should be chosen carefully to be drought-tolerant and fast-growing. To help establish a consistent and distinctive character within Mountain Avenue, plants that have flowers and/or leaves with blues, violets or magentas have been selected (see Table 11).

Landscape Buffers

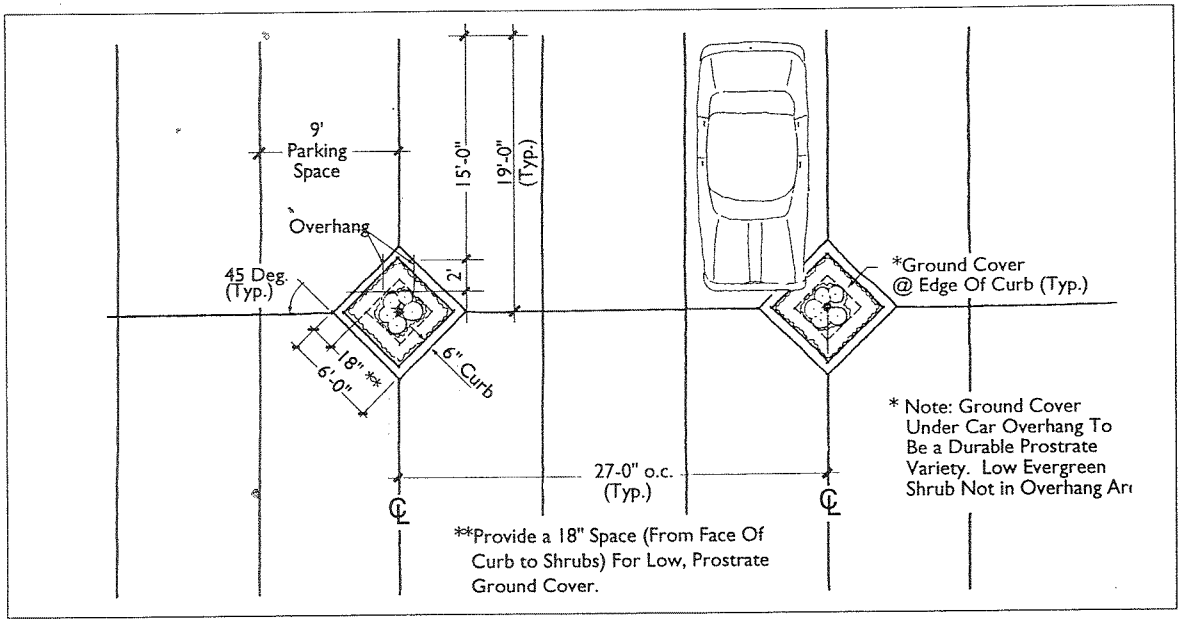
Landscape buffers help to separate incompatible uses and establish an attractive edge. Landscape buffers will occur along the project's freeway frontage, in locations where surface parking lots face onto public streets, and where future development will abut existing residential uses.

Freeway and Mountain Gateway

Land adjacent to the freeway ramps is visually prominent and should receive rich landscaping. Detailed recommendations for this area are discussed under "Gateways," on page 44.

Buffers Adjacent to Residences

Where commercial districts abut residential properties, deciduous shade trees should be planted approximately 30 feet on center along with large evergreen shrubs within a 10-foot landscape strip. Because the parking structure may be built to the western edge of the Entertainment District, this landscape treatment should occur along the eastern edge of the Residential District.



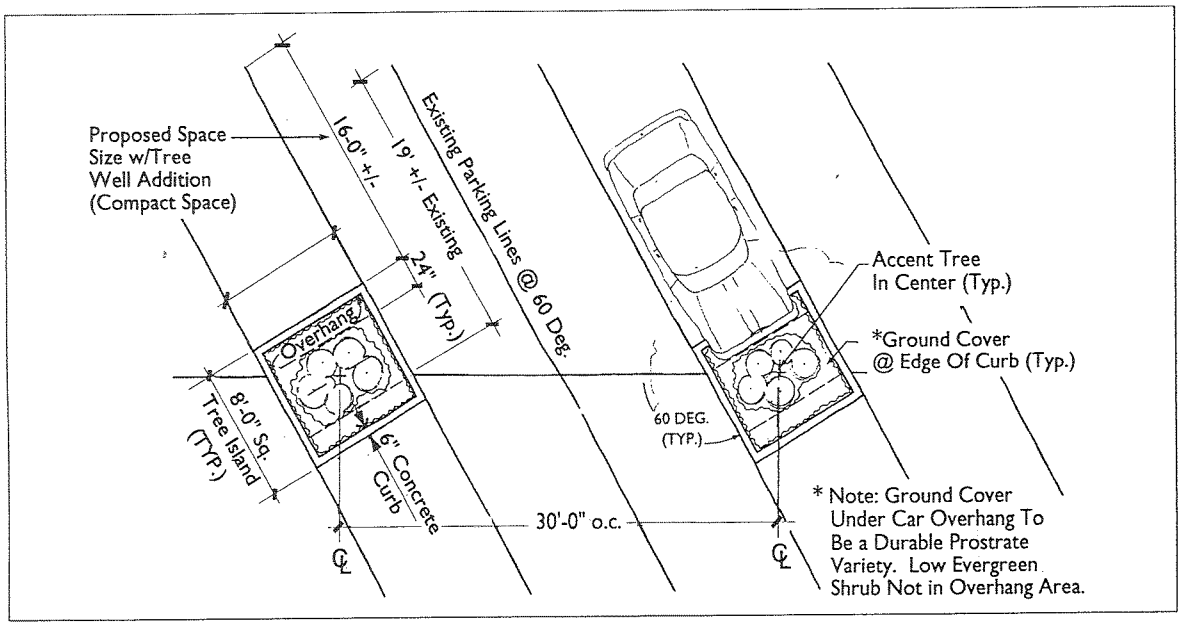


Figure 64, Parking Lot Tree Wells. *To establish "orchards" in Mountain Village, rows of Crape Myrtles should extend from Mountain Avenue through adjacent parking lots. Crape Myrtles within parking lots should line up with those along Mountain Avenue, with lines of trees occurring about every 60 feet. The "orchards" can be easily retrofitted within existing parking lots, as illustrated to the right. Asphalt should be removed to accommodate correctly spaced trees. Soil should be properly prepared and irrigated. To protect the trees, 6" curbs should serve as wheel stops.*

G. Building Design

Intent

These guidelines seek to create a safe and vibrant District, by encouraging buildings that line streets with doorways and windows — instead of blank walls and parking lots. Appropriate design features, materials and dimensions are also noted to help better relate buildings to the pedestrian and create an attractive "public realm."

Predominant Styles

Ontario is a city in transition, with many new plans for the development of vacant parcels and the redevelopment of existing neighborhoods. Although the city has adapted to economic and social changes, residents, business owners and government officials alike are concerned about retaining its historical roots. Encompassing more than 23,000 acres (approximately 37 square miles), the city showcases a variety of architecture, from indigenous styles such as Craftsman, to reminiscent designs such as Spanish Mission. However, it should be noted that Ontario's character is not defined by any particular architectural theme, style or period, but rather by an eclectic mix of architecture and natural elements such as the San Gabriel mountains and mature trees. The maintenance of these elements is essential to preserving the quality of Ontario and enhancing the character of the community.

This section provides for new development by defining the architectural context of the surrounding area. The narrative described here was not conceived to require new buildings to duplicate older structures exactly, but rather to outline the predominant architectural styles and features present in the city and plan area.

The best examples of all of these styles stress the following inexplicit but essential concerns:

- the careful and consistent proportioning of building features and rhythms, at both the scale of the entire building and at the scale of the pedestrian;
- the careful assembly of building elements through thoughtful detailing;
- the use of high quality materials and veneers, especially around places that have visual prominence, such as building entries, window openings, and at building corners and tops; and,
- concern over how the building will be experienced: as part of a larger assemblage of buildings viewed at a distance and as part of the immediate experience of the people who walk near it.

Each style has distinctive characteristics that are described below.

Although Ontario has an eclectic array of architecture, five predominant styles can be found: Spanish Influence (e.g., Mission Revival), Craftsman, Mediterranean, Art Deco, and Contemporary.

Spanish Influences

As the East coast looked to its colonial past for architectural precedent, the southwest looked to Spanish architecture for inspiration. Typically, buildings in this style are stucco, composed of simple rectangular forms capped by low-pitched gable roofs. Other features include Spanish tile, with wood brackets and trim, low relief carving, arches, columns, door and window surrounds, cornices and parapets. Ample proportions of unadorned stucco walls separate and surround window and door openings. Frequently, these buildings have wood windows with multiple panes of glass, deep window sills and exposed beams with rafters. Generally, the best examples of this style were constructed in the 1920s or early 1930s. The Santa Fe and Southern Pacific railroads adopted this style for their stations and hotels (see Figure 65). Chaffey Union High School (the current buildings) and Euclid Elementary also exhibit characteristics of the Spanish style (see Figures 66).

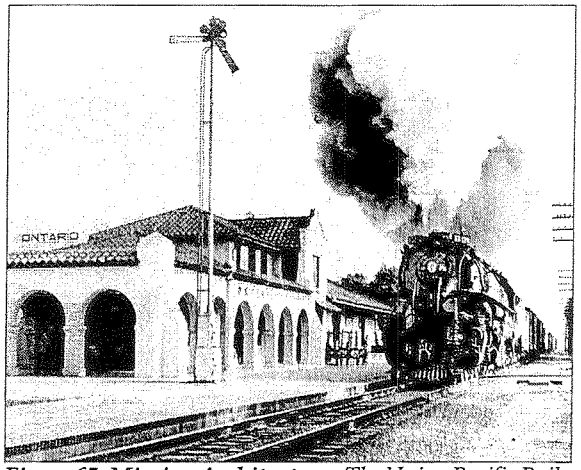
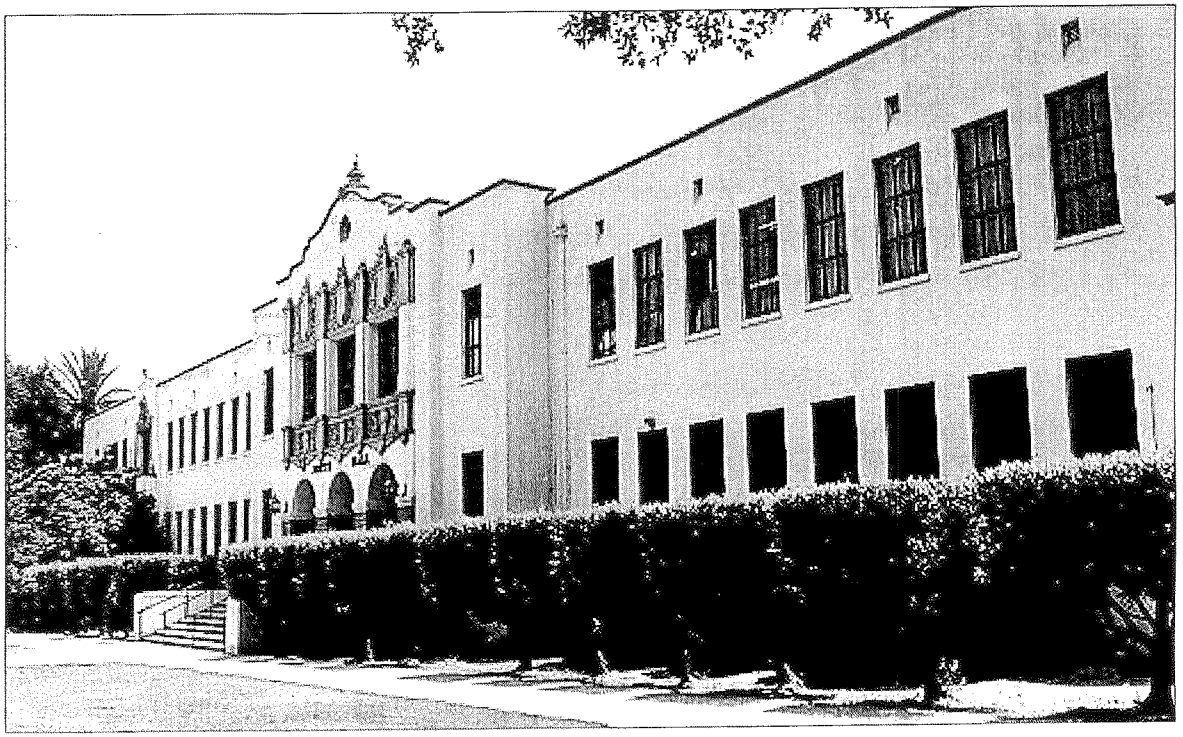


Figure 65, Mission Architecture. *The Union Pacific Railroad station was built in the Mission Revival style.*

A lasting legacy of the Spanish style is the one-story Ranch house. The Ranch house design is not a building style but rather a building type that can appear in many costumes. This type of house was very prevalent during the 1950s and early 1960s and can be found throughout the city. Most Ranch houses have fixed shutters, tiled roofs, heavy wood doors, fancy porch posts or wrought-iron supports (often ornamental in nature), and contrasting brick veneer on the front facade.



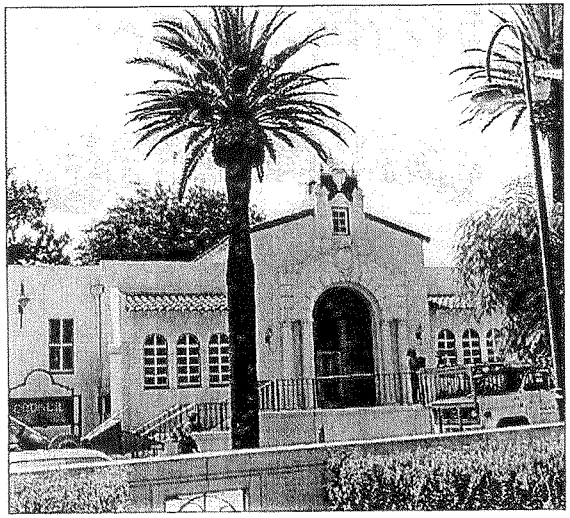
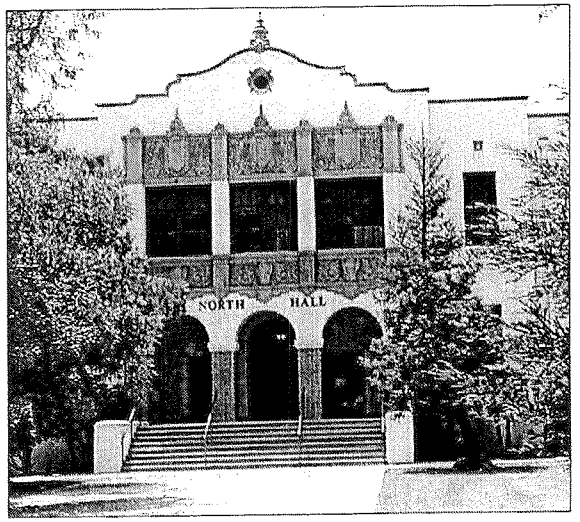


Figure 66, Spanish Influences. *Chaffey Union High School (above & right) was rebuilt after the original buildings were condemned as a result of the catastrophic effects of the 1933 Long Beach earthquake. The current buildings feature characteristics of the Mission Revival, a style influenced by the Spanish. Euclid Elementary (left) exhibits characteristics of the Spanish style.*



Craftsman

According to John Milnes Baker, author of American House Styles, "the Craftsman style evolved with the bungalow craze which began in California in the late 1890s. The word bungalow is derived from the Hindi word bangala meaning 'of Bengal'. Bungalows are one-story cottages with deep verandas; this type of housing was used by British officers when they occupied India," (Baker, p.108). The Craftsman style had great appeal to many Americans at the time of inception as it was unpretentious and considered "a beacon of rationality in a period of excess," (Baker, p.109).

Although the Craftsman style was typically confined to houses, external attributes have been found in retail shopping centers in the region. Craftsman homes typically contain rustic textures for building materials (e.g., horizontal wood siding, shake, brick, stone, stucco, etc.), where the color palette for the exterior is derived from nature. The exterior usually features broad overhangs with exposed rafter tails at the eaves, extensive pergolas and trellises over porches, tapered support columns, the use of rounded cobblestones, and double-hung or casement windows with wood trim sills. Entrance doors can often contain transom panels or side lights.

Art Deco

Art Deco, which has been referred to as Modernistic by architects, was a style of ornamentation popular in the 1920s and 1930s. This building style was often used for office buildings, movie theaters, and apartment houses, and can be easily identified by its use of strong horizontal and vertical lines, zigzags, chevrons, and frets. Angular, stylized floral motifs were also used and set in low relief in decorative panels. Buildings were typically streamlined and made use of glass block, lally columns, and wraparound windows. A good example of the Art Deco style is the Pescado Mojado building (formerly the Blue Seal Laundry Building), located at 401 North Euclid Avenue (see Figure 68). The building is rectangular in plan with a saw-tooth roof whose double-hung windows face north. The Pescado Mojado building has a distinctively

Figure 67, Art Deco Style. *Located at 100 South Euclid Avenue, this building housed the First National Bank of Ontario and exhibits Art Deco characteristics.*

Figure 68, Art Deco Style. *Pescado Mojado, formerly the Blue Seal Laundry, is a good example of Art Deco form and ornamentation, with its streamlined elements, stepping tower, and tile detailing.*

Modern style with its cylindrical corner tower that projects three stories high. Another example of the Art Deco style in the city is located at 100 South Euclid (see Figure 67). Constructed in 1928, the building (currently a check-cashing firm) housed the First National Bank of Ontario.

Mediterranean

The Mediterranean style was based on the palaces of the sixteenth and seventeenth-century Italian Renaissance. These buildings were usually symmetrical stone or stuccoed structures. They often had red-tiled, hipped roofs and substantial cornices supported by brackets or consoles. Most had majestic entryways that were often marked with a projecting portico or a recessed loggia. The use of arches on varied facades was commonplace. Ontario's second City Hall, located at 225 South Euclid Avenue, is an archetype of this style (see Figure 69). Built in 1936 with Work Projects Administration funds, the building currently houses the city's Museum of History and Art.

Contemporary

Since the beginning of this century, "methods of construction" began to supersede the human-scale and ornament of "craftsmanship." Building "components," "assemblages," and repetitive elements gained favor as new materials and technologies made the labor-intensive work of craftsman increasingly obsolete.

By the depression of the 1930s, the realities of modern construction had made an irreversible impact on design. With a proliferation of utilitarian buildings, the building boom following World War II accelerated the application of the aesthetic that these modern methods implied.

Modern architects of this century embraced the "minimalist" aesthetic that these changes implied. The best of these architects have not compromised their efforts to make buildings of aesthetic value and civic merit. The rich use of materials and an emphasis on thoughtful construction details give their buildings a sense of dignity without superficial ornament. And while traditional cornice ornamentation is avoided, careful consideration is given to how the these buildings should meet the sky and the ground.

The best contemporary buildings also acknowledge the pedestrian by giving great attention to detailing and elegant materials near building entrances and along walkways. Pedestrian comfort is also stressed, through arcades and overhangs, which are modern in expression but protect pedestrians from summer sun and winter rain.

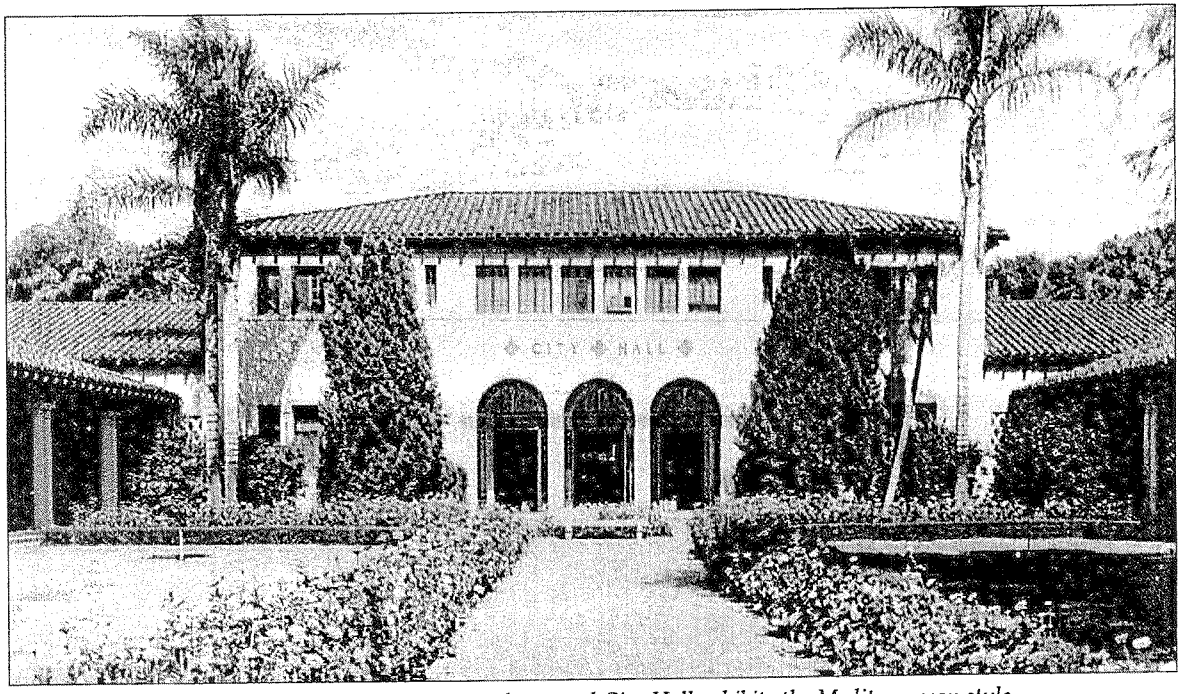


Figure 69, Mediterranean Style. *Built in 1936, the second City Hall exhibits the Mediterranean style.*

General Building Guidelines

These General Guidelines describe features and characteristics recommended within *all* Development Districts, except where noted. Additional Guidelines for the Residential District and for Specific Building-Types are discussed following this section.

Arcades. Arcades are covered walkways supported by columns on one side and a building on the other. They provide shelter from the elements. They are recommended along buildings with few entries to create a "pedestrian-friendly" edge, such as cinemas and retail "anchor" stores. Arcades should be at least 12 feet deep and 12 feet high.

Awnings. Awnings form canopies often associated with storefronts. Awnings should not be less than eight feet from the ground and may extend up to 6 feet into a public right-of-way. Awnings should be no wider than a single storefront or structural bay to accentuate architectural rhythms.

Building Placement. Generally, buildings should be oriented towards a street, or publicly accessible park or plaza. Parking lots and garages should generally be positioned away from public streets and behind buildings, except:

- in the Main Street District where parking lots along Mountain Avenue are needed to serve parcels with a Main Street frontage; and,
- in the Entertainment District, where upper-levels of a parking structure may face the street but the ground floor will be developed as storefronts.

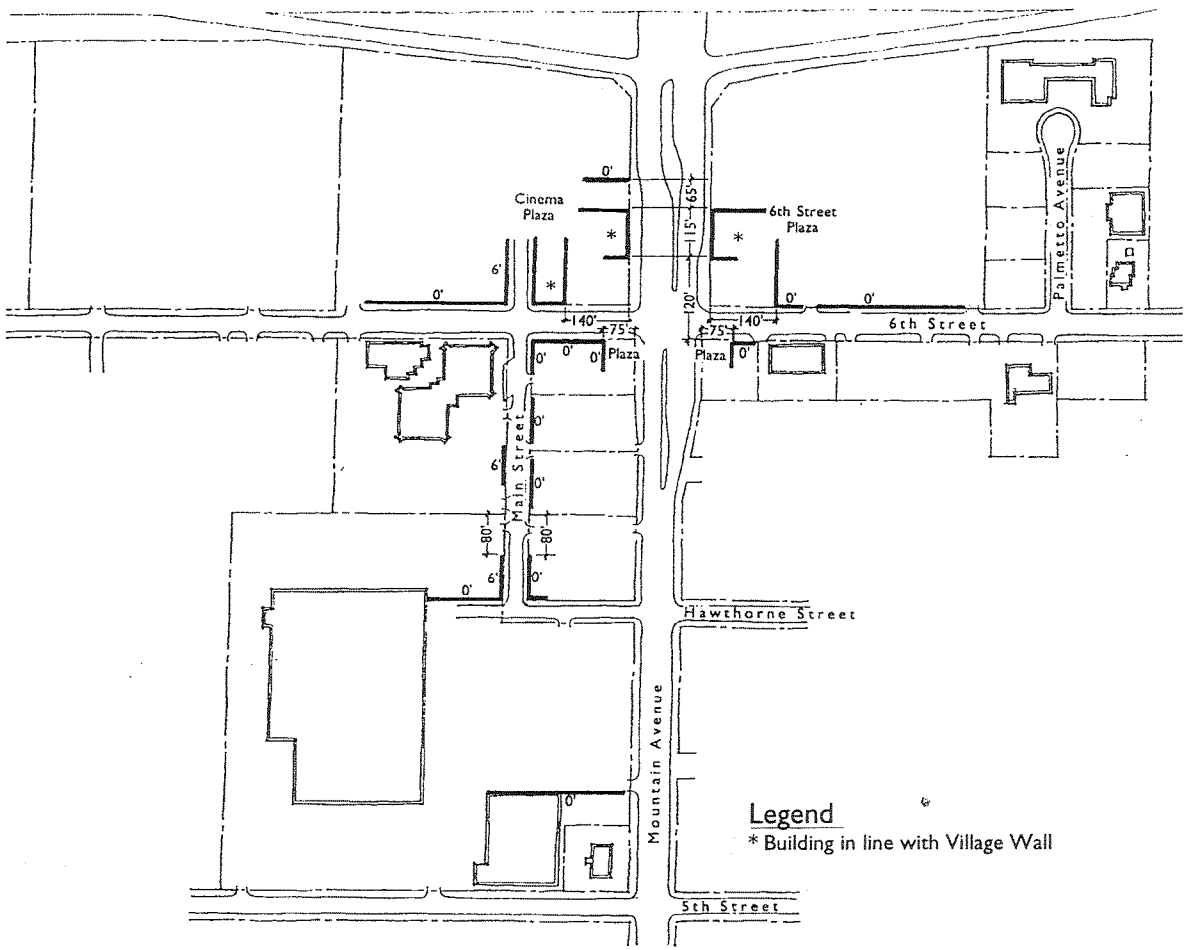


Figure 70, Build-To Lines. *This diagram graphically depicts the build-to lines called for by the Plan (see page 95).*

Build-To Lines. Build-to lines set the location of building walls, and constitute both a minimum *and maximum* setback. Build-to lines help to spatially define streets, parks and plazas, and line these areas with entries and windows.

The location of build-to lines is depicted on the facing page. In the Entertainment District, build-to lines are located along the edge of Sixth Street, to frame the gateway experience at Mountain Avenue, along an east-west spine to maintain views to the east from the Cinema Plaza, and along the edge of Main Street (0 feet from the eastern edge and 6 feet from the western edge). In the Sixth Street District, build-to lines are located along Sixth Street, along the extension of Hawthorne Street, along the east-west pedestrian connection between Toys-R-Us and Mountain Avenue, and along the edge of Main Street (0 feet from the eastern edge and 6 feet from the western edge). Build-to lines are located along the edge of Sixth Street, to frame the gateway experience at Mountain Avenue, and along the east-west spine that maintains views to the cinema plaza to the west.

Within each parcel, at least 90 percent of each build-to line should have a building facade or outdoor dining terrace fronting onto it, except along the north side of Sixth Street, east of Mountain Avenue, where 67 percent of the build-to line should have a building facade. Build-to lines should be measured from the edge of street rights-of-way. Buildings may be set back slightly from build-to lines to define entries, accommodate door swings, provide foundation landscaping, and allow building elements like pilasters and entries to be better articulated. However, these setbacks should generally not exceed four feet to maintain a strong relationship to streets, parks and plazas.

To meet the provisions of this guideline, outdoor dining terraces must have an entrance directly accessible from a street, park or plaza, and should not comprise more than one-fourth of a build-to line, except for fast food uses in the Main Street District.

Building Entries. Primary building entries that face streets, parks and plazas facilitate pedestrian access and security. Primary building entries should front onto a street or publicly accessible park or plaza. Where direct access to a street or publicly accessible park or plaza is not possible, primary entries may front onto a designated pedestrian connection. Employee and service entrances (or secondary entries) may face parking or loading areas.

Several entries into the same building are encouraged to contribute to the activity and safety along a street, or within a park or plaza.

All building entries (primary and secondary) should be clearly expressed with recesses, overhangs, special materials and/or detailing. Front doors should be substantial in appearance and should be accompanied by clear glazing as part of the door or in an adjacent panel. Conflicts between door swings and sidewalks should be avoided by recessing doors at least 4 feet or using automatic sliding doors.

Facade Composition. Unless an exceptional quality of design and materials can be demonstrated, building facades should have three recognizable design elements: a base, a middle, and a top (see Figure 71). The design of the base should relate to pedestrians through appropriately scaled building elements. The base should visually support the building and may include: (a) thicker walls, (b) special materials (e.g. ceramic tile, granite, masonry, or textured treatments), or (c) darker colored materials. Tops should create an attractive profile for the building and may include: (a) cornices, (b) roof overhangs, (c) stepped parapets, (d) special or textured materials (e.g. tile or masonry treatments), or (e) differently colored materials.

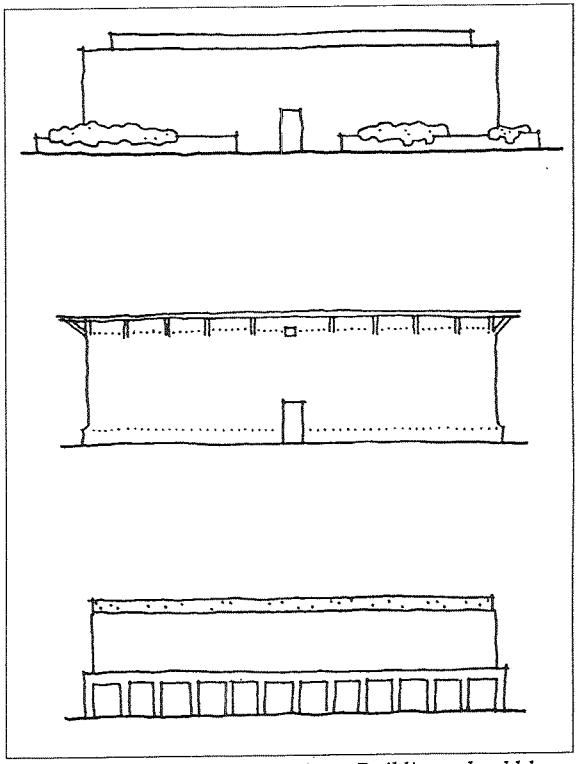


Figure 71, Facade Composition. *Buildings should have three distinct design elements; a base, middle and top. This can be accomplished regardless of the architectural style.*

Facade Consistency. All facades should receive high-quality materials, finishes and detailing. To ensure visual interest and an appropriate scale, windows, doors, and eaves should be either (a) framed by materials that project in front of the exterior finish or (b) recessed behind the exterior finish. To avoid an appearance of false appliqué, material changes should occur at interior corners or major reveals (see Figure 72). Veneers should be returned at least two feet from external corners. No wall should have a blank uninterrupted appearance exceeding twenty feet without a window, recessed panel, change in texture, change in plane, lattice, trellis, or equivalent treatment.

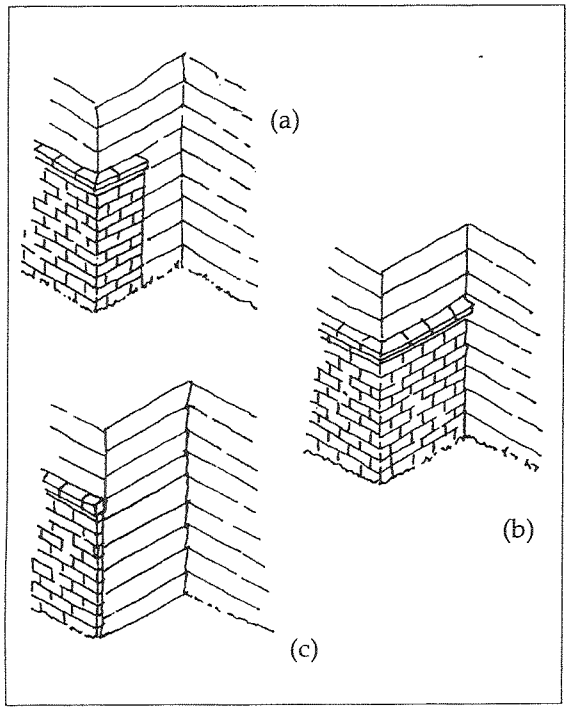


Figure 72, Facade Consistency. Facade veneers should be returned at least two feet from external corners. In the diagram above treatments (a) and (b) are acceptable, whereas (c) is not.

Ground-mounted Equipment. Ground-mounted equipment (such as transformers, heating units, and below-grade parking structure ventilation shafts) should be incorporated into the overall form of a building or be adequately screened with walls that have a two-foot landscape strip at their base for tall shrubs. Ground-mounted equipment should not be located within five feet of a pedestrian walkway.

Lighting. Accent lighting of buildings and landscaping is encouraged, and should reinforce the architectural rhythm of buildings. The following specific standards also apply.

Facades. Exterior illumination of architectural features is encouraged, and may be used to express a building's architectural rhythms and features. Regular up-lighting of the Village Wall should occur throughout the Specific Plan Area, and should be coordinated to create a consistent and dramatic effect.

Building Entries. Building entries with high amounts of activity should be illuminated to be inviting to users. Appropriate treatments include: washing entry surfaces and doorways with light, allowing the building interior light to glow through glazing, or using decorative lighting fixtures to announce entries.

Service Areas. Building-mounted downlight fixtures, in combination with pole fixtures, are preferred for the illumination of building service areas without causing glare and light tresspass beyond the service areas.

Accent lighting should not be a source of glare, reflected glare, or excessive light, especially when viewed from residences and publicly accessible streets, walkways or open spaces. (see General Standards for Lighting on pages 51-53).

Signage Lighting. See "Signage," pages 29-38.

Materials and Finishes. Exterior materials and finishes should convey a sense of integrity, permanence and durability. Glass curtain walls exceeding the width of the structural bays, horizontal ribbon windows, and mirrored glass are not human in scale and do not build on Ontario's historic building traditions, and are therefore not permitted.

Residential Garages. Garages for residential uses shall be set back at least 10 feet behind the primary front facade. The primary front facade generally faces a street, and it must comprise at least half of the overall width of the residence and does not including projections such as bay windows and porches.

Roof forms and equipment. Roof forms that reflect a building's floor plan and massing are encouraged. Rooftop mechanical equipment should be enclosed by roof forms, behind parapets, within cupolas, or below the plane of sloping roofs.

Rooftop Equipment. Screen mechanical equipment from view, behind parapets or within the overall form of the roof (see Figure 73).

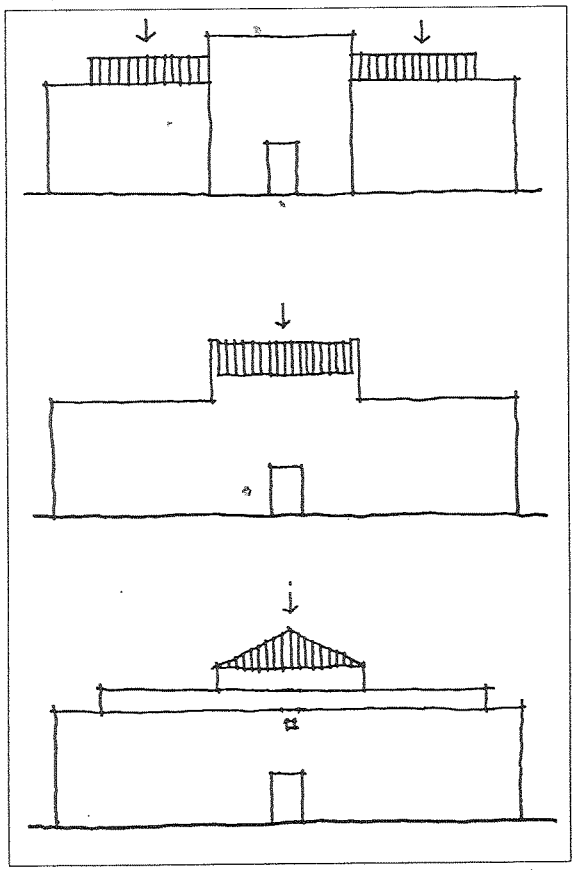


Figure 73, Rooftop Equipment. Roof features such as cupolas and parapets can serve as camouflage for rooftop mechanical equipment.

Service Areas. Service areas are places where truck loading takes place, refuse is stored, and mechanical equipment is often mounted. Major service areas should generally not occur adjacent streets, parks or plazas. Where service areas must abut a street, park or plaza, they should be as unobtrusive as possible and be fully recessed within the building envelope, such as service areas for the restaurants that flank Mountain Avenue north of Sixth Street.

Views of loading and service areas from streets, plazas, and the freeway should be screened. Appropriate screening strategies include building recesses, vine-covered walls or fences, trellises, arcades, dense landscaping, or some combination.

Walls and Fences. Walls and fences should be constructed out of attractive, long-lasting materials, such as wood, masonry or stone. Chainlink should not be used. Masonry walls should not exclusively use smooth-surfaced concrete masonry units (CMUs); the use of textured and colored CMUs is encouraged. In no case are cyclone, chain-link, or wire fencing allowed.

Allowable fence and wall heights are described on page 21.

Windows and Openings. Openings or windows with clear glazing should face all publicly accessible streets, parks and plazas. Openings or windows with clear glazing should comprise at least two-thirds (67%) of the linear building frontage that faces streets, parks or plazas. Except for the Residential District, display windows may be used to meet this requirement. Obscured glass or glassblock may not be used to meet this requirement.

Clear glazing is also encouraged where facades face a loading area or parking lot. These provisions may be waived for cinemas and "anchor" stores facing Mountain Avenue and the freeway, if an exceptional quality of architectural design can be demonstrated, and if recommended landscaping, lighting and Village Wall treatments are implemented.

Guidelines for Specific Building Types

The guidelines on pages 98 to 105 pertain to specific building types that are anticipated within the Entertainment, Main Street and Sixth Street Districts. Construction of these types of buildings should also conform with the General Guidelines described in the preceding section.

Tower Guidelines

(Locate only as indicated in Figure 15; see also requirements under "Regulations for Development" and illustrated in Figures 16 and 17.)

Top portion of towers

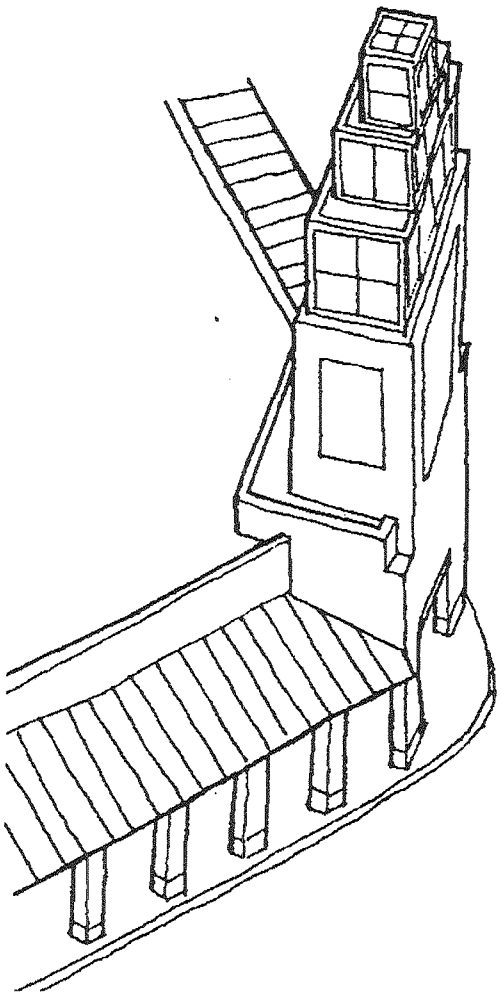
- Towers should be designed as architectural landmarks within Mountain Village and exhibit a very high quality of design.
- The towers should step back as they rise to define a vertical silhouette and to establish a light weight appearance
- The top portion of the towers should express lightness and act as a beacon by expressing frame construction and structural elements.

Middle portion of towers

- Emphasize verticality of towers
- Face signs are appropriate within middle portion of towers.
- Cinema projecting signs may be located within middle and top portion of towers.

Base of towers

- Should define the building entry.
- High quality materials should be utilized.
- Building materials such as concrete, stucco, masonry, tile, stone are encouraged and should express durability.
- Architectural treatment of base should offer visual interest to the pedestrian.
- When tower is attached to a building, the base of the tower should be integrated into the building facade.



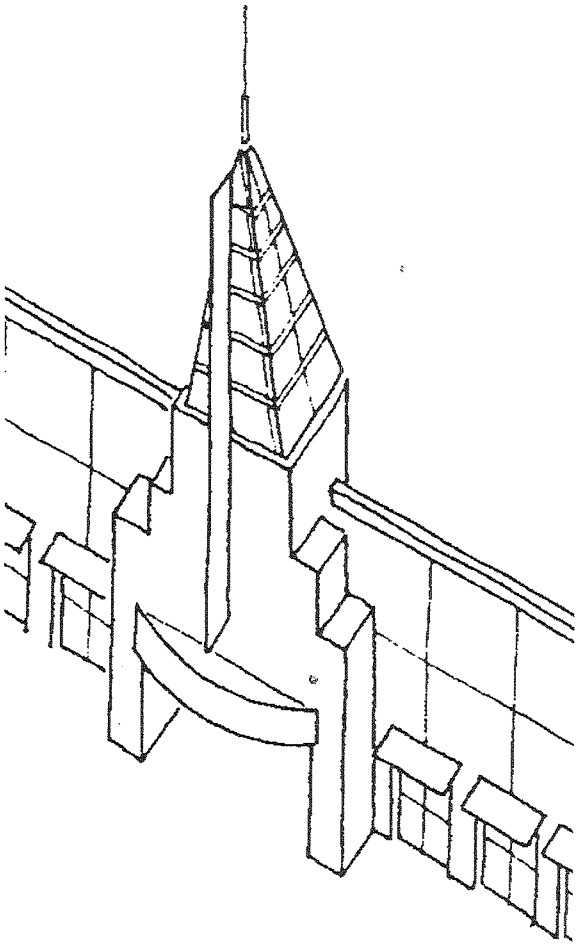


Figure 74, Tower Illustratives.

Cinema Guidelines

(Entertainment District)

- Provide an attractive tower, consistent with the architectural style of the building, and strategically located to be visible from the Gateway Park and Main Street.
- A horizontal marquee should establish a protective canopy and signage at the entrance to the cinema.
- A continuous arcade is recommended along the face of buildings to establish a covered pedestrian path to the parking structure and to a consistent, human-scaled treatment surrounding the Plaza.
- Provide special paving, light bollards, and landscaping at the drop-off area. (See "Cinema Plaza," pages 76-77).
- Provide entry and display windows at the entrance and along the pedestrian arcades to visually activate the Plaza.
- Building corners and roofs offer opportunities to vary the building's massing and reduce its apparent scale.
- To break up the massiveness of the building, express building functions, especially along the freeway facing facades, such as stair towers or skylights above halls or lobbies.
- The Village Wall should be integrated into the cinema's design. The Wall should form a trellis along the Mountain Avenue and form a freeway screen along the freeway off-ramp. (See also pages 44-46).
- Locate loading docks and trash enclosures to the rear of the building and screen from public view.
- Maintain adequate emergency vehicle access, including continuous access along the full northern edge of the cinema. At the same time, maintain the continuity of gateway landscaping by using "turf-block" or similar landscape materials where emergency vehicles may need to pass (see Figures 26 and 38).

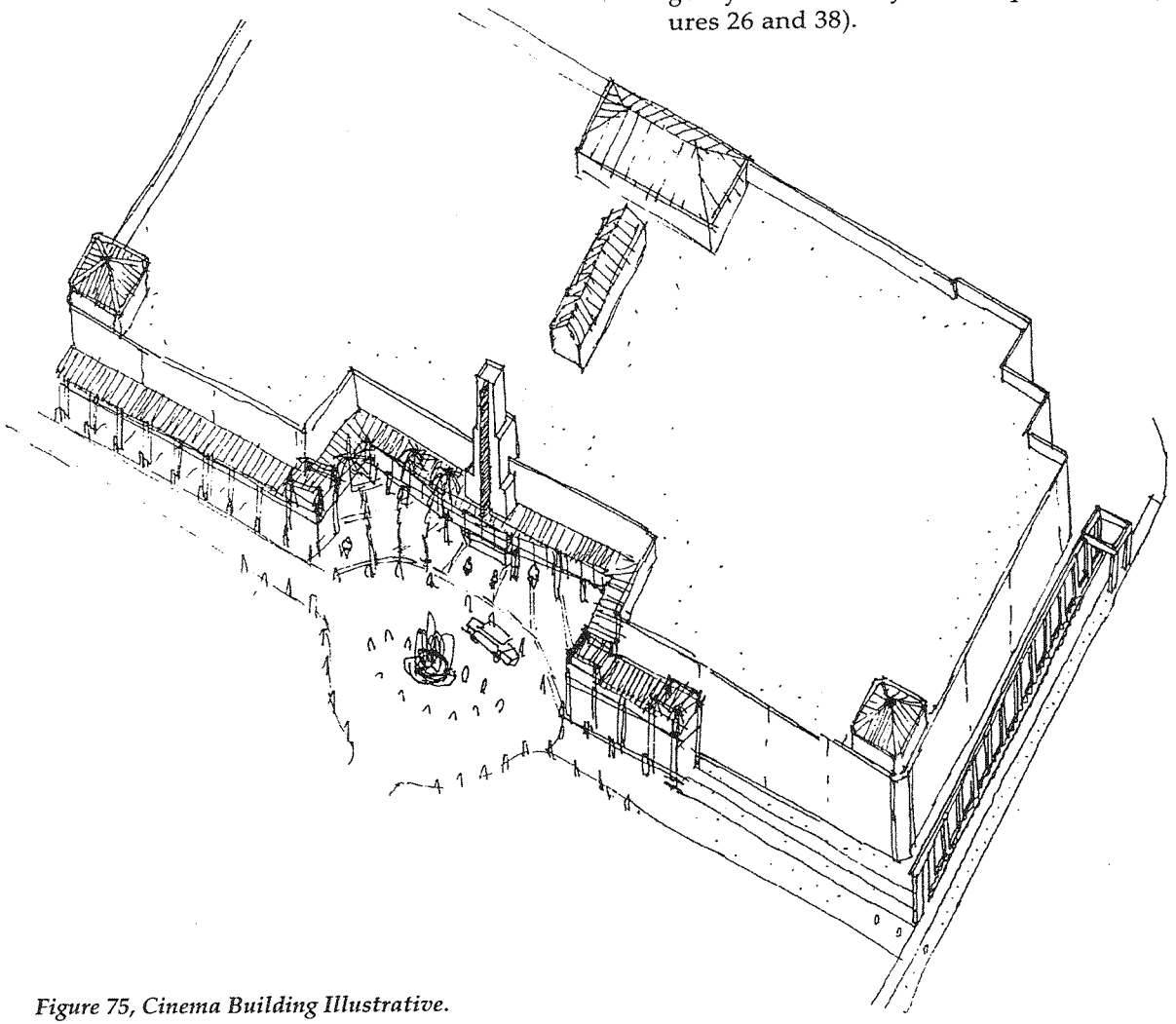


Figure 75, Cinema Building Illustrative.

Anchor Retail Building Guidelines (within Sixth Street District)

- Provide an attractive tower, consistent with the architectural style of the building, and strategically located to be visible from the Gateway Park.
- Establish a unique identity and break up the mass of anchor buildings by varying roof forms and heights, especially where they face a street or freeway.
- Eaves, cornices, and other architectural details are encouraged to create an attractive silhouette.
- Construct pedestrian arcades along pedestrian connections within the project to shelter patrons, link retail entrances together, and establish an appropriate scale.
- Provide special paving and pedestrian-oriented features at building entry, visitor drop-off and plaza areas. (See "Sixth Street Plaza," page 75).
- Plant palms, Lombardy Poplars or other vertical trees along the perimeter of the building reduce the apparent mass of the building.
- Locate loading docks and trash enclosures to the rear of the building and screen as seen from the freeway.

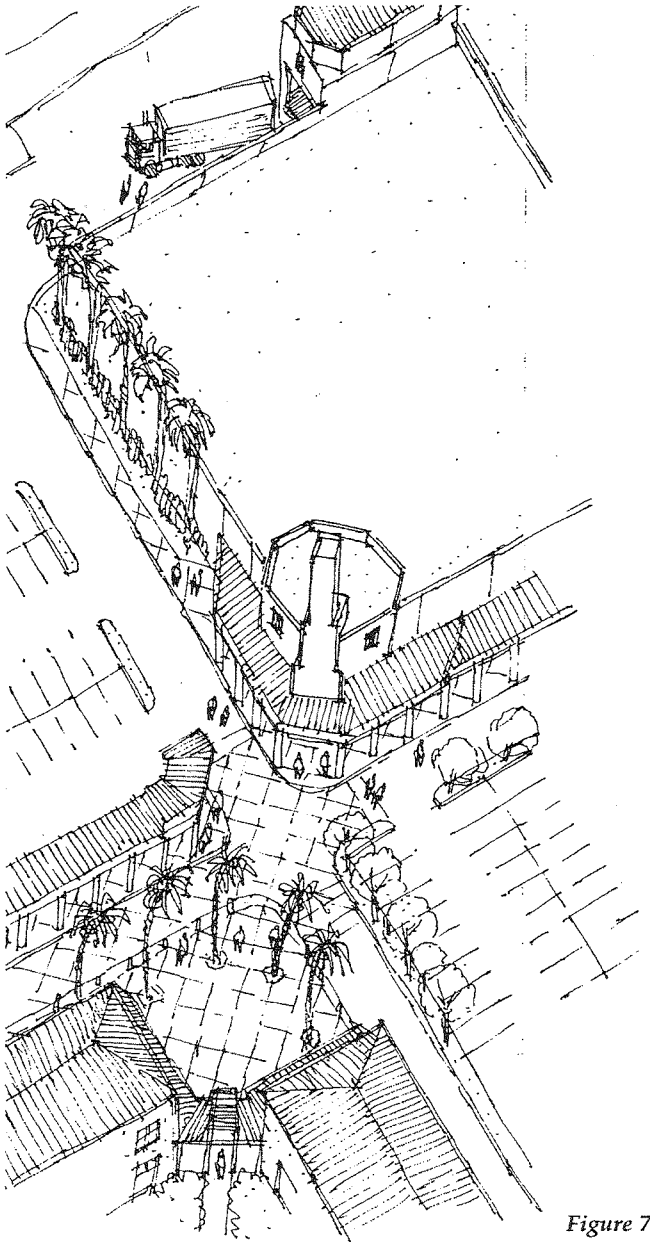


Figure 76, Anchor Retail Building Illustrative.

Restaurant Guidelines (Entertainment and Sixth Street Districts)

- Provide outdoor dining terrace adjacent to the Gateway Parks and provide an entrance from the Park to the dining area.
- A short wall, no higher than 4 feet may enclose the dining terrace and should incorporate planter boxes or foundation planting.
- Windows and architectural features should be located on all sides of the building. Blank walls are to be avoided.
- Facing the Cinema Plaza, place an arcade consistent with the building's architecture.
- The Mountain Avenue facade should be part of the Village Wall. Materials and treatments should be consistent with other elements of the wall. Deeply recessed openings should be used to express the Wall's depth. (See also page 46).
- Locate loading and trash enclosures away from the Park and Mountain Avenue, or recess these features within the building's envelope.

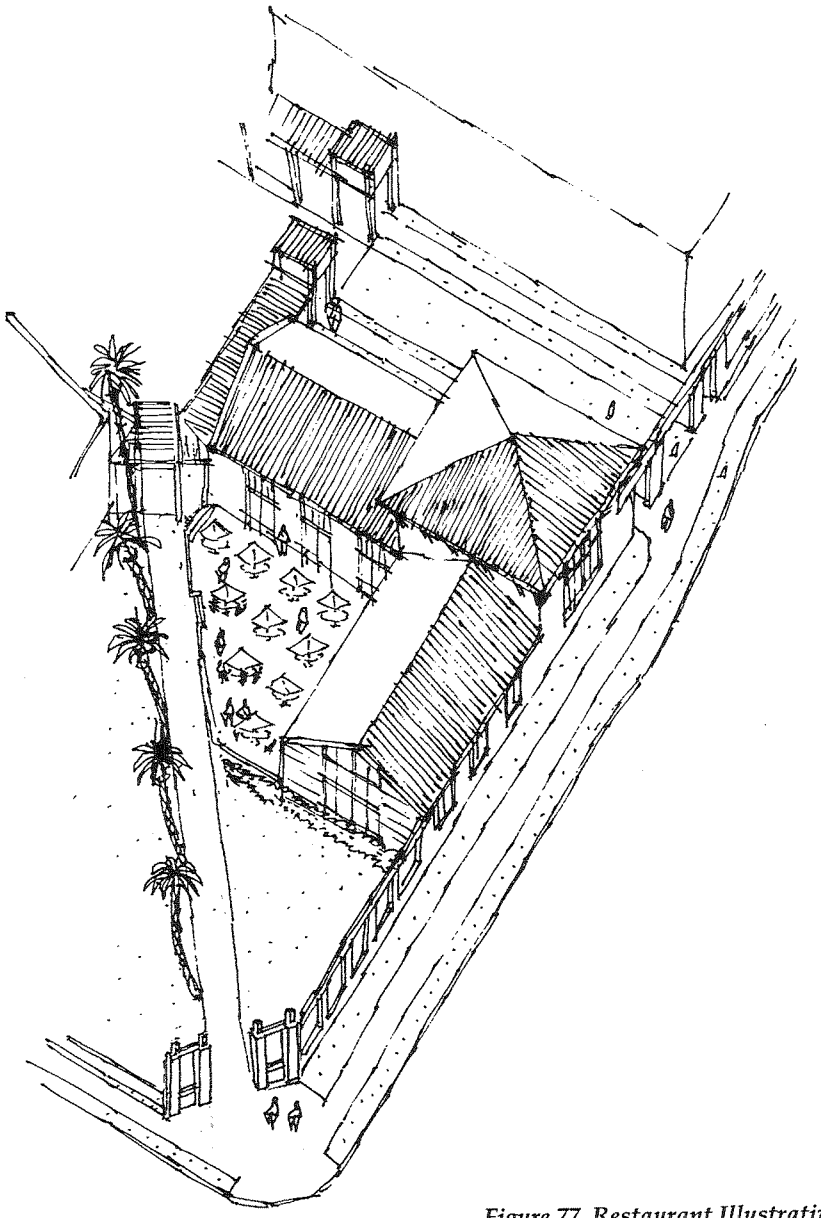


Figure 77, Restaurant Illustrative.

Mixed-Use & Retail Building Guidelines

(All Commercial Districts)

- Front entrances and windows onto streets, parks and plazas.
- Display windows should be located on all sides of the building. Blank walls are to be avoided.
- Integrate tenant signage within the architectural design of the building (see page 37).
- Decorative paving is encouraged at building entrances and pedestrian walkways.
- Encourage upper-floor commercial and, where conditionally permitted, residential uses. Entries to these upper-floor uses should be from a publicly accessible street, park or plaza. If practical, parking for upper-floor residential units should be covered.

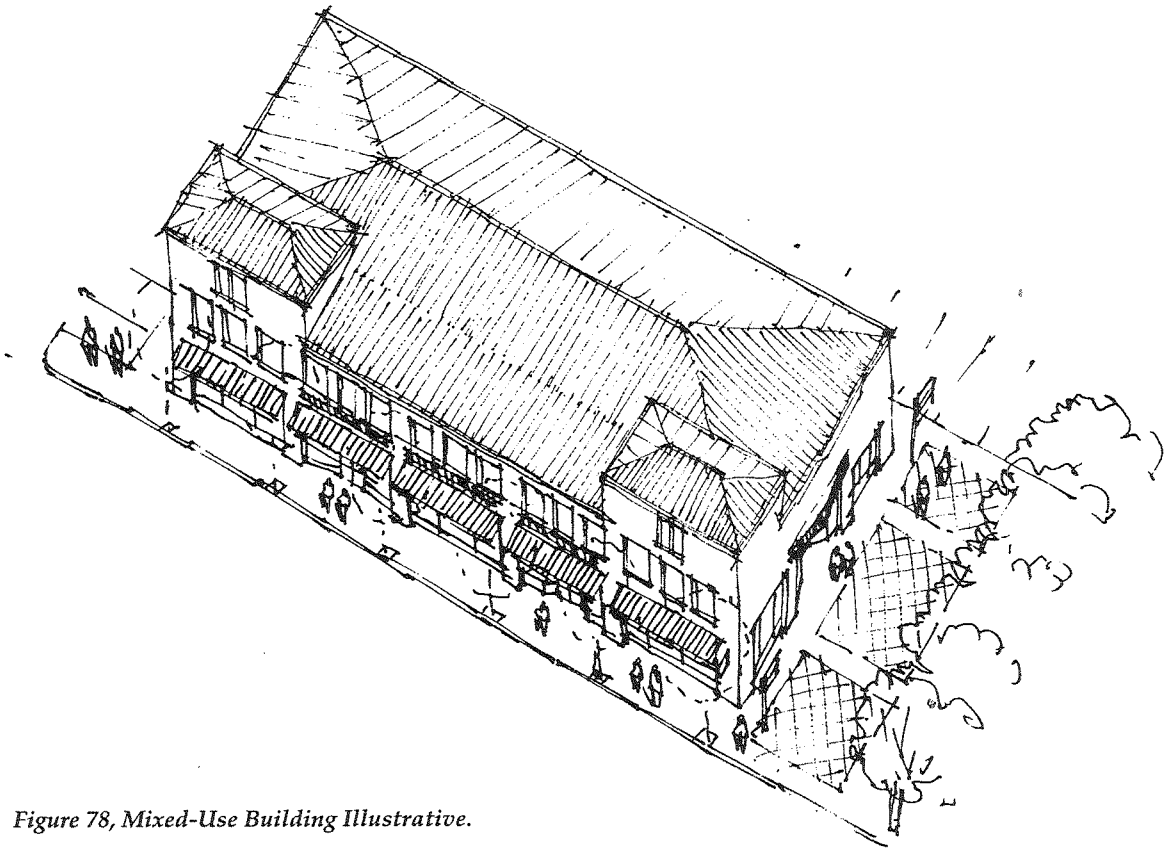


Figure 78, Mixed-Use Building Illustrative.

Garden Center Guidelines (adjacent to Target and Main Street)

- Create an inviting and active entry to garden centers on Main Street.
- Provide garden displays, seating and garden design features such as fountains and sculpture visible from Main Street.
- A trellis or shade structure is encouraged along Main Street and facing the extension of Hawthorne Street.
- Fencing along the perimeter should not be opaque and should be wood or metal fencing materials with attention to high quality design and detailing.
- Locate loading docks and trash enclosures away from Main Street and screen from public view.

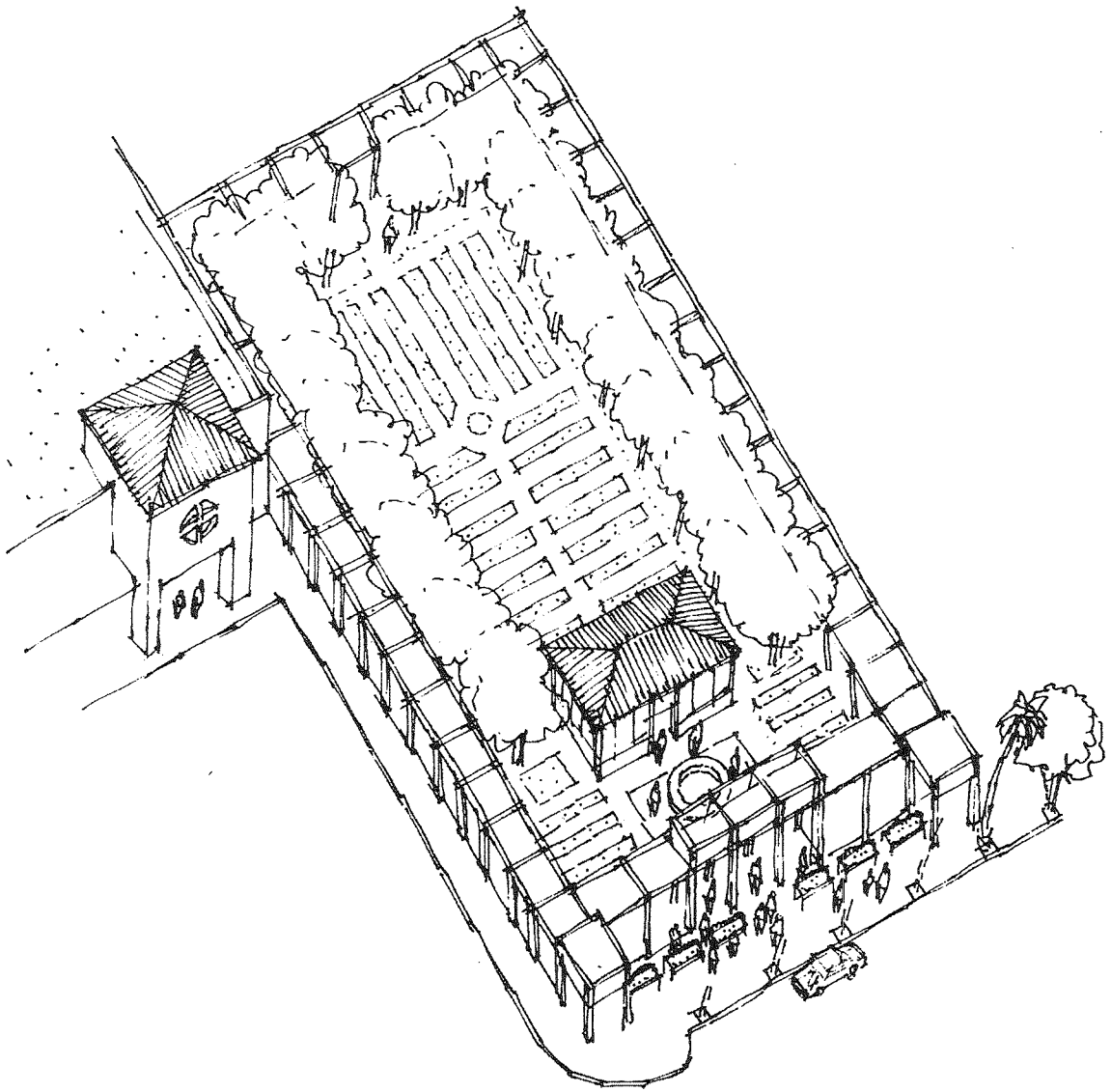


Figure 79, Garden Center Illustrative located at Main and Hawthorne.

Fast Food Restaurant Guidelines (permitted as a conditional use only in the Main Street District and the Sixth Street District).

- Locate an outdoor eating terrace and pedestrian entrance along Main Street.
- Pedestrian walkways should not intersect the drive-thru aisles. If pedestrian walkways cross the drive aisles, they should be clearly marked with accent paving.
- Provide hip or gable roofs to enhance the architectural compatibility of this building with new buildings and improvements.
- Give architectural expression to drive-through areas by supporting a canopy on substantial posts, possibly drawing on materials and treatments of the Village Wall.
- Drive-thru aisles should have sufficient stacking room behind the menu board to accommodate six (6) cars, and speakers should be positioned to minimize the noise impact to nearby residential and office uses.

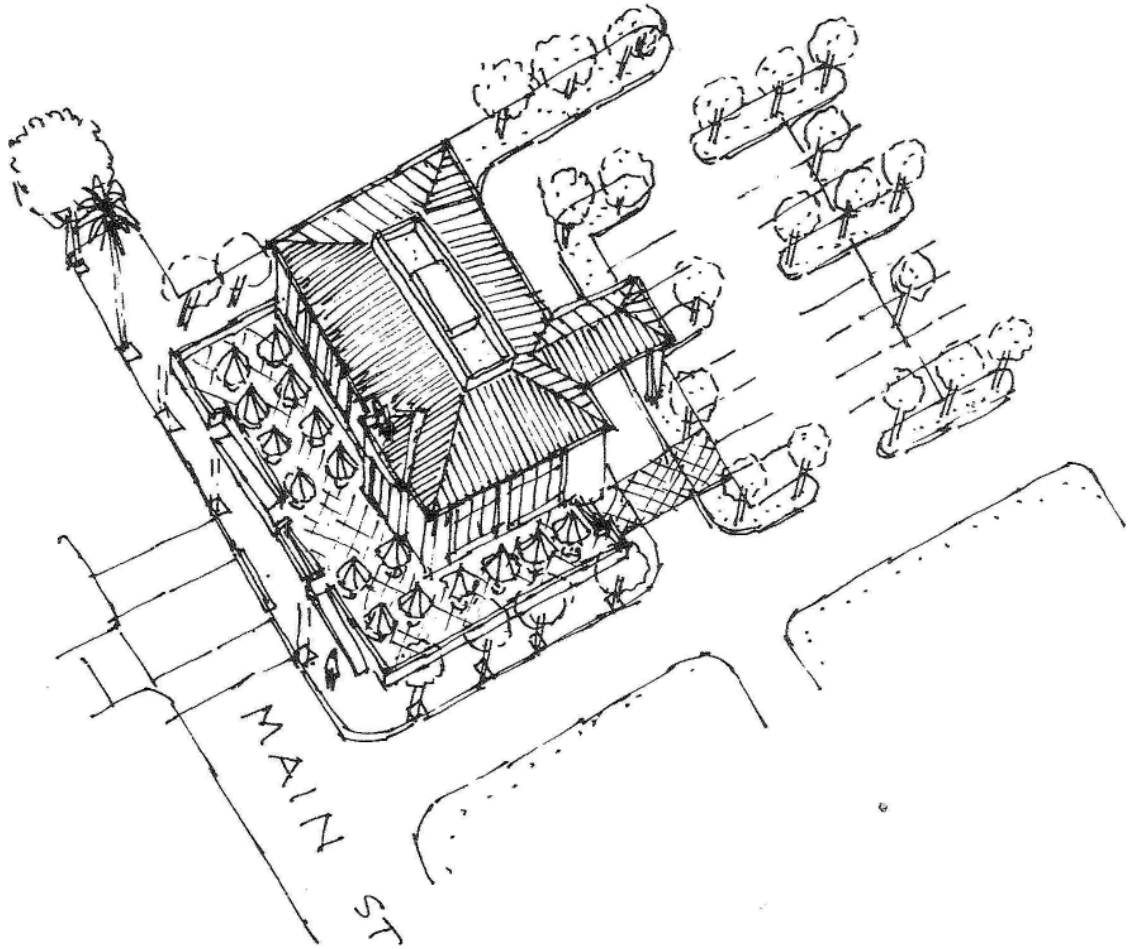


Figure 80, Fast Food Restaurant Illustrative.

Parking Structure Guidelines (Entertainment District)

- Minimize the height of the parking structure by minimizing floor-to-floor heights and, if feasible, by depressing its lowest floor below grade.
- The 4th floor of the parking structure must be set back at least 40 feet from Sixth Street and the Residential Neighborhood.
- Along Sixth Street, provide ground-floor retail uses, awnings and signage to make an attractive and pedestrian-oriented frontage.
- Clearly express stair and elevator tower along Sixth Street and facing the Cinema Plaza, by giving special attention to entrances and by articulating the top of the towers with special roofs or parapets.
- To avoid a monotonous look, express the Sixth Street elevation as separate "pieces," each with a different facade while forming a well-proportioned overall composition.
- Avoid an overly horizontal look by expressing vertical structural elements, such as pilaster, and by recessing horizontal panels.
- Rooftop lighting fixtures should be located towards the center of the structure, away from its edges and have the features consistent with recommendations on pages 52-53.
- Inside the parking structure, light fixtures should be ceiling mounted with a sharp cut-off and/or up-light system to minimize glare and prevent light from trespassing outside of the parking structure.
- Openings that are within 40 feet of and face the Residential Neighborhood should be designed to restrict views from the parking structure toward nearby yards and homes.

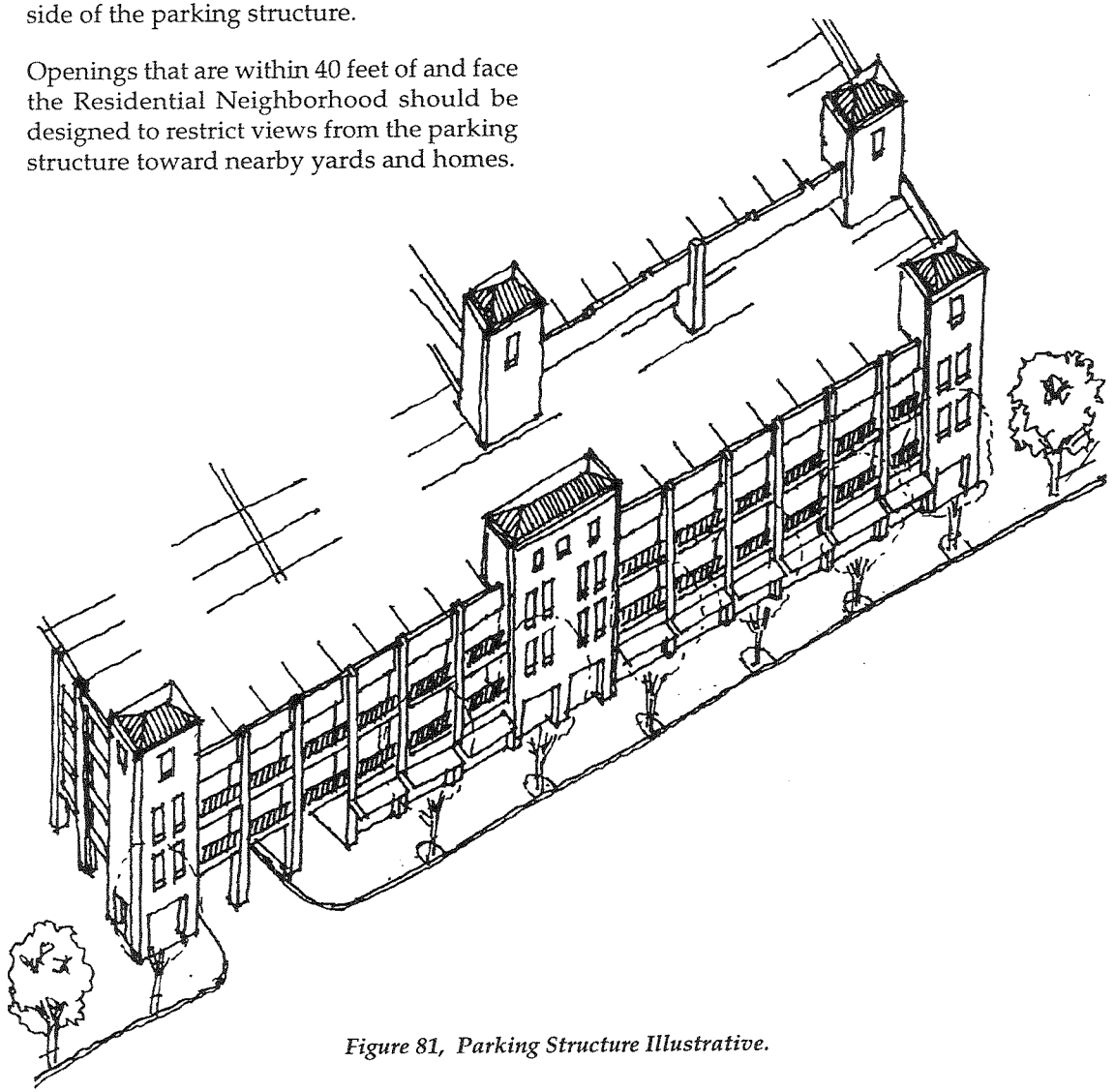


Figure 81, Parking Structure Illustrative.

Residential Building Guidelines

The following design guidelines pertain to the Residential District within the Mountain Village Specific Plan Area. They describe relationships and features that are critical to a healthy, attractive and safe neighborhood. Guidelines for "accessory dwellings" are contained at the end of this section. (Construction of accessory dwellings requires a Conditional Use Permit).

See also "General Building Guidelines," (pages 94-97) for guidelines applying to all building types.

Facade Orientation and Articulation. Street-facing facades should be built parallel or nearly parallel to the street. Home fronts should face the park.

Garage doors should not comprise more than 50% of the front face of a residence. All homes should contain a front porch. Bay and dormer windows are encouraged in all front elevations.

The same house "model" should not be used consecutively along a street. House models that vary building mass, entry and porch design, bay window design, and window patterns are encouraged. Lot widths and house size may also be varied along the street to further enhance architectural diversity (see Figure 13, "Lot Size Averaging and Varying Lot Widths."

Porches and Front Doors. Primary entries should be accessed directly from a public street and must be visible from the street. Porches are required for each unit and must be located immediately adjacent to the primary entry. Porches

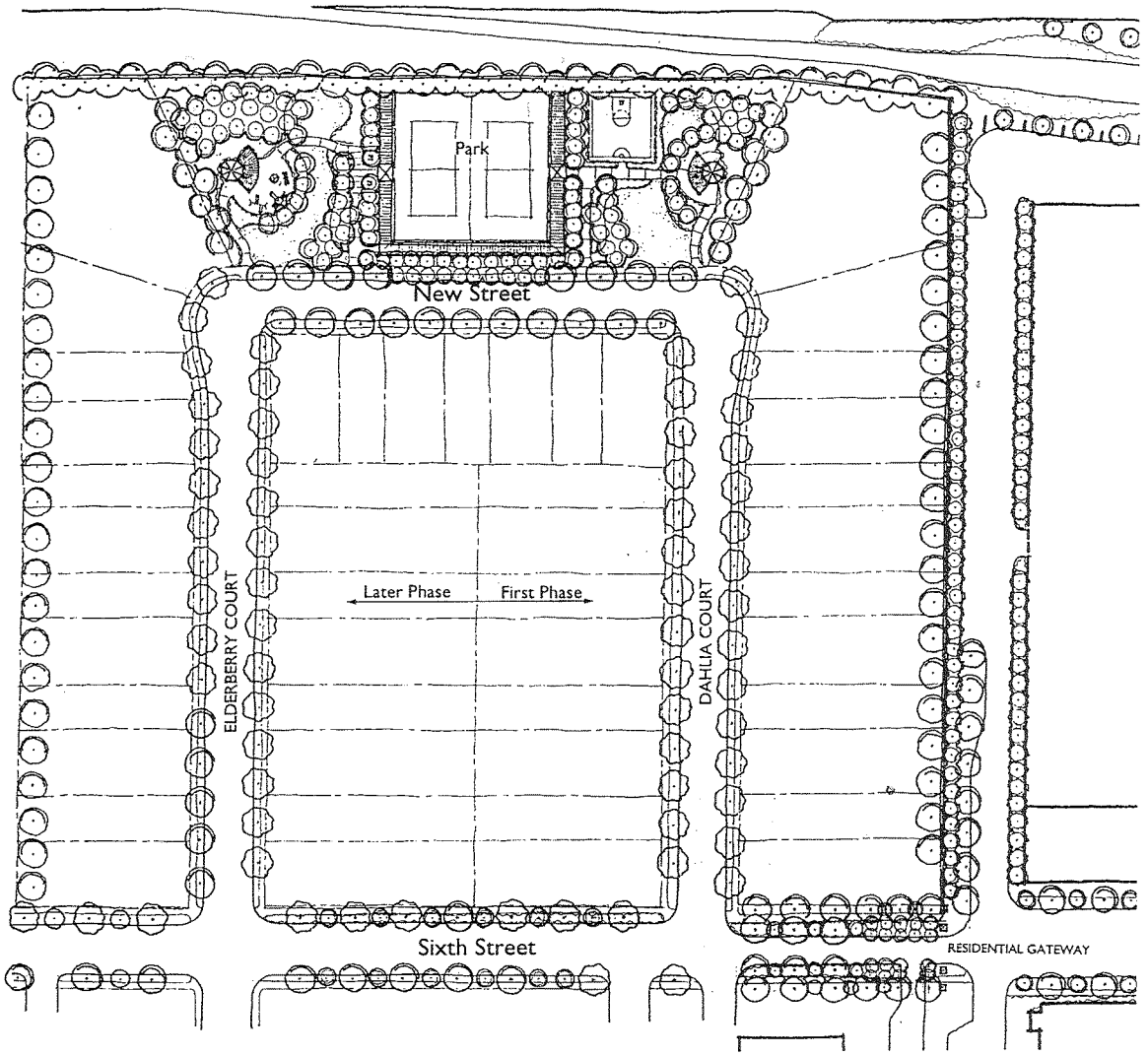


Figure 82, Residential District Illustrative Plan. *The Residential District will provide home ownership opportunities in an environment with safe, treelined streets and new recreational facilities. This illustrative Plan also shows one possible lay-out, and it shows how a mix of lot widths can be used to introduce housing diversity and a more interesting streetscape.*

must have a minimum unobstructed width of 10 feet and minimum unobstructed depth of 6 feet. Porches should be covered with a roof supported by posts; cantilevered roofs are not permitted. Posts, rails and front doors should be substantial in appearance. Front doors should include clear glass lights if an adjacent window is not provided.

Roofs. Roofs should be hipped or gabled. Mansard roofs are not allowed. Gabled roof ends are encouraged facing the street. The profile created by roof forms should be simple with no unnecessary changes in roof plane. Roof configuration should reflect a building's floor plan, massing, and use. Roof slopes of less than 8:12 are visually and functionally appropriate to Ontario's temperate climate and are encouraged. Tile (clay or cement), heavy asphalt shingles or standing seam roofs are encouraged.

Exterior Finishes. Wood board siding, wood shingles, stucco, stone, brick, and/or colored and split-face CMU should be used; T-111 plywood or equivalent sidings should not be used. The primary exterior finish should be used on all facades; "false" fronts are not allowed. Also, the trim treatment of windows and doors, the design of eaves, and other architectural details must be treated consistently on all facades.

Windows. To enhance durability and create a more substantial appearance, windows should be trimmed or inset so that glazing is set at least 2 inches from the front edge of the opening. Horizontal "slider" windows and window frames with metallic finishes are not permitted; vinyl or other finishes with an appearance of painted wood are acceptable. Mirrored or tinted glass is not allowed. Traditional window proportions, with their height greater than or equal to their width, are encouraged.

Garage Setbacks. Garages should be set back at least 25 feet from the front property line, and should be set back at least 10 feet from the primary facade. See "Residential Setbacks," (page 26) for other setback requirements.

Garage Door Treatment. Garage doors should not comprise more than 50% of the front face of a residence. Attached garages should incorporate at least two of the following features:

a. indoor living space or balcony space built over the full width of the garage;

b. strong shadow lines around the garage face created by recessing the door one foot behind the adjacent building plane, or by extending a trellis or bay window at least two feet in front of the garage face; and/or

c. for multiple car garages, limit garage doors to nine feet in width with intervening posts at least one foot in width.

Detached garages served by a sideyard driveway are permitted and encouraged.

Driveway Design. "Hollywood Drives" are recommended, but not required, and consist of two 30-inch wide paving strips with a 3-foot planting strip between the paving strips. It is preferred that the planting strip be planted with grass or ground cover, although they may be filled with bricks, gravel or decomposed granite. To increase landscaping along streets and sidewalks, it is recommended that driveways not exceed a 12-foot width at the front property line.

Accessory Dwellings. Accessory dwellings that are detached from the main house should be located above a detached garage near the rear of the lot.

The entrance to the accessory dwelling should be clearly defined and recognizable as a person enters the rear yard. A ground-level patio or porch should be placed at the bottom of the stairs ascending to the dwelling. The patio or porch should be at least 50 square feet with at least 6 feet clear in any direction. A trellis or roof should form a canopy over at least a portion of this space.

At the top of the stairs and at the entry to the unit, the landing may be extended to form a deck or balcony. The doorway to the dwelling should be accompanied by an overhang that is at least 3 feet deep to provide protection from the rain.

The location and direction of windows should minimize the loss of privacy to adjacent residences. Windows within 10 feet of an interior property line or primary dwelling (regardless of orientation) should use clerestory windows with a sill height of at least 5 feet.

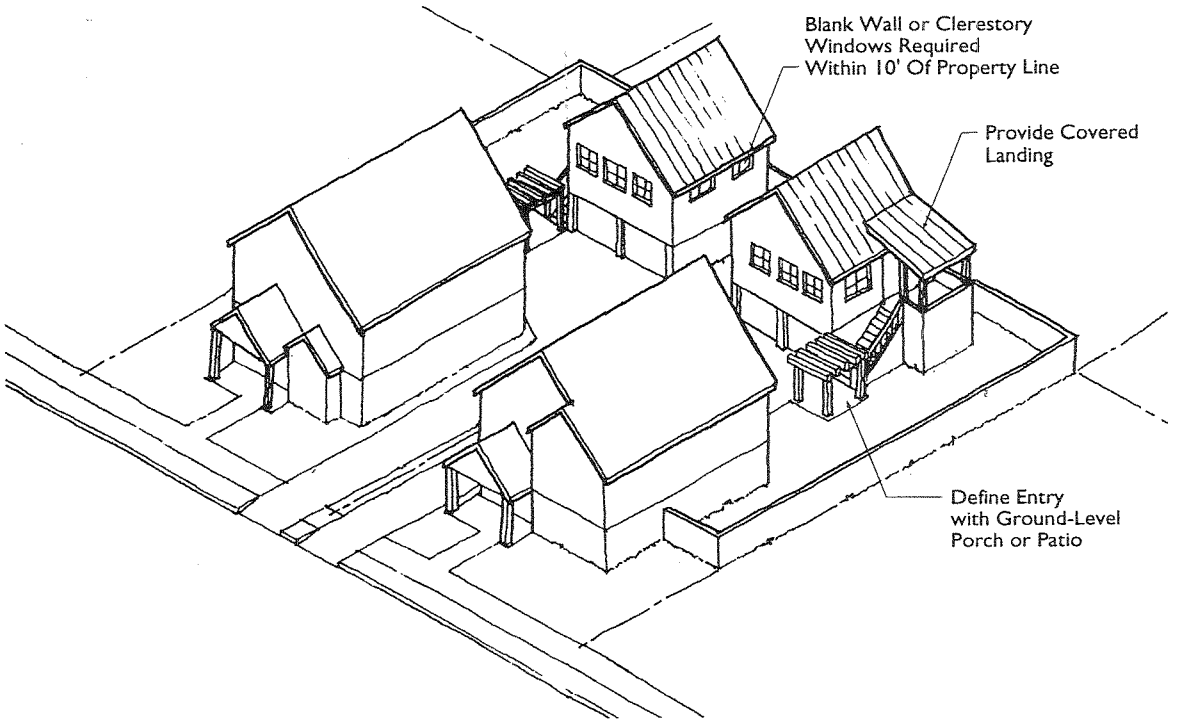


Figure 83, Accessory Dwelling Unit. *Accessory dwelling units should be located above a detached garage at the rear of the residential lot.*