

4.0 DEVELOPMENT STANDARDS

4.1 Project-Wide Standards

4.1.1 Landscaping and Streetscape

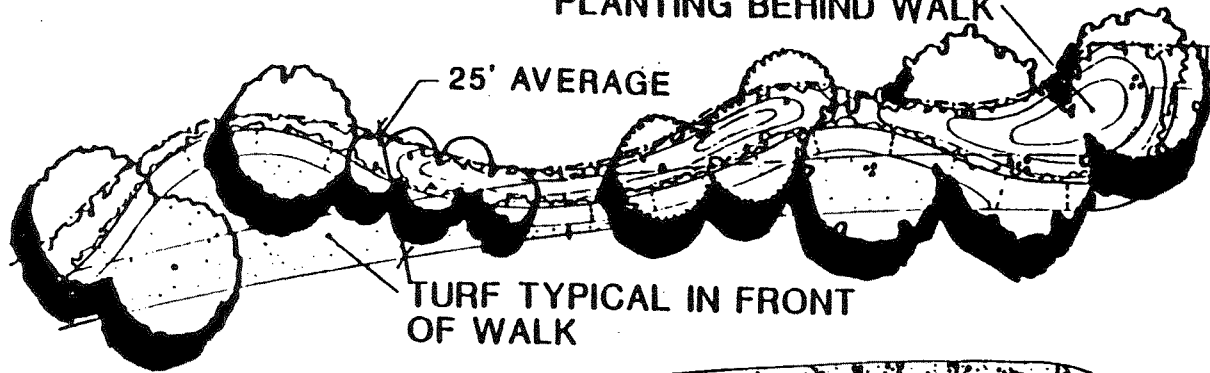
4.1.1.1 Major Street Treatment

Each major street in the Center has a designated primary trees complemented by a range of subordinate tree plantings (secondary trees).

Exhibit 4-1 (p. 30) delineates schematically the flavor of streetscape treatment applicable to major thoroughfares within the central sector of the Center, defined as the area west of Milliken Avenue and East of Haven Avenue. Exhibit 4-1 applies to portions of Inland Empire Boulevard, Concourse, Haven Avenue and Milliken Avenue as they traverse the Center Sector. Duesenberg Drive shall have a striped median. Fourth Street may have raised medians, as necessary for traffic safety purposes. Construction, landscaping installation, and maintenance of 4th Street medians will occur if an equitable agreement can be reached among the City of Ontario, the City of Rancho Cucamonga, and The Ontario Center.

Significant elements depicted on the exhibit include a raised landscaped median containing a combination of trees, shrubs and groundcover. Parkways are characterized by a curvilinear, meandering sidewalk with turf located between the sidewalk and street pavement. Earthen mounds topped with trees, shrubbery and groundcover are located behind the sidewalk. Alternative streetscape designs for streets within the ~~Eastern and Western~~ sectors are depicted on Exhibit 4-2 (p. 32) and 4-2a (p. 33).

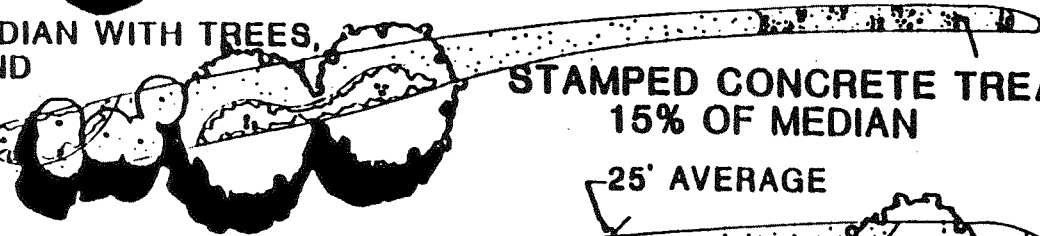
MOUNDING WITH SHRUB, TREE & TURF
PLANTING BEHIND WALK



25' AVERAGE

TURF TYPICAL IN FRONT
OF WALK

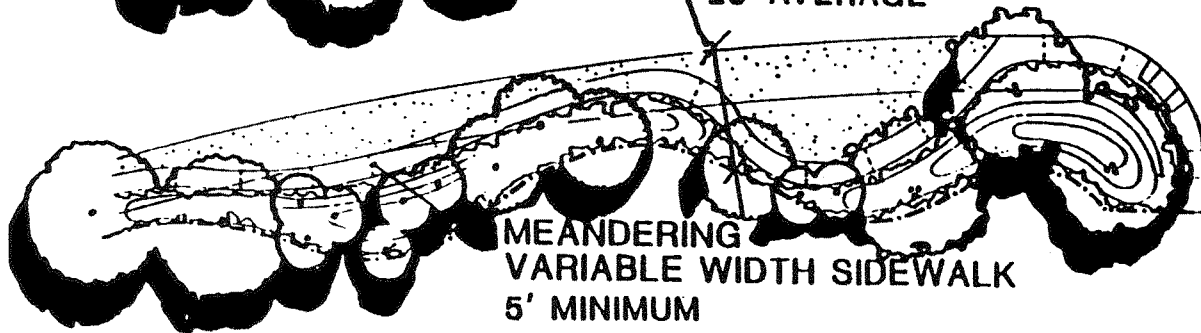
RAISED MEDIAN WITH TREES,
SHRUBS AND
ROUND
OVER



STAMPED CONCRETE TREATMENT
15% OF MEDIAN

25' AVERAGE

30



MEANDERING
VARIABLE WIDTH SIDEWALK
5' MINIMUM

NOTES:

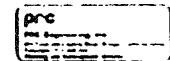
1. Landscape and irrigation plans to be approved by City of Ontario Community Services Agency.
2. This treatment shall be applicable for major streets within the Central Sector.

ILLUSTRATIVE CONCEPT

MAJOR STREET STREETScape TREATMENT (CENTRAL AREA)

THE ONTARIO CENTER
Chevron Land and Development Company
ONTARIO, CALIFORNIA

EXHIBIT 4-1



SOURCE: LIFESCAPES INC.

This includes portions of Fourth Street, Inland Empire Boulevard, and Concourses, in the Eastern and Western Sectors, as well as all collector streets, in each sector, respectively.

4.1.1.2 San Bernardino Freeway Edge Treatment

Along the San Bernardino Freeway, landscape material has been chosen to screen adjacent parking lots while maintaining view "windows" into interior portions of the Center. The selected plant material also exhibits drought tolerant qualities. A common landscape theme exists along the southerly perimeter of the Center, adjacent to the freeway.

The landscape treatment adjacent to the freeway is a minimum 20 foot wide setback area from the freeway right-of-way. The requirement for 20 feet of landscaping adjacent to the freeway may be reduced by one foot for each foot of landscaping constructed within Caltrans right-of-way, provided, however, that a minimum of ten feet (10') of landscaping shall be provided outside of and adjacent to Caltrans right-of-way and provided further that the freeway right-of-way be landscaped as approved by Caltrans. Notwithstanding freeway right-of-way landscaping, the landscaping required for the open space/view corridor within Planning Area No. 15 shall not be reduced. The developer has negotiated with CalTrans, the City, and TOCOA to landscape within the freeway right of way. The agreement will be executed at such time as funding is available for installation.

4.1.1.3 Project Entry and Intersection Treatments

Exhibit 4-3 (p. 34) shows the location of the primary project entries and secondary site entries. Schematic designs and dimensional criteria for these special treatments is shown on Exhibit 4-4 (p. 35).

MOUNDING WITH SHRUB, TREE & TURF
PLANTING BEHIND WALK

25' AVERAGE

TURF TYPICAL IN FRONT
OF WALK

RAISED MEDIAN WITH TREES
SHRUBS AND
GROUND
COVER

STAMPED CONCRETE TREATMENT
IN 15% OF MEDIAN

25' AVERAGE

5' MINIMUM SIDEWALK WIDTH

NOTES:

1. Landscape and irrigation plans to be approved by City of Ontario Community Services Agency.
2. This treatment shall be applicable for major streets within the Western portion of the Center.

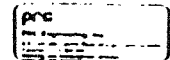
ILLUSTRATIVE CONCEPT

**MAJOR STREETScape TREATMENT
WESTERN SECTOR**

THE ONTARIO CENTER

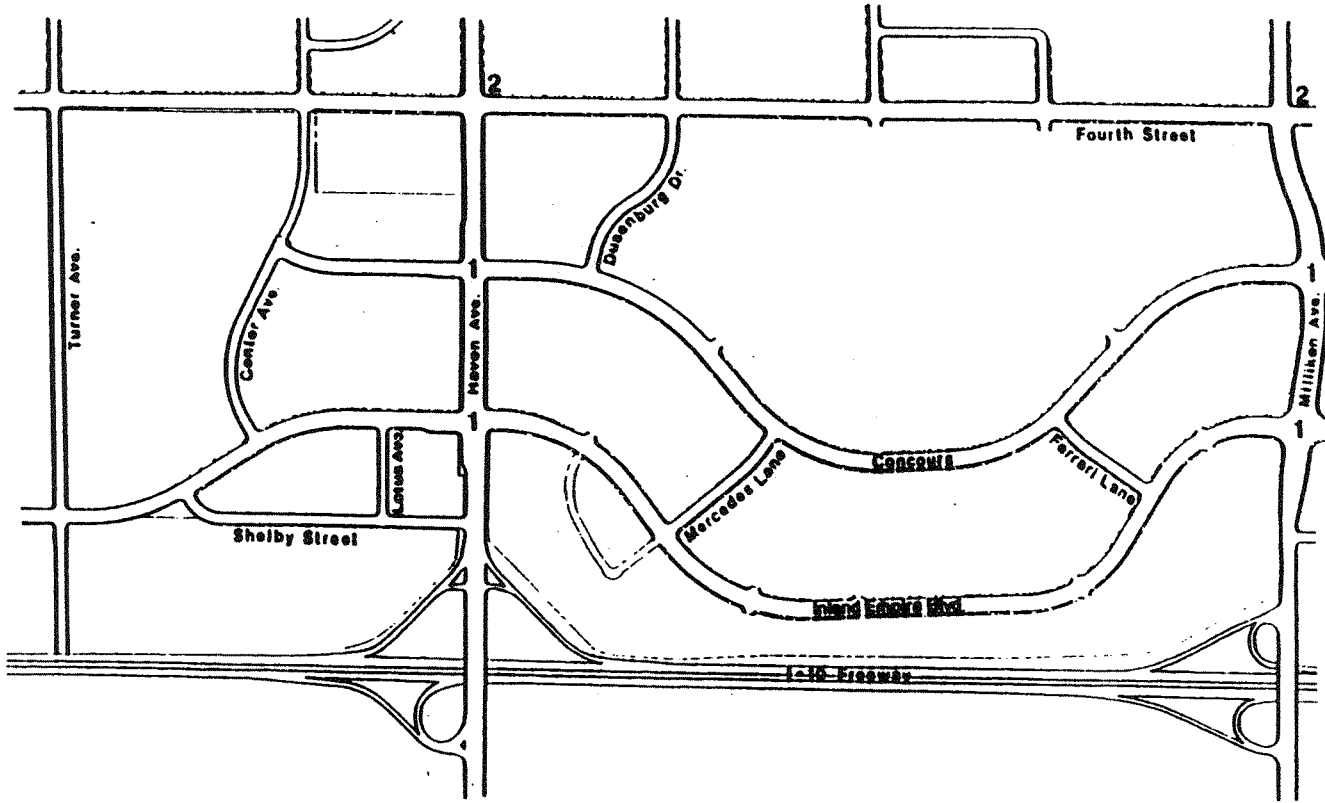
Chevron Land and Development Company
ONTARIO, CALIFORNIA

EXHIBIT 4-2



SOURCE: LIFESCAPES INC.

~~Exhibit 4-2a Major Street Streetscape Treatment (Eastern Sector)~~

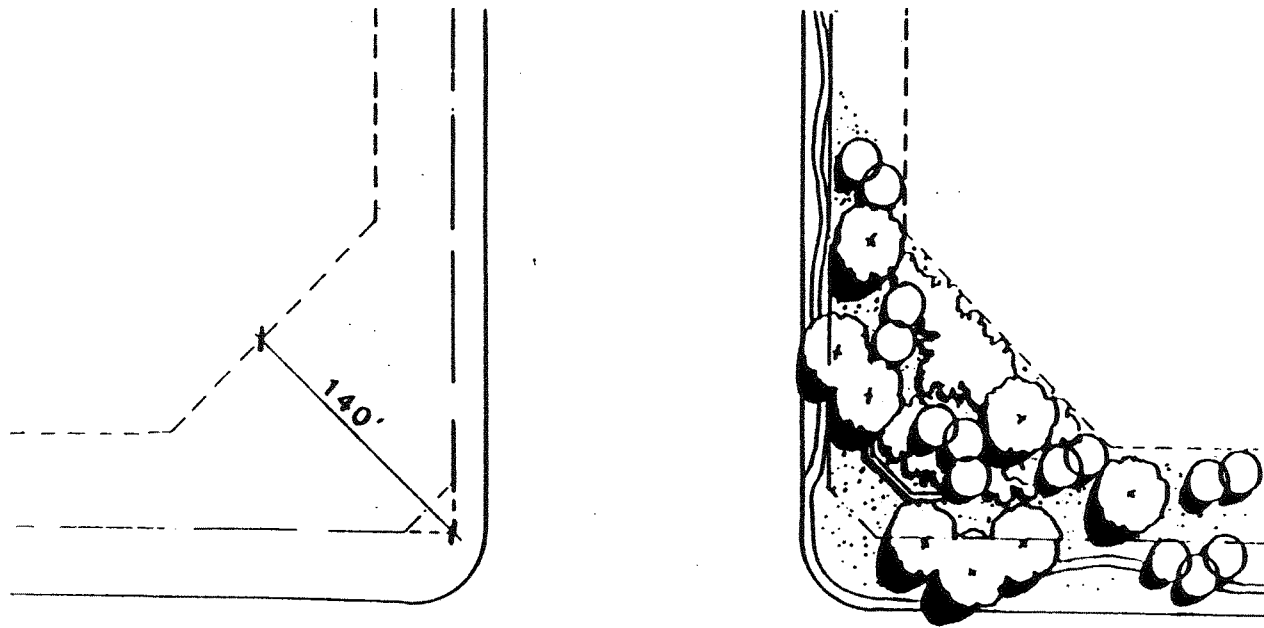


LEGEND

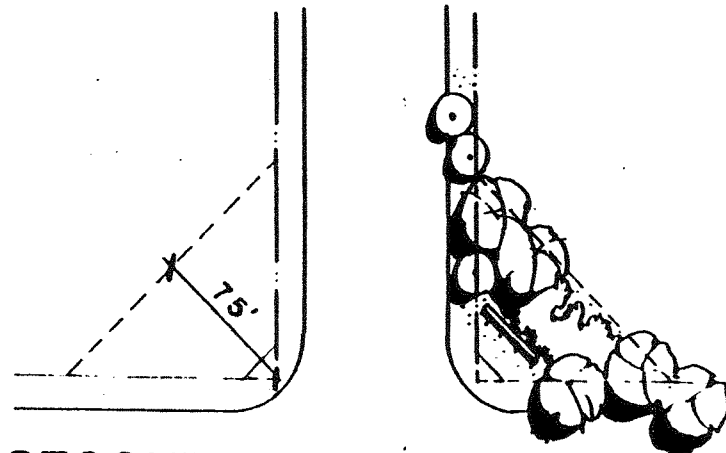
- 1 PRIMARY PROJECT ENTRY/MAJOR INTERSECTION TREATMENT
- 2 SECONDARY SITE ENTRY

PROJECT ENTRY LOCATIONS
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-3



PRIMARY PROJECT ENTRY/MAJOR INTERSECTION



SECONDARY SITE ENTRY

ILLUSTRATIVE CONCEPT

PROJECT ENTRY SCHEMATIC DESIGNS
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-4

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Primary project entries have a depth of 140 feet and may contain accent trees, entry monumentation and other elements which serve to introduce the Center and are also part of the project-wide open space system. Secondary site entries are located along Fourth Street at major arterials and are designed as a 75-foot corner treatment containing accent trees, shrubs and other appropriate plant material.

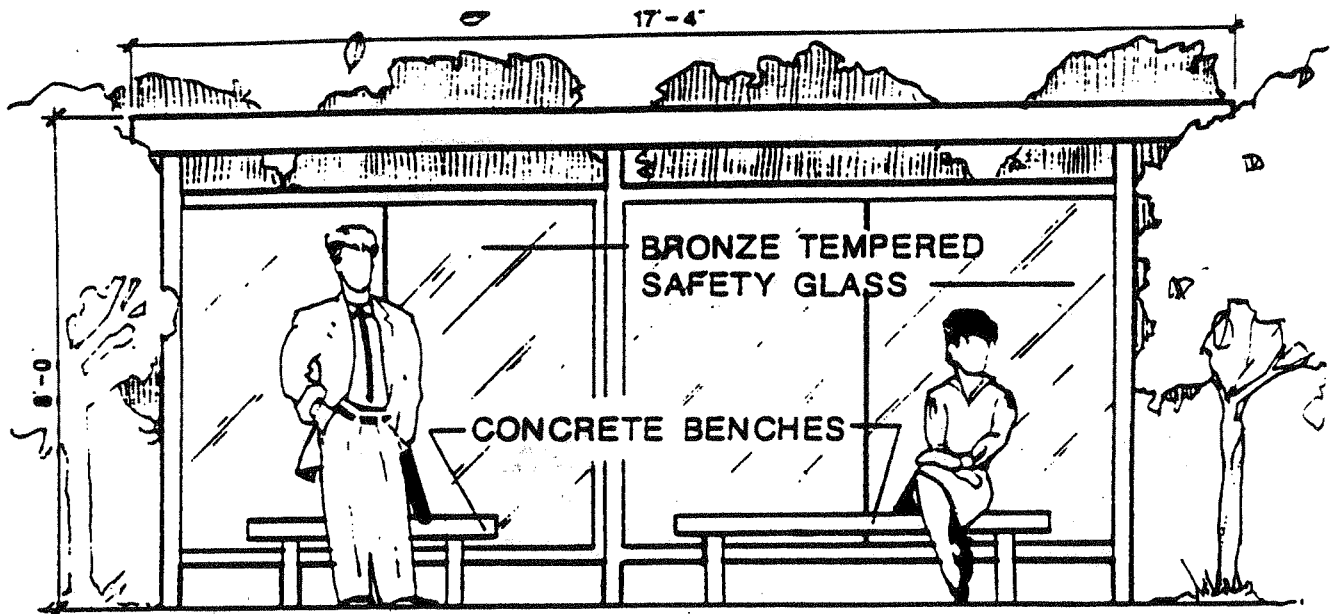
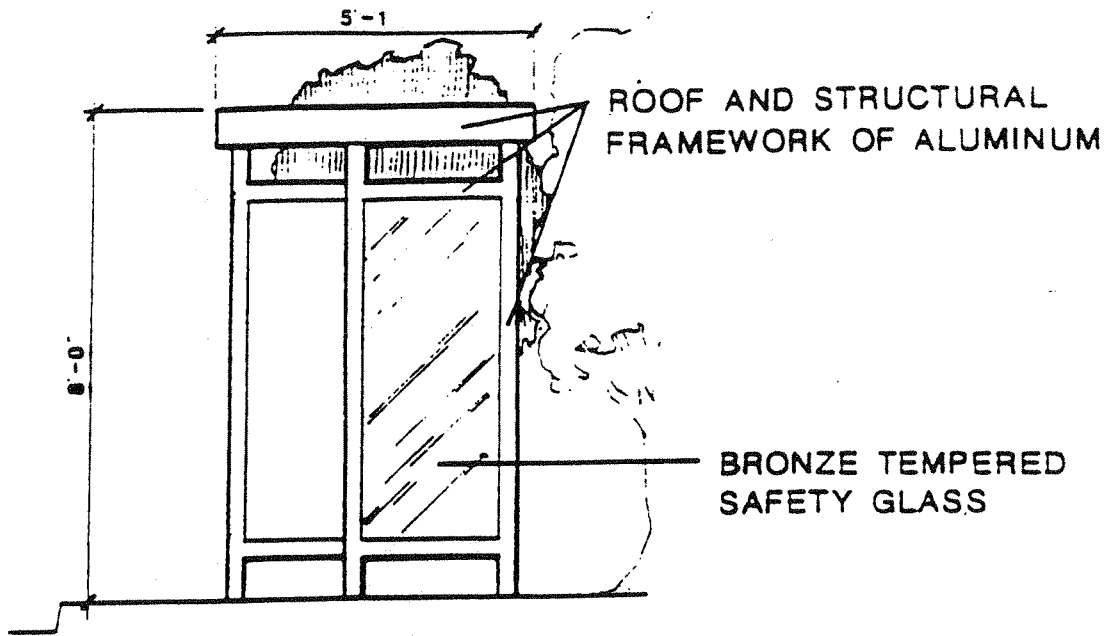
4.1.1.4 Bus Bay Treatment

A number of bus stop facilities are proposed for The Ontario Center, including major bus bays, local bus/mini bus bays and mini bus bays. The general location of these facilities have been identified on Exhibit 5-22. Exhibit 4-5 (p. 37) shows the general design of these facilities, including surrounding hardscaping and landscaping. General criteria governing the treatment of bus stops are:

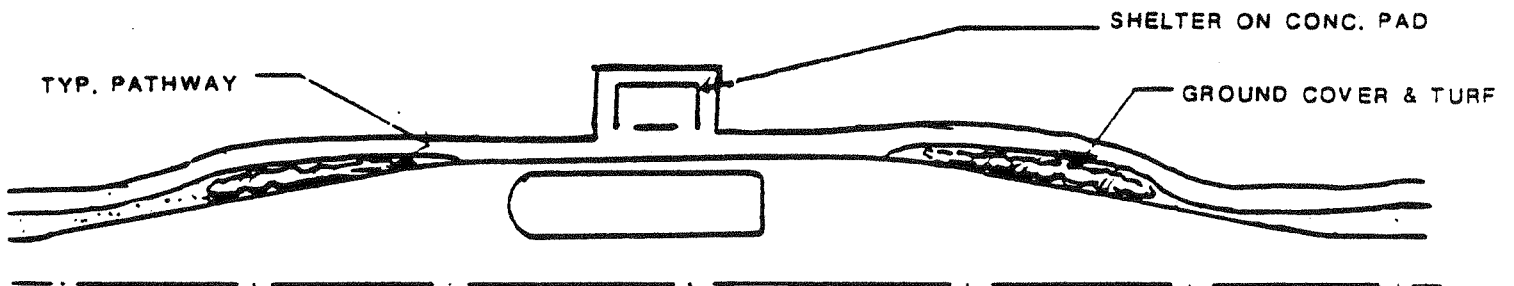
- (A) Landscape and hardscape treatment around bus shelters shall be consistent with the design of the bus shelter as well as the overall streetscape planting theme and the landscape treatment accorded immediately adjacent buildings.
- (B) Landscape and hardscape treatment shall exhibit a high degree of functionality with respect to maintenance and water conservation aspects.
- (C) Landscape and hardscape treatment shall be designed to maximize safety of transit operations and passenger safety.

4.1.1.5 Parking Lot/Streetscape Interface

In order to implement the informal, flowing landscape concept proposed along the major arterials within the Center Sector between Haven and Milliken Avenues, parking setbacks within a project may be averaged. Two examples of landscaped setbacks are shown on Exhibit 4-6 (p. 38). This exhibit delineates firstly, a consistent cur-

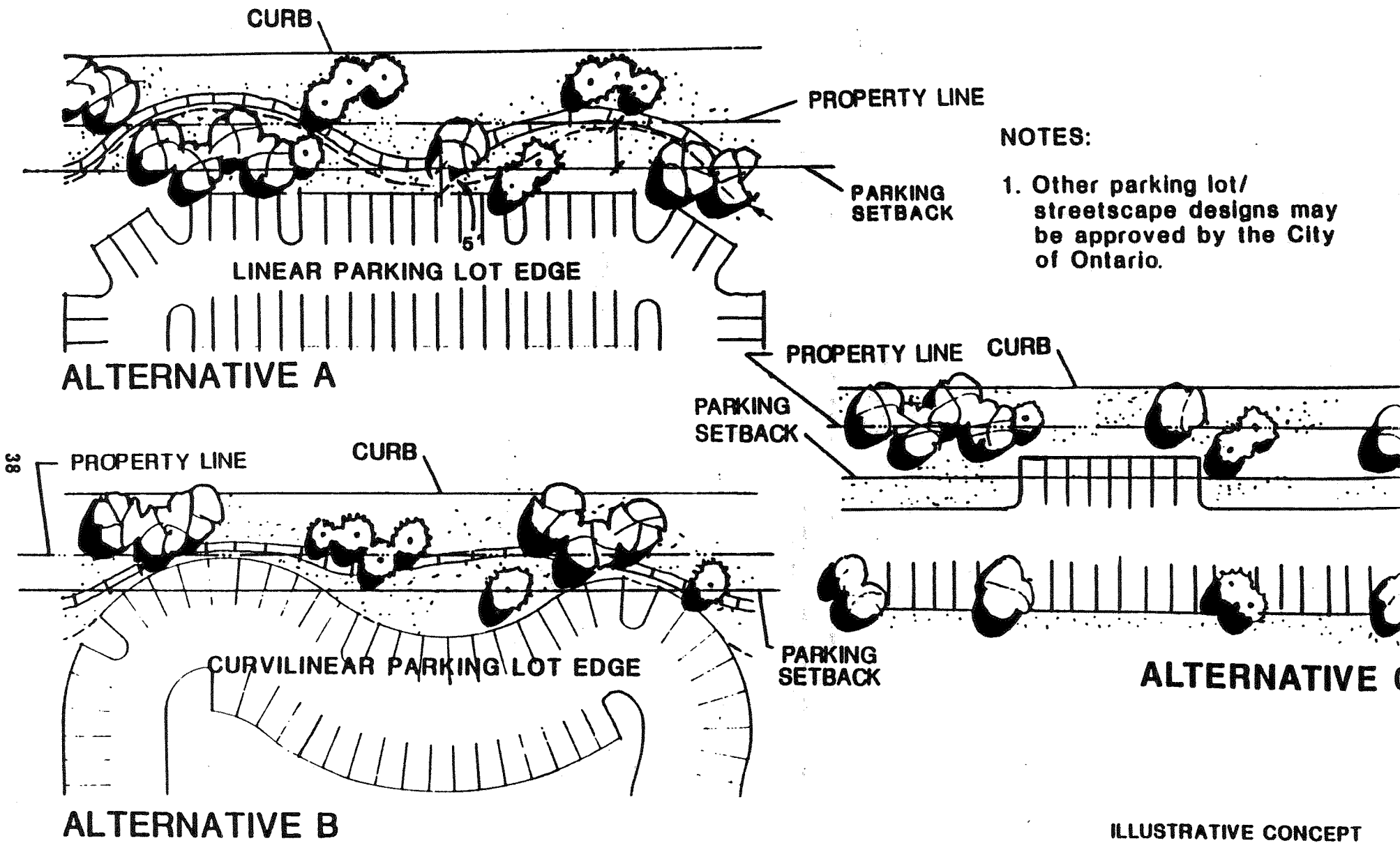


Bus Shelter



BUS SHELTER CONCEPTUAL DESIGN
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-5



PARKING LOT/STREETScape INTERFACE
THE ONTARIO CENTER
 Chevron Land and Development Company

ILLUSTRATIVE CONCEPT

EXHIBIT 4-6



vilinear relationship between streetscape landscaping and parking area. Also illustrated is a more traditional approach to this interface situation. Alternate designs may be approved by the City of Ontario.

4.1.1.6 Limited Use Areas

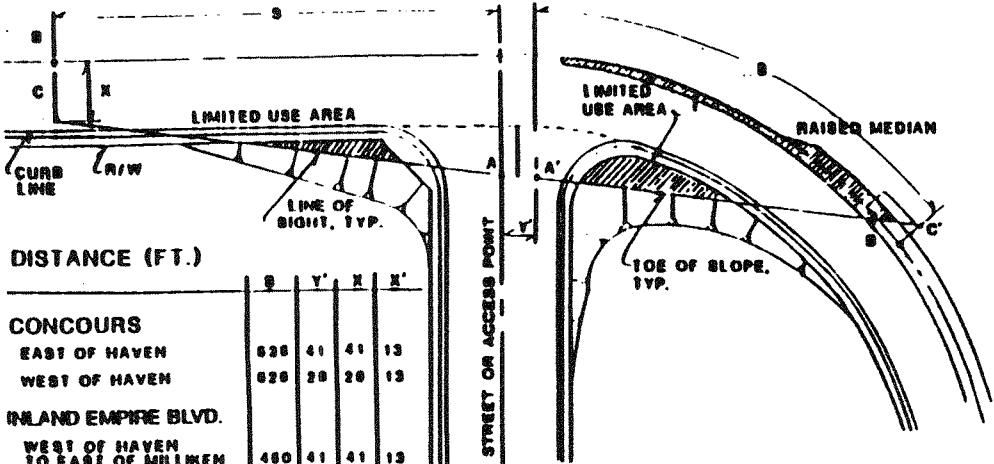
Exhibit 4-7 (p. 40) is the standard limited use diagram for the Center, applicable to major street intersections as noted on the exhibit. The purpose of limited use areas is to promote pedestrian and vehicular safety by establishing adequate sight distances at intersections.

4.1.1.7 General Landscape and Planting Requirements

The following general standards shall guide the selection and installation of landscape improvements:

- (A) All street trees shall be planted and staked per City of Ontario Standards. All trees planted in turf areas shall receive tree boots.
- (B) All plant material shall be planted in the following minimum sizes:
 - (1) Trees - fifteen (15) gallon
 - (2) Shrubs - Five (5) gallon. Exceptions may be granted by the Community Services Agency.
 - (3) Primary tree species shall be a minimum of 24-inch box.

LIMITED USE DIAGRAM



DISTANCE (FT.)

	B	Y'	X	X'
CONCOURS				
EAST OF HAVEN	620	41	41	13
WEST OF HAVEN	620	20	20	13
INLAND EMPIRE BLVD.				
WEST OF HAVEN TO EAST OF MILLMEN	460	41	41	13
EAST OF TURNER	460	20	20	13
"LOCAL STREETS"				
4 LANES, NO MEDIAN	300	10	10	0
2 LANES, NO MEDIAN	300	0	0	0
TURNER AVENUE	300	20	20	13
PRIVATE STREETS	200	0	0	0

SIGHT DISTANCE DETAIL

NOTES:

1. The limited use area is determined by the graphical method using the appropriate distances given in the above table. It shall be used for the purpose of prohibiting or clearing obstructions in order to maintain adequate sight distance at intersections.
2. The line of sight line shall be shown at intersections on all landscaping plans, grading plans, and tentative tract plans where safe sight distance is questionable. In cases where an intersection is located on a vertical curve, a profile of the sight line may be required.
3. Walls or any obstructions that could restrict the view within the limited use area shall not be permitted.
4. The toe of the slope shall not encroach into the limited use area.
5. The limited use area shall be as near level as possible yet maintain proper drainage.
6. Plants and shrubs shall be of the type that will grow no higher than 30 inches above the ground within the limited use area.
7. Trees shall be of the type that grow no larger than six (6) inches in diameter and tree limbs shall be a minimum of six (6) feet above the ground within the limited use area. Trees shall be spaced far enough apart so that adequate sight distance is maintained within limited use areas.
8. Points A and A' are the locations of a driver's line of sight while in a vehicle at an intersection 10 feet back from the projection of the curb line. The distance Y' is the distance measured from the centerline of the road to the center of the far right through traffic lane. The distance Y' is equal to zero for T-intersections.
9. The distance S represents the safe stopping sight distance measured along the centerline of the road identified in the diagram as Point B.
10. Points C and C' are the locations (centerline of the travel lanes) where the driver of vehicle, traveling at a given speed, has the minimum stopping sight distance required to bring his vehicle to a safe stop.

LIMITED USE DIAGRAM
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-7

prc

(C) Tree planting ratios for major streets shall be:

(1) Primary tree species: 40 percent

(2) Secondary tree species: 60 percent

Trees in parkways and medians shall be at an average ratio of 4 trees per 100 linear feet of frontage unless otherwise specified.

(D) Planting ratios for major street medians and parkway shall be:

(1) Turf: 35 percent

(2) Ground cover and shrubs: 50 percent

In addition, 15 percent of the median area shall be devoted to cobble treatment.

(E) All City-owned well sites shall be screened by a solid masonry wall and extensive landscaping security shrubs, as approved by the Community Services Agency.

(F) The City of Ontario Community Services Agency shall designate street trees for all public local streets within The Ontario Center, as part of the City of Ontario Master Plan of Street Trees. Staking and guying of trees shall be in accord with City standards.

(G) Individual developments, open space and any wall adjoining public areas shall be designated to use security shrubs, as appropriate, as an anti-graffiti measure.

- (H) Replacement of dead or broken plant material shall be the responsibility of the applicable property owner association or property owner as appropriate.
- (I) All landscaped areas within the boundary of The Ontario Center Specific Plan shall be maintained to the standards established by The Ontario Center Owners Association.
- (J) All landscape and irrigation plans shall be submitted to and approved by the Community Services Agency of the City of Ontario.
- (K) Changes in the landscape and irrigation plans may be made by the Community Services Agency. Equivalent plant materials may be substituted as necessary, as determined by the Community Services Agency.

4.1.1.8 Planting Matrix

Exhibit 4-8 (pp. 43-50) depicts those species of trees which comprise the planting palette of The Ontario Center. The matrix is intended as a guide for plant selection. Other species may be approved by the City of Ontario Community Services Agency. Trees along the pedestrian pathway are intended to provide shading of the pathway.

THE ONTARIO CENTER
SPECIFIC PLAN
PLANT PALETTE

TREES	INLAND EMPIRE BVD. CONCOURS FOURTH STREET			INLAND EMPIRE BVD. CONCOURS FOURTH STREET			TURNER AVENUE	MILLIKAN AVENUE	HAYEN AVENUE	PEDESTRIAN PATHWAY	CENTRAL OPEN SPACE	FIREWAY SEIDACK	PRIMARY PROJECT ENTRY MAJOR INTERSECTION	SECONDARY SITE ENTRY
	WESTERN SECTOR			CENTER SECTOR										
<i>Acacia saligna</i> - Willow Acacia						S	S					•		
<i>Albizia julibrissin</i> - Silk Tree			S				S			•				
<i>Alnus cordata</i> - Italian Alder										•	•			
<i>Alnus rhombifolia</i> - White Alder							P			•	•			
<i>Arbutus unedo</i> - Strawberry Tree												•		•
<i>Bauhinia variegata</i> - Orchid Tree		S	S				S							•
<i>Brachychiton acerifolius</i> - Flame Tree		P				S								
<i>Brachychiton populneum</i> - Bottle Tree	S			S	S									
<i>Cedrus deodara</i> - Deodar Cedar										•	•	•		
<i>Celtis australis</i> - European Hackberry														•
<i>Chorisia speciosa</i> - Floss-silk Tree		P		P	P								•	•
<i>Cinnamomum camphora</i> - Camphor Tree			P		P					•			•	•
<i>Cocos plumosa</i> - Queen Palm											•			
<i>Cupaniopsis anacardioides</i> - Carrot Wood										•			•	•
<i>Eriobotrya deflexa</i> - Loquat			S				S				•			•
<i>Eucalyptus camaldulensis</i> - Red Gum											•	•		
<i>Eucalyptus erythrocorys</i> - Red Cap Gum							S			•	•			
<i>Eucalyptus sideroxylon</i> - Rosea Red Ironbark							P				•			
<i>Ficus nitida</i> - Ficus			P		S			P		•				•
<i>Ficus religiosa</i> - Bo-Tree											•	•	•	
<i>Ficus rubiginosa</i> - Rusty Leaf Fig											•		•	•
<i>Fraxinus velutina</i> 'Modesto' - Modesto Ash											•		•	
<i>Geijera parvifolia</i> - Australian Willow											•			•

P = PRIMARY STREET TREES
S = SECONDARY STREET TREES

EXHIBIT 4-8

THE ONTARIO CENTER
 SPECIFIC PLAN
 PLANT PALETTE

TREES (Continued)	INLAND EMPIRE BLVD. CONCOURS			INLAND EMPIRE BLVD. CONCOURS			TURNER AVENUE	MILLIKAN AVENUE	HAVEN AVENUE	PEDESTRIAN PATHWAY	CENTRAL OPEN SPACE	FREEWAY SETBACK	PRIMARY PROJECT ENTRY/ MAJOR INTERSECTION	SECONDARY SITE ENTRY
	WESTERN SECTOR	FOURTH STREET		CENTER SECTOR	FOURTH STREET									
Ginkgo Biloba - Fair Mount - Mandenhair Tree											•	•		
Gleditsia triacanthos - Honey Locust											•			
Jacaranda acutifolia - Jacaranda	P	P		P	S	P		P					•	•
Koelreuteria bipinnata - Chinese Flame Tree		S			S					•	•		•	•
Koelreuteria paniculata - Goldenrain Tree		S			S					•	•		•	•
Lagerstroemia indica - Crape Myrtle	S		S	S	S								•	•
Liriodendron tulipifera - Tulip Tree											•			
Magnolia grandiflora - Magnolia	P			P	P			P						
Maytenus boaria - Mayten Tree			S			S								
Melaleuca quinquenervia - Cajeput Tree											•			•
Olea europaea - Olive*		S						S			•	•		
Phoenix canariensis - Canary Is. Palm*		S			S						•		•	•
Phoenix Dactylifera - Date Palm*	S		S	S	S						•			•
Pinus canariensis - Canary Is. Pine								P				•		
Pinus halepensis - Aleppo Pine												•		•
Pinus pinea - Italian Stone Pine										•				
Pistachia chinensis - Pistachio								S		•	•		•	
Platanus acerifolia - Plane Tree			P			P								

P = PRIMARY STREET TREES
 S = SECONDARY STREET TREES
 * = NOT ALLOWED IN ROW

THE ONTARIO CENTER
SPECIFIC PLAN
PLANT PALETTE

TREES (Continued)	WESTERN SECTOR			CENTER SECTOR			TURNER AVENUE	MILLIKAN AVENUE	HAVEN AVENUE	PEDESTRIAN PATHWAY	CENTRAL OPEN SPACE	FREEWAY SETBACK	PRIMARY PROJECT ENTRY/ MAJOR INTERSECTION	SECONDARY SITE ENTRY
	INLAND EMPIRE BLVD. CONCOURS	FOURTH STREET	INLAND EMPIRE BLVD. CONCOURS	FOURTH STREET	FOURTH STREET	FOURTH STREET								
Platanus racemosa - California Sycamore														
Podocarpus gracilior - Yew-Pine	P		P									•		
Prunus blireiana - Flowering Plum													•	•
Prunus cerasifera 'Atropururea' - Purple Leaf Plum		S S		S S									•	•
Prunus species - Flowering Plum														
Quercus agrifolia - Coast Live Oak											•			
Quercus ilex - Holly Oak											•			
Quercus kelloggii - California Black Oak											•			•
Quercus rubra - Red Oak					S									
Quercus suber - Cork Oak		S			P						•	•		
Rhus lancea - African Sumac							S							
Schinus molle - California Pepper*	P			P				S			•			
Sophora japonica - Japanese Pagoda Tree											•		•	•
Tipuna tipu - Tipu Tree							P			•				
Tristania conferta - Brisbane Box					P					•				
Ulmus parvifolia - Chinese Evergreen Elm		S			S									•
Washingtonia robusta - Mexican Fan Palm							S				•		•	•
Washingtonia filifera - California Fan Palm	S	S S	S S	S S				S		•		•	•	•
Zelkova serrata - Japanese Zelkova			S											

P = PRIMARY STREET TREES
S = SECONDARY STREET TREES
* = NOT ALLOWED IN ROW

THE ONTARIO CENTER
 SPECIFIC PLAN
 PLANT PALETTE

SHRUBS	WESTERN SECTOR			CENTER SECTOR			INLAND EMPIRE BLVD.	CONCOURS	FOURTH STREET	INLAND EMPIRE BLVD.	CONCOURS	FOURTH STREET	TURNER AVENUE	MILLIKAN AVENUE	HAVEN AVENUE	PEDESTRIAN PATHWAY	CENTRAL OPEN SPACE	FIREWAY SETBACK	PRIMARY PROJECT ENTRY/ MAJOR INTERSECTION	SECONDARY SITE ENTRY	
<i>Acacia</i> spp. - Wattle																		•	•		•
<i>Abelia grandiflora</i> - Glossy Abelia																		•	•	•	•
<i>Abelia grandiflora</i> "Edward Goucher" - Dwarf Glossy Abelia																		•	•	•	
<i>Agapanthus</i> spp. - Lily of the Nile																		•	•	•	•
<i>Baccharis</i> spp. - Broom																		•	•		
<i>Berberis</i> spp. - Barberry																		•	•		
<i>Calliandra eriophylla</i> - Fairy Duster																		•	•		
<i>Callistemon</i> spp. - Bottlebrush																		•	•		•
<i>Carissa</i> sp. - Natal Plum																		•	•	•	•
<i>Carissa grandiflora</i> 'Tuttlei' - Dwarf Natal Plum																		•	•		
<i>Celtis pallida</i> - Desert Hackberry																		•	•		
<i>Cercis occidentalis</i> - Western Red Bud																		•	•		•
<i>Cistus</i> spp. - Rockrose																		•	•		
<i>Clivia miniata</i> - Clivia																		•	•	•	•
<i>Convolvulus cneorum</i> - Bush Morning Glory																		•	•		
<i>Cotoneaster</i> spp. - Cotoneaster																		•	•		•
<i>Dietes vegeta</i> - Fornight Lily																		•	•	•	•
<i>Dodonea viscosa</i> - Hopseed Bush																		•	•		
<i>Eleagnus ebbingei</i>																		•	•		
<i>Grevillea noellii</i> - NCN																		•	•	•	•
<i>Hemerocallis</i> spp. - Yellow Daylily																		•	•	•	•

EXHIBIT 4-8 (CONT.)

THE ONTARIO CENTER
 SPECIFIC PLAN
 PLANT PALETTE

GROUNDCOVERS	INLAND EMPIRE BLVD. CONCOURS FOURTH STREET			INLAND EMPIRE BLVD. CONCOURS FOURTH STREET			TURNER AVENUE	MILLIKAN AVENUE	HAVEN AVENUE	PEDESTRIAN PATHWAY	CENTRAL OPEN SPACE	FREEWAY SEIBACK	PRIMARY PROJECT ENTRY/ MAJOR INTERSECTION	SECONDARY SIDE ENTRY
	WESTERN SECTOR	CENTER SECTOR												
<i>Gazania splendens</i> - Clumping Gazania										●	●	●	●	●
<i>Hedera helix</i> 'Needlepoint' - Needlepoint Ivy										●	●			●
<i>Jasminum humile</i> - Italian Jasmine										●			●	●
<i>Lampranthus spectabilis</i> - Trailing Ice Plant														
<i>Lantana</i> spp.													●	●
<i>Myoporum parvifolium</i> 'Putan Creek' - NCN										●	●	●		
<i>Oenothera berlandieri</i> - Mexican Evening Primrose												●		●
<i>Pelargonium peltatum</i> - Ivy Geranium													●	●
<i>Potentilla verna</i> - Spring Clinquefoil										●				●
<i>Rosmarinus officinalis</i> - Rosemary													●	●
<i>Santolina</i> spp. - Lavender Cotton										●			●	●
<i>Sedum</i> spp. - Sedum													●	●
<i>Stigmaphyllon littorale</i> - Orchid Vine											●	●		
<i>Thunbergia gregorii</i> - Orange Clock Vine											●	●		
<i>Trachelospenium jasminoides</i> - Star Jasmine										●			●	●
<i>Verbena peruviana</i> - Verbena														●
<i>Vinca minor</i> - Dwarf Periwinkle										●			●	●
<i>Vinca rosea</i> - Madagascar Periwinkle										●			●	●
VINES														
<i>Anemopaigma chamberlaynii</i> - Yellow Trumpet Vine										●				●
<i>Bougainvillea</i> - NCN													●	●
<i>Clytostoma callistegioides</i> - Violet Trumpet Vine										●				●

THE ONTARIO CENTER
 SPECIFIC PLAN
 PLANT PALETTE

VINES	WESTERN SECTOR			CENTER SECTOR			TURNER AVENUE	MILLIKAN AVENUE	HAVEN AVENUE	PEDESTRIAN PATHWAY	CENTRAL OPEN SPACE	FREEWAY SETBACK	PRIMARY PROJECT ENTRY/ MAJOR INTERSECTION	SECONDARY SITE ENTRY
	INLAND EMPIRE BLVD. CONCOURS	FOURTH STREET	INLAND EMPIRE BLVD. CONCOURS	FOURTH STREET										
<i>Ficus pumila</i> - Creeping Fig										●				
<i>Gelsemium sempervirens</i> - Carolina Jessamine													●	●
<i>Macfadyena unguis-cati</i> - Cat's Claw										●				●
<i>Parthenocissus tricuspidata</i> - Boston Ivy										●			●	●
<i>Tecomaria capensis</i> - Cape Honeysuckle													●	●

THE ONTARIO CENTER
SPECIFIC PLAN

PLANT PALETTE

	INLAND EMPIRE BLVD. CONCOURS	FOURTH STREET	INLAND EMPIRE BLVD. CONCOURS	FOURTH STREET	TURNER AVENUE	MILLIKAN AVENUE	HAVEN AVENUE	PEDESTRIAN PATHWAY	CENTRAL OPEN SPACE	FREEWAY SETBACK	PRIMARY PROJECT ENTRY/ MAJOR INTERSECTION	SECONDARY SITE ENTRY
SHRUBS (Continued)	WESTERN SECTOR		CENTER SECTOR									
Raphiolepis spp. - Indian Hawthorne								●	●		●	●
Rhus ovata - Sugar Bush										●		
Rhus spp. - Sumac								●				
Simmondsia chinensis - Jojoba										●		
Sophora arizonica										●		
Tecomaria capensis - Cape Honeysuckle										●		
Vauquelinia californica - Arizona Rosewood									●	●		
Viburnum spp. - Viburnum												●
Xylosma congestum - Shiny Xylosm									●	●	●	●
Yucca schottii										●		●
GROUNDCOVERS												
Acacia redolens 'Prostrata' - NCN									●	●		
Ajuga reptans - Bronza Ajuga								●			●	●
Anigozanthos spp. - Kangaroo Paw								●				●
Antigonon leptopus - Coral Vine								●				
Bougainvillea spp.											●	●
Carissa grandiflora											●	●
Carpobrotus edulis - Hottentot Fig										●	●	●
Cerastium Tomentosum - Snow-in-Summer											●	
Delosperma alba - White Iceplant										●	●	●
Drosantheum hispidum - Rosea Iceplant										●	●	●
Fragaria chiloensis - Wild Strawberry								●	●			●

THE ONTARIO CENTER
SPECIFIC PLAN

PLANT PALETTE

SHRUBS (Continued)	INLAND EMPIRE BLVD. CONCOURS			INLAND EMPIRE BLVD. CONCOURS			TURNER AVENUE	MILLIKAN AVENUE	HAVEN AVENUE	PEDESTRIAN PATHWAY	CENTRAL OPEN SPACE	FREEWAY SETBACK	PRIMARY PROJECT ENTRY MAJOR INTERSECTION	SECONDARY SITE ENTRY
	WESTERN SECTOR			WESTERN SECTOR										
<i>Hypericum calycinum</i> - Aaron's Beard										●				●
<i>Ilex</i> spp. - Holly										●	●		●	●
<i>Iris</i> spp. - Iris										●				●
<i>Juniperus</i> spp. - Juniper											●	●	●	●
<i>Kniphofia uvaria</i> - Red Hot Poker														●
<i>Lantana camera</i>												●	●	●
<i>Larrea tridentata</i> - Creosote Bush												●		
<i>Leucophyllum frutescens</i> - Texas Ranger												●		
<i>Ligustrum</i> spp. - Privet												●		
<i>Nandina domestica</i> - Heavenly Bamboo											●		●	●
<i>Nandina</i> 'Harbor Dwarf' - Dwarf Nandina										●			●	●
<i>Nerium oleander</i> - Oleander										●	●	●	●	●
<i>Pennisetum setaceum</i> - Fountain Grass												●		
<i>Photinia</i> spp. - Photinia												●	●	●
<i>Pittosporum</i> spp. - Pittosporum										●	●	●	●	●
<i>Pittosporum tobira</i> 'Wheeleri' - Dwarf Pittosporum										●	●		●	●
<i>Plumbago auriculata</i> - Cape Plumbago										●				●
<i>Podocarpus macrocarpa</i> - Yew Pine													●	●
<i>Potentilla fruticosa</i> - Cinquefoil										●			●	●
<i>Prunus caroliniana</i> - Carolina Laurel Cherry										●				●
<i>Pyracantha</i> spp. - Pyracantha										●		●		●
<i>Raphiolepis indica</i> - Indian Hawthorn										●	●		●	●

4.12 Open Space Standards

4.1.2.1 Pedestrian Linkage

The following standards apply to the treatment of the pedestrian pathway/greenbelt through the project.

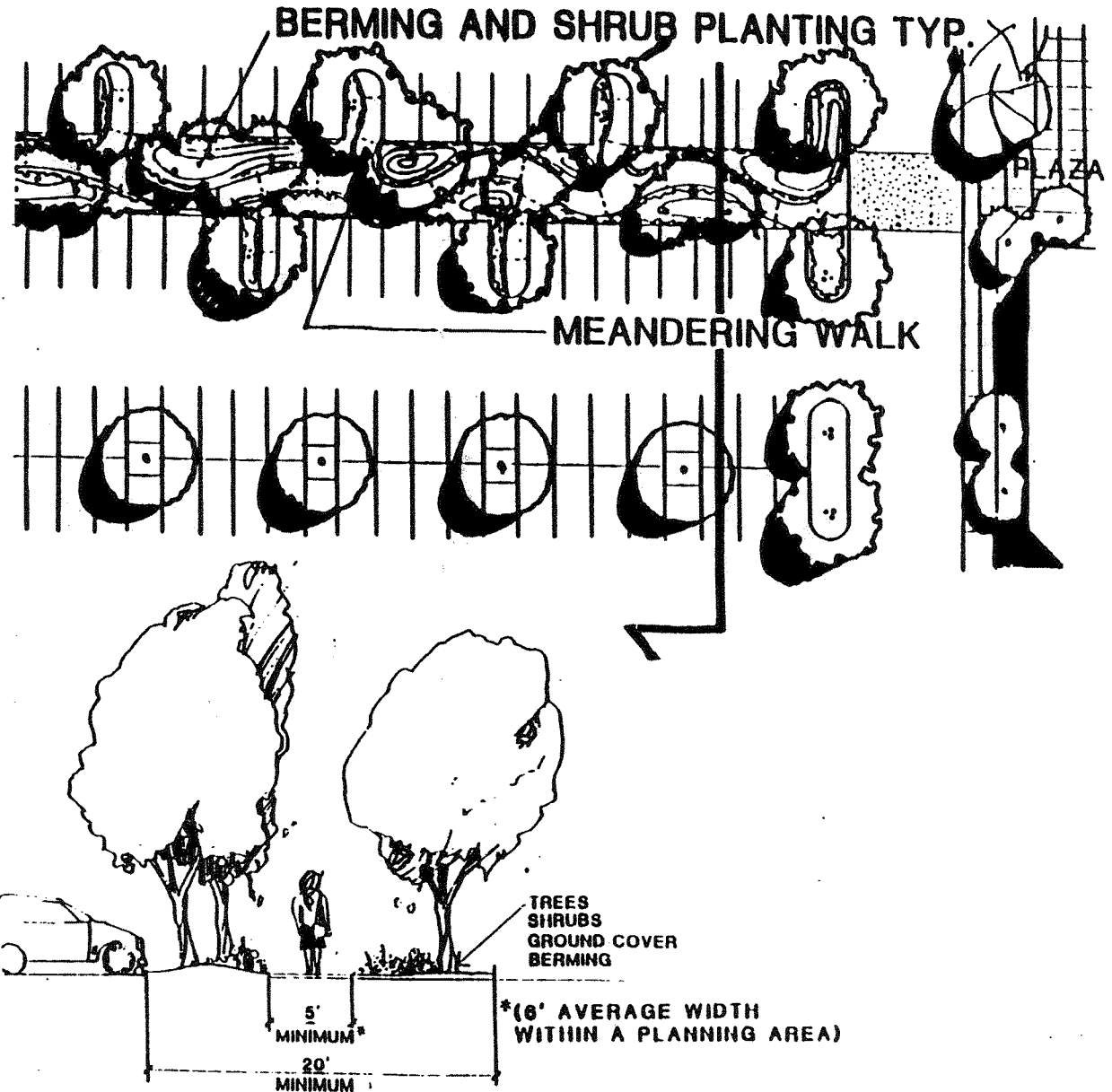
- (A) The pathway/greenbelt shall be a minimum width of 20 feet, unless modifications are approved by the City Planner. The location of the pathway is shown on Exhibit 3-1. Within this right-of-way, paved sidewalk with a minimum width of five (5) feet and an average width of six (6) feet shall be constructed. Typical design of the pedestrian linkage is shown on Exhibit 4-9 (p. 52). Shade trees shall be emphasized for the pathways, and in keeping with the informal landscape treatments in setbacks and parkways, will provide a variety of species. Shrubs, when used, will not impede visibility or provide concealment from adjoining parking lots. Pathways must be a minimum 8 feet wide if they are not accessible from streets or parking lots. Alternative designs for the pathway along public streets are shown on Exhibits 4-10 (p. 53) and 4-11 (p. 54). The pedestrian pathway in Planning Area 2 (the residential sector) along Inland Empire Boulevard, Concourses and Center Avenue shall be designed with a meandering sidewalk and undulating landscaping.

- (B) The pathway is intended to provide a continuous east-west linkage between plazas. Interruptions in the pathway, for street crossings, driveways, and access shall occur only at strategic points. At street crossings or driveways, the linkage is clearly demarcated with signage and special pavings to reinforce the continuity of the pathway.

**PEDESTRIAN LINKAGE
TREATMENT (SCHEMATIC)**

NOTES:

1. Minimum pedestrian linkage width shall be twenty (20) feet with no automobile parking overhang into the pathway
2. Landscaping and irrigation plans subject to the approval of the City of Ontario Community Services Agency.



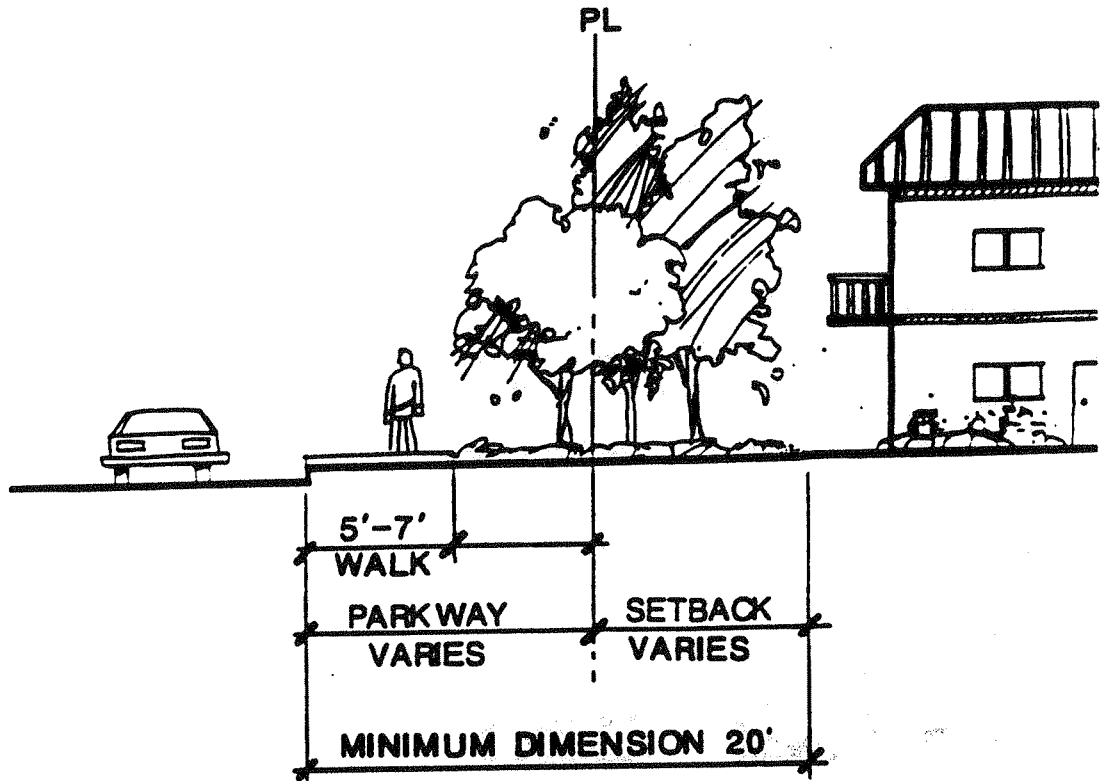
52

PEDESTRIAN PATHWAY-CONCEPTUAL DESIGN

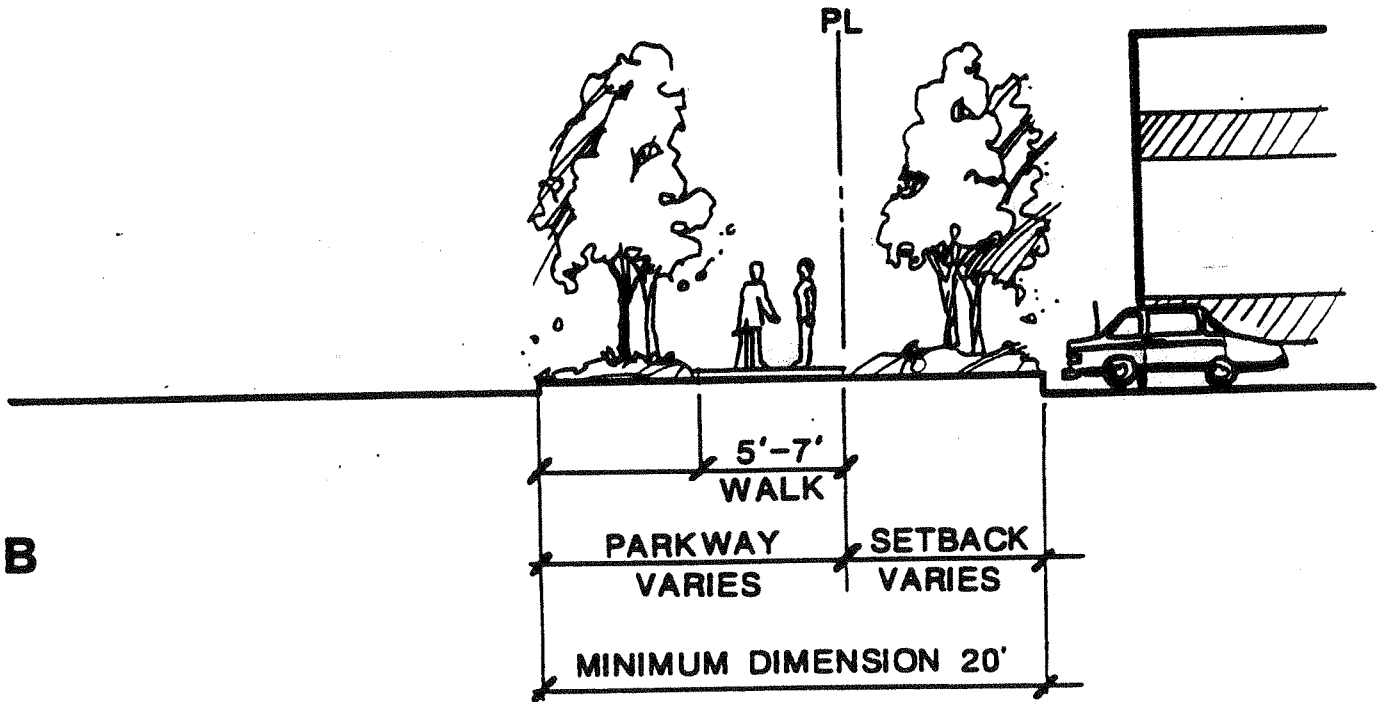
THE ONTARIO CENTER

Cheriton Land and Development Company
ONTARIO, CALIFORNIA

EXHIBIT 4 9



A

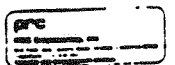


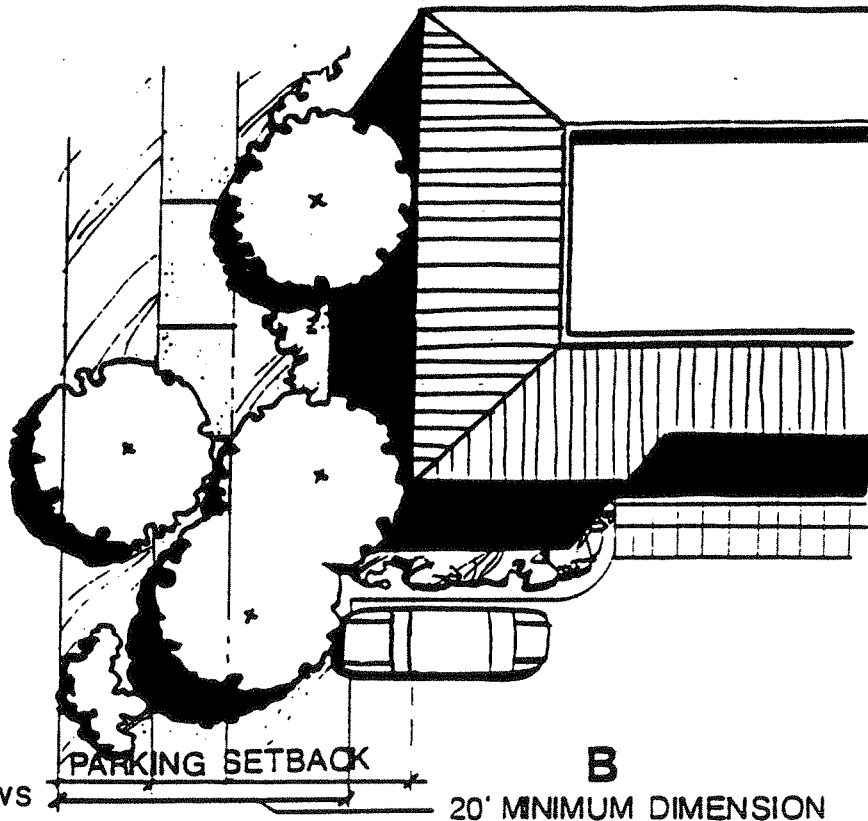
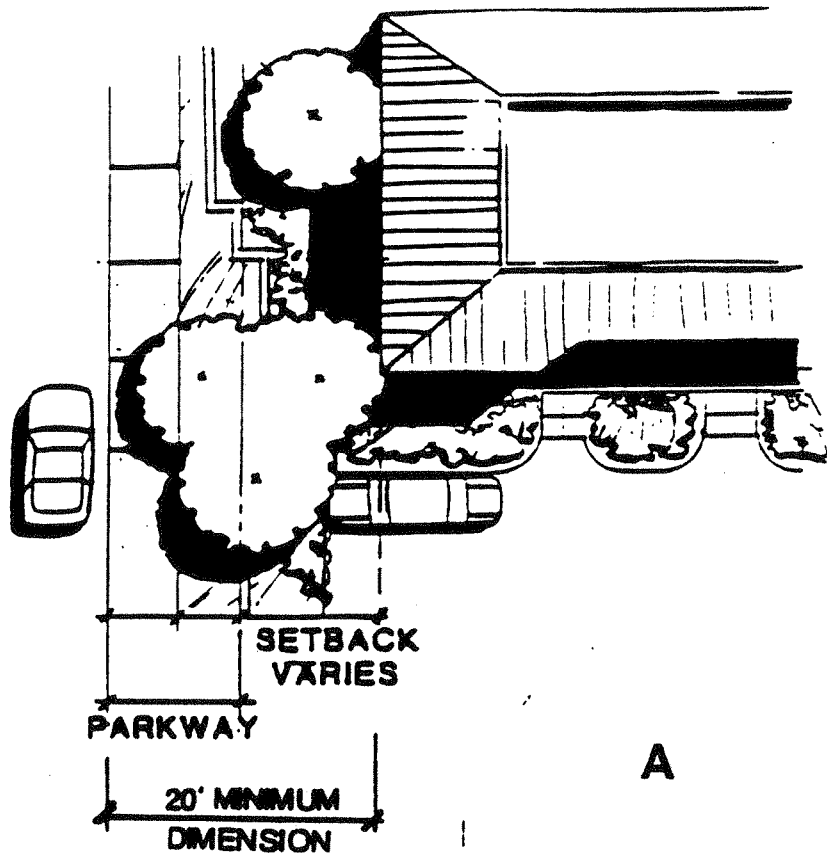
B

ILLUSTRATIVE CROSS SECTIONS

**ALTERNATIVE DESIGNS
ALONG PUBLIC STREETS
FOR PEDESTRIAN PATHWAY (SECTION)
THE ONTARIO CENTER**
Chevron Land and Development Company
ONTARIO, CALIFORNIA

EXHIBIT 4-10



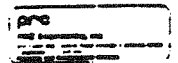


ILLUSTRATIVE PLAN VIEWS

**ALTERNATIVE DESIGNS ALONG PUBLIC STREETS
FOR PEDESTRIAN PATHWAY (PLAN VIEW)**

THE ONTARIO CENTER
Chevron Land and Development Company
ONTARIO, CALIFORNIA

EXHIBIT 4-11



- (C) ~~A~~ Pedestrian overcrossings ~~are~~ ~~is~~ proposed where the pedestrian path crosses Haven and Milliken Avenues. ~~Such~~ The overcrossings shall be constructed when and if traffic and pedestrian movements require separation, as determined by the traffic monitoring program.
- (D) There shall be auxiliary pedestrian pathways connecting the primary path with transit facilities (bus stops, bus bays, etc.).
- (E) Parking areas shall be designed so that there shall be safe pedestrian ways leading to buildings.
- (F) The area to be counted as plaza open space may not be counted as also providing any portion of the required pedestrian pathway open space, or vice versa. The points where a pathway enters or exits a plaza shall be clearly defined.
- (G) Within the Ontario Center, total plaza and pedestrian pathway open space shall be ~~fourteen~~ ~~twelve~~ acres. The pedestrian pathway in Planning Areas 11, 12, and 13, may be as narrow as 20 feet (exclusive of parked car overhangs), but when 50 feet or wider and contiguous with buildings then it will be deemed to be a plaza. Therefore, in these planning areas: (1) the pedestrian pathway may assume, at one extreme, the character of a linear plaza or, at the other extreme a pedestrian pathway connecting to a contiguous plaza area; (2) the plaza and pedestrian pathway open space shall be distributed within each of these planning areas such that the required planning area subtotal of pathway and plaza open space equals the plaza area assigned in Table 4-A, plus the length of the pathway through the planning area, multiplied times 20 feet exclusive of the plaza areas.

4.1.2.2 Plazas

Plaza design shall adhere to the following standards:

- (A) With the exception of Planning Areas 11, 12, and 13, each plaza shall contain a minimum of one-half (.5) acre. Plazas shall be measured as indicated on Exhibit 4-12 (p. 58) and shall also have a minimum dimension of fifty (50) feet, unless otherwise approved by the City Planner. The minimum plaza dimension shall not include required building or parking setbacks from streets or roof overhangs (except entry canopies and theater marquis).**

- (B) Plazas within Planning Areas 11, 12, and 13, may become an integral part of the pedestrian pathway system per section 4.1.2.1(G). Where the pathway system becomes 50 feet or wider and contiguous to buildings, it shall be deemed for that portion of its length to be a plaza.**

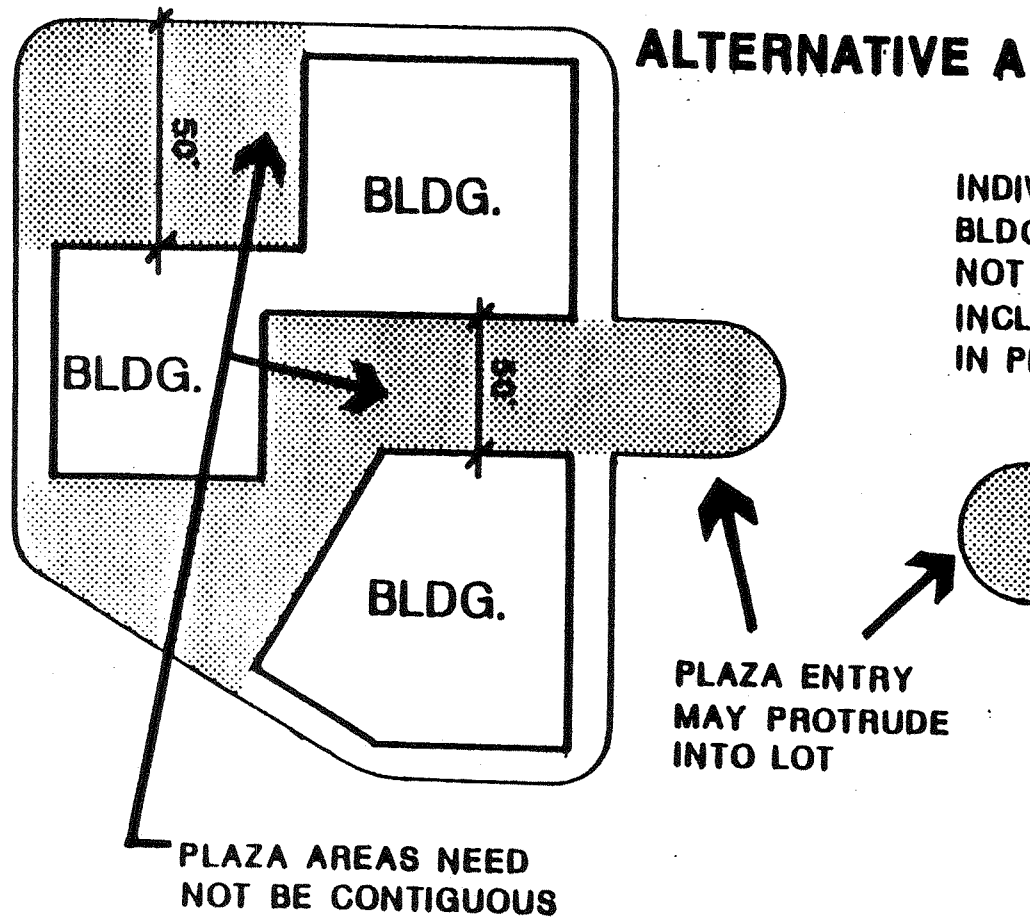
- (C) Plazas shall contain the following elements, unless alternative designs are approved by the City Planner:**
 - (1) Landscaping: 55 percent**
 - (2) Hardscaping: 35 percent**
 - (3) Other amenities, such as water features: 10 percent**

- (D) The total amount of plaza area within The Ontario Center shall be 9 acres, distributed as shown on Table 4-A.**

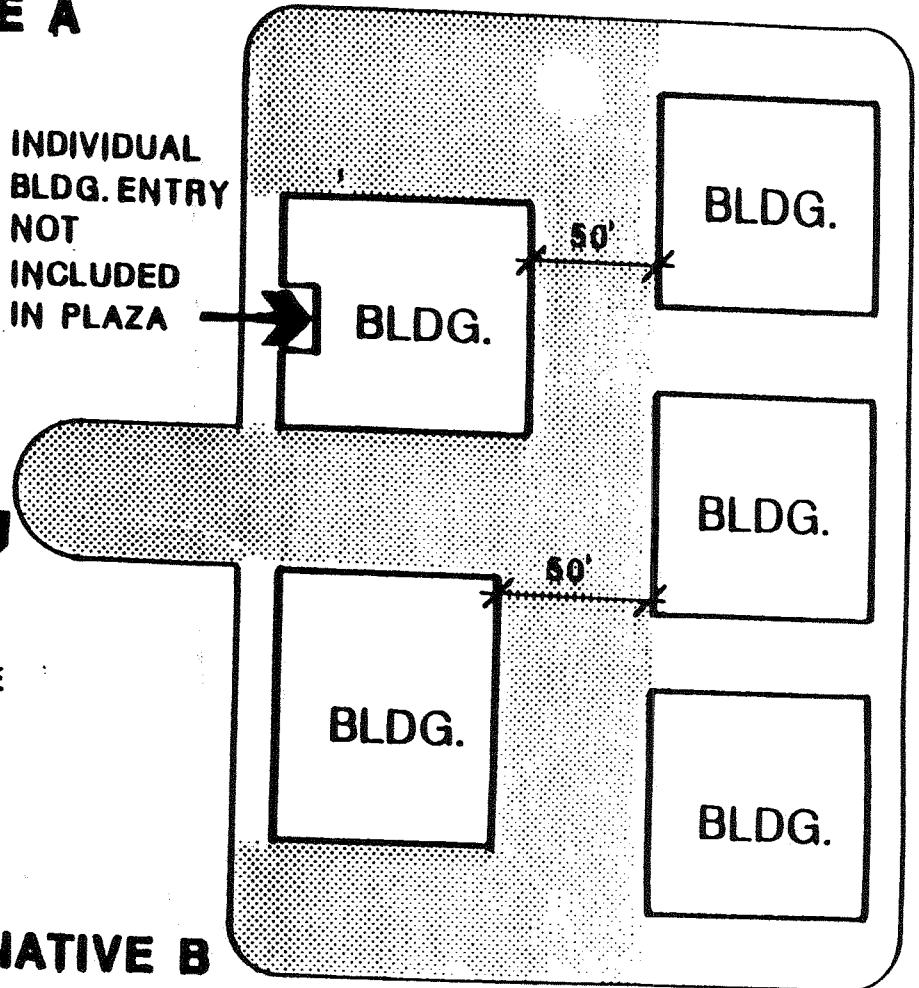
TABLE 4-A. PLAZA OPEN SPACE DISTRIBUTION PLANNING AREA



Planning Area	Plaza Open Space (in acres)
7	.75
9	1.00
10	.75
11	1.50
12	2.50
13	1.50
14	.50
15	.50
TOTAL	9.00

Plazas are intended to provide opportunities for architectural creativity. Generally, plazas are intended to provide an urban environment augmented by extensive use of shade trees and structures, such as benches, fountains, pergolas, arbors, etc. Exhibit 4-13 (p. 60) illustrates, in a conceptual fashion, the design of a typical plaza treatment. Exhibit 4-14 (p. 61) shows various other plaza arrangements which could occur within the Center.



INDIVIDUAL BLDG. ENTRY NOT INCLUDED IN PLAZA



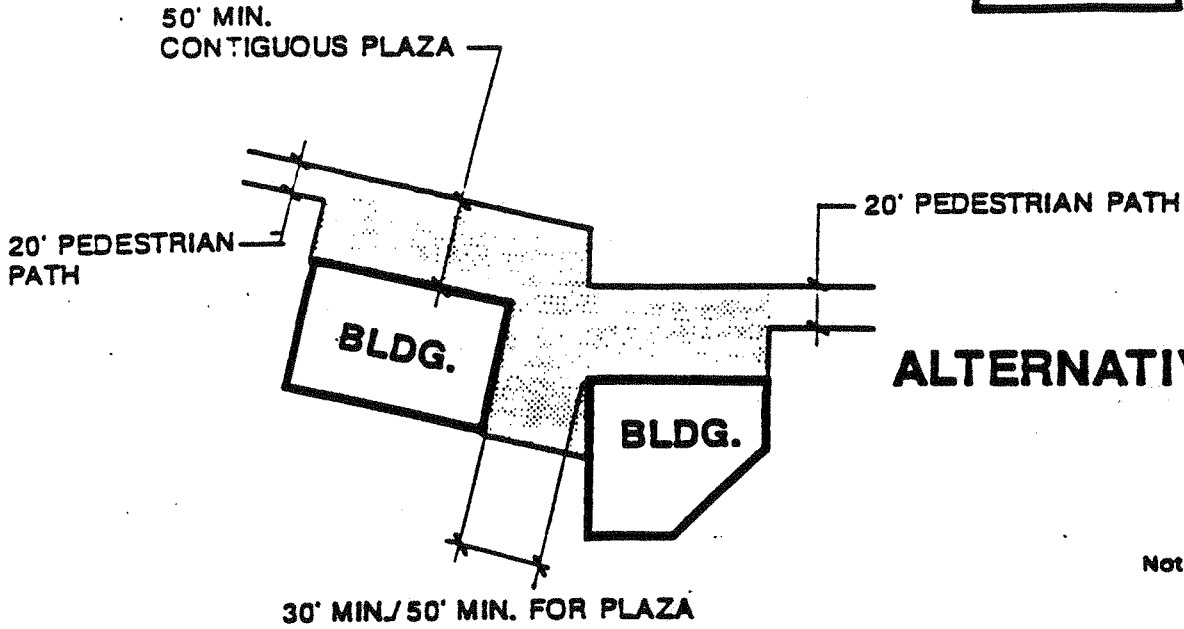
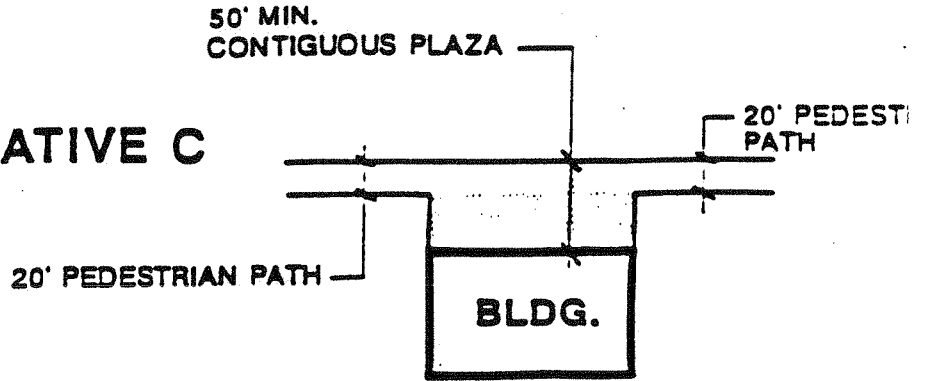
-  AREAS INCLUDED IN PLAZA (MINIMUM 50')
-  AREAS NOT INCLUDED IN PLAZA

1. Separations between buildings of less than 50' are not included in plaza acreage calculation.
2. Walkways of less than 50' adjacent to parking are not included in plaza acreage calculation.
3. Minimum plaza dimension is 50' unless approved by the City of Ontario.

PLAZA AREA BOUNDARIES
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA



ALTERNATIVE C



ALTERNATIVE D

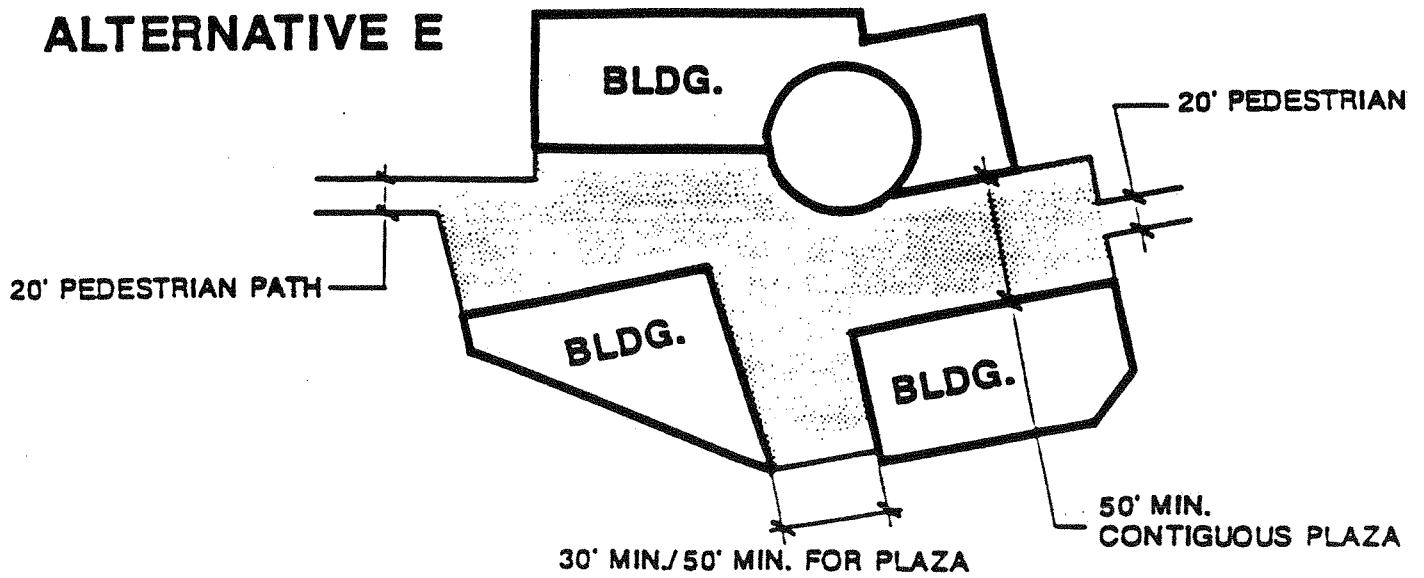
LEGEND

Note: Shapes and location buildings and plaza are conceptual only subject to change.



INDICATES PLAZA AREA

ALTERNATIVE E

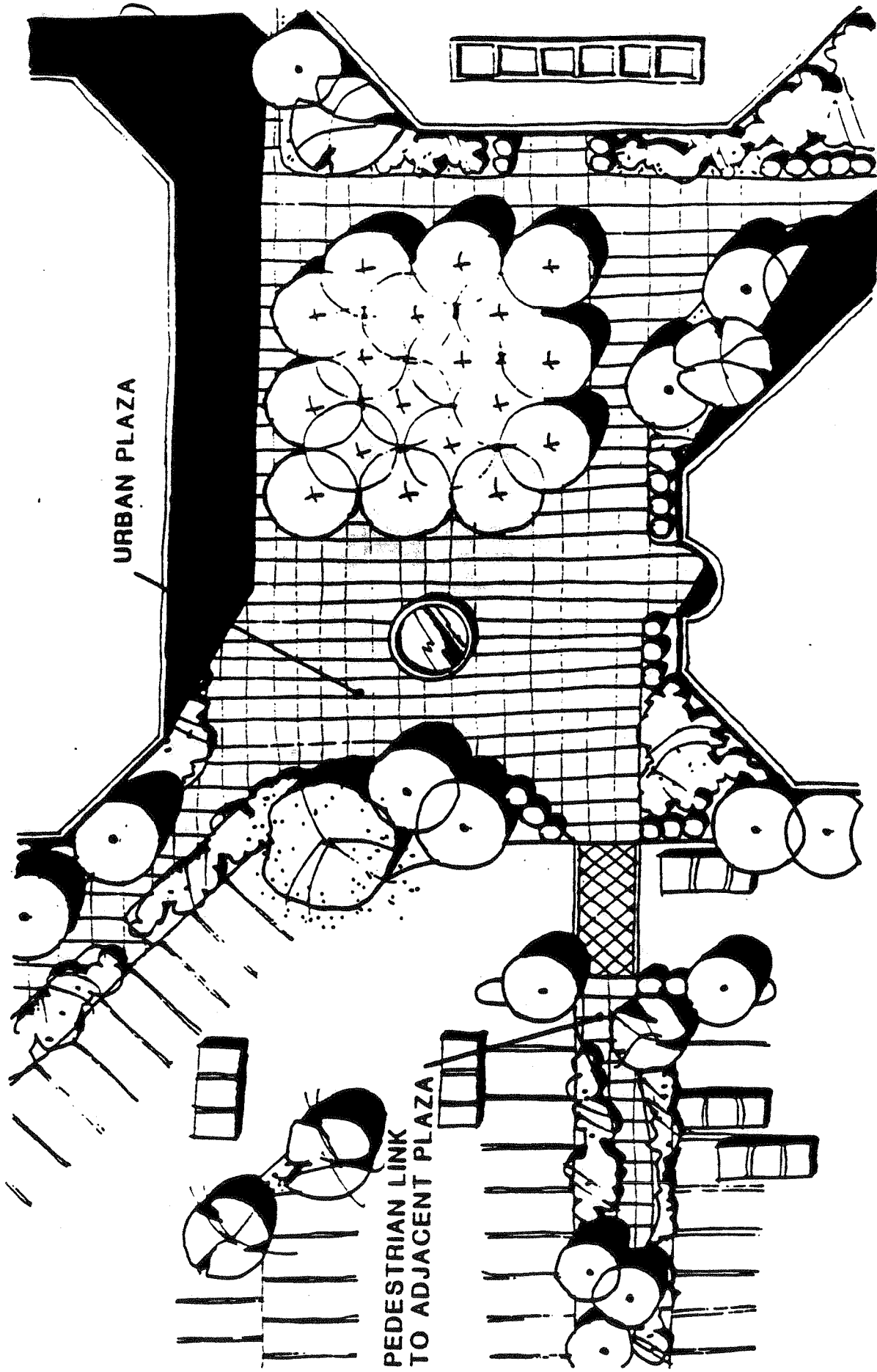


PLAZA AREA BOUNDARIES
THE ONTARIO CENTER
 CHEVRON LAND AND DEVELOPMENT COMPANY

EXHIBIT 4-12A



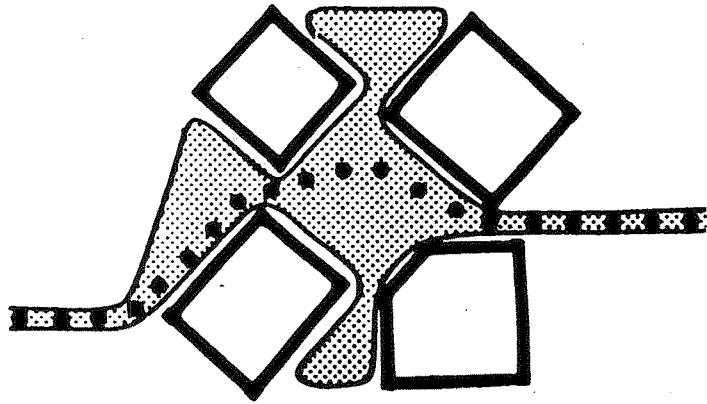
MARCH 1988



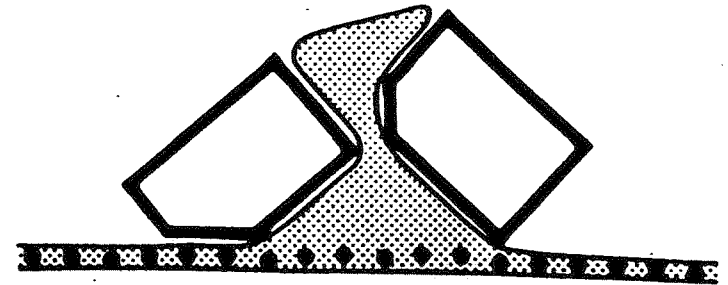
URBAN PLAZA

PEDESTRIAN LINK
TO ADJACENT PLAZA

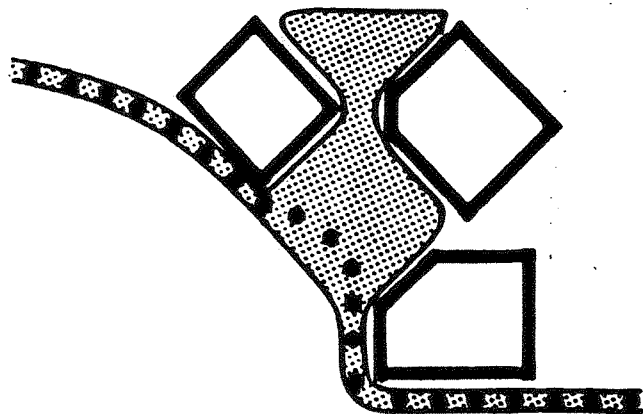
CONCEPTUAL PLAZA DESIGN
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA



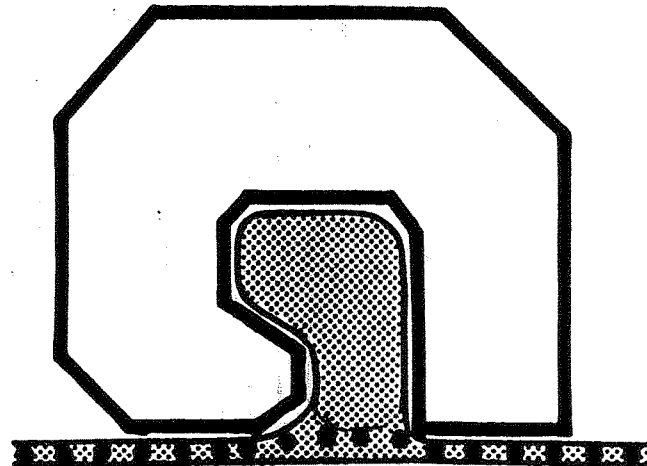
ALTERNATIVE 1



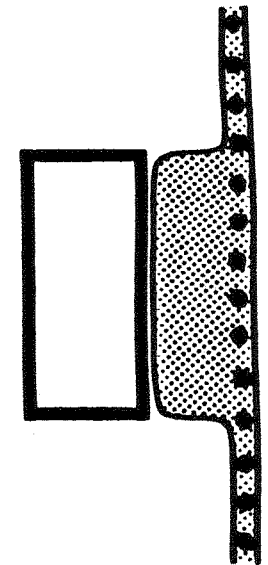
ALTERNATIVE 3



ALTERNATIVE 2



ALTERNATIVE 4



ALTERNATIVE 5

NOTE:

1. PEDESTRIAN PATHWAY TO BE CLEARLY MARKED WITH SPECIAL PAVING TREATMENT, PAVERS OR OTHER TREATMENT APPROVED BY THE CITY OF ONTARIO PLANNING AND BUILDING DEPARTMENTS.
2. PEDESTRIAN PATHWAY MINIMUM WIDTH (20') DOES NOT COUNT TOWARD PLAZA OPEN SPACE.

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ALTERNATIVE PLAZA DESIGN CONCEPTS
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-14



REVISED MARCH 1988

4.13 Setbacks and Distances Between Buildings

4.1.3.1 Setbacks from Property Lines

Table 4-B governs setbacks from property lines adjacent to streets for structures within The Ontario Center as well as parking setbacks from property lines adjacent to streets.

4.1.3.2 Building Separations within Plazas

- (A) For buildings within plazas, the minimum distance between buildings shall be 30 feet. This standard shall apply only in instances where adjacent buildings are at an oblique angle and non parallel within the Urban Commercial, ~~and~~ Garden Commercial ~~areas~~ and ~~Garden Industrial areas~~.
- (B) In all other instances, building separations shall be calculated by dividing the sum of the height of the two adjacent buildings by two (2), except that the distance between a building of two stories or less and any other building may be one-half the height of the taller building. However, in no case may the distance be less than ten (10) feet.

These conditions are shown on Exhibit 4-15 (p. 65).

4.1.3.3 Building Separations not in Plazas

Buildings not in a plaza setting and which are on the same or different lots shall be subject to the following setback requirements:

- (A) For buildings up to fifty (50) feet high, there shall be a separation of fifty (50) feet.

**TABLE 4-B.
ONTARIO CENTER DEVELOPMENT STANDARDS SUMMARY**

	Urban Commercial	Garden Commercial	Garden Industrial	Urban Residential
Minimum Building Setbacks Along:				
Haven, Milliken	50'	50'	50'	--
Fourth	30'	30'	30'	30'
I-10	20'	20'	20'	--
Turner	--	20'	--	20' min (25' avg)
All Other Streets	15'	15'	15'	20' min (25' avg)
Minimum Parking Setbacks Along:				
Haven	50'	50'	--	--
Milliken	25'	25'	25'	--
Fourth	15'	15'	15'	15'
I-10	20'	20'	--	--
Concours, Inland Empire Boulevard, Turner, Center Avenue	10'	10'	10'	20' min (25' avg)
All Other Streets	10'	10'	10'	10'
Minimum Lot Size	None	None	18,000 sq-ft	None
Maximum Building Coverage	60%	50%	55%	55%
Minimum Parking Landscaping	5.5%	5.5%	5.5%	5.0%

See notes on following page.

Notes Applicable to Table 4-B

1. Residential

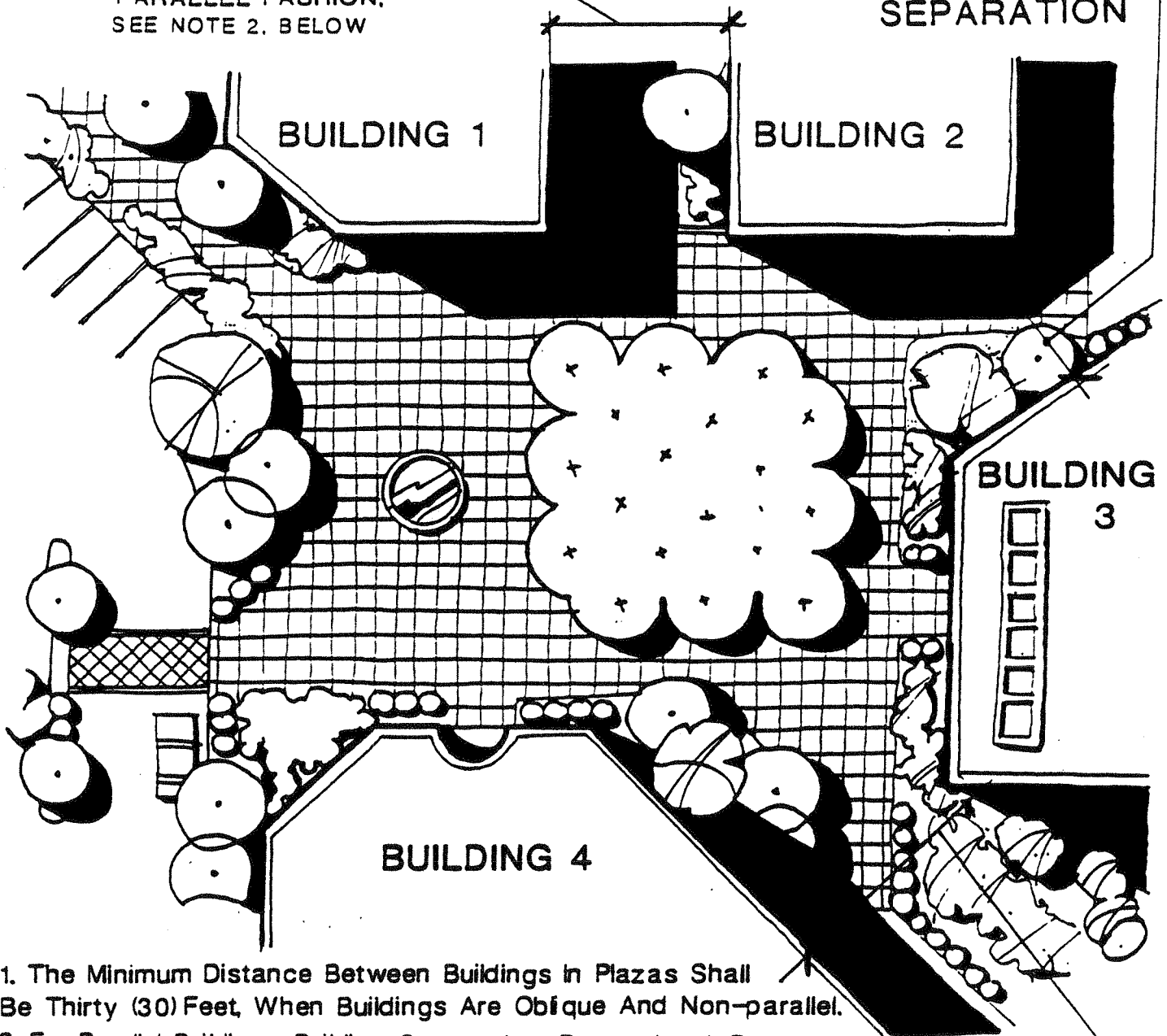
- A. Setbacks shall be measured from ultimate right-of-way line to dwelling unit. Patios and patio covers may not encroach into setback area. Eaves, overhangs, and chimneys may encroach into the setback area no more than thirty (30) inches. Wrought iron fencing up to six (6) feet in height may be placed within the setback, but may not be closer than twenty (20) feet from curb.
- B. In those rare instances where the existing Specific Plan setback standards are not sufficiently flexible to accommodate individual development projects, the Planning Commission may grant such reductions when the findings can be made that: (1) adequate landscaped open space will be provided elsewhere within the project; (2) reduced setbacks will result in a superior building design enhancing the character of the urban environment.
- C. Side yard building setbacks adjacent to dedicated local and collector streets shall be fifteen feet. Where buildings side onto Center Avenue, the setback may be fifteen feet, when the building is two stories or less.

2. Urban Commercial, Garden Commercial, ~~Garden Industrial, Garden Industrial~~

- A. All setbacks measured from ultimate right-of-way line.
- B. Setbacks include front, side, and rear setbacks from streets.
- C. The full depth of all parking and building setbacks shall be landscaped, excluding areas for pedestrian walkways and vehicular drives unless a special parking lot design is approved which maintains the equivalent total amount of landscaped area between the property line and the parking lot.
- D. The applicant may voluntarily elect to provide greater setbacks than contained herein.
- E. The Planning Commission may grant reductions to these standards when the findings can be made that (1) adequate landscaped open space will be provided elsewhere within the project, (2) reduced setbacks will result in a superior building design enhancing the character of the urban environment.
- F. Sidewalks and public transit facilities (i.e., bus shelters) may encroach into required setback areas.
- G. The requirement for 20 feet of landscaping adjacent to the freeway may be reduced by one foot for each foot of landscaping constructed within Caltrans right-of-way, provided, however, that a minimum of ten feet (10') of landscaping shall be provided outside of and adjacent to Caltrans right-of-way and provided further that the freeway right-of-way be landscaped as approved by Caltrans. Notwithstanding freeway right-of-way landscaping, the landscaping required for the open space/view corridor within Planning Area No. 15 shall not be reduced.

FOR BUILDINGS SITED IN A PARALLEL FASHION, SEE NOTE 2. BELOW

30 FT. MINIMUM SEPARATION



1. The Minimum Distance Between Buildings in Plazas Shall Be Thirty (30) Feet, When Buildings Are Oblique And Non-parallel.

2. For Parallel Buildings, Building Separation Determined By Summing The Heights Of The Adjacent Buildings And Dividing The Sum By Two (2).

3. Distance Between A Building Of Two Stories Or Less And Any Other Building May Be One-half (1/2) The Height Of The Taller Building. In No Case May The Distance Be Less Than Ten (10) Feet.

4. Minimum Plaza Dimension Is Fifty (50) Feet.

30 FT. MINIMUM SEPARATION

BUILDING SETBACK CONDITIONS IN PLAZAS
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-15



- (B) For buildings between fifty (50) and one hundred (100) feet high, there shall be 100 feet separation.
- (C) For buildings higher than 100 feet, there shall be a minimum of 100 feet building separation, plus one (1) foot of separation for each one (1) foot of height above 100 feet.

This requirement shall apply within Urban Commercial; ~~and Garden Commercial areas; and Garden Industrial areas.~~

4.1.3.4 Building Separations in Urban Residential Areas

For buildings up to fifty-five (55') feet in height or four (4) stories, the minimum distance between a structure used for human habitation and another structure shall be ten (10') feet; provided, however, the minimum distance between any two (2) structures used for human habitation shall be fifteen (15') feet. In either case, the minimum distance between structures shall be increased one (1') foot for every two (2') feet of height above the lowest twelve (12') feet of height of either structure. Where the structures have different heights, the distance requirement for the taller structure shall govern. Balconies and patios may not encroach into this building separation area.

Where a building is over fifty-five (55') feet in height, the separation between it and any other residential building shall be calculated by adding the height of the two buildings and dividing by two (2).

4.1.4 Street Furniture

4.1.4.1 Statement of Intent

Landscape elements are complemented by benches, bollards, street lights, accent lights, litter receptacles, and bus shelters which serve both functional and aesthetic purposes. Street furniture will enhance the architectural integrity of each activity node within The Ontario Center. The following design criteria shall be applied to street furniture within the public right-of-way and shall supersede any existing street furniture standards or ordinances of the City of Ontario.

4.1.4.2 Design Criteria

All street furniture installed in public right-of-way within the Ontario Center shall generally comply with the conceptual designs depicted in the Appendix. General locations for street furniture both within and outside of the public right-of-way shall be shown on the Planning Area Plan. Specific design and placement shall be shown along with site plans submitted for City review and approval. Street furniture within the Center shall maximize the safety and comfort of users as well as being compatible with the overall design theme of the Center. The following requirements also apply:

- (A) Street furniture materials shall be limited to wood, metal, concrete, glass and acrylic materials with UV inhibitors. All materials shall be of high quality, durability and require low maintenance. The materials shall be related to or consistent with the architectural character or landscape materials of the planning area.

- (B) Street furniture which constitutes a traffic hazard, a safety hazard, or which contains a moving, swinging, rotating, flashing, or blinking light shall be prohibited.
- (C) An encroachment permit issued by the City of Ontario Engineering Department shall be required prior to placing, erecting, moving, reconstructing, altering or displaying any street furniture within the public right-of-way.
- (D) No street furniture within the public right-of-way will be exempted from this program.
- (E) All street furniture shall be maintained by the Property Owner's Association except street lights which are maintained by the City through a lighting district.

4.15 General Sign Requirements and Regulations

4.15.1 Compliance Required

No person shall erect, re-erect, construct, enlarge, alter, repair, move, improve, convert, equip any sign or sign structure, or paint a wall sign in The Ontario Center, or cause, or permit the same to be done, contrary to this sign program. The City of Ontario is responsible for enforcing compliance through sign and building permit process. Any installed, nonconforming or unapproved sign must be brought into conformance with this sign program. Enforcement procedures are outlined in Section 4.1.5.11.

4.1.5.2 Interpretation of Sign Program Provisions

All signs to be installed within The Ontario Center must be reviewed and approved by the Development Standards Committee (DSC) of The Ontario Center and the City of Ontario. (See Section 7.5, Permit Requirements and Review Procedures.)

4.1.5.3 Sign Maintenance

All signs, together with all their supports, braces, and anchors, shall be properly maintained with respect to appearance, structural and electrical features. The display surface of all signs shall be kept neatly painted or posted at all times.

All signs on private property shall be subject to the following maintenance provisions: (1) rust or other corrosion due to the elements shall be removed and the sign refinished; (2) cracked or broken sign faces shall be adequately repaired or replaced; and (3) malfunctioning lamps shall be replaced. Proper and timely maintenance of all signs will be enforced.

4.1.5.4 Maintenance

Responsibility for maintenance of General Ontario Center Signage shall be as follows:

- (A) The City of Ontario or other appropriate public agency shall maintain all standard regulated traffic control signage consisting of regulatory, warning and guidance elements located on public rights-of-way, and easements within The Ontario Center development.

- (B) The Property Owners Association shall maintain all primary and secondary Ontario Center project identification and amenity signage located throughout the development and all multi-tenant common signs located at entrances to individual building complexes.

4.1.5.5 Sign Construction

All signs shall comply with the following criteria:

- (A) All signs including proposed methods of illumination must be approved by the Development Standards Committee and the City of Ontario.
- (B) All electrical signs and their installation must comply with all local building and electrical codes.
- (C) No exposed conduits, tubing or raceways will be permitted.
- (D) All cabinets, conductors, transformers and other equipment shall be concealed.
- (E) Electrical service to all signs on privately owned property shall be on Owner's/Occupant's meters.
- (F) All exterior letters exposed to the weather shall be mounted at least 3/4" from the building wall to permit proper dirt and water drainage. All bolts, fastenings and chips shall be of stainless steel, aluminum, brass, bronze or other non-corrosive materials. No black iron materials of any type will be permitted.
- (G) Sign Contractor shall repair all damage caused by his work.

- (H) Owners/Occupant shall be fully responsible for the operations of their sign contractor.
- (I) All sign illumination systems shall minimize the energy needed by utilizing contemporary energy saving techniques and materials.
- (J) Sign materials shall be limited to metal, concrete, glass and acrylic materials with UV inhibitors. All materials shall be of high quality, durability, and require low-maintenance.
- (K) Wall mounted signs shall be constructed of cut-channel letters.

4.15.6 Special Event Signs/Devices

Special event signs may be approved for a limited period of time as a means of publicizing special events such as "Grand Opening," "Under New Management," "Inventory Sale," public or charitable events or events of a similar nature. To apply for review and approval of special event signs, the applicant shall submit to the Development Standards Committee: (1) a letter requesting a permit to install the special event sign; (2) materials that clearly describe the proposed event sign; and (3) display dates for the special event sign. The maximum allowable display period for special event signing will not exceed thirty (30) calendar days. The Development Standards Committee shall review the request within fifteen (15) working days after receipt, and shall make a determination to approve, approve with modifications, or deny the request. Approval period for special event signing shall not exceed thirty days per calendar year. The City Engineer shall approve all signs placed within public rights-of-way. Window signs permitted pursuant to this section may only cover an area equivalent to 15% of the window glass area facing the street.

4.1.5.7 Address Numerals (Mandatory Signage)

Address numerals shall be displayed for each building, pursuant to Section 9-3.2746 of the Ontario Municipal Code. The location of address numerals shall be approved by the Development Standards Committee.

4.1.5.8 Prohibited Signs

The following signs are not permitted in The Ontario Center:

- (A) Any sign not specifically permitted in accordance with the provisions of this program.
- (B) Signs constituting a traffic hazard, which by color, wording, design, location or illumination resemble or conflict with any traffic-control device or with safe and efficient flow of traffic.
- (C) Individual commercial signs placed on public property. Primary project identification elements for The Ontario Center and regional center are exempt from this regulation.
- (D) Signs consisting of any moving, swinging rotating, flashing, blinking, or otherwise animated light. This shall include theatre marquee signs or other similar signs which may be approved by the Development Standards Committee.
- (E) Signs that create a safety hazard by obstructing clear view of pedestrian and vehicular traffic.
- (F) Signs projecting into the public right-of-way, with the exception of traffic control signage.

- (G) Banners, flags, pennants when used for advertising purposes unless approved subject to Section 4.1.5.10. National or state flags displayed in an appropriate manner are permitted.**
- (H) Vehicle mounted or portable signs which advertise, identify, or provide directions to a use or activity, that are not related to the vehicle's lawful making of deliveries of sales or of merchandise or rendering of services.**
- (I) Light bulb strings, other than temporary decorative holiday lighting.**
- (J) Audible signs.**
- (K) Signs which project above a parapet or the highest point of a roof.**
- (L) Interior signs within a building that are visible from off-site.**
- (M) Off-premise signs, other than primary and secondary project identification signs, directional/guidance signs and bus stop identification signs.**
- (N) Hand-painted wall, window or ground signs of a permanent nature used to identify a company or products sold within.**
- (O) Projecting signs suspended from or supported by a building or structure and projecting outward therefrom.**
- (P) Roof mounted signs.**

4.1.5.9 Exempt signs

The following signs, if non-illuminated, are allowed and exempt from the application, approval and permit of this sign plan.

- (A) Interior signs within a building or activity which are not visible from offsite.
- (B) Official and legal notices issued by any court, public body, person, or officer in performance of a public duty or in giving any legal notice.
- (C) Official flags of the U.S.A., the State of California and other states of the United States, countries, municipalities and official flags of foreign nations. Location and number of flag standards will be subject to review and approval by the Development Standards Committee and the City of Ontario Planning Department.

4.1.5.10 Signs Relating to Inoperative Activities

Signs pertaining to activities or occupants that are no longer using a property shall be removed from the premises, or sign copy on such signs shall be removed, within thirty (30) days after the associated enterprise or occupant has vacated the premises. Any such sign not removed within the required period shall be subject to removal by the Property Owners Association at the expense of the owner of said property.

4.1.5.11 Enforcement

Enforcement shall be pursuant to the provisions of the applicable CC&Rs and/or City Ordinances as appropriate.

4.1.5.12 Sign Development Standards

(A) Informational Signs (See Table 4-C)

1. Intent and Purpose

These signs serve a variety of functions within the Center. They introduce and demarcate the boundaries of the Center. They promote the safe movement of vehicles and pedestrians within The Center. Finally, they aid in establishing a unique identification and sense of place for the Center by maintaining a consistent graphic format for street and directional signs. Informational signs are typically, but not always, located within public rights-of-way.

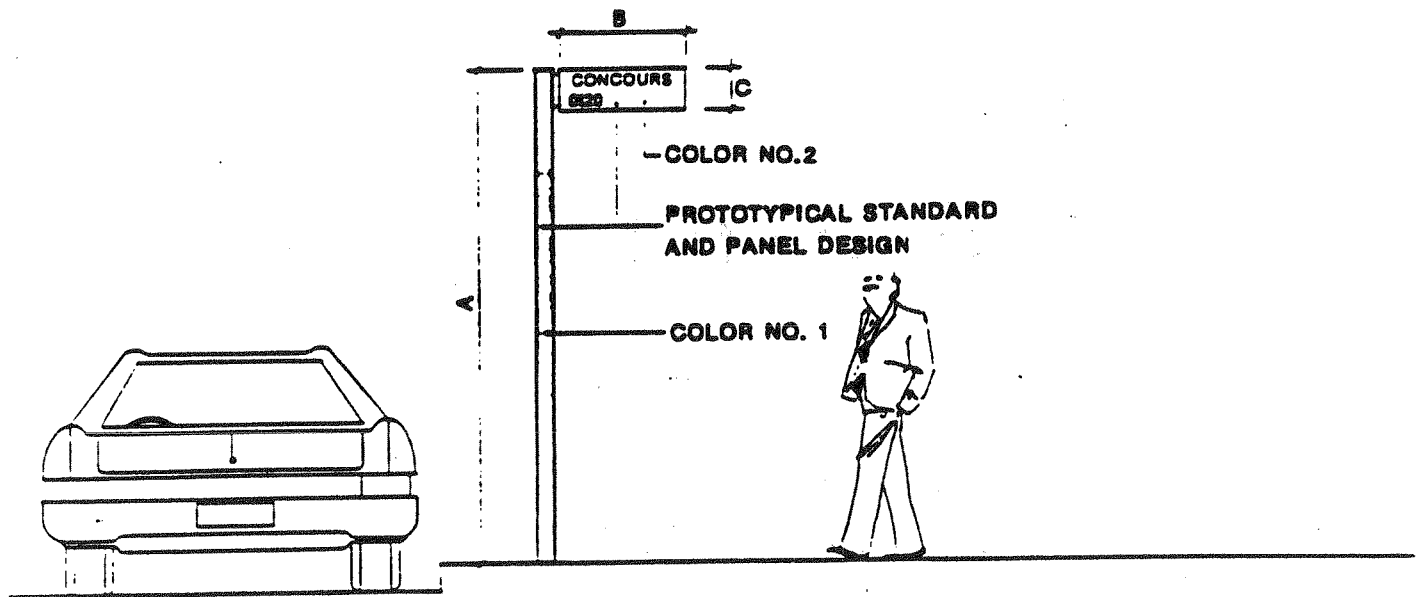
2. Directional and Guidance Signage

Three types are permitted: street signs located at street intersections; street signs located on street corners and directional signs for major features within The Center. Design and dimensional requirements are shown on Exhibits 4-16 (p. 77), 4-17 (p. 78) and 4-18 (p. 79). Table 4-C contains additional information relating to directional signs.

3. Bus Stop/Amenity Signs

These vehicular/pedestrian oriented signs provide directional and related amenity information to Center users and also contains limited advertising space. Exhibits 4-19 (p. 80) and 4-20 (p. 81) depict prototypical design features. Table 4-C contains related requirements.

Sign Type/Function	Reference Exhibit No.	Location	Maximum Size and shape	Maximum Height	Color	Material	Illumination	Number
Future Facility/ Construction Sign	Exhibit 4-23	Minimum 10' Behind R.O.W.	8' X 8'	12'	Noted on Exhibit	Wood	Non-illuminated	1 per Street Frontage per Bldg. Site
Real Estate Sign	Exhibit 4-24	Minimum 10' Behind R.O.W.	6' X 6'	10'	Noted on Exhibit	Wood	Non-illuminated	1 per Street Frontage per Bldg. Site
Street Identification Sign - Ground Sign	Exhibit 4-16	Street Intersections (corners)	Determined by City Engineer	Determined by City Engineer	Noted on Exhibit	Metal	Non-illuminated	Determined by City Engineer
Street Identification Sign - Pole Mounted	Exhibit 4-17	Street Intersections (overhead)	Determined by City Engineer	Determined by City Engineer	Determined by City Engineer	Metal	Determined by City Engineer	Determined by City Engineer
Directional/Guidance Signage	Exhibit 4-18	Minimum 10' Behind R.O.W.	Determined by City Engineer	Determined by City Engineer	Noted on Exhibit	Metal, Plastic	External	Determined by City Engineer
Convenience Sign	Exhibit 4-25	Determined by City Engineer	3' X 2'	4'	Noted on Exhibit	Metal	External	Determined by City Engineer
Bus Stop Identification Signage	Exhibit 4-19	Exhibit 4-19	See Exhibit 4-19	See Exhibit 4-19	N/A	Metal, Acrylic	Internally Illuminated	See Exhibit 4-19
Bus Stop Advertising Signage	Exhibit 4-20	To Be Determined by DSC	See Exhibit 4-20	See Exhibit 4-20	See Exhibit 6	Metal, Acrylic	Internally Illuminated	Determined by DSC and City of Ontario
Primary Project Identification Signs	-	See Exhibit 4-21	Maximum Size 300 sq. ft.	Not to Exceed 45 ft.	Determined by DSC	Metal, Acrylic	Internally Illuminated	Two (placement to be determined by Planning Commission)
Secondary Project Identification Signage	Exhibit 4-22	See Exhibit 4-22	4' X 18'	4'	See Exhibit 4-22	Concrete, Metal	Internally Illuminated	See Exhibit 4-22

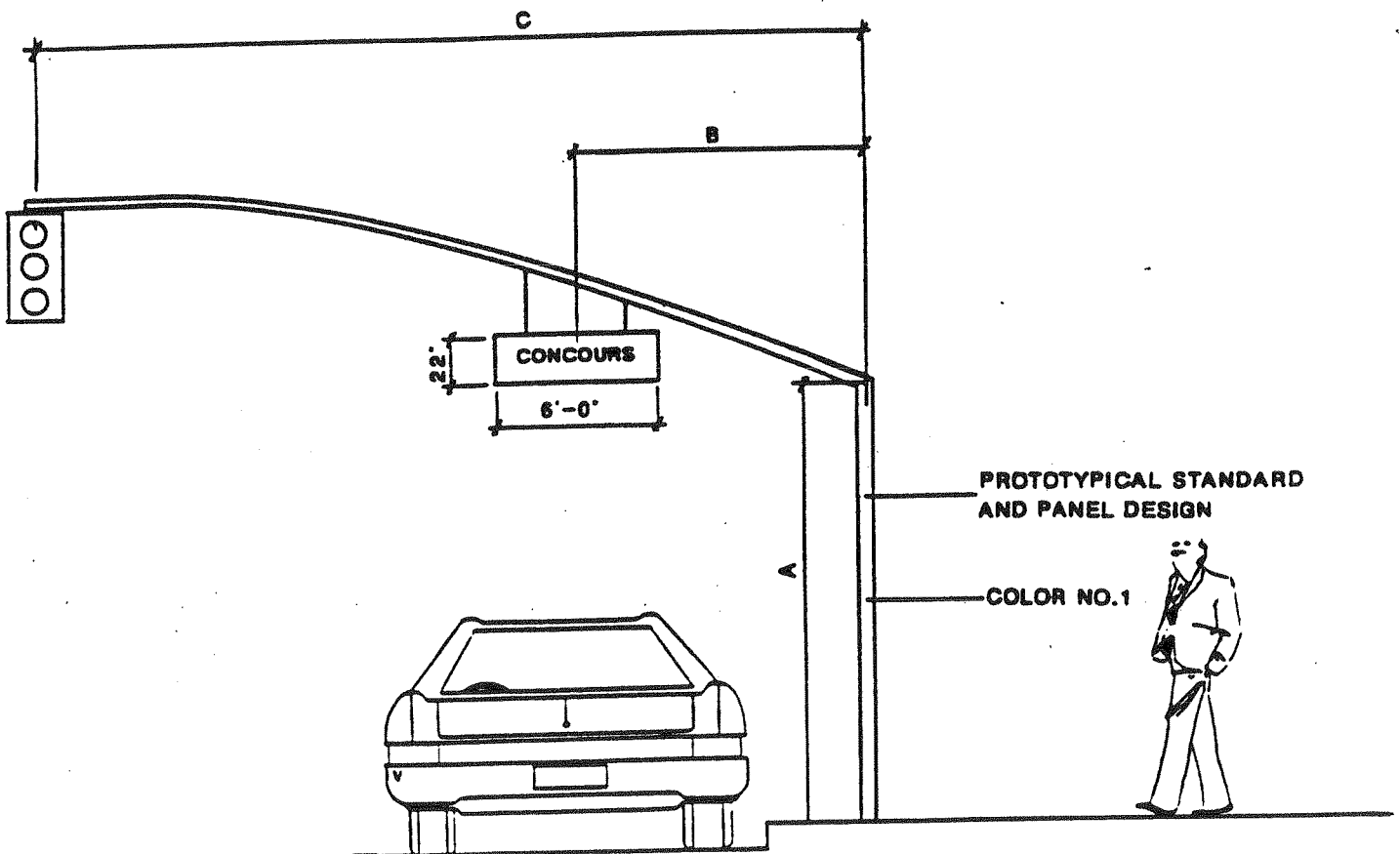


PRECISE DESIGN AND
 DIMENSIONS A, B AND C
 TO BE DETERMINED BY
 TRAFFIC ENGINEERING STUDIES

**STREET IDENTIFICATION SIGN
 (AUTO-ORIENTED GROUND SIGN)
 THE ONTARIO CENTER**
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-16



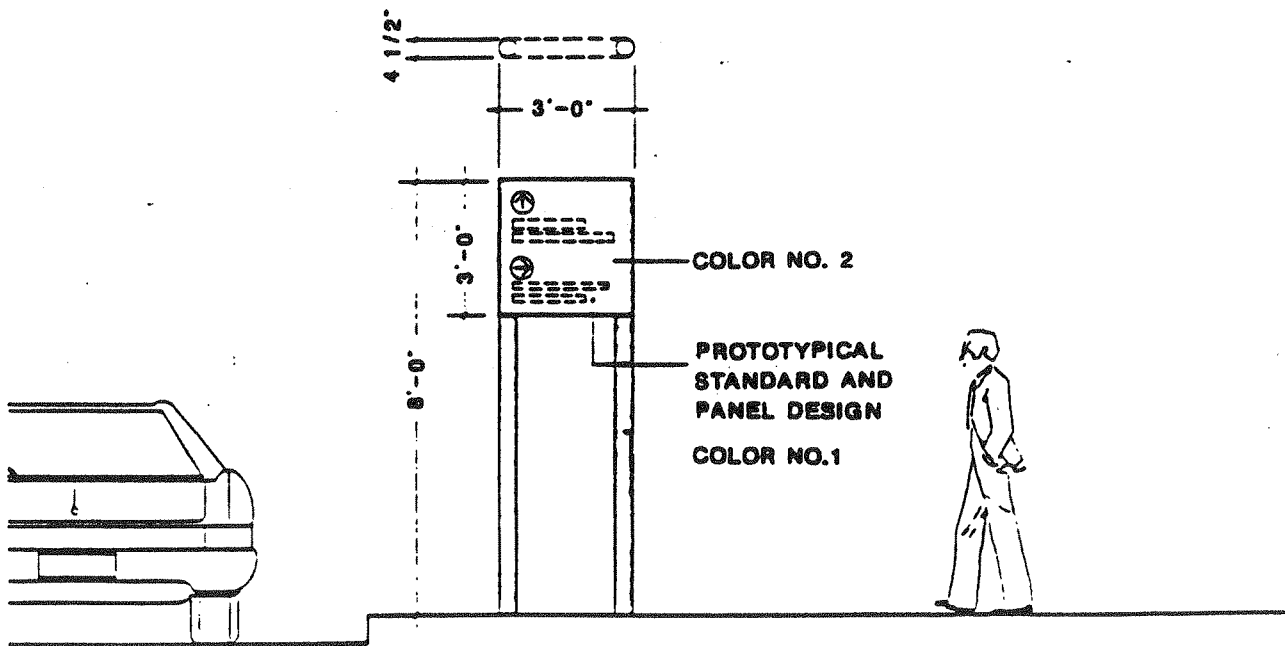
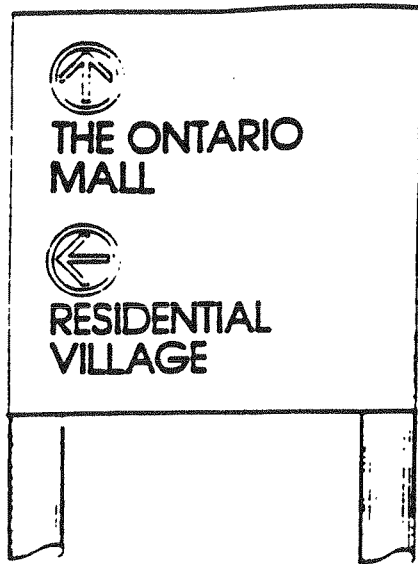


PRECISE DESIGN AND DIMENSIONS A, B, AND C TO BE DETERMINED BY TRAFFIC ENGINEERING STUDIES.

**STREET IDENTIFICATION SIGN
(POLE MOUNTED)
THE ONTARIO CENTER**
Chevron Land and Development Company
ONTARIO, CALIFORNIA

EXHIBIT 4-17



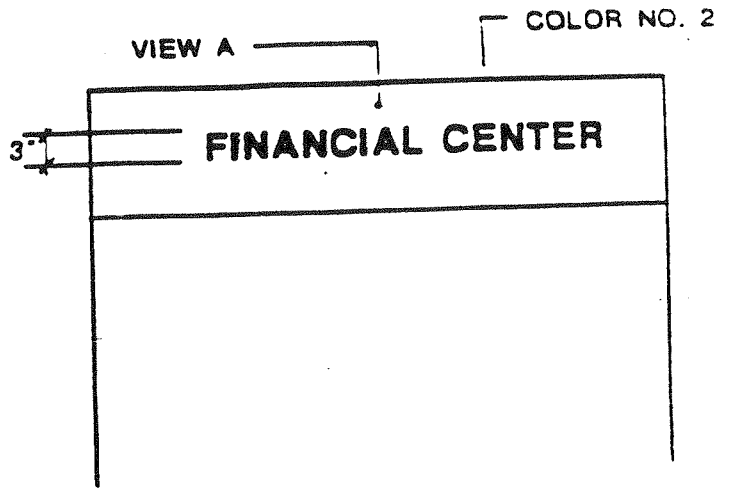


NOTE: DIRECTIONAL AND GUIDANCE SIGNS SHALL BE SITED A MINIMUM OF TEN (10') FEET FROM OTHER SIGNS .

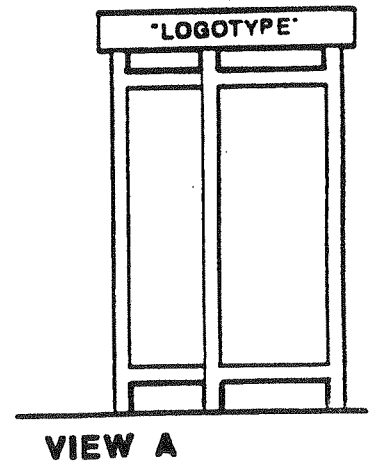
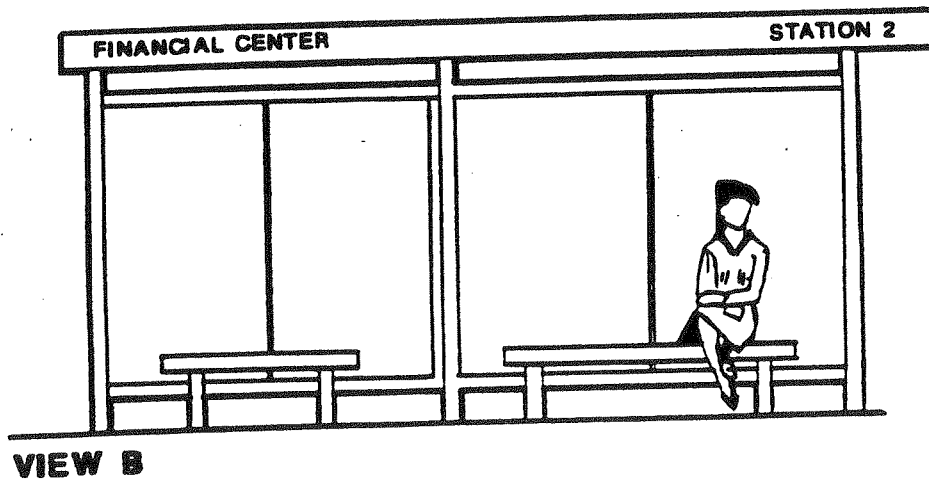
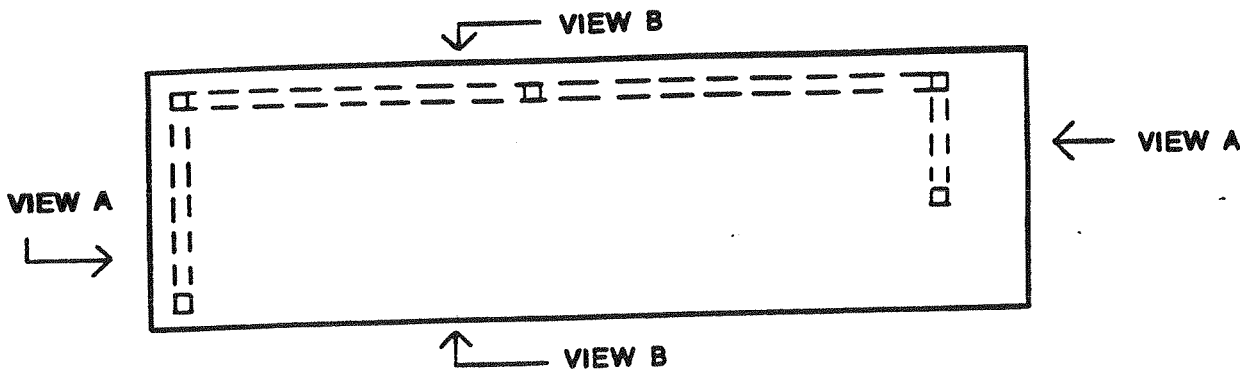
DIRECTIONAL GUIDANCE SIGN
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-18



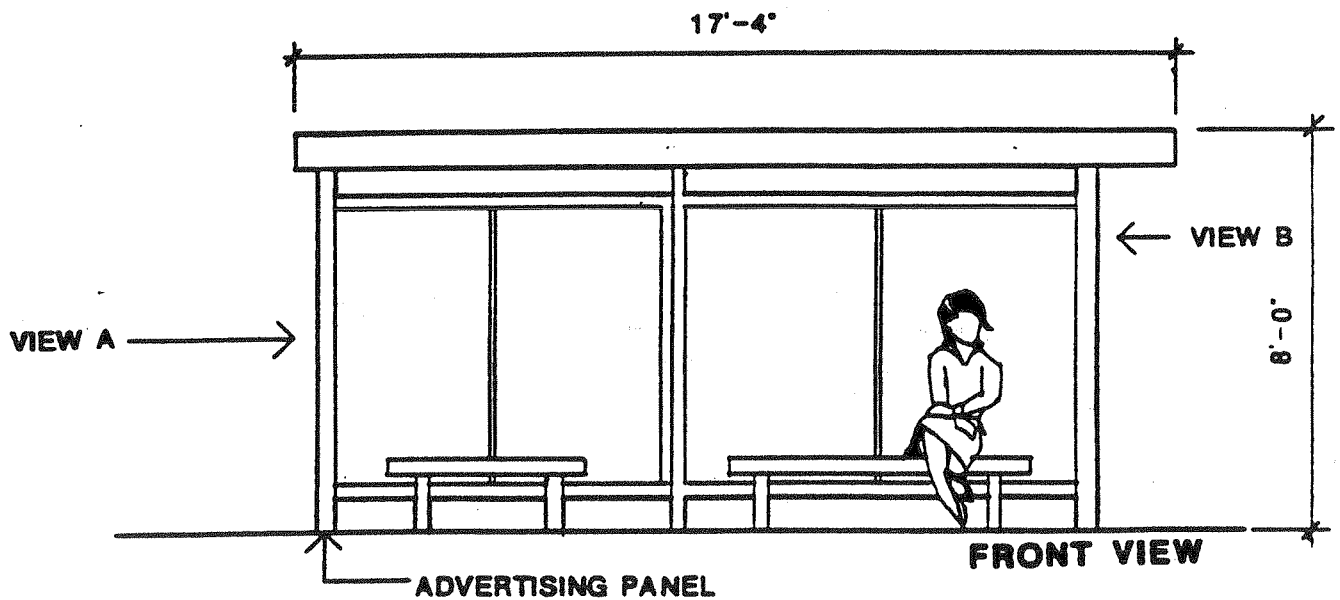
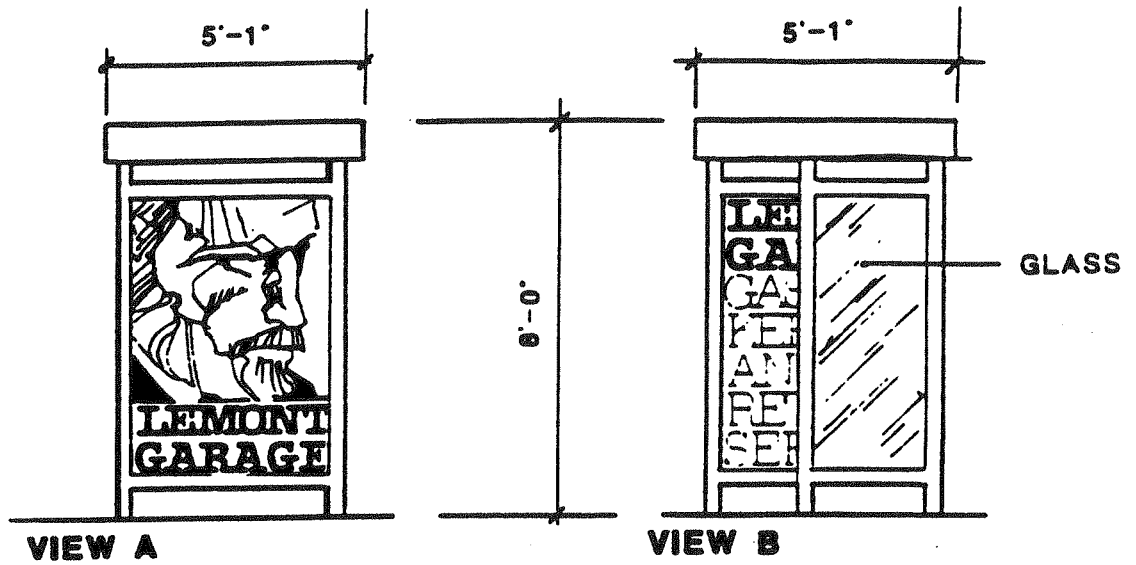


NOTE: THIS EXHIBIT IS INTENDED TO DEPICT THE SIZE AND DESIGN OF BUS STOP SIGNAGE. IT IS NOT INTENDED TO SPECIFY THE DESIGN OF BUS SHELTERS.



BUS STOP IDENTIFICATION SIGN
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-19



NOTE: THIS EXHIBIT IS INTENDED TO DEPICT THE SIZE AND DESIGN OF BUS STOP SIGNAGE. IT IS NOT INTENDED TO SPECIFY THE DESIGN OF BUS SHELTERS.

BUS STOP ADVERTISING DISPLAY
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-20

4. Center Identification Signs

a. Primary Identification Sign

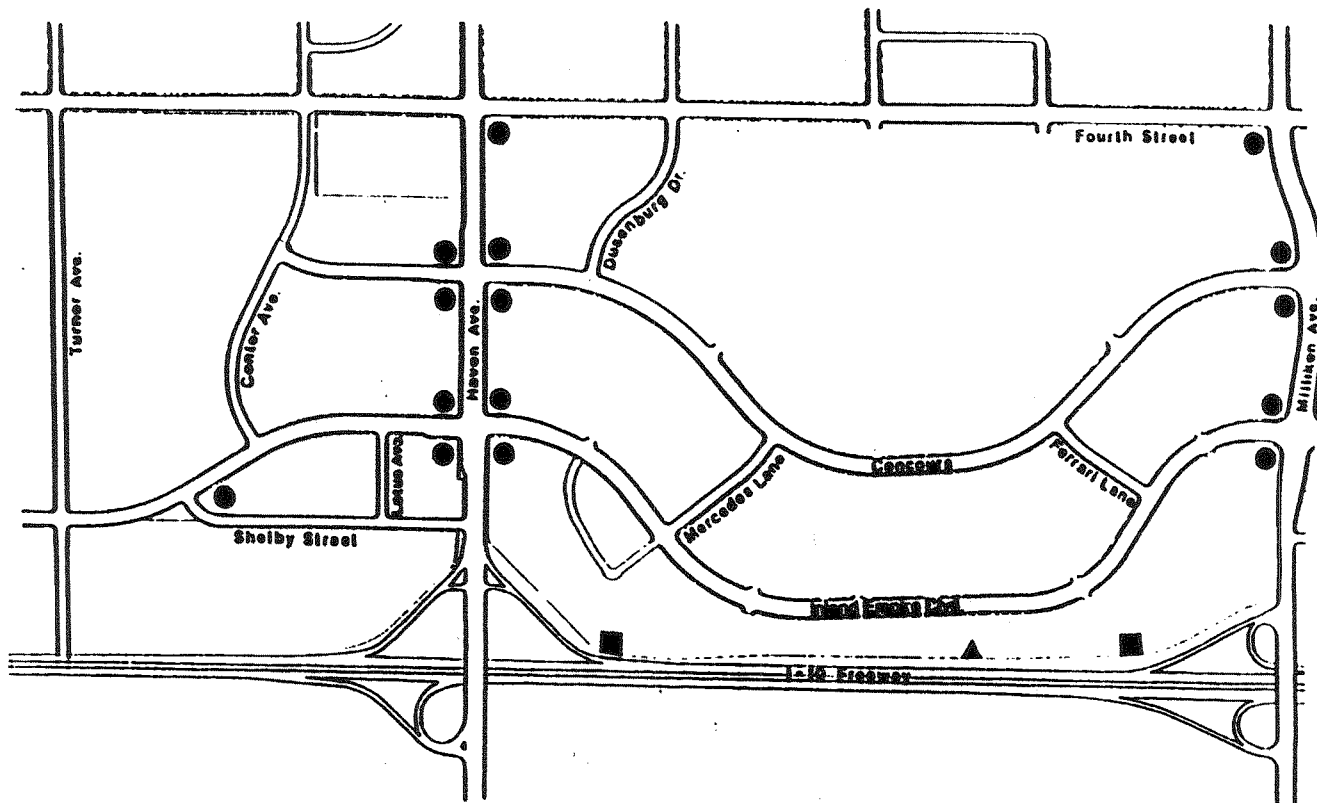
~~Three~~Two primary project identification signs will exist at project completion. ~~Two~~They will be located adjacent to the San Bernardino Freeway, and ~~one will be located near the Devore Freeway.~~ The existing identification sign adjacent to the San Bernardino Freeway will be removed ~~before two~~ when both of the three newly proposed project identification signs are in place. ~~This~~The existing sign is to be replaced by two signs, one near Haven Avenue and one near Milliken Avenue. ~~The third primary project identification sign will be constructed adjacent to the Devore Freeway.~~ Locations for these signs are shown on Exhibit 4-21 (p. 83). Table 4C sets forth other requirements for these signs.

b. Secondary Project Identification Signs

Secondary Center identification signs are located as shown in Exhibit 4-21 (p. 83). Prototypical dimensional and design standards are shown both on Exhibit 4-22 (p. 84) and on Table 4-C.

5. Future Facility/Construction Signs

One temporary sign which identifies the future use of a site shall be permitted on each development site frontage and may be approved for a period of time cor-



LEGEND

- ▲ EXISTING PRIMARY PROJECT IDENTIFICATION SIGN
- AREA FOR FUTURE PRIMARY PROJECT IDENTIFICATION SIGN
- POTENTIAL LOCATION FOR SECONDARY PROJECT

**PRIMARY/SECONDARY
SIGN LOCATIONS
THE ONTARIO CENTER**
Chevron Land and Development Company
ONTARIO, CALIFORNIA

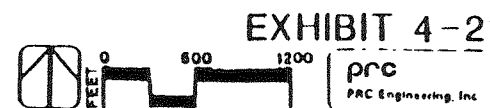
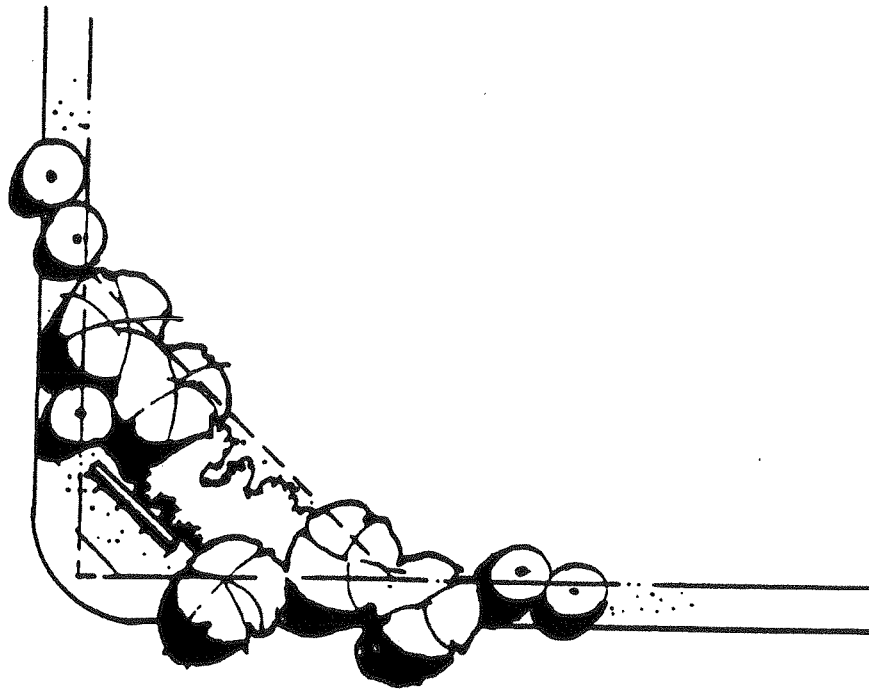
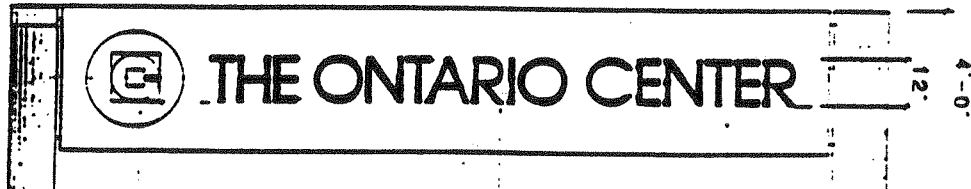


EXHIBIT 4-21

REVISED AS OF OCT. 1990
REVISED AS OF MARCH 1993



18'-0"



COLOR NO.1

COLOR NO.1
HALO
ILLUMINATED
LETTERS AND
SYMBOL

COLOR NO.2

Note: Sign placement to be designed
in conjunction with land scaping
and overall streetscape treatment.

**SECONDARY CENTER
IDENTIFICATION SIGN DESIGN
THE ONTARIO CENTER**
Chevron Land and Development Company
ONTARIO, CALIFORNIA

EXHIBIT 4-22

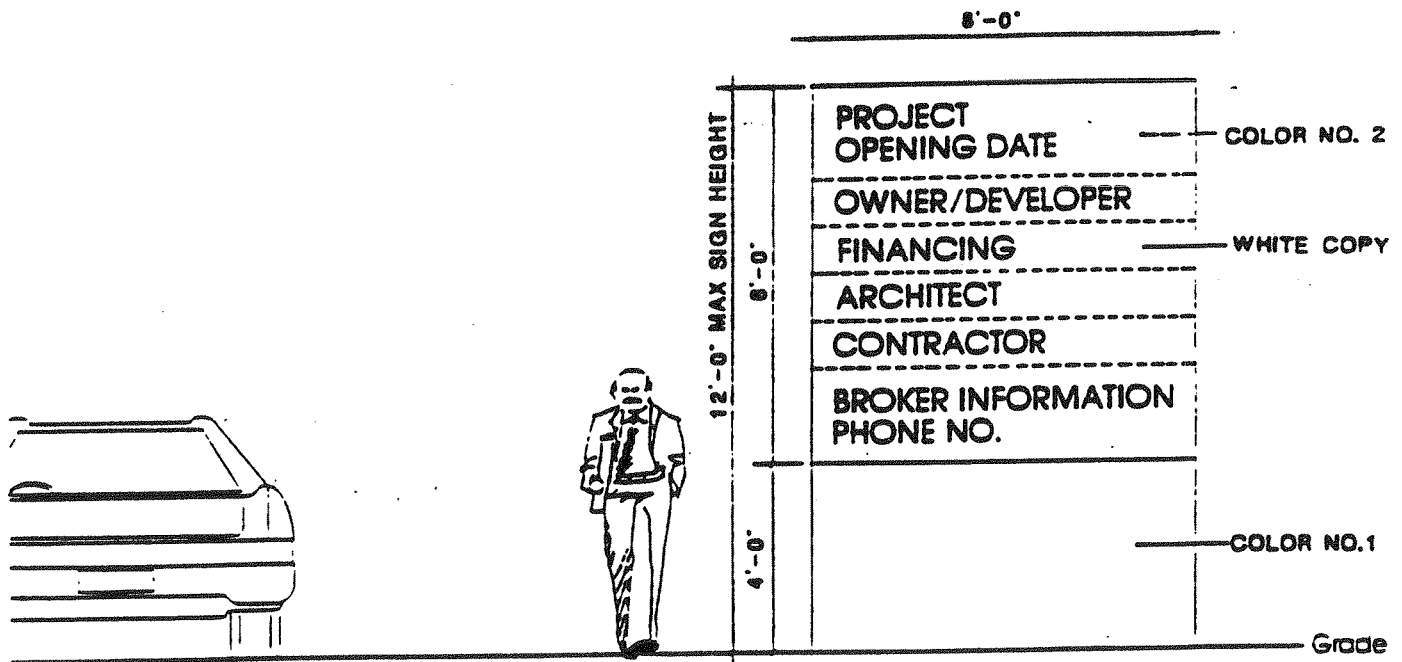
responding to the duration of the project. Proposed signs are subject to the review and approval procedures set forth in this document. Exhibit 4-23 (p. 86) describes the height and size requirements for future facility and construction signs.

6. Real Estate Signs

Temporary signs offering any property for sale, rent or lease shall be permitted in accordance with the review and approval procedures set forth in this document. Approval for such signs shall expire one year from date of issuance, and may be renewed on a yearly basis until the property has been sold, rented or leased. Exhibit 4-24 (p. 87) describes the height and size limitations for these types of signs.

7. Convenience Signs

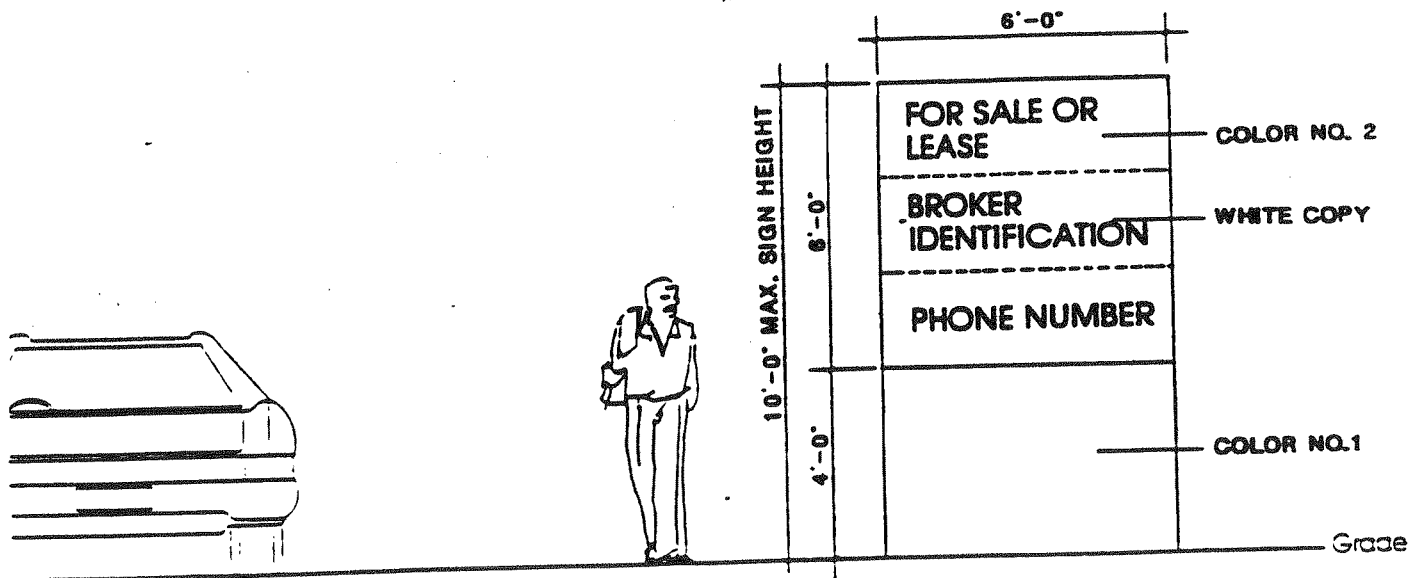
All on-site signs which are necessary for public convenience or safety are subject to the review and approval procedures set forth in this document. Signs containing information such as "entrance", "exit", or directional arrows, (but not business or product identification) shall be designed to be viewed from on-site, by pedestrians or by motorists while parking their automobiles. The area for each convenience sign shall be limited to six (6) square feet. Prototypical convenience signs are shown on Exhibit 4-25 (p. 88).



**FUTURE FACILITY/
CONSTRUCTION SIGN
THE ONTARIO CENTER**
Chevron Land and Development Company
ONTARIO, CALIFORNIA

EXHIBIT 4-23

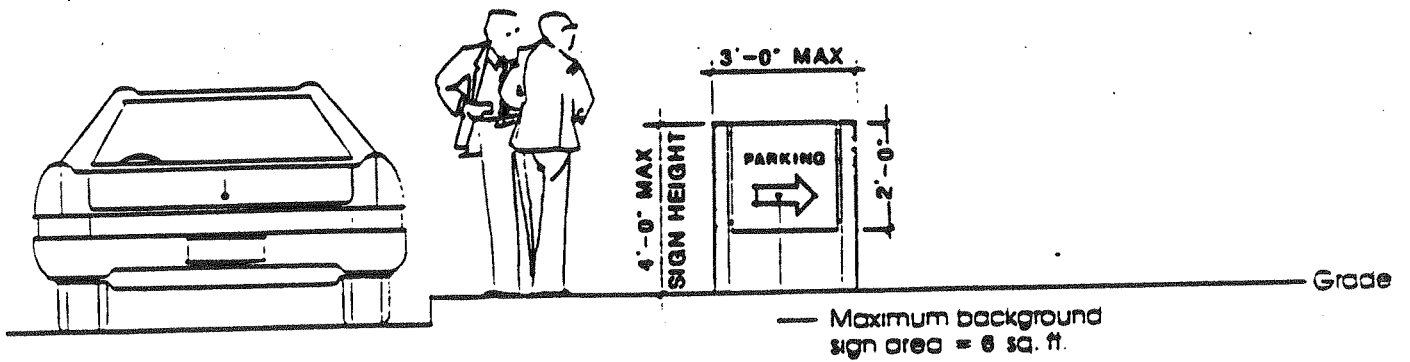




REAL ESTATE SIGN
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-24





CONVENIENCE SIGN
(AUTO ORIENTED GROUND SIGN)
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-25



8. **Commercial, Office,~~and~~ Residential ~~and Industrial~~ Sign Requirements**

Unless otherwise approved through the Comprehensive Sign Program, the requirements established in Table 4-D shall apply to signs constructed in conjunction with commercial, ~~and office, industrial and~~ ~~and~~ residential projects within The Ontario Center. Exhibits 4-26 to 4-31 (pp. 92-97) are prototypical examples of these sign requirements. These exhibits are intended to serve as general illustrations of sign requirements and not necessary to specify precise geometric shape or design.

4.1.6 **Parking and Loading**

4.1.6.1 **Statement of Intent**

All site plans for The Ontario Center shall provide an adequate supply of on-site parking spaces commensurate with the level of development constructed. Recognizing the size and diversity of uses which constitute the Center, provisions may be made for the shared use of parking facilities and other techniques which will ensure the efficient use of the land.

TABLE 4-D. SIGN REQUIREMENTS FOR COMMERCIAL, OFFICE AND RESIDENTIAL AND INDUSTRIAL USES

Land Use Category	Permitted Sign Type and Usage	Exhibit Reference	Maximum Number of Signs	Maximum Sign Area	Maximum Sign Height	Construction Materials	Illumination Requirements	General Provisions	
1. General retail and commercial uses, office, hotels and motels, restaurants and uses of a similar nature permitted in the urban commercial and garden commercial and garden industrial designations of Specific Plan (1, 2 and 3 story buildings)	Building Identification (wall)	4-26	1 per Street Frontage*	10% of First Floor Building Frontage to 120 sq ft	N/A	Metal or Acrylic or As Approved by DSC	Illumination shall be reverse backlit, channel lit or indirectly Illuminated	<ol style="list-style-type: none"> 1. Building identification sign(s): Intended to identify the building or major building occupant on the building parapet. 2. Tenant signs may be canopy, awnings or similar treatment. 3. Wall signs are limited to on-site business identification only. 4. Wall signs may not project more than 12" from face of structure it is attached to. 5. Tenant identification wall signs shall not project more than 30% above first floor. 6. For building identification signs located on buildings adjacent to a freeway, the maximum area of such sign shall not exceed 180 sq ft, regardless of building frontage. 7. In addition to these main identification signs described in this chart, other signs described in this document are also permitted, such as temporary displays, directional signs, real estate signs and construction signs. 8. Auto-oriented ground signs shall be located a minimum of 10 feet behind rights of way. 	
	Tenant Identification (wall)	4-27	Retail: 1 per tenant Other: 1 per tenant to a max. of 4 per building	22 sq ft	N/A	Metal or Acrylic or As Approved by DSC	Lit or indirect illumination - Illuminated "canister" sign permitted only for restaurant wall sign		
	Auto-Oriented Ground Sign (complex identification)	4-28	1 per Street Frontage per Building Site	50 sq ft	See Exhibit	Concrete, Acrylic or as Approved by DSC	Internal or External Illumination		
	Auto-Oriented Ground Sign (tenant/building identification)	4-29	1 per Street Frontage	38 sq ft	Five (5) Feet Above Finish Grade		Internal or External Illumination		
* For one story buildings only: Either Building or Tenant identification signs are permitted, as above, but not both.									
2. High Rise Structures (4 stories and taller)	Building Identification (wall sign)	4-30	1 per Street Frontage	To 500 sq ft See Exhibit 4-30	N/A	Metal Acrylic	Internal illumination, to be approved by DSC	<ol style="list-style-type: none"> 1. High rise structures shall be entitled to all signage allowed other commercial or office use as well as a major wall sign located on the top floor. 2. Building identification signs shall be located on the top floor of the structure, on the parapet where one exists. 	
	Tenant Identification (wall)	4-27	Same Replacements as in Category 1						
	Auto Oriented Ground Sign	4-29	Same Replacements as in Category 1						
3. Movie Theaters	Movie theater signs shall include a marquee and building identification wall sign. Precise number, height, location, illumination and construction materials to be approved by the DSC and City of Ontario.								

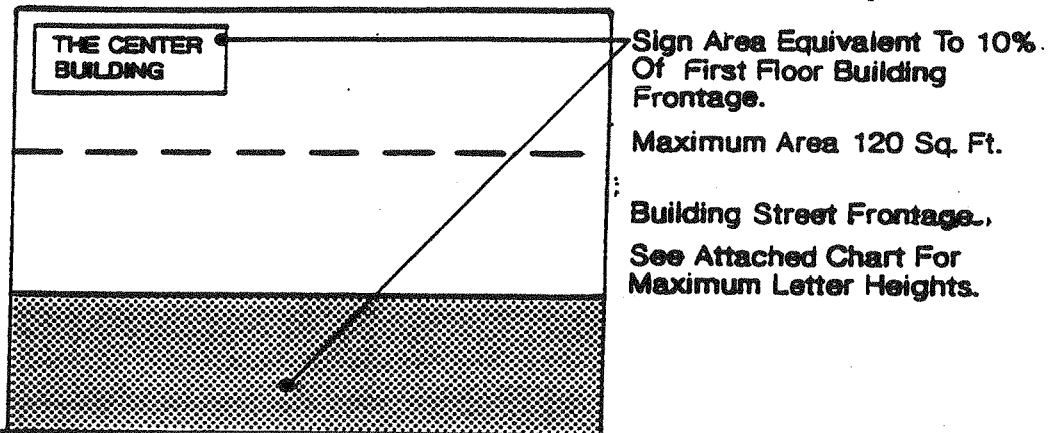
TABLE 4-D. SIGN REQUIREMENTS FOR COMMERCIAL, OFFICE ~~AND~~ RESIDENTIAL AND INDUSTRIAL USES, Continued

Land Use Category	Permitted Sign Type and Usage	Exhibit Reference	Maximum Number of Signs	Maximum Sign Area	Maximum Sign Height	Construction Materials	Illumination Requirements	General Provisions
4. Gasoline Service Stations	Building Identification (wall)	N/A	One per Street Frontage, 2 Maximum (includes fwy frontage)	10% of Building Face, 120 sq ft Maximum	N/A	Metal, Acrylic	N/A	1. Monument sign shall include only the name of the establishment and gasoline prices.
	and							
	Building Identification (monument)	N/A	One per Street Frontage, 2 Maximum	50 sq ft	Seven (7) feet	Metal, Acrylic	Internal Illumination	2. No signage along freeway frontage is permitted.
	and							
	Special Service Signs (wall sign)	N/A	One per Pump Island Plus One per Main Building	4 sq ft	N/A	Metal, Acrylic	Non-Illuminated	Sign copy limited to such items as self serve, full serve, cashier, etc.
	and							
	Special Advertisement (wall or window)	N/A	Two per Station	6 sq ft	N/A	Metal, Acrylic, No Paper Signs	Non-Illuminated	Sign copy limited to advertising special services or services offered, such as mechanic on duty, etc.
5. Light industrial, research and development, business parks, warehousing, distribution and similar uses permitted in the garden industrial section of the Specific Plan.	Building Identification (wall)	4-1			Same as Commercial			1. Business directory signs shall only be permitted on multi-tenant business of research parks.
	and							
	Tenant Identification (wall)	4-2			Same as Commercial			2. Business directory signs shall only contain names, addresses and locations of businesses within the complex and shall also be located near the main entrance to the project.
	and							
	Complex Identification (monument)	4-3			Same as Commercial			
	and							
	Business Directory (monument)	N/A	One per Street Frontage, Max. of 2 per Development	26 sq ft	Eight (8) eq ft	Metal, Acrylic or As Approved by DSC		
6. Residential	Neighborhood/Project Identification (wall or monument)	4-31	Two per Development	30 sq ft (copy area)	Four Feet Above Finished Grade (ground sign)	Concrete, Metal, Acrylic, Wood	Non-Internally Illuminated	1. Copy on neighborhood/community identification sign limited to name of the project and/or neighborhood. 2. Maintenance of neighborhood/community sign shall be the responsibility of appropriate homeowner association.
				62 sq ft (total sign area)				

Signs not specifically regulated by this Specific Plan shall be approved by the Development Standards Committee of The Ontario Center Property Owners Association and the Development Agency Board of the City of Ontario.

<u>Building Height</u> Stories	<u>Sign Size</u> Max. Sq. Ft.	<u>Letter Height</u> Max Inches
1	120	24"
2	120	24"
3	120	30"

See Exhibit 4-30 for requirements for taller buildings.

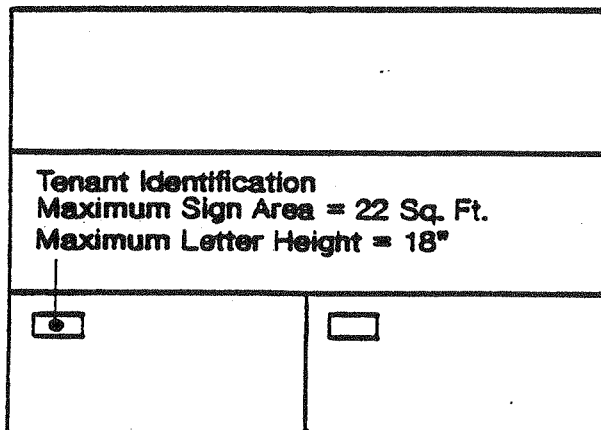


NOTE: One story buildings only:
Either Building or Tenant Identification signs are permitted, but not both.

**INDIVIDUAL BUILDING IDENTIFICATION
FOR ALL SIGN FOR 1, 2 AND 3 STORY BUILDINGS
AT THE ONTARIO CENTER**
Hevron Land and Development Company
ONTARIO, CALIFORNIA

EXHIBIT 4-26


**Randolph
Hlubik
Associates, Inc.**
1988-1990 AN ASSOCIATE OF TULLOCH



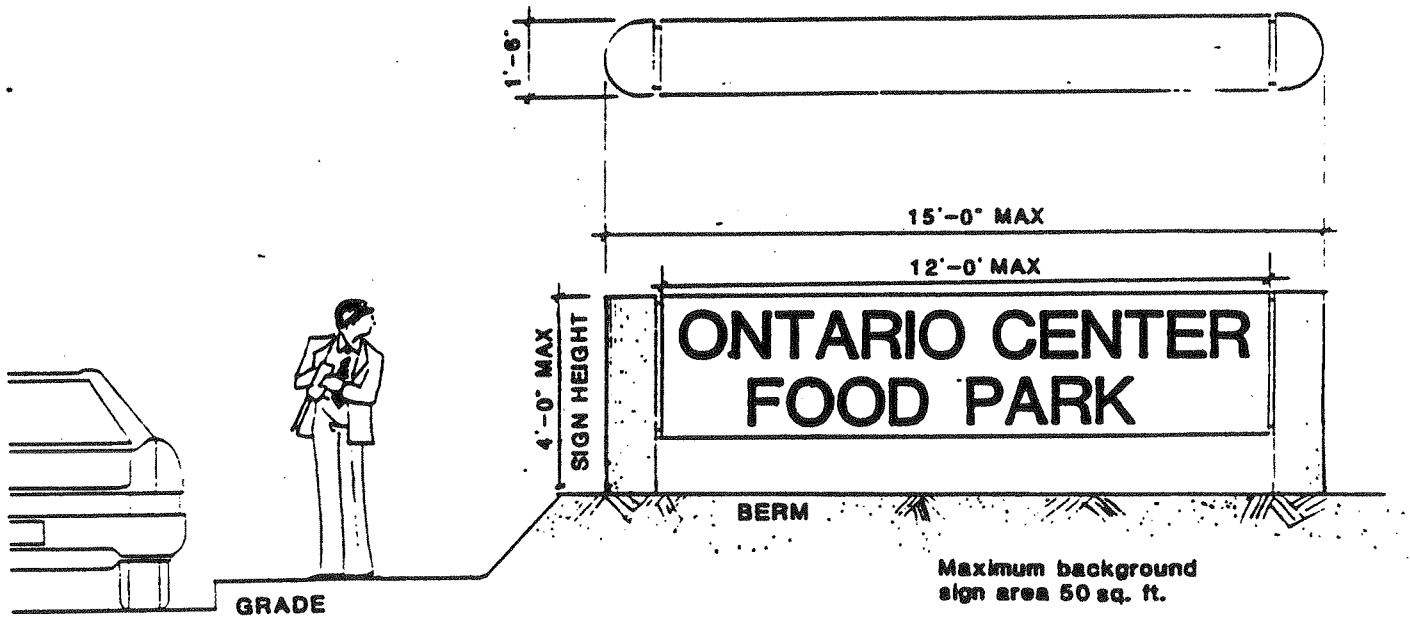
- NOTE:**
1. Tenant signs may also be located on awnings, canopies, or similar treatment.
 2. More than one tenant may display copy on sign.
 3. For one story buildings only: Either Building or Tenant Identification signs are permitted, but not both.
 4. One (1) Tenant Identification sign per tenant to a maximum of four (4) per building.

TENANT IDENTIFICATION WALL SIGN
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-27

 Randolph
 Hlubik
 Associates, Inc.

Revised August 10, 1990



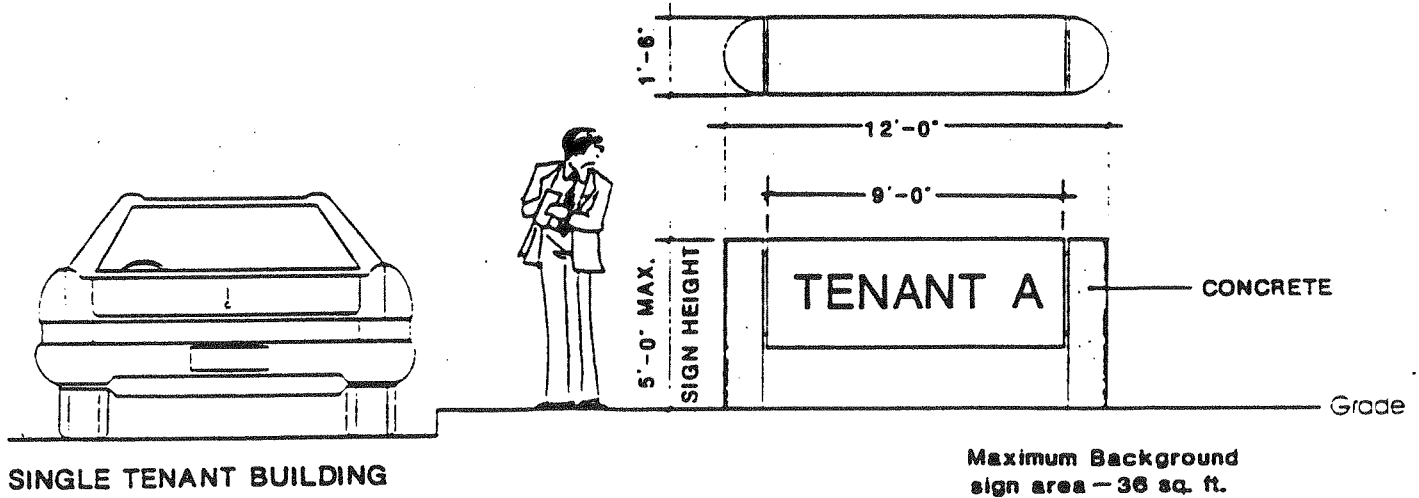
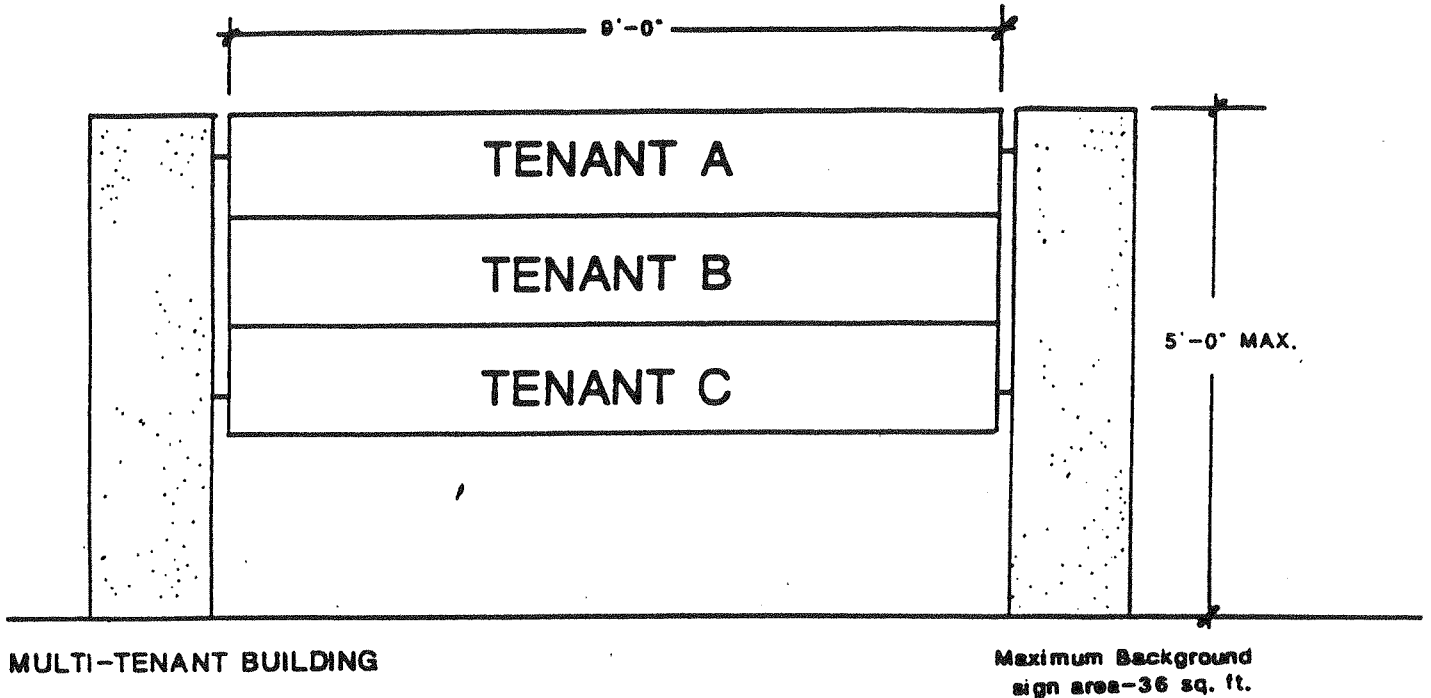
Note: Applicable to projects containing 5 acres or more. Sign copy limited to display of complex name only.

**COMPLEX IDENTIFICATION
(GROUND SIGN)**

THE ONTARIO CENTER
Chevron Land and Development Company
ONTARIO, CALIFORNIA

EXHIBIT 4-28





**TENANT IDENTIFICATION
(GROUND SIGN)**

THE ONTARIO CENTER
Chevron Land and Development Company
ONTARIO, CALIFORNIA

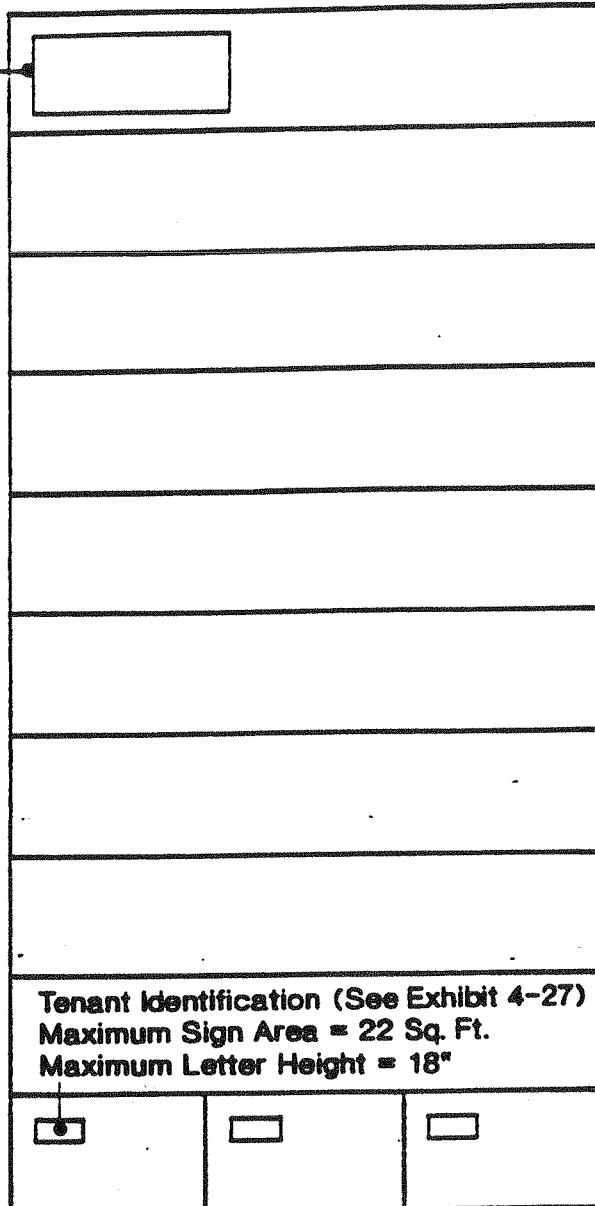
NOTE: MAXIMUM OF ONE TENANT SIGN
PERMITTED PER STREET FRONTAGE

EXHIBIT 4-29



Building Height Stories	Sign Size Total Sq. Ft.	Maximum Size Height
4	225	36"
5	250	42"
6	275	45"
7	300	50"
8-10	350	60"
11-14	425	72"
15-above	500	84"

See Exhibit 4-26 for requirements for shorter buildings.

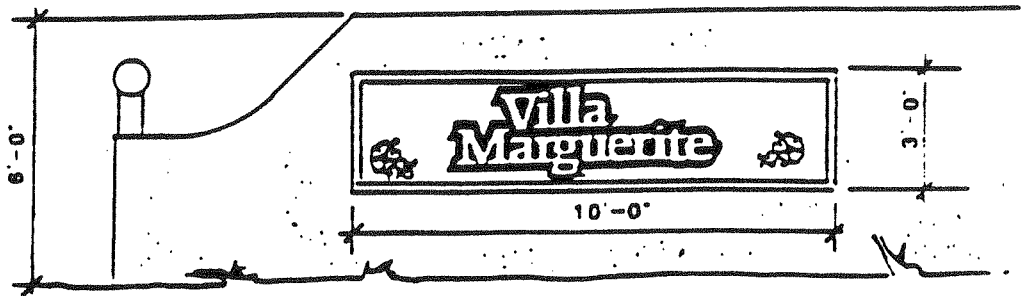


NOTE: This diagram is intended to describe the area and height constraint, but is not intended to define the geometric shape.

**BUILDING IDENTIFICATION
HIGH RISE SIGNAGE (4 STORIES AND TALLER)
THE ONTARIO CENTER**
Chevron Land and Development Company
ONTARIO, CALIFORNIA

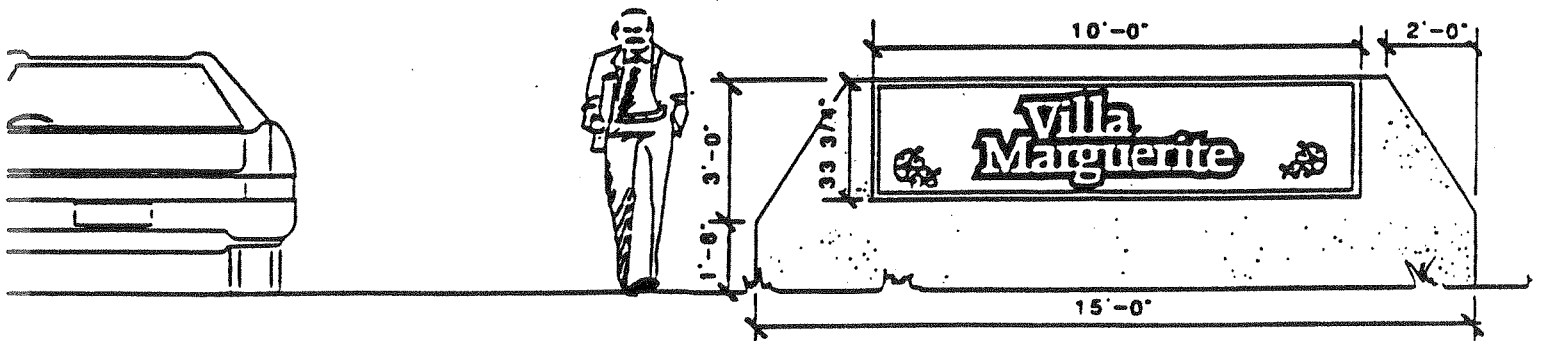
EXHIBIT 4-30





BLOCK WALL

WALL SIGN



MONUMENT SIGN

RESIDENTIAL SIGNAGE
THE ONTARIO CENTER
 Chevron Land and Development Company
 ONTARIO, CALIFORNIA

EXHIBIT 4-31



4.1.62 Minimum Parking Requirements for Individual Uses

Off-street parking shall be provided for all land uses as contained within the Ontario Municipal Code, as follows:

<u>Use</u>	<u>Requirements</u>
(a) Agricultural uses	None, except for dwellings
(b) Residential uses	As prescribed below
(1) One and two family dwellings (includes mobile homes or manufactured housing on individual lots)	2 spaces per unit in a garage or carport
(2) Multiple dwellings (three or more dwelling units on a site - includes both apartments and condominiums)	
(i) Studio unit	1 1/2 spaces per unit, of which 1 space shall be in a garage or carport, plus additional spaces as required by Section 9-3.2515 for visitor and recreational vehicle parking.
(ii) One bedroom unit	1 3/4 spaces per unit, of which 1 space shall be in a garage or carport, plus additional spaces as required by Section 9-3.2515 for visitor and recreational vehicle parking

- (iii) Two bedroom unit

2 spaces per unit, of which 1 space shall be in a garage or carport, plus additional spaces as required by Section 9-3.2515 for visitor and recreational vehicle parking
- (iv) Three or more bedroom unit

2 1/2 spaces per dwelling unit, of which 2 spaces must be in a garage or carport, plus additional spaces as required by Section 9-3.2515 for visitor and recreational vehicle parking
- (v) Senior citizen housing designed exclusively for occupancy by persons 60 years of age or older

.75 spaces per unit. A minimum of 50% of the total number of spaces provided shall be in a garage or carport. A deed restriction shall be recorded on the property specifying that the project may only be used for senior citizen housing, and any change in use will require additional parking for the new use or occupancy.
- (3) Mobile homes in a mobile home park pursuant to the provisions of Article 10 of this chapter

2 spaces per mobile home site with tandem parking permitted, plus such additional spaces as required in Section 9-3.2515 for visitor and recreational vehicle parking

- | | | |
|-----|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| (4) | Boarding houses and clubs, lodges, fraternities, sororities, and similar establishments providing sleeping accommodations | 1 space for each guest room, suite, or other accommodation, or for each two beds, whichever is greater, plus 1 space for each dwelling unit |
| (5) | Hotels and motels | 1 space for each guest room or rental unit, or 1 space for each two beds, whichever is greater |
| (6) | Accessory rental units | 1 space |
| c) | Office, and commercial, and industrial uses | As prescribed below, provided that not less than 6 spaces shall be required for each office or commercial use |
| (1) | Medical, dental, and related health care offices and clinics | 1 space for each 175 square feet of gross floor area |
| (2) | Professional and administrative offices and business offices | 1 space for each 300 square feet of gross floor area |
| (3) | Banks and financial institutions, and public utility offices | 1 space for each 180 square feet of gross floor area |

- (4) Restaurants and other eating and drinking establishments having outdoor drive-in, drive-through, or walkup service
- 1 space for each two seats or for each two persons of occupant load, whichever is greater, plus 1 space for each employee on the maximum shift. (Credit may be provided for drive-through establishments based on 1 space for every 24 lineal feet of painted drive-through lane)
- (5) Restaurants, soda fountains, cocktail lounges, and similar establishments for the sale and consumption of food or beverages on the premises (freestanding buildings)
- 1 space for each two seats, plus 1 space for each employee on the maximum shift
- (6) Barber and beauty shops, shoe repair shops, self-service or coin-operated cleaning establishments and laundries, and similar service establishments not within a shopping center
- 1 space for each 250 square feet of gross floor area
- (7) Neighborhood convenience facilities and related uses, and similar commercial uses not in a shopping center, but not including coffee shops or other restaurant uses
- 1 space for each 150 square feet of gross floor area, provided that if parking requirements for a specific use are prescribed elsewhere in this article, the requirement for the specific use shall apply

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| (8) Retail stores and other commercial and office establishments in a shopping center (3 acres or larger) | 1 space for each 180 square feet of gross floor area (5.5 spaces per 1,000 square feet), excluding floor area used exclusively for truck loading |
| (9) Retail stores and service establishments in the C2 District | 1 space for each 225 square feet of gross floor area |
| (10) Retail stores and service establishments in the C1 and C3 Districts, which are not in a shopping center of 3 acres or larger | 1 space for each 200 square feet of gross floor area (5 spaces per 1,000 square feet) |
| (11) Repair shops, repair garages, blueprint and photo copy services, heating and ventilating shops, plumbing shops, wholesale business establishments, and similar establishments, and retail stores handling only bulky merchandise such as furniture and household appliances | 1 space for each 400 square feet of gross floor area, excluding floor area used exclusively for truck loading |
| (12) Retail nurseries, garden shops, and similar establishments with outdoor sales and display area | 1 space for each 500 feet of outdoor sales or display area, plus 1 space for each 2,500 square feet of growing grounds |

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| (13) Automobile sales and service agencies, and other types of sales, service, and rental agencies for automotive vehicles, boats and equipment | 1 space for each 300 square feet of enclosed display or sales area, plus 1 space for each 1,000 square feet of outdoor sales or display area |
| (14) Warehouses or other storage buildings | 1 space for each 500 square feet of gross floor area up to 20,000 square feet; plus 1 space for each 1,000 square feet of gross floor area over 20,000 square feet |
| (15) Automated warehouses, automated distribution facilities, cold storage warehouses | 1 space for each 1,000 square feet of gross floor area, or 1 space for each employee on the maximum shift, whichever is less, but not less than 6 spaces. Any change in occupancy which results in a more intensive occupancy classification under the Building Code will require additional parking |
| (16) Manufacturing plants, assembly plants, and other industrial establishments | 1 space for each 500 square feet of gross floor area, excluding floor area used exclusively for truck loading, or 1 space for each employee on the maximum shift, whichever is greater, but not less than 6 spaces |

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| (17) Automobile dismantling operations, and junk, rag, metal, salvage, scrap processing and recycling operations | 1 space for each 300 square feet of gross floor area, and 1 space for each 7,000 square feet of gross yard area up to 42,000 square feet plus 1 space for each 20,000 square feet of gross yard area in excess of 42,000 square feet, but not less than 6 spaces |
| (18) Miniwarehouses and enclosed commercial storage facilities | 1 space for each 10,000 square feet of storage area, plus 2 covered spaces for on-site caretaker's unit |
| (d) Commercial recreation | As prescribed below |
| (1) Bowling alleys | 4 spaces per alley, plus spaces for additional uses |
| (2) Billiard and pool halls | 2 spaces per table |
| (3) Commercial stables and riding clubs | Not less than 1 space for every 5 horses kept on the premises or facilities therefore, plus required spaces for additional uses |
| (4) Golf driving ranges | 1 space per 40 lineal feet of golf driving area, plus spaces required for additional uses on-site |
| (5) Golf courses | 8 spaces per hole, plus spaces required for additional uses onsite |

- (6) Handball/racquetball facility 1.5 spaces for each court, plus spaces required for additional uses on-site
- (7) Pitch and putt and miniature golf courses 3 spaces per hole, plus spaces required for additional uses on-site
- (8) Skating rinks/ice rinks or roller rinks 1 space per 100 square feet of gross floor area, plus spaces required for additional uses on-site
- (9) Swimming pool (commercial) 1 space per 500 square feet of enclosed area, plus spaces required for additional uses on-site
- (10) Tennis facility 3 spaces per court, plus spaces required for additional uses on-site
- (11) Theaters 1 space for every three seats
- (e) Institutional and public uses As prescribed below
 - (1) Hospitals 1 space for each three patient beds, plus 1 space for each employee on the maximum shift other than doctors, and 1 space for each staff or regular visiting doctor

- (2) Sanitariums, nursing homes and group care facilities (more than 6 persons)

1 space for each 6 patient beds, plus 1 space for each employee on the maximum shift other than doctors, and 1 space for each staff or regular visiting doctor, plus such additional spaces as may be prescribed by the Planning Commission
- (3) Place of public assembly, such as churches, mortuaries, community centers, auditoriums (including school and college auditoriums), arenas, gymnasiums, and similar places

1 space for each 4 fixed seats in the principal assembly area, or 1 space for each 40 square feet of floor area in the principal assembly area if fixed seats are not provided
- (4) Nursery schools, preschools, and day care centers

1 space for each employee on the maximum shift with the designated on-site loading/unloading area for students
- (5) Public and private schools, elementary and junior high level

1 space for each employee on the maximum shift, and not less than 10 additional spaces conveniently located for visitor parking, plus a designated on-site loading/unloading area for students
- (6) Public and private schools, high school level

1 space for each employee on the maximum shift, 1 space for each 4 students based on maximum enrollment capacity, and no less than 10 additional spaces conveniently located for visitor parking

- (7) **Colleges and junior colleges** 1 space for each employee on the maximum shift, 1 space for each 2 students based on maximum enrollment capacity, plus such additional spaces as may be prescribed by the Planning Commission
- (8) **Arts and crafts schools, music and dancing schools, and business, professional and trade schools and all other schools providing instruction, other than elementary and secondary education** 1 space for each employee on the maximum shift, and 1 space for each 2 students based on maximum enrollment capacity
- (9) **Nonprofit social service organizations involving office activities only** 1 space for each staff member on the maximum shift, but not less than 6 spaces, plus such additional spaces as may be prescribed by the Planning Commission
- (10) **Private libraries, museums and art galleries** 1 space per 300 square feet of gross floor area
- (11) **Public building or public facility** 1 space for each employee on the maximum shift, plus such additional spaces as may be prescribed by the Planning Commission for each additional use on-site

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|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| (12) Public utility structure or installation, transportation terminal, or transit station | 1 space for each employee on the maximum shift, plus such additional spaces as may be prescribed by the Planning Commission |
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(f) Special provisions. For a use not specified in the schedule, the same number of off-street parking spaces shall be provided as are required for the most similar specified use, or as approved pursuant to a resolution of the Planning Commission. Additional off-street parking spaces may be required by the Planning Commission for any use upon a finding that the additional spaces are needed to relieve a critical shortage of curb spaces, to facilitate the free flow of traffic on a street, or to reduce a hazard to public safety.

4.1.63 Exceptions to Parking Requirements

Reductions from the minimum parking requirements for individual uses may be granted by the Planning Commission where circumstances indicate that joint use of parking or other factors will mitigate peak parking demand. Where parking spaces are provided for a project on an adjoining legal lot, a joint access agreement shall be required between the respective property owners, per City procedures. Requests for parking reductions shall be made on a general level at the Planning Area Review Plan and shall be supported by information contained in a traffic engineering investigation, prepared by a registered traffic engineer. The investigation shall generally follow the format outlined below based upon the document "Shared Parking" authored by the Urban Land Institute. Refinement of shared parking requests may be made at Site Plan Review supported by additional information to the initial investigation. Formal action on the request for shared parking shall be taken by the Ontario Planning Commission at site plan review.

Shared Parking Analysis Procedures

(A) Step One: Initial Project Review

This step involves careful documentation and quantification of proposed land uses and anticipated functional interrelationships between differing uses. The initial phase also includes data gathering regarding proximity to public transit facilities, general location of parking facilities, surrounding land use types, land use mix and similar variables which affect parking.

(B) Step Two: Adjustment for Peak Parking Factor

The second step includes calculating the number of off-street parking spaces required for each land use within the study area. Other elements to be considered in Step Two includes seasonal adjustment for parking demand and determining the mode of transit used in reaching or departing the planning area.

(C) Step Three: Analysis of Hourly Accumulation

Completion of this step produces an estimate of hourly parking accumulations for each land use during a typical weekday or weekend day.

(D) Step Four: Estimate of Shared Parking

Finally, the hourly parking demand for each land use is merged to calculate the overall parking required to be provided within the planning area.

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

- (1) The traffic engineering report justifies the requested parking reduction based upon the presence of two or more adjacent land uses which, because of substantially different operating hours or different peak parking characteristics, will allow joint use of the same parking facilities.
- (2) The traffic engineering report indicates the presence of public transportation facilities and/or pedestrian circulation opportunities which justify the requested reduction of parking spaces.
- (3) The granting of a reduction in the number of parking spaces will still provide a sufficient number of off-street spaces for the use or uses in question, consistent with the intent of the Specific Plan.
- (4) The traffic engineering report finds that the clustering of different land uses is such that a reduced number of parking spaces can serve multiple trip purposes to the area in question.

As a condition of approval to the granting of a parking reduction, the City may require the granting of reciprocal access and parking agreements with surrounding properties.

4.1.6.4 Parking Lot and Circulation Standards

Parking lot and circulation standards, including parking stall dimensions, driveway widths and other design criteria, shall be governed by the appropriate sections of the Ontario Municipal Code and other applicable standards.

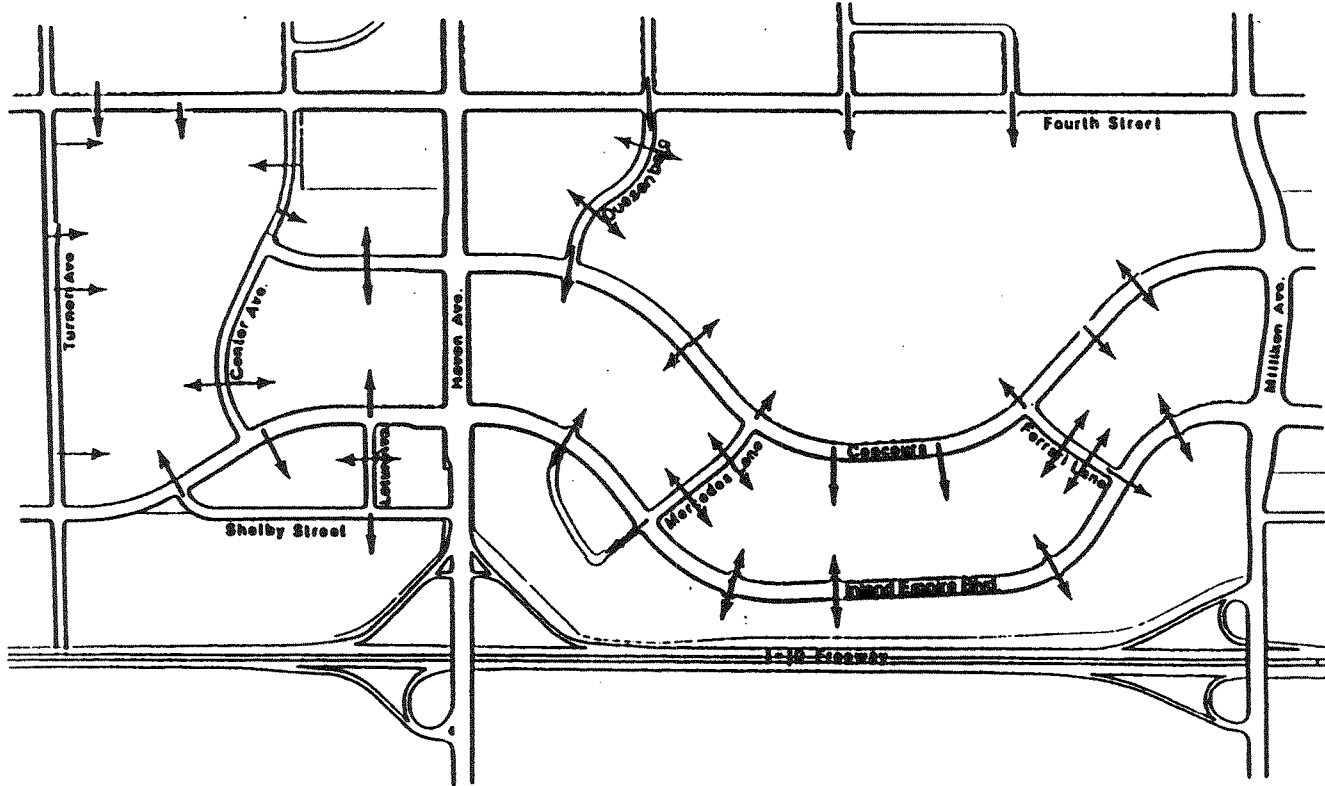
4.1.65 Loading and Outdoor Storage Areas

Loading areas serving establishments within The Ontario Center shall be designed and oriented in accordance with the following standards:

- (A) Loading areas shall not encroach into building setbacks.
- (B) Loading doors fronting a public street shall be no less than 70 feet from the front property line.
- (C) Loading areas shall be designed to provide for backing and maneuvering on-site and not from a public street.
- (D) Loading areas shall be screened with a masonry wall, or a combination of landscaping and masonry wall.
- (E) Loading area screening shall be no less than 12 feet in height.
- (F) Outdoor storage areas shall be screened with masonry walls or a combination of landscaping and masonry walls not less than 8 feet in height. No materials shall be stored higher than 8 feet.

4.1.7 Vehicular Access

Access points onto the principal street system comprises secondary street intersections and a number of strategically located mid-block entry points affording a combination of full turning movements and restricted vehicular turning movements. Exhibit 4-32 (p. 112) shows the pattern, spacing and frequency of major access points. Along Inland Empire Boulevard and Concours, the spacing of access points provides sufficient stacking distance at key intersections, as well as serves circulation systems internal to individual



PLANNING AREA ACCESS POINTS
THE ONTARIO CENTER
 ONTARIO, CALIFORNIA

EXHIBIT 4-32



Randolph
Hlubik
Associates, Inc.

REVISED AS OF JULY 1987
 REVISED AS OF JAN. 1989
 REVISED AS OF MARCH 1993

Planning Areas. Secondary connecting roads between Inland Empire Boulevard and Concoors provide access into Planning Areas in addition to that provided by principal streets. Right-in and right-out vehicular access may be allowed on Haven and Milliken Avenues but limited to locations that provide access to a grouping of small parcels or one large parcel subject to the approval of the City Engineer.

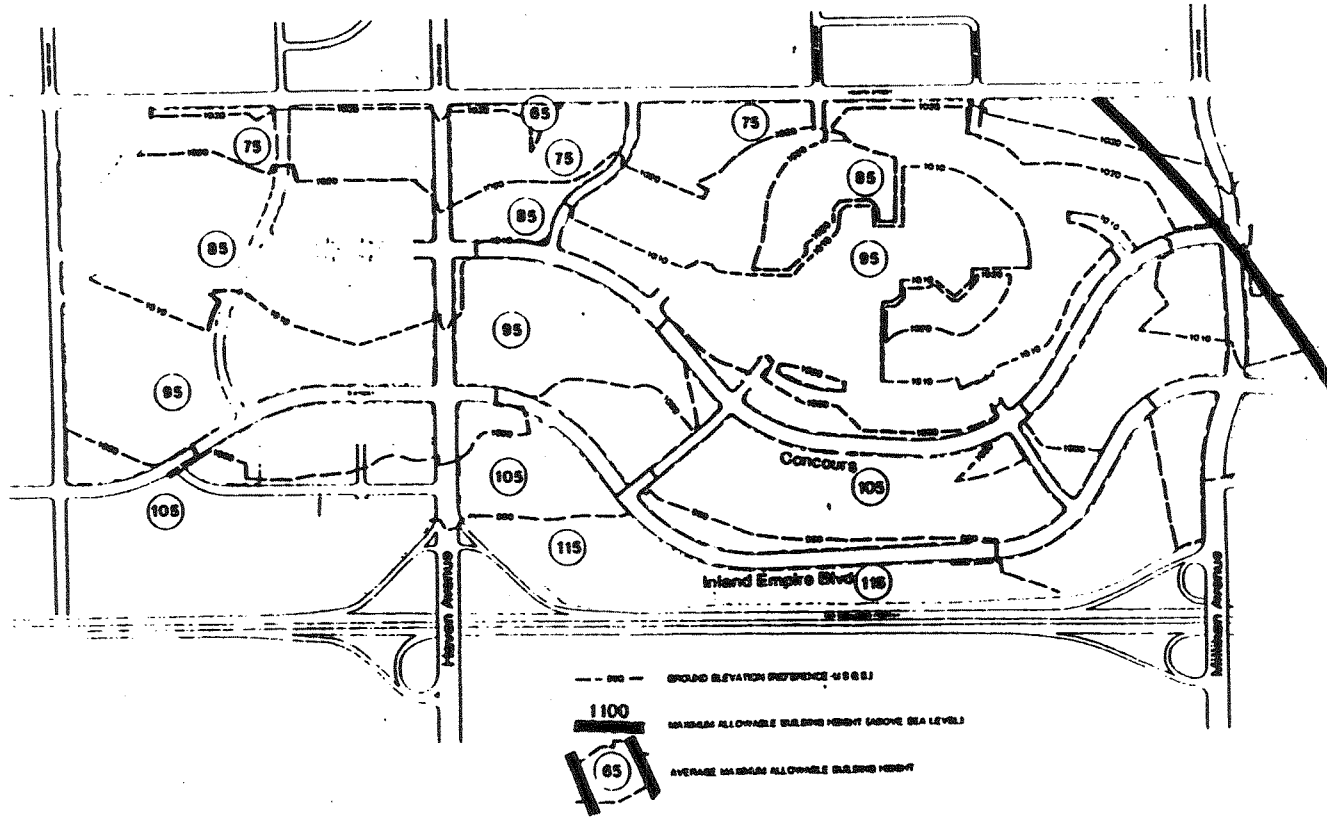
In Planning Area and Site Plan levels of review, special attention is given to sight distance requirements at entry points onto principal streets, especially where centerline radii of less than 1,100 feet have been employed.

The number of access points along Turner Avenue are limited so as not to be closer than 600 feet apart, unless alternative configurations are approved by the City Engineer and City Planner.

4.1.8 Building Height

No building or structure within the Center shall exceed the maximum heights shown on the applicable Airport Hazard Map for the Ontario International Airport unless an exception is granted by both the City Planner and the Federal Aviation Administration. The existing Airport Hazard Map is shown on Exhibit 4-33 (p. 114).

The City of Ontario has adopted an ordinance setting forth specific regulations for buildings 45 feet in height and greater. These regulations shall also apply within The Ontario Center.



**AIRPORT HAZARD MAP
THE ONTARIO CENTER
ONTARIO, CALIFORNIA**

EXHIBIT 4-33



4.1.9 Energy Design Guidelines

4.1.9.1 Statement of Intent

Shortages of traditional energy sources coupled with spiraling prices make energy conservation an important concern in the design of large-scale developments. As such, a program to conserve energy is outlined in this section. Specific techniques listed are intended both as policies to be followed by developers and as guidelines to be used by architects, site planners, and engineers.

4.1.9.2 General Objectives

All buildings within The Ontario Center must comply with the minimum State energy conservation standards, presently embodied in Title 24 of the California Administrative Code. As a goal of The Ontario Center, all major buildings within the Center should exceed minimum Title 24 standards by a minimum of ten (10) percent. Typically, State energy standards concentrate on such structural factors as insulation and glazing. The development program for The Ontario Center outlines a Conservation Program which complements Title 24 by concentrating on other avenues of energy conservation not ordinarily addressed by the State requirement.

The emphasis is on instituting a number of financially feasible conservation techniques, such as appropriate landscaping, daylighting, and water management rather than attempting the implementation of specialized advanced technology devices. In addition, the concept of mixed use development used in the design of The Ontario Center is inherently energy-efficient. By locating residential, service and employment centers in proximity to one another, vehicular trips and travel time are reduced.

Bike and pedestrian paths and transit opportunities also represent conservation measures.

4.1.93 Implementation Program

The Appendix to this document illustrates design concepts incorporated during the detailed planning of individual parcels or subareas. The Appendix also includes an "energy checklist" to achieve a savings of 10 percent over the Title 24 standards. This checklist is to be submitted with development plan applications in order to allow the Building Official the opportunity to review preliminary concepts and provide input at the site plan review level. A final checklist must be submitted with Building Plans.

Buildings shall be designed and situated so that their relationships to each other achieve energy conservation through active or passive solar utilization.

Buildings and mechanical/electrical systems should be properly monitored and periodically maintained and audited. Energy audits include gathering base information for each building's energy performance and monitoring this information on a periodic basis to determine if conservation techniques are functioning properly.

Nearly 50 percent of commercial building energy consumption is used for lighting. Daylighting programs reduce lighting power consumption, producing attractive economic returns. The daylighting and energy-saving appliance concept can be effected with a combination of the following:

- (A) Use appropriate glazing techniques to permit light interior penetration up to 20 feet within buildings. The appropriateness of glazing is reviewed by the Building Official at building plan check.

- (B) For interior areas greater than 20 feet from window areas, construct skylights, light wells, interior courts or similar architectural features.
- (C) Institute appropriate interior layouts to accommodate the daylighting concept.
- (D) In conjunction with daylighting technology, utilize low wattage light fixtures, dimmer switches, zoned lighting banks, and time controlled lighting controls for public areas.
- (E) Utilize energy-efficient appliances in all buildings, especially residential, including microwave ovens, pilotless ranges, hot water heaters and heating equipment.
- (F) The installation of "active" solar hot water and space heating systems may be considered for buildings within the Center. However, any decision to include this kind of system within a building should be based upon a careful consideration and comparison of availability, initial system cost, performance and long term operating costs of active systems versus conventional heating systems.

Should these measures prove to be impractical to implement for a specific building, a rigorous insulation program will be undertaken to assist in meeting conservation goals.

4.1.9.4 Water Management Program

Anticipating escalating water costs in the southern California region over the next few years, the following considerations in landscape planning at the Center are of importance.

- (A) The proposed plant materials, native and/or adaptive, shall have drought-tolerant qualities as well as tolerance to withstand micro/macro climatic conditions, i.e., heat, frost and high velocity winds. The term "drought tolerant" should not be interpreted to mean that irrigation is unnecessary. Once established, selected plants can be maintained on minimum water requirements.
- (B) The use of reclaimed water for irrigation purposes would further reduce use of potable water. Needs would involve storage of gray water, filtration systems and a dual water system. Irrigation costs would be reduced, but further investigation as to short/long-term cost benefits are required. The quality of reclaimed water is of both positive and negative character. Salt build-up in the water and therefore in root zones is a known factor but would be of less concern in sandy soils due to quick percolation and filtration rates. The mineral content, i.e., nitrogen and phosphorus, in reclaimed water is beneficial to plant material as well as cost efficient in reducing the need for applied fertilizers.
- (C) Due to the high percolation rates of existing soils, a drip irrigation system should be used wherever possible to maximize results from applied water and required fertilizers.
- (D) Specific determinations regarding water conservation options shall be submitted to the City Community Services Agency within 90 days after City Council approval of the revised Specific Plan.

4.2 Commercial Development Standards

The following development standards shall govern all property designated "Urban Commercial" within The Ontario Center.

4.2.1 Permitted Uses

- 4.2.1.1 Retail and service-oriented businesses.**
- 4.2.1.2 Administrative, professional and medical offices.**
- 4.2.1.3 Institutional, financial and governmental facilities.**
- 4.2.1.4 Civic, cultural, commercial recreation and recreational uses.**
- 4.2.1.5 Restaurants (indoor and outdoor), and cocktail lounges.**
- 4.2.1.6 Theaters and entertainment complexes.**
- 4.2.1.7 Parking lots, facilities and structures, providing parking for a permitted use.**
- 4.2.1.8 Outdoor vendors.**
- 4.2.1.9 Automobile services, service stations and related uses.**
- 4.2.1.10 Hotels, motels and motor inns.**
- 4.2.1.11 Conference and convention facilities.**
- 4.2.1.12 Medical and hospital facilities.**
- 4.2.1.13 Residential dwellings, above the ground floor, subject to the following conditions:**

- (A) Each unit shall have a minimum of 50 square feet of usable open space.
- (B) Subject to noise standards contained in the Ontario Municipal Code.
- (C) Subject to the provision of adequate water and sewer service, as approved by the City Engineer.

- 4.2.1.14 Trade schools.
- 4.2.1.15 Community facilities, such as libraries, police or fire stations.
- 4.2.1.16 Accessory structures and uses necessary and customarily incidental to permitted uses.
- 4.2.1.17 Other uses which comply with the goals and intent of the Specific Plan as approved by the Planning Commission.
- 4.2.1.18 Infrastructure facilities, including but not limited to public and private roadways, pedestrian walkways, utilities and related uses, subject to the approval of the City Engineer and subject to the City standards and policies in effect at the time of submittal of offsite improvement plans.

4.2.2 Minimum Lot Size

All lots must be large enough to meet the total space requirements of their ultimate users. Sufficient space must be provided to accommodate the principal and accessory structures, parking, landscaping provisions, and setback areas. No requirements relative to minimum lot size are given, as area standards will be dictated by parking and setback dimensions stated elsewhere in this plan.

4.2.3 Setbacks

Reference Table 4-B.

4.2.4 Building Separations

4.2.4.1 Building Separation within Plazas

For buildings within plazas, the minimum distance between buildings shall be 30 feet. This standard shall apply only in instances where adjacent buildings are at an oblique angle and non parallel.

In all other instances, building separation shall be calculated by dividing the sum of the height of the two adjacent buildings by two (2), except that the distance between a building of two stories or less and any other building may be one-half the height of the taller building. However, in no case may the distance be less than ten (10) feet.

4.2.4.2 Building Separations not in Plazas

Buildings which are not in a plaza setting, and which are on the same or different lots, shall be subject to the following setback requirements:

- (A) For buildings up to fifty (50) feet high, there shall be a separation of fifty (50) feet.
- (B) For buildings fifty (50) feet to one hundred (100) feet high, there shall be one hundred (100) feet separation.

- (C) For buildings higher than one hundred (100) feet, there shall be a minimum of one hundred (100) feet building separation, plus one (1) foot of setback for each one (1) foot of height above one hundred (100) feet.

4.25 Landscaping and Open Space

4.25.1 Requirements

All required setbacks from streets shall be permanently landscaped in an attractive manner with trees, shrubs, groundcover, and other supplementary materials. In addition, at least 5.5 percent of the parking lot shall be landscaped in a similar manner. (The calculation of parking lot landscaping shall not include the pedestrian pathway, required setbacks or areas to count as plaza open space.)

4.26 Maximum Building Height

No building or structure within the Center shall exceed the maximum height shown on the Airport Hazard Map for the Ontario International Airport or any succeeding height requirement which may be adopted in the future by the City of Ontario regulating height for the purpose of airport safety. The current Airport Hazard Map is shown on Exhibit 4-33 (p. 114). All building and structure heights shall also comply with applicable FAA regulations.

4.27 Maximum Building Coverage

Maximum Building Coverage in the Urban Commercial District is 60 percent, as averaged over the net area of each urban commercial planning area. Maximum coverage calculation includes all main and accessory structures and excludes public and private streets. This coverage may be increased by a factor of up to twenty-five (25) percent by the Planning Commission at Site

Plan Review when the finding can be made that increased coverage will result in a superior building design, enhancing the character of the overall urban environment.

4.3 Commercial Development Standards

The following development standards shall govern all property designated "Garden Commercial":

4.3.1 Permitted Uses

- 4.3.1.1 Administrative, professional and business offices.
- 4.3.1.2 Institutional, financial and governmental facilities.
- 4.3.1.3 Retail and service-oriented businesses.
- 4.3.1.4 Medical offices and clinics.
- 4.3.1.5 Civic, cultural, commercial recreation and recreational facilities.
- 4.3.1.6 Theaters and entertainment complexes.
- 4.3.1.7 Restaurants (indoor and outdoor) and cocktail lounges.
- 4.3.1.8 Parking lots, structures and facilities providing parking for permitted uses.
- 4.3.1.9 Motels and motor inns.
- 4.3.1.10 Automobile service stations.
- 4.3.1.11 Educational institutions.
- 4.3.1.12 Fraternal organization offices and club facilities, including health clubs and spas.

4.3.1.13 Accessory structures and uses necessary and customarily incidental to permitted uses.

4.3.1.14 Other uses as approved by the Planning Commission which comply with the goals and intent of the Specific Plan.

4.3.1.15 Infrastructure facilities, including but not limited to public and private roadways, pedestrian walkways, utilities and related uses, as approved by the City Engineer and subject to the City standards and policies in effect at the time of submittal of offsite improvement plans.

4.3.2 Minimum Lot Size

Refer to Section 4.2.2

4.3.3 Setbacks

Refer to Table 4-B.

4.3.4 Building Separations

4.3.4.1 Building Separation within Plazas

For buildings within plazas, the minimum distance between buildings shall be 30 feet. This standard shall apply only in instances where adjacent buildings are at an oblique angle and non parallel.

In all other instances, building separation shall be calculated by dividing the sum of the height of the two adjacent buildings by two (2), except that the distance between a building of two stories or less and any other building may be one-half the height of the taller building. However, in no case may the distance be less than ten (10) feet.

4.3.4.2 Building Separations not in Plazas

Buildings which are not in a plaza setting, and which are on the same or different lots, shall be subject to the following setback requirements:

- (A) For buildings up to fifty (50) feet high, there shall be a separation of fifty (50) feet.
- (B) For buildings fifty (50) feet to one hundred (100) feet high, there shall be one hundred (100) feet separation.
- (C) For buildings higher than one hundred (100) feet, there shall be a minimum of one hundred (100) feet building separation, plus one (1) foot of setback for each one (1) foot of height above one hundred (100) feet.

4.3.5 Landscaping and Open Space

Requirements

All required setbacks from streets shall be permanently landscaped in an attractive manner with trees, shrubs, groundcover, and other supplementary materials. In addition, at least 5.5 percent of the parking area shall be landscaped in a similar manner. (The calculation of parking lot landscaping shall not include the pedestrian pathway, required setbacks or areas to count as plaza open space.)

4.3.6 Maximum Building Height

Refer to Section 4.2.5-6.

4.3.7 Maximum Building Coverage

Maximum building coverage in the Garden Commercial District is 50 percent, as averaged over the next area of each commercial planning area. Maximum coverage calculation includes all main and accessory structures and excludes public streets and private streets. This coverage may be increased by a factor of up to 20 percent by the Planning Commission at Site Plan Review when the finding can be made that increased coverage will result in a superior building design, enhancing the character of the overall urban environment.

~~4.4 Garden Industrial Development Standards~~

~~4.4.1 Permitted Uses~~

~~Within each Planning Area, the predominant use shall be industrial.~~

~~4.4.1.1 Light industrial uses which do not manufacture, process or utilize significant amounts of hazardous or potentially hazardous material, as listed in Section 9-3.1710 of the Ontario Municipal Code.~~

~~(A) Uses primarily engaged in research activities, including research laboratories, development laboratories and related uses.~~

~~(B) Manufacture, research, assembly, testing and service of components, devices and equipment.~~

~~(C) Industries which provide a service as opposed to the manufacture of a specific product, such as: appliance repair, tooling, small machine shops.~~

~~(D) Blueprinting.~~

~~(E) Wholesale establishments.~~

~~(F)* Industrial Parks~~

~~(G)* Business Parks.~~

~~* These land use categories shall be defined in greater detail at the Planning Area Plan level.~~

~~4.4.1.2 Support commercial and related uses.~~

~~(H) Administrative, professional, financial and business offices.~~

~~(I) Restaurants.~~

~~(J) Automobile service stations.~~

~~(K) Retail establishments.~~

~~(L) Trade schools.~~

~~(M) Medical uses, including hospitals, clinics and related facilities, subject to the approval of a conditional use permit by the Planning Commission.~~

~~(N) Storage garages.~~

~~4.4.1.3 Other uses as approved by the Planning Commission which comply with the goals and intent of the Specific Plan.~~

~~4.4.1.4 Infrastructure facilities including but not limited to public and private roadways, pedestrian walkways, utilities and related facilities, as approved by the City Engineer and subject to the City standards and policies in effect at the time of submittal of offsite improvement plans.~~

~~4.4.2 Minimum Lot Size~~

~~The minimum lot size shall be 18,000 square feet.~~

~~4.4.3 Setbacks~~

~~Refer to Table 4 B.~~

~~4.4.4 Building Separations~~

~~Buildings which are not in a plaza setting, and which are on the same or different lots, shall be subject to the following setback requirements:~~

~~(A) For buildings up to fifty (50) feet high, there shall be a separation of fifty (50) feet.~~

~~(B) For buildings fifty (50) feet to one hundred (100) feet high, there shall be one hundred (100) feet separation.~~

~~(C) For buildings higher than one hundred (100) feet, there shall be a minimum of one hundred (100) feet building separation, plus one (1) foot of setback for each one (1) foot of height above one hundred (100) feet.~~

~~4.4.5 Landscaping and Open Space~~

~~All required setbacks from streets shall be permanently landscaped in an attractive manner with trees, shrubs, groundcover and other supplementary materials. In addition, at least 5.5 percent of the parking area shall be landscaped in a similar manner. (The calculation of parking lot landscaping shall not include the pedestrian pathway, required setbacks or areas to count as plaza open space.)~~

~~4.4.6 Maximum Building Height~~

~~Refer to Section 4.2.5.~~

~~4.4.7 Maximum Building Coverage~~

~~Maximum building coverage in the Garden Industrial category is 55 percent, as averaged over the net area of each garden industrial planning area. Maximum coverage calculation includes all main and accessory structures and excludes public~~

~~streets, private streets and parking structures. This coverage may be increased by a factor of up to 15 percent by the Planning Commission at Site Plan Review when the finding can be made that increased coverage will result in a superior building design, enhancing the character of the urban environment.~~

4.4 Urban Residential Development Standards

The following standards govern all property designated as Urban Residential within The Ontario Center:

4.4.1 Permitted Uses

- 4.4.1.1 The maximum allowable number of dwelling units over the entire urban residential classification shall be 1,530, as shown on Table 3-A. This equals an average density of 20 dwelling units per net acre. Individual developments shall not exceed 40 dwelling units per net acre.
- 4.4.1.2 Parking lots, accessory structures and facilities necessary to serve permitted uses.
- 4.4.1.3 Accessory uses, subject to the issuance of a conditional use permit by the City of Ontario, pursuant to Ontario Municipal Code Section 9-3.2900.
 - (A) Civic and cultural facilities.
 - (B) Educational institutions, including day nurseries.
 - (C) Neighborhood convenience facilities, subject to Section 9-3.510(d) of the Ontario Municipal Code.
- 4.4.1.4 Other uses as approved by the Planning Commission which comply with the goals and intent of the Specific Plan.

- 4.4.1.5 **Infrastructure facilities including but not limited to public and private roadways, pedestrian walkways, utilities and related uses, as approved by the City Engineer and subject to the City standards and policies in effect at the time of submittal of offsite improvement plans.**

4.4.2 **Minimum Lot Size**

Each lot within the Urban Residential designation shall contain sufficient size to accommodate main and accessory buildings, required parking, open space and setbacks.

4.4.3 **Setbacks**

4.4.3.1 **Setbacks from Streets**

Refer to Table 4-B for building and parking setbacks from public rights-of-way.

4.4.3.2 **Setbacks from Interior Property Lines**

Setbacks from interior property lines shall be a minimum of five (5) feet plus an additional one (1) foot of setback for every two (2) feet of building height above twelve (12) feet.

4.4.4 **Building Separations**

- (A) For buildings up to fifty-five (55') feet in height or four (4) stories, the minimum distance between a structure used for human habitation and another structure shall be ten (10') feet; provided, however, the minimum distance between any two (2) structures used for human habitation shall be fifteen (15') feet. In either case, the minimum

distance between structures shall be increased one (1') foot for every two (2') feet of height above the lowest twelve (12') feet of height of the taller structure. Balconies and patios may not encroach into this building separation area.

Where a building is over fifty-five (55') feet in height, the separation between it and any other residential building shall be calculated by adding the height of the two buildings and dividing by two (2).

4.4.5 Landscaping and Open Space

- (A) All required setbacks from streets shall be permanently landscaped in an attractive manner with trees, shrubs, ground cover and other supplementary materials.
- (B) In addition, a minimum of five (5) percent of all common parking areas in the urban residential area shall be landscaped in an attractive manner.
- (C) In addition to the above requirements, a minimum of three hundred (300) square feet of usable open space shall be provided for each residential unit, which may include balconies, patios or roof top gardens. This space shall not be located within required setbacks adjacent to streets. Each ground floor unit shall have a minimum of 150 square foot of private open space (minimum dimension of 10 feet) and each unit above the ground floor shall have a balcony of at least 50 square feet (minimum dimension 5 feet). The remaining required open space may be provided as either private or common area. The minimum area for common open space is 300 square feet with a minimum dimension of 15 feet.

4.4.6 Maximum Building Height

Refer to Section 4.2.5-6.

4.4.7 Maximum Building Coverage

Shall be the same as Garden Commercial. Refer to Section 4.3.6-7

4.4.8 Special Development Standards for Non-Residential Uses

The following standards apply to non-residential uses within the Urban Residential category:

- 4.4.8.1 A decorative block wall, a minimum of 6 feet high, shall be required along interior property line. The wall shall be stepped down to 42 inches within the front setbacks from the street.
- 4.4.8.2 Hours of operation and use may be established by the Planning Commissions through the conditional use permit process.
- 4.4.8.3 Noise mitigation shall be required pursuant to existing City of Ontario standards.

4.5 Open Space

The following development standards shall govern all property designated "Open Space":

4.5.1 Permitted Uses

- 4.5.1.1 Public open space lands and facilities, including parks, playgrounds and similar permanent open space uses.
- 4.5.1.2 Greenbelts.
- 4.5.1.3 Hiking and bicycle trails, limited to nonmotorized vehicles.
- 4.5.1.4 Lakes.
- 4.5.1.5 Other uses as approved by the Planning Commission found to be consistent with the goals and intent of the Specific Plan.
- 4.5.1.6 Infrastructure facilities, including but not limited to pedestrian walkways, utilities, and related uses approved by the City Engineer and subject to City standards and policies in effect at the time site improvement plans are submitted.
- 4.5.1.7 Permanent and temporary drainage retention facilities.

4.5.2 Minimum Lot Size

No minimum lot size standards for open space uses shall be applied.

4.5.3 Setbacks

Not applicable.

4.5.4 Landscaping

Not applicable.

4.5.5 Maximum Building Height

Not applicable.

4.5.6 Maximum Building Coverage

Certain spaces within the open space area may be covered to enhance usability. For example, portions of plazas may be covered; pedestrian shelters may be provided along the walkway, picnic shelters may be provided. These shall be shown in Planning Area Plans.