



CHAPTER V: DESIGN GUIDELINES

A. GENERAL CONCEPTS FOR PLANNING AREA

Within the Ontario Gateway Specific Plan, site and building design first address the nature and function of the proposed use, and how the structure and design of the building can best accommodate that use. The architectural design and details of the structure are then applied to enhance the use and provide an aesthetically pleasing façade, particularly for areas within public view. Landscaping is to be provided to highlight positive visual features, to screen negative ones, and to provide a cool, pleasant outdoor environment. Design within the Ontario Gateway Specific Plan should thus be the result of melding function and form, not one to the exclusion of the other. Consequently, each development plan submittal will be reviewed for its overall design, with allowances for individuality and special functional needs. It should be noted that the photographs in this chapter are used to depict certain aspects of the design guidelines and are not to be construed as specific project architectural design.

A.1 Design Objectives

The objective of building design and site development within the Specific Plan area is to concentrate architectural detail toward public views, while promoting the interrelationship of the buildings through shared courtyard and open space areas. This objective is not intended to reduce landscape and architectural requirements within the Planning Area, but instead to orient more logically aesthetic improvements and features to street frontages for increased visual benefit to the public.

A.2 Site Design

The following concepts are intended to facilitate design quality and compatibility between the variety of buildings and uses within the Ontario Gateway Specific Plan, as well as with uses adjacent to the project.

- a. Site design shall facilitate the intended functions of the developed and open space areas, and provide for appropriate interactions between buildings and activity areas, goods movement, vehicular access and parking, and pedestrian and bicycle travel.
- b. Site design for all buildings is encouraged to be arranged in such a way as to create outdoor plazas and/or courtyards as part of landscaped open spaces. For plaza design guidelines and requirements, refer to Section C Plaza Design later in this chapter.

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- c. If some buildings cannot be clustered to create a plaza, a visual link between separate structures should be established through the use of an arcade, trellis, or other open structures.



A paseo links different structures creating an outdoor plaza. It is further visually reinforced by the fabric overhang.

- d. Buildings shall be oriented to define the street and provide for an aesthetically pleasing streetscape. Generally, buildings should be located close to the street, with service and parking areas located toward the side or rear.



Nextel Building, Riverside. Building entrance is set back from the main façade creating a strong “entrance.” Building is composed of varied massing with continuity in glazing.



Valley Creek Corporate Center. Use of columns helps frame the building and break up massing. Large address numbers help locate the business.

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- e. The main vehicular and pedestrian entry to the buildings from the public street system shall create a strong visible "entryway," which should be marked by textured pavement with accent trees, landscape features, and appropriate lighting.
- f. Attention is to be paid to the "public perimeter" of the site (i.e., areas visible from public streets and freeways and public access on-site and from adjacent properties) to ensure safety and provide aesthetically pleasing views.
 - 1. Loading areas should be designed to include attractive and durable materials.
 - 2. Locate fixed hardware for rolling doors on the inside of buildings to minimize visual "clutter."
 - 3. Outdoor storage shall not exceed wall height.
 - 4. Service areas should be simple and efficient, and should not interfere visually or physically with other building operations. Service areas should not be visible from public rights-of way.
 - 5. Typical ground-mounted equipment (such as transformers and heating units) should be screened with walls and/or landscaping where they would otherwise be within public view. Large structures and/or equipment such as water tanks, silos, and large bins should be screened by the building from view of adjacent streets.
 - 6. All ground-mounted utility appurtenances should be located away from public view or adequately screened. Screening shall consist of a material complementary to the structure and/or heavy landscaping and berming.
 - 7. No utility appurtenances shall be permitted directly within a pedestrian area.

A.3 GENERAL GUIDELINES FOR BUILDINGS

Buildings should illustrate visually the three traditional building parts. Each building should have a recognizable base, body, roofline, and entry. Materials and colors used for the building base should appear "heavier" and "darker" than the mid-section of the building. The proportion of the major elements of a building shall complement the overall proportion of the building. These elements include building mass, roof type, roof height and overhang, building entrance, wall openings, arcades, and other architectural features.

- a. A single, dominant building mass shall be avoided. Substantial variations in massing shall include changes in height and horizontal plane.
 - 1. Typically, horizontal masses for building elevations should not have uninterrupted lengths for more than 20 feet without a substantial



architectural element that projects up or away from the building, such as towers, bays, lattices, or other architectural features. Massing breaks can also be created through columns, colonnades, trellises, or enhanced landscape treatments.

2. Changes in vertical mass should be used in an architecturally appropriate way to add interest and reduce the appearance of building height and bulk.



Prospect Park West, Buildings A and B. This building entrance is defined through the use of a projection. The façade is broken up with a combination of glass and concrete.



Corporate Plaza, Irvine. Angled projections as shown on this building help to create a plaza area at the entrance. Use of color is bold and complementary.

3. Generally, building projections should project four (4) feet and must project a minimum of two (2) feet. Building projections must also contain returns back to a logical point and that are finished and treated on all four sides.
4. A variety of building forms that lends visual interest to the area shall be provided. Buildings should have wall articulation, such as insets and/or pop outs on elevations visible from public streets. Staggered front building façades shall be provided on buildings fronting Guasti Avenue.
5. The extent of massing breaks and building projections should relate visually to the overall scale of the building.
6. Horizontal and vertical elements of exterior walls should vary in height and projection to provide substantial architectural interest and style.

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7. All tower elements on buildings shall be fully walled and finished on all sides and include detailing appropriate to the architectural style proposed, so as to be a fully three-dimensional, four-sided element of the building, to the satisfaction of the Planning Director. "Tower elements" shall include architectural components of the building that are higher than the adjacent building parapet or roof.
- b. Details that create shade and cast shadows should be used to provide visual relief from monotonous, uninterrupted expanses of wall as shown below.



Concave buildings help create shade and cast shadows. They can also help extend the plaza area and create protection from the wind.



The radius in the building corner is repeated in the curved open pergola at the entry. The pergola simultaneously creates shadows.

- c. An attractive appearance to all façades visible from public streets should be provided through careful detailing especially at the base of buildings, along cornices, eaves, parapets or ridge tops, and around entries and windows. Appearance may also be enhanced through the correct use of materials, expansion joints, and reveals.
 1. A variation of colors, materials, and/or textures adding up to a total of three should be used throughout the façade.
 2. Colors shall not be used as an attention-seeking architectural element.
 3. Subtle accent colors may be used to identify special areas or entries.
 4. Where changes in parapet height occur, a return into the building shall be provided, for a distance of a least 6 feet, so that the thickness of the wall panel cannot be observed or readily discerned by the public.
 5. At building corners, where conditions exist that would allow the public to view the back (interior side of parapet walls resulting from changes in parapet heights, the raised parapet area shall be

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constructed so as to be fully three-dimensional, four-sided element of the building, to the satisfaction of the Planning Director.

- d. Entries should be emphasized, and should not appear as added-on or unrelated elements.
 1. Entries and windows are encouraged to face streets and pedestrian walkways.



Strong geometry; squares and rectangles define the primary façade.



Complementary colors define the building's architectural details.

2. Primary building entries should be highlighted through the massing of the building. Greater height can be used to highlight and accentuate entries in the form of corner tower elements, tall voids, or a central mass meeting an entry plaza. Conversely, smaller building masses can also communicate the location of entries.
 3. Building entries should be pronounced and easily recognizable, form a transition between exterior and interior areas, contribute to the building's appearance, and integrate into the building design.
 4. Entries to buildings shall be well defined through the use of projections, rich materials, recesses, entry space frames, pergolas, colonnades, raised planters, seating elements, and/or surface texture/enhanced paving elements.
- e. Roof forms should be simple, avoid a massive appearance, and reflect the internal organization of buildings.
 - f. Structural design and orientation should reflect consideration for energy conservation and efficiency where practical, e.g., the use of skylights for

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natural lighting, solar orientation, and the use of deciduous trees for winter sunlight and summer shade for glass window areas. Items such as solar water heating or energy co-generation, where practical, are encouraged.

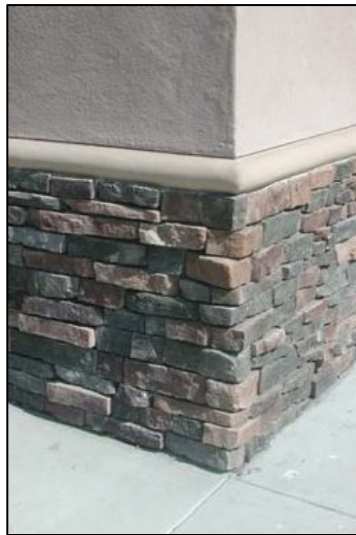


Overhangs provide interesting depth and shadows while also providing sun protection.



Extended window panels create interest and provide shade, which helps to conserve energy.

- g. Large smooth, unarticulated surfaces should be avoided where they will be visible from a public right-of-way. The use of sandblasted, ribbed or exposed aggregate texture treatments for concrete walls adjacent to a public right-of-way is encouraged.



The unique surface texture and building details are carried around the corners of the building.



The curvilinear plan is carried around the face of the building.

- h. Façades visible from Haven Avenue and Interstate 10 should be especially attractive.
1. A monolithic appearance should be avoided.
 2. These façades should include a major architectural feature.

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- i. Overhangs, awnings, balconies, porticos and entry setbacks should be used in commercial and office buildings as appropriate to define entrances, provide outdoor seating, and to protect pedestrians from sun, wind, and rain.
- j. Buildings shall have at least one major focal point and multiple minor focal points. Focal points may be achieved through horizontal and vertical lines, changes in materials, changes in color, etc. Combining the main entrances and the focal points is encouraged.
 1. Architectural treatments shall turn the corner of a building and proceed down the side of the building for a reasonable distance. See pictures on previous page for aesthetic examples.
- k. Exterior materials requiring high maintenance responsibilities such as stained wood, clapboard, or shingles should be avoided.
- l. Building materials and site accessories should, to the extent feasible, be graffiti- and vandal-resistant by using materials that are easily cleaned or painted over. To ensure color match during paint-over, building and property owners shall maintain on-site at all times an adequate amount of each color of paint for property facilities.
- m. The false appearance of lightweight veneers should be avoided by hiding material changes through careful detailing.
 1. Material changes should not occur at external corners.
 2. Material changes may occur at "reverse" or interior corners or as a "return" at least four feet from external corners, with extended returns provided for large buildings.
- n. Mechanical equipment screening should be integrated as part of a project's site and building design.
 1. Wall-mounted items such as roof ladders, electrical panels, should not be located adjacent to public streets and should be architecturally incorporated into the building design, to the extent feasible. Gutters and downspouts are to be located within building walls.
 2. Rooftop and ground-mounted equipment are to be architecturally incorporated into the building design so that they are screened from view of public streets, parking lots, and connecting walkways.
 3. Where possible, rooftop equipment is to be integrated into the overall mass of a building. At a minimum, roof-mounted equipment is to be screened through the use of parapets incorporated into building design. Screening devices other than parapet walls shall be designed as an integral element of the building mass. Picket fencing, chain-link fencing and metal boxes are prohibited. The top

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- of screens should be at least as high as the top of the equipment, with additional height provided where larger equipment units could be used in the future.
4. Cross-section drawings should be prepared to illustrate the method in which the equipment will be screened from view of adjacent streets, freeways, and properties.
 5. Additional areas for future ground-mounted equipment and screening needs should be considered and set aside.
- o. All existing and new gas lines, telephone lines, and electrical lines of 34.5 kV or less within the project and along the adjacent arterials shall be placed underground.
 - p. Where long, linear walls or fences are needed, a combination of wall/fence along a landscaped berm is encouraged.
 - q. Roof tops for buildings less than 10 stories (except parking structures) should be treated with decorative material such as gravel designs to enhance the views of taller structures.

B. Design Concepts for Specific Building Uses

The following design guidelines provide direction for site design, as well as for construction materials, appurtenances, and site elements for specific building uses of the Ontario Gateway Specific Plan. The guidelines do not, however, require any particular architectural style and no such requirement is to be inferred.

B.1 Parking Structure Guidelines

Parking structures shall be designed and constructed to the same standard of quality as the uses they serve and shall be integrated into the overall development, making them convenient, accessible, and safe. The following guidelines shall apply to the development of the parking structure on the site.

- a. **Siting.**
 1. Pedestrian connections between parking structures and the uses they serve shall be convenient, direct, and well-lit. Stairs and elevators shall be tied directly to walkways leading to plazas, courts, or building entries.
 2. Vehicular access to the parking structure shall be clearly identified and easily accessible, minimizing pedestrian and vehicular conflicts.
- b. **Architecture.**
 1. The parking structure shall convey an image of order and quality.

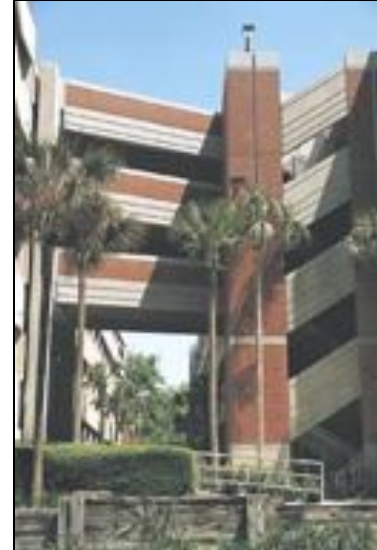
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2. Architectural design, horizontal and vertical articulation, and detail shall be used to reduce the perception of a massive scale.



The Irvine Spectrum parking structure. Building mass is broken with various size openings, allowing for more light and safety. Color details and landscape enhance the functional look.



University parking garage. The parking structure is connected to a building via pedestrian bridges with landscape and walkways at the ground floor.

3. Design, detail, building materials, and colors shall be compatible with buildings the structure serves.
4. Planted atriums may be provided to create an orientation point within the parking structure.
5. If the parking structure does not feature service or retail uses along the ground level, then it shall be screened by berming and/or landscaping for visual relief.

c. **Pedestrian Access.**

1. Designs should include multiple points of pedestrian access into and within the parking structure, through walkways, stairways, and elevators.
2. Well-lit elevated walkways, elevators, ramps, and stairways shall be designed as an integrated part of the parking structure.
3. At least one walkway should connect the parking structure directly to the building it serves.
4. Glass elevators and glass enclosed walkways are encouraged to provide security.



5. Open pipe railings along stairways are encouraged and should be painted using the accent colors of adjacent buildings.



Ambulatory Care Center and a three-level parking garage with a pedestrian bridge connection. The one-way street and drop-off zone creates a pedestrian safe area.



An example of a pedestrian bridge between buildings. Use of glass allows for visibility while protecting pedestrians from the elements.

d. **Rooftops.**

1. Landscaping of rooftop perimeters are encouraged and may be accomplished by use of column-mounted vine planters with attached structures or by raised planters.
2. Using a portion of the top of the parking level as an outdoor deck, patio, or garden with a rail, bench, or other guard device around the perimeter is encouraged.
3. Rooftop solar panels can be utilized as a means for collecting a natural energy source.

e. **Allowable Uses within the Parking Structure.** The parking structure does not need to be solely for the purpose of parking cars. Wise use of alternative spaces is encouraged in order to maximize the use of land. This can enhance the viability, usefulness, and attractiveness of the parking structure in many different ways.

1. Small service and retail uses along the ground level of the parking structure are encouraged to break up the visual mass of the structure and enrich the pedestrian experience. A depth of 10 feet along the front of the building could provide space for newsstands, ATMs, flower shops, and other similar uses.

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2. **Car Detailing.** Create a partitioned area where employees or visitors can have their cars cleaned and waxed while they leave them for the day.



Parking structures may have various services inside the ground level, including pharmacy drive-through, newsstands, and florists. This type of mixed-use gives more security for the people who park and efficient use of the land.

3. **Green Space.** Whether on the top level of a structure or within landscaped “light wells,” green space will enhance the environmental quality of the parking structure.
 4. **Jogging Track.** A safe jogging track for employee use can be provided on the roof level.
 5. **Solar Panels.** Solar panels can combine the means for collecting a natural energy source with parking.
 6. **Pharmacy.** Located on the ground floor inside of a parking structure, a pharmacy can provide convenient walk-in and drive-through services.
- f. **Recommended Revenue Control Systems.**
1. Automatic vehicle identification systems (RFID/AVI), for rapid entering and exiting through a controlled area for contract parkers.
 2. Ticket-less Parking Systems, automated pay stations, or Pay-on-Foot.



B.2 Transient Lodging Buildings

Transient lodging (hotel) buildings shall be designed and constructed to the same standard of quality as the uses they serve and shall be integrated into the overall development, making them convenient, accessible, and safe. The following guidelines shall apply to the development of hotels on the site.

a. Siting.

1. Pedestrian connections between hotels and the surrounding uses they serve shall be convenient, direct, and well lit. Stairs and elevators shall be tied directly to walkways leading to atriums, plazas, courts, or building entries.
2. Vehicular access to hotels shall be clearly identified and easily accessible, minimizing pedestrian and vehicular conflicts.
3. A valet parking/drop-off area shall be covered and adjacent to the building entrance.

b. Architecture.

1. Design, detail, building materials, and colors should be compatible with adjacent lodging buildings.
2. The building entrance shall be formal and grand, easily seen as a major focal point from a distance
3. Façades should include bay windows, balconies, arcades, towers, and other projections to avoid a monotonous appearance and/or an overly horizontal composition.

c. Pedestrian Access.

1. Designs shall include multiple points of pedestrian access from the hotel buildings to nearby buildings, open areas, and parking areas. This may include elevated walkways, enhanced paved walkways, escalators, and stairways.
2. Well-lit walkways, elevators, escalators, ramps, and/or stairways shall be designed as an integrated part of hotel structures.
3. Hotels shall provide adequate and appropriate security measures to ensure the safety of guests and staff and to prevent loitering, trespassing, and criminal activity. Such security measures shall include surveillance of arrivals and departures, and parking areas that can be monitored from office/front desk. The design and installation of any such security system (including, but not limited to, cameras, alarms, and lighting) shall be submitted to the City of Ontario Police Department for review and approval.



d. **Rooftops.**

1. Landscaping of rooftop perimeters are encouraged and may be accomplished by use of column-mounted vine planters with attached structures or by raised planters.
2. Using a portion of the top of the structure level as an outdoor deck, patio, or garden with a rail, bench, or other guard device around the perimeter is encouraged. A swimming pool may be placed on the roof top area instead of ground level.
3. A safe jogging track for employee/guest use can be provided on the roof level.
4. Rooftop solar panels can be utilized as a means for collecting a natural energy source and panels should not be visible from public view.
5. Rooftops for buildings less than 10 floors should be treated with decorative materials such as gravel designs to enhance the views from taller buildings.

e. **Allowable Uses.**

1. See Chapter II, Table 2B (Permitted Land Uses by Planning Areas), for a full list.
2. The following amenities shall be included in all new hotels:
 - i. Guestrooms shall include voicemail, data ports, desk, hairdryers, iron and ironing board, color television, and alarm clock or wake-up service.
 - ii. Minimum of 15 square feet of meeting space per guestroom for limited-service hotels and 30 square feet for full-service hotels.
 - iii. Recreational facilities shall include a pool, whirlpool/spa, and a fitness room.
 - iv. A restaurant shall be provided for full-service hotels and a guest courtesy lounge (for light meals and snacks) shall be provided for limited-service hotels.

B.7 Hospital Facilities

a. **Siting.**

1. Buildings should be laid out to shape open spaces such as a plaza or courtyard that will create comfortable places for people to have a meal or socialize.
2. Pedestrian connections between hospital facilities and the uses they serve shall be convenient, direct, and well-lit. Stairs and

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elevators shall be tied directly to walkways leading to plazas, courts, or building entries.

3. Vehicular access, including emergency access to the hospital facilities, shall be clearly identified and easily accessible, minimizing pedestrian and vehicular conflicts.
4. A pick-up/drop-off area for patients shall be covered and adjacent to the building entrance.

b. **Architecture.**

1. Design, detail, building materials, and colors shall be compatible among all related buildings.



The glass pergola adds interest while highlighting the entrance area of this hospital and also provides shelter.



The landscape and circulation gives this medical center a strong formal presence from a distance while allowing for pedestrian sidewalks and walkways. The roundabout allows for patient drop-off and pick-up.

2. The building entrance shall be distinguishable and easily seen as a major focal point from a distance.
3. Façades should include bay windows, balconies, arcades, towers, and other projections to avoid a monotonous appearance and/or an overly horizontal composition.

c. **Pedestrian Access.**

1. At least two points of pedestrian access from the medical facilities to nearby buildings, open areas, and parking areas shall be included. This may include elevated walkways, enhanced paved walkways, escalators, and stairways.
2. Well-lit walkways, elevators, escalators, ramps, and/or stairways shall be designed as an integrated part of medical facilities.
3. Medical facilities shall provide adequate and appropriate security measures to ensure the safety of patients, visitors, and staff and to prevent loitering, trespassing, and criminal activity. Such security



measures may include surveillance of arrivals and departures, and parking areas that can be monitored from office/front desk. The design and installation of any such security system (including, but not limited to, cameras, alarms, and lighting) shall be submitted to the City of Ontario Police Department for review and approval.

d. **Rooftops.**

1. Building roofs shall be designed as architectural elements that are integral to the building design and that contribute to the overall articulation of the building. Parapets and roof screens, where provided, shall be integrated into the roof design. Roof features and parapets should complement the character of the building.
2. A heliport is allowed to provide a roof-level landing area for emergency medical helicopters.
3. Landscaping of rooftop perimeters is encouraged and may be accomplished by use of column-mounted vine planters with attached structures or by raised planters.
4. Using a portion of the top of the structure level as an outdoor deck, patio, or garden with a rail, bench, or other guard device around the perimeter is encouraged.
5. A jogging track for employee/guest use can be provided on the roof level.
6. Rooftop solar panels can be utilized as a means for collecting a natural energy source and panels should not be visible from public view.
7. Rooftops for buildings less than 10 floors should be treated with decorative materials such as gravel designs to enhance the views from taller buildings.

- e. **Allowable Uses.** Allowable uses include offices, florist, gift shop, pharmacy, ambulance or medical transport service, and cafés. See Chapter II, Land Use and Development, Table 2.E for a full list. A consumer health resource center is another option to include where patients, visitors, and families can find information on health-related topics.

B.4 Office Buildings

a. **Siting.**

1. Buildings should be designed to form open spaces such as a plaza or courtyard that will create comfortable places for people to have a meal or socialize.
2. Pedestrian connections between office buildings and the uses they serve shall be convenient, direct, and well-lit. Stairs and elevators



shall be tied directly to walkways leading to plazas, courts, or building entries.

3. Vehicular access to the office buildings shall be clearly identified and easily accessible, minimizing pedestrian and vehicular conflicts.
4. Service areas for office buildings shall meet the same requirements as other commercial buildings (see Chapter V, Section A.2 Site Design).
5. All office buildings shall have an adjacent 5-foot clear area of landscaping with the exception of entry points. No vehicle may encroach into this area.

b. Architecture.

1. Design, detail, building materials, and colors shall be compatible with adjacent office buildings.
2. The building entrance shall be a major focal point and readily identifiable from a distance.
3. Façades should include bay windows, balconies, arcades, towers, and other projections to avoid a monotonous appearance and/or an overly horizontal composition.
4. The mass of new structures, as viewed from public streets, should be softened by landscaping or lessened by small-scale elements such as windows, panels, entrances, and other detail features to avoid monotony in design.
 - Ground floor façades: On street façades, windows must cover a minimum of 40 percent and a maximum of 75 percent of the ground floor façade.
 - Upper floor façades: On street façades, windows must cover a minimum of 30 percent.
 - Shading devices integrated with window wall panels should provide visual interest and reduce solar gain.

c. Pedestrian Access.

1. Designs shall include multiple points of pedestrian access from the office buildings to nearby buildings, open areas, and parking areas. This may include elevated walkways, enhanced paved walkways, escalators, and stairways.
2. Well-lit walkways, elevators, escalators, ramps, and/or stairways shall be designed as an integrated part of office buildings. Where connecting walkways pass through parking lots, they should be at least 4 feet wide (excluding car overhangs) and should be



accompanied by a minimum 5-foot landscape buffer with trees planted at least every 30 feet on-center. Walkways should consist of special pavers or scored concrete.

3. Office buildings shall provide adequate and appropriate security measures to ensure the safety of visitors and employees and to prevent loitering, trespassing, and criminal activity. Such security measures may include surveillance of arrivals and departures, and parking areas that can be monitored from office/front desk. The design and installation of any such security system (including, but not limited to, cameras, alarms, and lighting) shall be submitted to the City of Ontario Police Department for review and approval.

d. **Rooftops.**

1. Building roofs should be designed as architectural elements that are integral to the building design and that contribute to the overall articulation of the building. Parapets and roof screens, where provided, shall be integrated into the roof design. Roof features and parapets should complement the character of the building.
2. Landscaping of rooftop perimeters are encouraged and may be accomplished by use of column-mounted vine planters with attached structures or by raised planters.
3. Using a portion of the top of the structure level as an outdoor deck, patio, or garden with a rail, bench, or other guard device around the perimeter is encouraged.
4. A safe jogging track for employee/guest use can be provided on the roof level.
5. Rooftop solar panels can be utilized as a means for collecting a natural energy source and panels should not be visible from public view.
6. Rooftops for buildings less than 10 floors should be treated with decorative materials such as gravel designs to enhance the views from taller buildings.

- e. **Allowable Uses.** Allowable uses include offices, some retail, and restaurants. See Chapter II, Land Use and Development, Table 2.E for a full list.



B.5 Business Park Facilities

a. Siting.

1. Buildings should be grouped together to form a central plaza or courts between buildings along an entry path that will create comfortable places for people to have a meal or socialize.
2. Pedestrian connections between the business park facilities and the uses they serve shall be convenient, direct, and well-lit. Stairs and elevators shall be tied directly to walkways leading to plazas, courts, or building entries.
3. Vehicular access to the business park facilities shall be clearly identified and easily accessible, minimizing pedestrian and vehicular conflicts.

b. Architecture.

1. Design, detail, building materials, and colors shall be compatible with adjacent buildings.
2. The building entrance shall be of an adequate size, easily seen as a major focal point of the building from a distance.
3. Façades should include bay windows, balconies, arcades, and other projections to avoid a monotonous appearance and/or an overly horizontal composition.



Use of color variations, windows, openings, and columns help break up the massing of the building in a business park.



Numerous windows and openings help form a visual interest in this office building.

4. Long, undifferentiated surfaces, façades, or building frontages are strongly discouraged. The front façades should use at least three features that add visual interest, such as arcades, decorative cornices, windows, and entry awnings.

c. Pedestrian Access.

1. Designs shall include multiple points of pedestrian access from the business park facilities to nearby buildings, open areas, and parking



areas. This may include elevated walkways, enhanced paved walkways, escalators, and stairways.

2. Well-lit walkways, elevators, escalators, ramps, and/or stairways shall be designed as an integrated part of the business park facilities.
3. Business park facilities shall provide adequate and appropriate security measures to ensure the safety of visitors and employees and to prevent loitering, trespassing, and criminal activity. Such security measures may include surveillance of arrivals and departures, and parking areas that can be monitored from office/front desk. The design and installation of any such security system (including, but not limited to, cameras, alarms, and lighting) shall be submitted to the City of Ontario Police Department for review and approval.

d. **Rooftops.**

1. Building roofs shall be designed as architectural elements that are integral to the building design and that contribute to the overall articulation of the building. Parapets and roof screens, where provided, shall be integrated into the roof design. Roof features and parapets should complement the character of adjacent buildings or other buildings within the area.
2. Landscaping of rooftop perimeters are encouraged and may be accomplished by use of column-mounted vine planters with attached structures or by raised planters.
3. Using a portion of the top of the structure level as an outdoor deck, patio, or garden with a rail, bench, or other guard device around the perimeter is encouraged.
4. Rooftop solar panels can be utilized as a means for collecting a natural energy source and panels should not be visible from public views.
5. Rooftops for buildings less than 10 floors should be treated with decorative materials such as gravel designs to enhance the views from taller buildings.

B.6 Non-Auto-Related Commercial

a. **Siting.**

1. Buildings should be laid out to shape open spaces such as a plaza or courtyard that will create comfortable places for people to have a meal or socialize.

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2. Pedestrian connections between commercial buildings and the uses they serve shall be convenient, direct, and well-lit. Stairs and elevators shall be tied directly to walkways leading to plazas, courts, or building entries.
3. Vehicular access to the commercial buildings shall be clearly identified and easily accessible, minimizing pedestrian and vehicular conflicts.

b. **Architecture.**

1. Design, detail, building materials, and colors should be compatible with adjacent buildings.
2. The building entrance shall be of adequate size, unique, and easily seen as a major focal point from a distance
3. Façades should include windows, towers, and other projections to avoid a monotonous appearance and/or an overly horizontal composition.



Exterior design of commercial retail buildings should reflect an upscale image at a pedestrian scale. The picture to the left is on a four-lane street with a median. The picture on the right faces an open pedestrian-friendly shopping area where the parking is situated around the perimeter.

c. **Pedestrian Access.**

1. Designs shall include multiple points of pedestrian access from the commercial buildings to nearby buildings, open areas, and parking areas. This may include elevated walkways, enhanced paved walkways, escalators, and stairways.
2. Well-lit walkways, elevators, escalators, ramps, and/or stairways shall be designed as an integrated part of commercial structures.
3. Walkways shall connect major building entries with the public sidewalk along the street so pedestrians are not walking in the roadway with vehicles. Where possible, connecting walkways should follow an alignment that connects building entries; they should be at least 5 feet wide in these locations.



4. Commercial buildings shall provide adequate and appropriate security measures to ensure the safety of customers and employees and to prevent loitering, trespassing, and criminal activity. Such security measures shall include surveillance of arrivals and departures, and parking areas that can be monitored from office/front desk or security booth. The design and installation of any such security system (including, but not limited to, cameras, alarms, and lighting) shall be submitted to the City of Ontario Police Department for review and approval.
- d. **Rooftops.**
1. Building roofs shall be designed as architectural elements that are integral to the building design and that contribute to the overall articulation of the building. Parapets and roof screens, where provided, shall be integrated into the roof design. Roof features and parapets should complement the character of adjacent buildings or other buildings within the area.
 2. Landscaping of rooftop perimeters are encouraged and may be accomplished by use of column-mounted vine planters with attached structures or by raised planters.
 3. Using a portion of the top of the structure level as an outdoor deck, patio, or garden with a rail, bench, or other guard device around the perimeter is encouraged.
 4. Rooftop solar panels can be utilized as a means for collecting a natural energy source and panels should not be visible from public views.
 5. Rooftops for buildings less than 10 floors should be treated with decorative materials such as gravel designs to enhance the views from taller buildings.

B.7 AUTO-RELATED COMMERCIAL

a. **Siting.**

1. Pedestrian connections between auto-related commercial buildings and the uses they serve shall be convenient, direct, and well-lit. Stairs and elevators shall be tied directly to walkways leading to plazas, courts, or building entries.
2. Vehicular access to the buildings area shall be clearly identified and easily accessible, minimizing pedestrian and vehicular conflicts.
3. Perimeter landscaping should favor visibility from public rights-of-way. Edge treatments abutting a public road in the display/sales



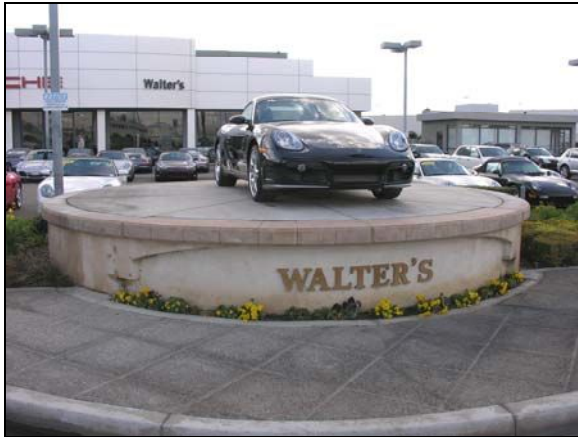
areas where parking is allowed on the street should provide walk-on groundcover, such as lawns, with tall trees regularly spaced. Where parking is not allowed on public streets, low-growing or spreading shrubs with regularly spaced trees may be used. Either landscaped zone shall be a minimum 5 feet wide.

4. For vehicle sales parking layout and landscape details, see Section D.6 Parking Lots under Landscaping later in this chapter.
5. Other parking areas such as customer and employee parking shall be landscaped according to commercial standards.
6. Customer parking spaces shall be conveniently located on-site and be clearly marked.
7. On-site lighting shall be directed away from adjacent public rights-of-way and from adjacent parcels of land.
8. One vehicle loading and unloading area shall be provided per vehicle sales facility. This area shall be clearly demarcated by signs and pavement markings. The loading area shall not encroach on required parking areas or block fire access lanes, and shall occur on-site in a location approved by the Ontario Fire Department.
9. A minimum of six queuing (waiting) spaces for service write-ups shall be provided on-site and shall not encroach into required parking or loading spaces.
10. Walls that are necessary to screen portions of the site (e.g., vehicle storage areas, service bays) shall be compatible with the architectural style of the buildings.
11. Raised vehicle displays shall be compatible with the architectural design, materials, and colors used for the buildings.

b. Architecture.

1. All buildings on the site (e.g., showrooms, sales offices, service buildings, and auto part sales) shall provide the same architectural quality as other commercial buildings within this Specific Plan.
2. The building entrance shall be of an adequate size, easily seen as a major focal point from a distance.
3. Façades should include bay windows, balconies, arcades, and other projections to avoid a monotonous appearance and/or an overly horizontal composition.

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This auto dealership uses an aesthetically pleasing elevated circular pad to highlight a car and surrounds the platform with a row of flowers and an enhanced walkway.



The façade of the building emphasizes the entry and the logo is in good proportion to the building.

c. Pedestrian Access.

1. Designs shall include multiple points of pedestrian access from the auto-related buildings to nearby buildings, open areas, and parking areas. This may include elevated walkways, enhanced paved walkways, escalators, and stairways.
2. Well-lit walkways, elevators, escalators, ramps, and/or stairways shall be designed as an integrated part of auto-related buildings.
3. Auto-related buildings shall provide adequate and appropriate security measures to ensure the safety of customers and employees and to prevent loitering, trespassing, and criminal activity. Such security measures should include surveillance of arrivals and departures, and parking areas that can be monitored from office/front desk. The design and installation of any such security system (including, but not limited to, cameras, alarms, and lighting) shall be submitted to the City of Ontario Police Department for review and approval.
4. Walkways shall connect major building entries with the public sidewalk along the street so pedestrians are not walking in the roadway with vehicles. Where possible, connecting walkways should follow an alignment that connects building entries; they should be at least 5 feet wide in these locations.
5. Where a walkway is oversized to accommodate occasional emergency vehicles, landscaping, and grass-crete, other features should be used to give the walkway a more appropriate scale. Pedestrian walkways should avoid excessively meandering alignments.

ONTARIO GATEWAY SPECIFIC PLAN V DESIGN GUIDELINES



d. **Rooftops.**

1. Roofs for the auto-related buildings may be clad with corrugated standing seam, or battened steel roofing. Corrugated roofing shall be galvanized. Standing seam or battened roofing may be galvanized, terneplate, or factory painted, with colors approved by the DAB.
2. Building roofs shall be designed as architectural elements that are integral to the building design and that contribute to the overall articulation of the building. Parapets and roof screens, where provided, shall be integrated into the roof design. Roof features and parapets should complement the character of adjacent buildings or other buildings within the area.
3. Landscaping of rooftop perimeters are encouraged and may be accomplished by use of column-mounted vine planters with attached structures or by raised planters.
4. Using a portion of the top of the structure level as an outdoor deck, patio, or garden with a rail, bench, or other guard device around the perimeter is encouraged.
5. Rooftops for buildings less than 10 floors should be treated with decorative materials such as gravel designs to enhance the views from taller buildings.

- e. **Allowable Uses.** Allowable uses include showrooms, sales offices, service buildings, vehicle sales, and auto part sales. See Chapter II, Table 2B (Permitted Land Uses by Planning Areas).

C. **PLAZA DESIGN**

C.1 **PURPOSE AND INTENT**

Plazas and the surrounding buildings go hand-in-hand. They are shaped and molded by one another. Without the plaza there would be no public life and without the public life the space would be worthless. The pedestrian open space, plazas, and courtyards provide for the flow of human exchange. A place with people will attract more people. In order to create a successful plaza design, the following factors shall be utilized: (1) Function, (2) Character, (3) Ideal Layout, (4) Sitting Space, (5) Environmental Factors, (6) Access and Circulation, (7) Food, and (8) Size and Calculation. The photographs in this section are not the specific plaza designs for the proposed project. The photographs are examples of plazas that depict the Specific Plan plaza design guidelines and requirements.



C.2 FUNCTION

Plazas shall be designed to accommodate a variety of functions and activities. Basic *active* functions for open plazas can include concerts, meetings, art shows, and celebratory events. Basic *passive* functions for open plazas can include sitting, reading, people watching, eating, walking, and relaxing.

C.3 CHARACTER AND AMENITIES

Each plaza should have unique features, such as historical artifacts, information and educational markers, landmarks, and artwork in order to express the unique characteristics exclusive to the site. The long-term upkeep and maintenance of landscape elements, lighting, fountains, and similar elements found in plazas must be considered during design. Certain elements and amenities to be considered in the design process include:

- a. Artifacts: Memorials and historic markers lend particular significance to a space.
- b. Information and Education: Readily available facts, from history and neighboring buildings, to the whereabouts of restrooms or the types of trees overhead and plants underfoot, and to ensure that places are easy to use.
- c. Landmarks: Serve as meeting places or directional indicators within the planned area. A landmark may be provided by many features such as a statue, sign, or unique landscape elements.
- d. Art: Whether in the form of social commentary or as expression of beauty, general public lends solemnity, joy, wonder, or even debate to any space.
- e. Amenities: Where appropriate, seating, tables, umbrellas, landscaping, water elements, lighting, bollards, bicycle racks, cigarette urns, and trash receptacles shall be provided. The amenities shall be located conveniently in areas where public sitting and socializing are common. Trash receptacles and other elements should be simple in design and architecturally compatible with nearby structures.
- f. Landscape and Recreational Amenities: Where appropriate, chess tables, art sculptures, pergolas, gazebos, flagpoles, tree grates and other "place-making" features shall be considered. Within any plaza or courtyard, if feasible, a small putting green or other recreational amenity may be implemented.

C.4 RECOMMENDED LAYOUT

- a. Site design of commercial, hotel, office, medical facility, and business park uses should be arranged in such a way as to create opportunities for

ONTARIO GATEWAY SPECIFIC PLAN V DESIGN GUIDELINES



- attractive and safe outdoor plazas and/or courtyards as part of landscaped open spaces.
- b. Pedestrian plazas should be provided to connect buildings within close proximity on the site and should be readily accessible at all times.
 - c. Where possible, building entries and windows should look onto plazas to enhance activity and security.
 - d. The plaza surface area should be 10 percent to 30 percent landscaped with a minimum of 50 percent paving. Landscaped areas may include boxed or potted plants, trees in tree grates, and planted vegetation.
 - e. The height/level of the plaza should not be more than three feet above or three feet below the curb level of the nearest adjoining street in order to promote pedestrian visibility and security.
 - f. Plazas need clear boundaries that create limits and include attributes that make them unique and give them focus. Plazas need to provide a sense of arrival, be scaled appropriate to the environment, and have character enhanced with stairways, vantage points, and repeating patterns—all while being flexible enough to allow a variety of functions to occur within.
 1. Where possible, plazas should be enclosed on at least two sides by a structure or by landscaping that creates a wall effect, while still providing opportunities for penetration of sunlight.
 2. Plazas should be designed with electrical outlets lighting, and other simple infrastructure, to support future flexibility and encourage a wide range of uses; utilize 115-volt and 220-volt outlets as appropriate for entertainment use.
 3. Buildings, landforms, landscape, and water bodies can be used to define space and create boundaries.
 4. Maintaining and enhancing a vista adds interest to a plaza and helps to create a sense of place.
 5. The scale of amenities and areas should not overwhelm people.
 6. The center area should be kept open; multi-use areas without fixed features near the middle allow them to function like outdoor conference rooms.
 7. Repetitious patterns in paving, landscaping, and buildings create soothing visual frames and are encouraged.

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This opening is an enhanced walkway with a repetition of raised tree planters enclosed by seating space in between two buildings. This set up allows for shade, visual interest, and a view to an entrance/exit area.



A long narrow paseo is broken up with arches, emphasized with large palm trees. Other elements that help create an inviting walkway include market umbrellas, seating, landscape, water elements, and a comfortable rectangular space in between the buildings.



This commercial retail plaza accommodates a variety of social activities while providing places to sit and relax. The circular layout incorporates tile design, landscaping, lighting, a crescent-shaped water pool, and way finding signs.

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The open space here is defined with buildings on either side and can be viewed from a public street.



A circular pergola, contained landscaping, and market umbrellas help create a welcoming pedestrian-scaled plaza.

C.5 *Sitting Space*

- a. A successful plaza design provides ample seating. Seating allows users to rest, converse, and observe the area. Plazas, courts, or gardens shall include outdoor furniture for seating as well as tables, umbrellas, and other “place-making” features where appropriate. Site furniture should be compatible in size, design, and color with the surrounding architecture and landscape design. Materials for outdoor furniture must be durable and resistant to vandalism. Movable furniture is encouraged where feasible. Metals that require repainting are not encouraged. Consider the use of recycled-content materials for seating, when appropriate.
- b. Ideally, sitting should be physically comfortable. Benches with backrests and well-contoured chairs make this feasible. It is just as important that the seating be socially comfortable, including providing a choice of seating, e.g., sitting up front, in back, to the side, in the sun, in the shade, in a group, or alone. The walls and stairs should be designed for visitors and employees to sit on.
- c. Other design factors to include in plazas:
 1. One linear foot of seating space for every 60 square feet of plaza area is recommended.
 2. Illuminated benches are encouraged to light pedestrian paths for added security and aesthetic delight.

C.6 *ENVIRONMENTAL FACTORS*

- a. Plazas should provide southern exposure where possible and maximum sunlight in primary space.
- b. The site design and layout must provide protection from adverse wind, wherever practical. Wood or glass canopies, pavilions, and semi-outdoor spaces can be used in all but the worst weather.



- c. Trees should be planted in groups and should be combined with sitting spaces. If trees are planted close together, the overlapping foliage can provide pleasing shade and sunlight. Other features may also be installed to produce the same effect.
- d. Plaza tree requirements:
 - 1. For plazas 1,500 square feet to less than 3,000 square feet a minimum of one tree is required.
 - 2. For plazas of 3,000 square feet to less than 5,000 square feet, a minimum of three trees is required.
 - 3. For plazas 5,000 square feet and over, a minimum of four trees is required.
- e. Water features should be accessible and touchable. The sound of a water fountain helps to drown out undesirable street noises.
- f. Entrance plazas should have slopes of 1 percent to 5 percent to allow for proper rainwater runoff. Where paved areas are adjacent to buildings, provide slopes of at least 2 percent away from the structure to a drainage way on-site to provide positive drainage of surface water.

C.7 ACCESS AND CIRCULATION

Well-designed plazas should accommodate all types of people, including different age groups and various disability needs. Consideration for strollers, crutches, canes, walkers, and wheelchairs should be recognized to make it safer, more comfortable, and more convenient. Major design factors to be considered in plaza design are:

- a. A minimum clear width of walk space equal to 36 inches.
- b. All plazas must abut or be within 3 feet of a perimeter sidewalk or pedestrian connection so as to be visually and physically accessible.
- c. Accessible routes of circulation should allow a disabled person to arrive at, and enter, an open space from a public transportation stop or from an accessible parking area or passenger loading zone.
- d. Where a route crosses a curb, a curb ramp must be provided with a slope that is not steeper than a 1 foot rise in 12 feet, unless a steeper ramp is unavoidable because of space limitations.
- e. The route of circulation ought to be free of obstruction or protruding objects that might reduce the maneuvering space for persons in wheelchairs.
- f. Plazas may not be used for parking, loading, or vehicular access. The placement of manholes in plazas and entry courts should be avoided, particularly along the main pedestrian routes and walkways.

ONTARIO GATEWAY SPECIFIC PLAN DESIGN GUIDELINES



C.8 Size and Calculations

Plazas surrounding each building shall conform to the sizes and calculations in Table 5.A.

Table 5.A: PLAZA SIZES AND CALCULATIONS

Building Type	Estimated Building Size	Minimum Size Plaza	Minimum Width
Transient Lodging	90,000 square feet	1,800 square feet or 2% of building gross floor area	20 feet
Medical Office	120,000 square feet	2,400 square feet or 2% of building gross floor area	20 feet
General Office	250,000 square feet	5,000 square feet or 2% of building gross floor area	20 feet
Hospital	200,000 square feet	4,000 square feet or 2% of building square feet	20 feet
Business Park	225,000 square feet	2,250 square feet or 1% of building gross floor area	20 feet
Auto-Related Commercial	80,000 square feet	800 square feet or 1% of gross floor area	20 feet
Non-Auto-Related Commercial	35,000 square feet support retail	700 square feet or 2% of gross building floor area	20 feet
	5,400 square feet restaurant	108 square feet or 2% of gross floor area	20 feet

D. LANDSCAPING

This section describes the minimum landscape requirements that shall be followed in the design of all public and private improvements within the Specific Plan. Landscaping shall promote the aesthetic character and value of the Ontario Gateway and shall:

- Define, unify and enhance the public space;
- Embellish and enhance private areas; and
- Screen views of parking, loading, and service areas.

D.1 GENERAL LANDSCAPE STANDARDS

The owners and property owners association shall maintain buildings and grounds of Specific Plan site in a manner that complies with both the Ontario Property Appearance Ordinance and the conditions of approval set forth by City departments and agencies. The maintenance of the landscape areas shall be as shown in Table 5.B.

ONTARIO GATEWAY SPECIFIC PLAN V DESIGN GUIDELINES



Table 5.B: Landscape Maintenance Matrix

Responsible Entity	Association	Property Owner	City	Agreement*
Perimeter Landscape				
Public Streetscape				
Parking Lot Landscape				
Landscape Adjacent to Buildings				
Landscape Between Lots				
Public Street Trees				
Access Easement				

*Special maintenance agreement between affected property owners.

In addition to the City of Ontario standard landscape plans and specifications, and the landscape provisions of this document, the following shall apply:

- a. All areas not devoted to paving or building shall be landscaped and permanently maintained. Street frontage landscaping along Haven Avenue shall be consistent with existing development landscaping along the same street.
- b. To complement building elevations, a landscape area of 10 feet in width, shall be provided adjacent to buildings visible from public views. Planting area dimensions shall be consistent with plant material requirements and vehicles may not encroach into this planting area.
- c. Concrete gutters shall not be used to drain landscaped areas. Underground drainage facilities shall be provided where surface conveyance of runoff would damage plantings.
- d. Permanent automatic irrigation facilities shall be provided in all landscaped areas, except those planned as swales for water quality protection purposes. Moisture sensing devices and water monitoring devices shall be incorporated into the irrigation system, in compliance with drought/water conservation standards adopted by City of Ontario.
- e. Prior to the issuance of building permits, a landscape and irrigation plan in conformance with these guidelines shall be submitted to the City of Ontario for review and approval. To minimize exterior water use, the following measures shall be incorporated into project design within the project area, where feasible: Use of drought-tolerant plants, extensive use of mulch in landscaped areas, installation of drip irrigation systems where appropriate, minimization of impervious area and designing landscaped areas as shallow swales to retain irrigation water.
- f. All street trees shall be planted and staked per City of Ontario standards. All trees planted in turf areas shall have a minimum 36-inch diameter water basin filled with 2 inches of mulch to prevent damage from mowers



- etc. Root barriers shall be required where trees are planted within five (5) feet of hardscape. Tree canopies shall not be lower than 7 feet from the ground.
- g. All plant materials shall be planted in accordance with all City standards including minimum size requirements.
 - h. Site features, such as recycling bins, bicycle racks, planters, and benches, should be designed as an integral part of the project. The majority of benches shall be located so as to be shaded by trees or other landscape elements.

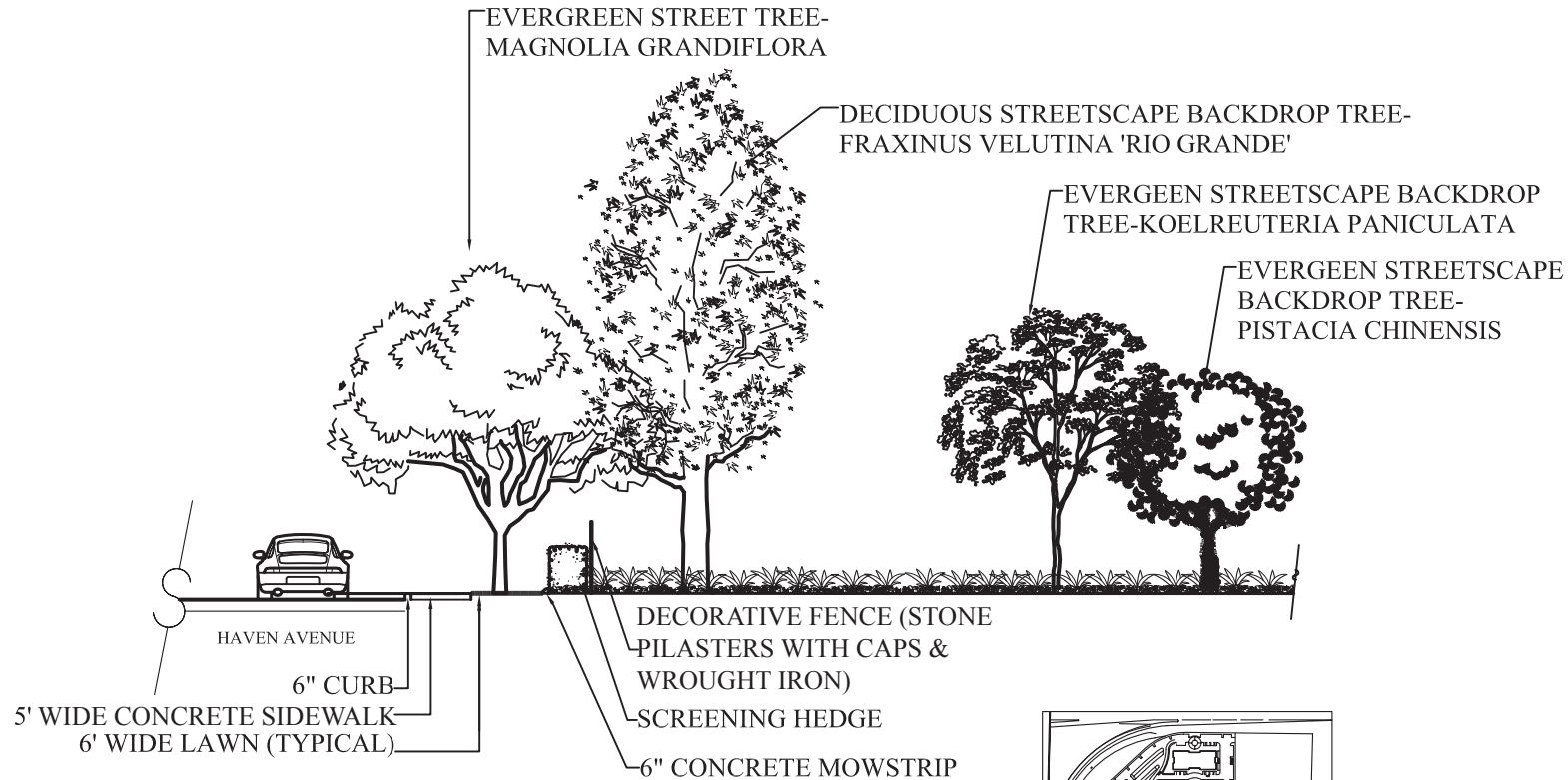
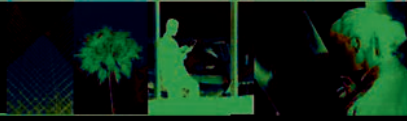
D.2 STREET RIGHT-OF WAY LANDSCAPE STANDARDS

- a. Haven Avenue shall be planted with *Magnolia grandiflora* (southern magnolia) trees, in areas not already landscaped, at approximately 30 feet on-center parkway strips flanking the streets. Other permitted drought-tolerant groundcovers or stamped decorative concrete shall be used in these areas as approved by the DAB.
- b. Guasti Road shall be planted with the evergreen street tree, *Koelreuteria paniculata* (Golden Rain Tree) at approximately 45 feet on-center behind the sidewalk, flanking the street. A 6-inch mow strip shall be placed at the back of the lawn followed by a screening hedge.

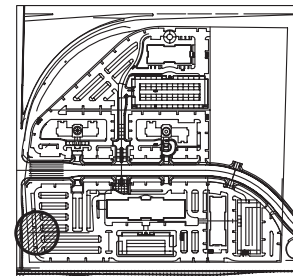
D.3 STREET FRONTAGE LANDSCAPE STANDARDS

Plantings in landscape areas fronting on streets shall be appropriate to the scale, orientation, and purpose of the area. Appropriate plant materials and designs for specific street frontages are listed below. In addition, landscaped areas at least 10 feet in width shall be provided adjacent to all building façades along frontages, except where buildings open to plazas or courtyards.

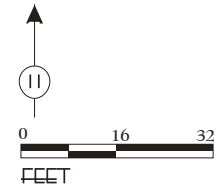
- a. **Haven Avenue.** Street setback areas for structures shall be a minimum of 25 feet in width, from the back of sidewalk to a building façade. Low shrubs and/or ground cover shall be planted against the façade. A hedge and backdrop tree shall be planted in the landscaped area as shown in Figures 5.1 and 5.2 (Haven Avenue Streetscape Section). Sidewalks along Haven Avenue shall be 5 feet in width and the parkway shall be 6 feet in width.
- b. **Guasti Road.** A minimum 13-foot landscaped setback area shall be provided along this frontage. The principal planting within this setback area shall be the deciduous tree, *Fraxinus veluntia* (Velvet Ash). A screening hedge shall be placed behind the sidewalk in the street-right of way. A typical streetscape is shown in Figure 5.3 (Guasti Road Streetscape). Sidewalks along Guasti Road shall be 5 feet in width and the parkway shall be 6 feet in width.

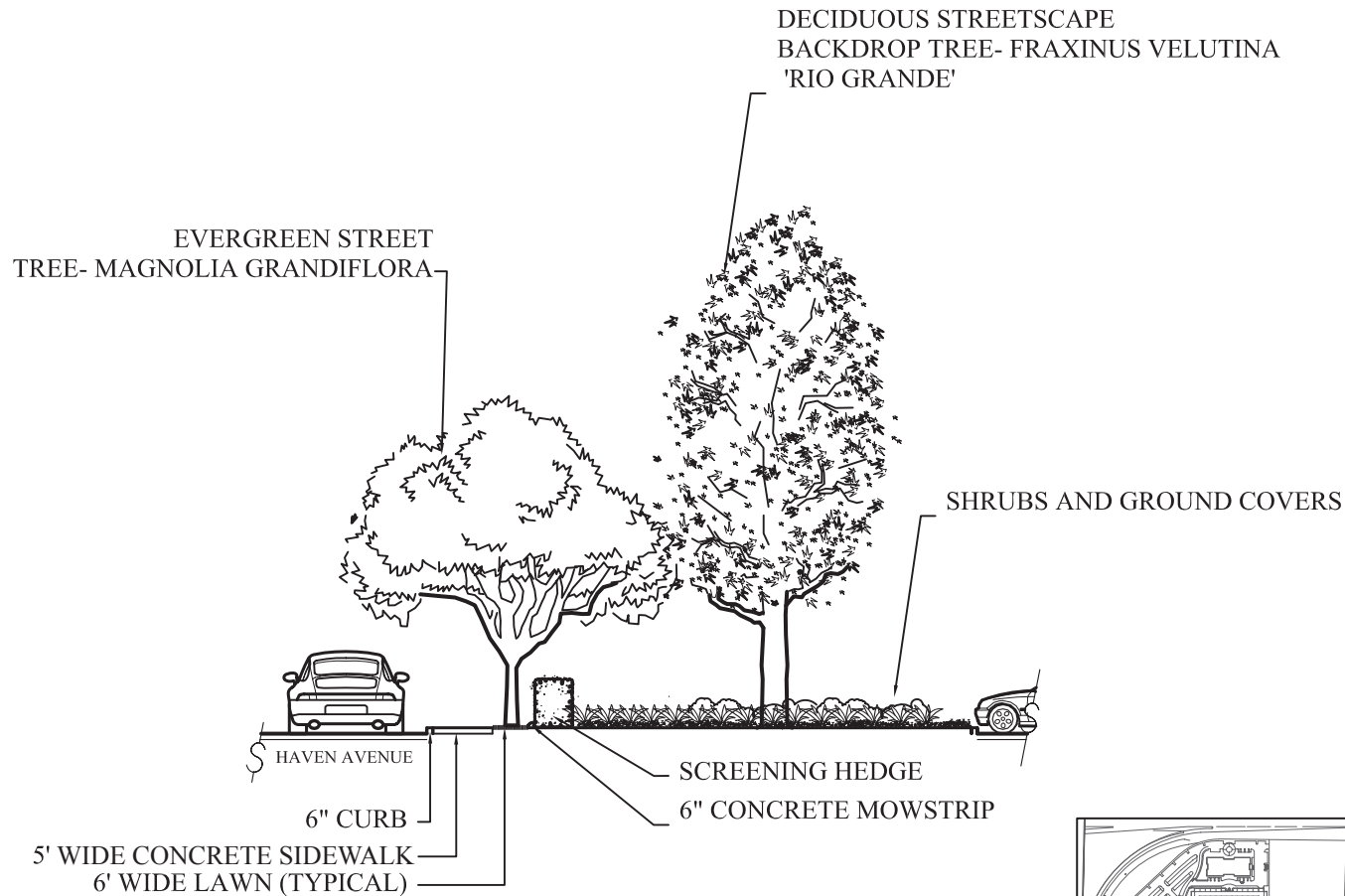
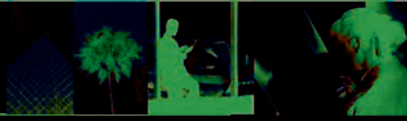


SEE PLANT LIST FOR TREE USE SAMPLES

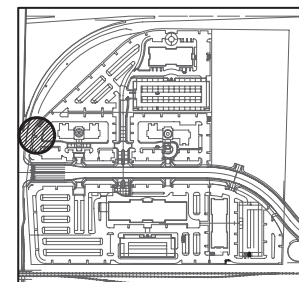


KEY MAP NTS



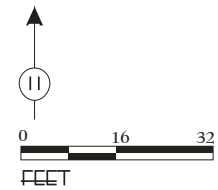


SEE PLANT LIST FOR TREE USE SAMPLES



KEY MAP

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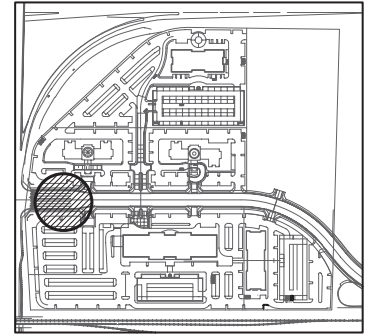
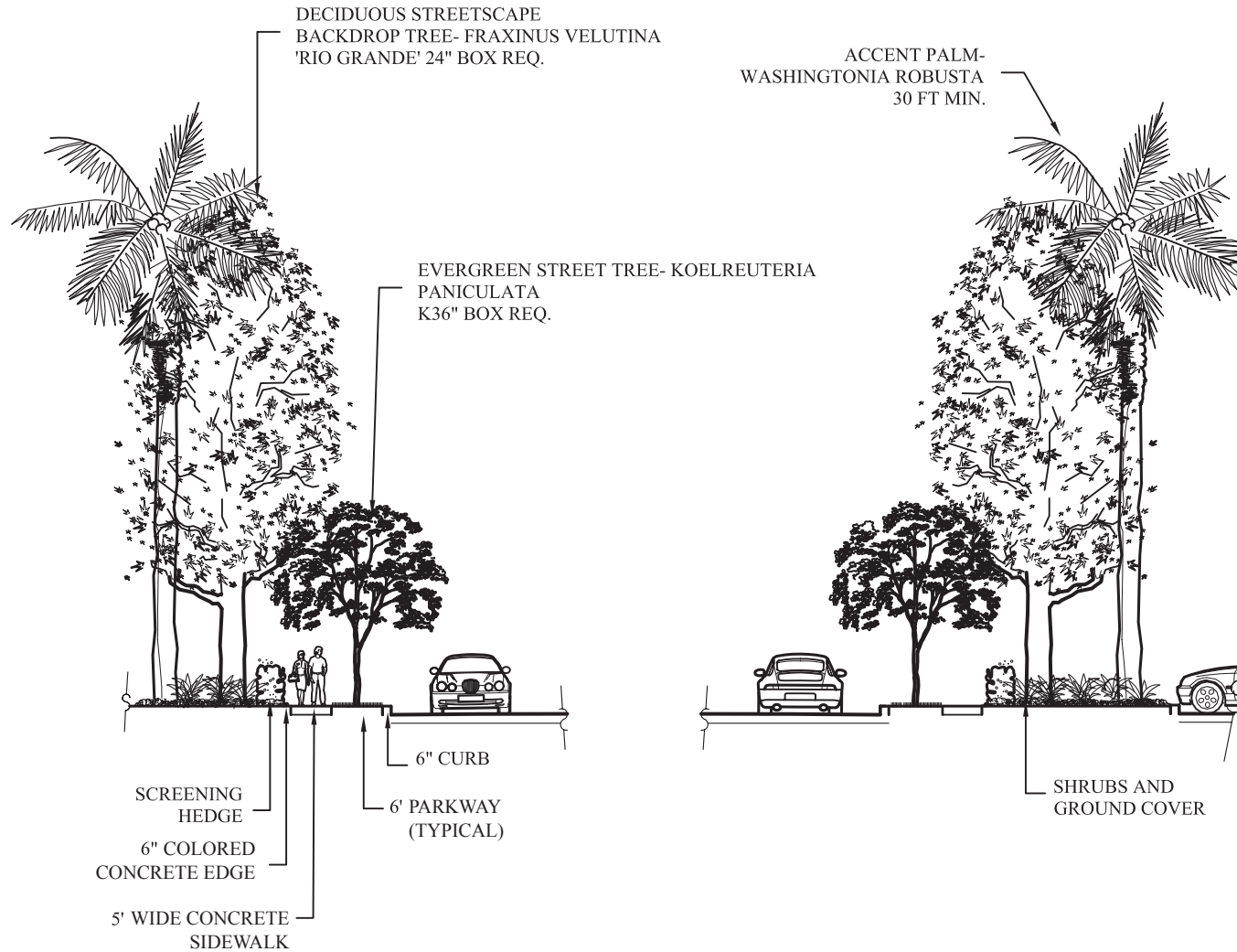
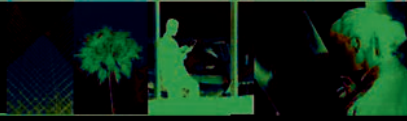


SOURCE: Emerald Landscaping & Design.

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Haven Avenue Streetscape Section 5.2

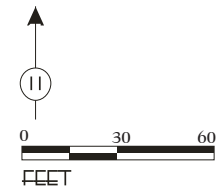
ONTARIO GATEWAY Specific Plan



KEY MAP

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SEE PLANT LIST FOR TREE USE SAMPLES



SOURCE: Emerald Landscaping & Design.

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Guasti Road Streetscape 5.3



D.4 HAVEN AVENUE ENTRYWAY

The Haven Avenue entryways to the project site shall contain enhanced landscaping around the project entry monument as shown in Figure 5.4 (Primary Entry Statements). These landscaped entry areas shall be maintained by the property owners association.



Existing view of the Caltrans right-of-way between the Haven Avenue on-ramp to I-10 and the property boundary.

D.5 GUASTI ROAD ENTRYWAYS

All entryways to buildings from Guasti Road shall have corner landscape plantings. Typical corner entries are shown in Figure 5.5 (Typical Guasti Road Entryways). All entryways shall extend 50 feet before they intersect with a drive aisle. Building identification signs may be placed in the landscaped areas as specified in the sign program for the project.

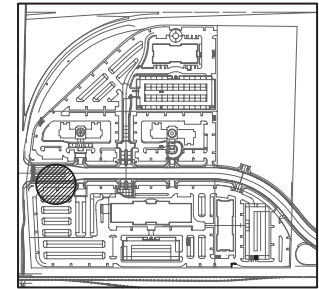
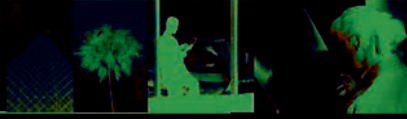
D.6 PERIMETER LANDSCAPING

With coordination with Caltrans, the perimeter of the project site adjacent to the Caltrans right-of-way shall be planted with screening shrubs, and California sycamore and evergreen trees as shown in Figure 5.6 (South Perimeter Landscape). Placement of such landscaping shall not obscure billboards or on-premise business identification signs. Plants should be located so that pruning will not be required or kept to a minimum. Trees shall be at least 19.7 feet from any manholes.

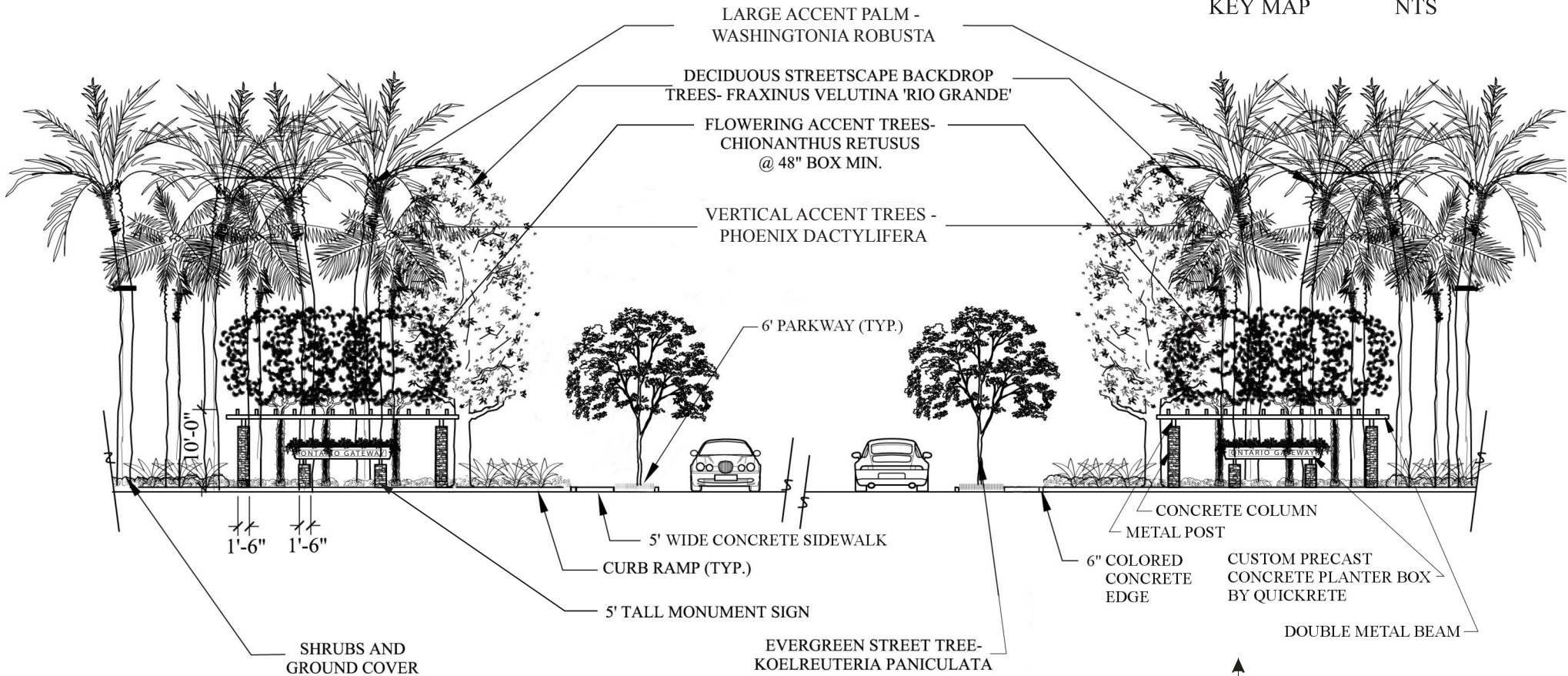
D.7 EXTENDED ACCESS EASEMENT

The landscape standards for the extended access easement connecting Guasti Road to Office Planning Area 1 are shown in Figure 5.7 (Extended Access Easement Landscaping). As shown in this figure, a 5-foot sidewalk is located on

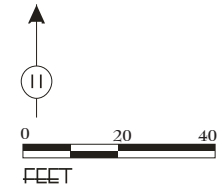
ONTARIO GATEWAY Specific Plan



KEY MAP NTS



SEE PLANT LIST FOR TREE USE SAMPLES

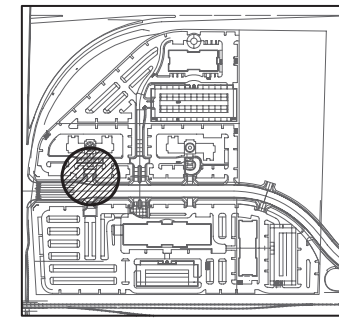
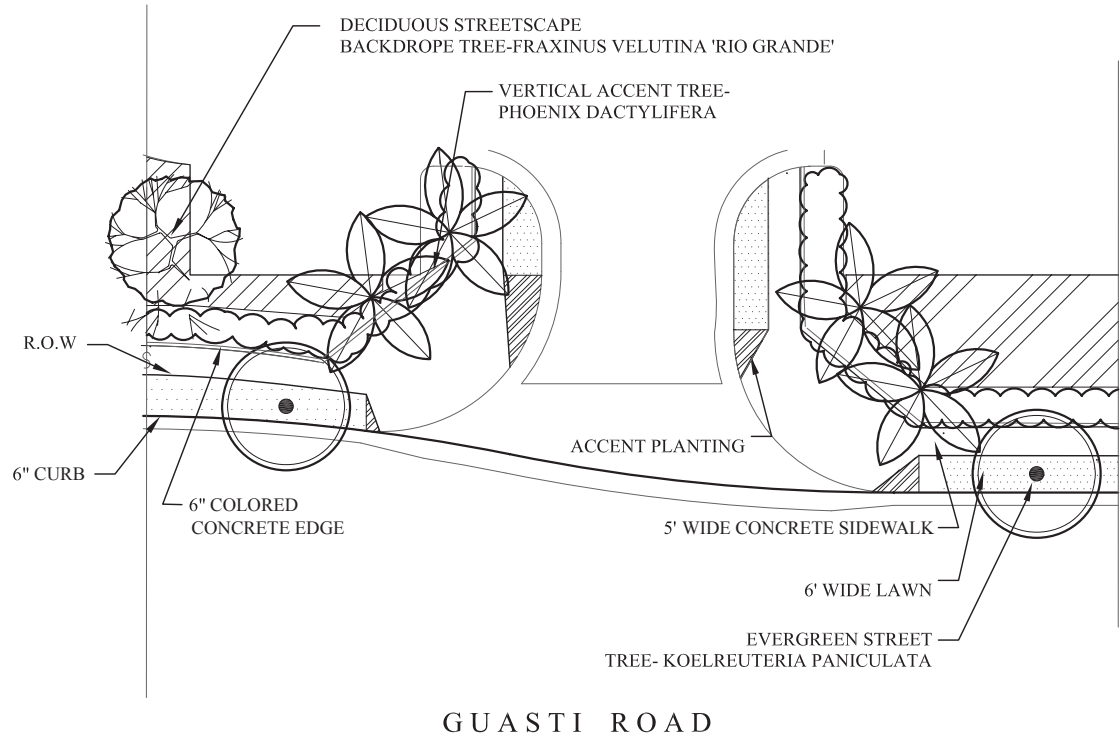
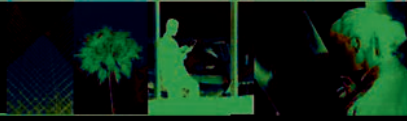


SOURCE: Emerald Landscaping & Design.

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Primary Entry Statements 5.4

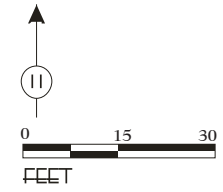
ONTARIO GATEWAY Specific Plan



KEY MAP

NTS

SEE PLANT LIST FOR TREE USE SAMPLES

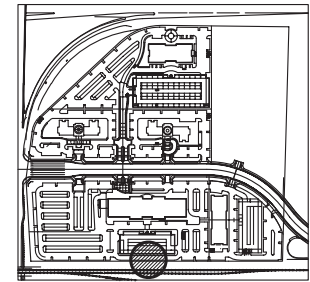
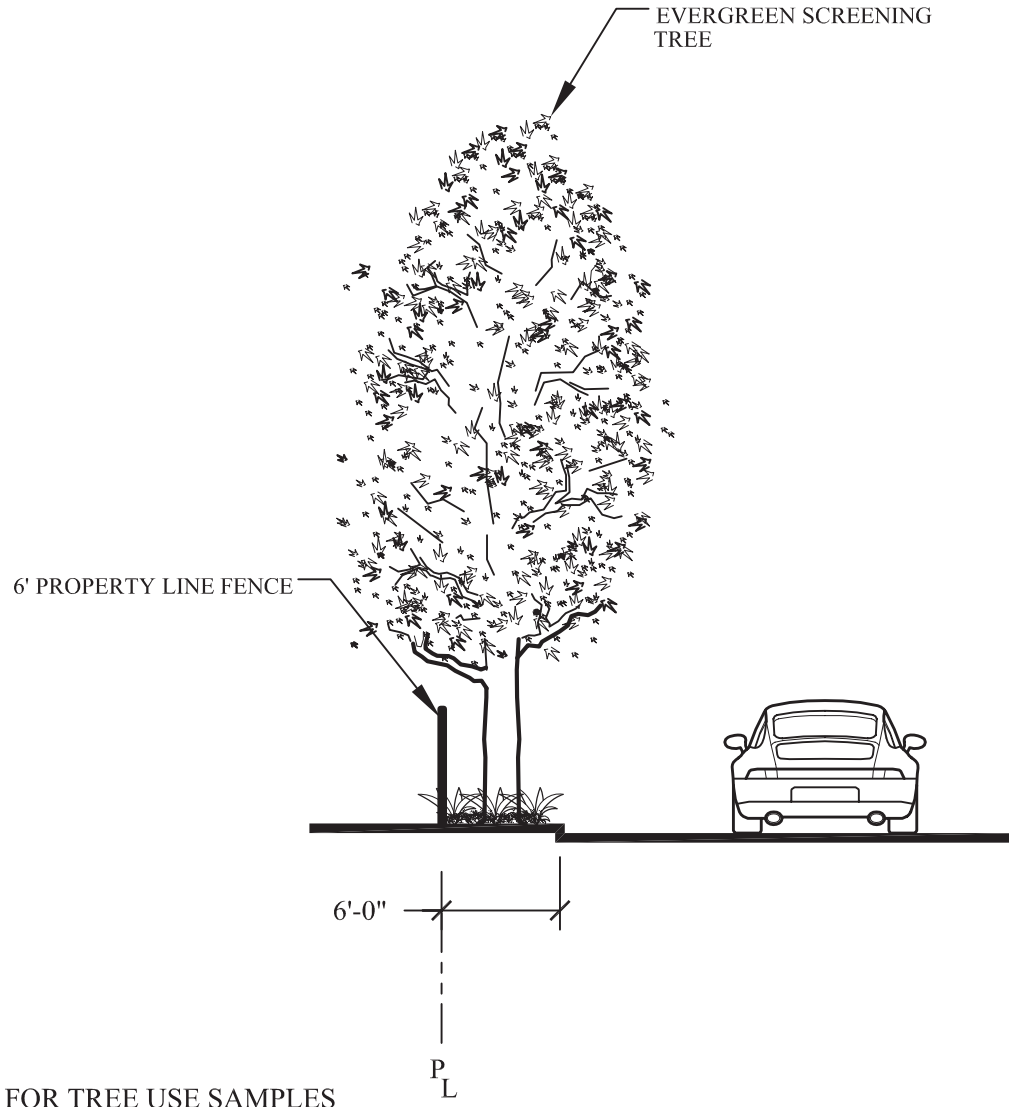
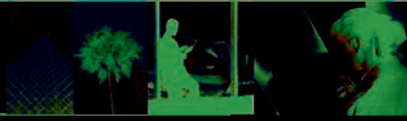


SOURCE: Emerald Landscaping & Design.

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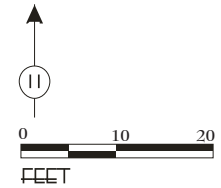
Typical Guasti Road Entryways 5.5

ONTARIO GATEWAY Specific Plan



KEY MAP NTS

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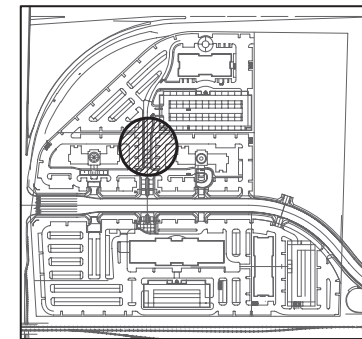
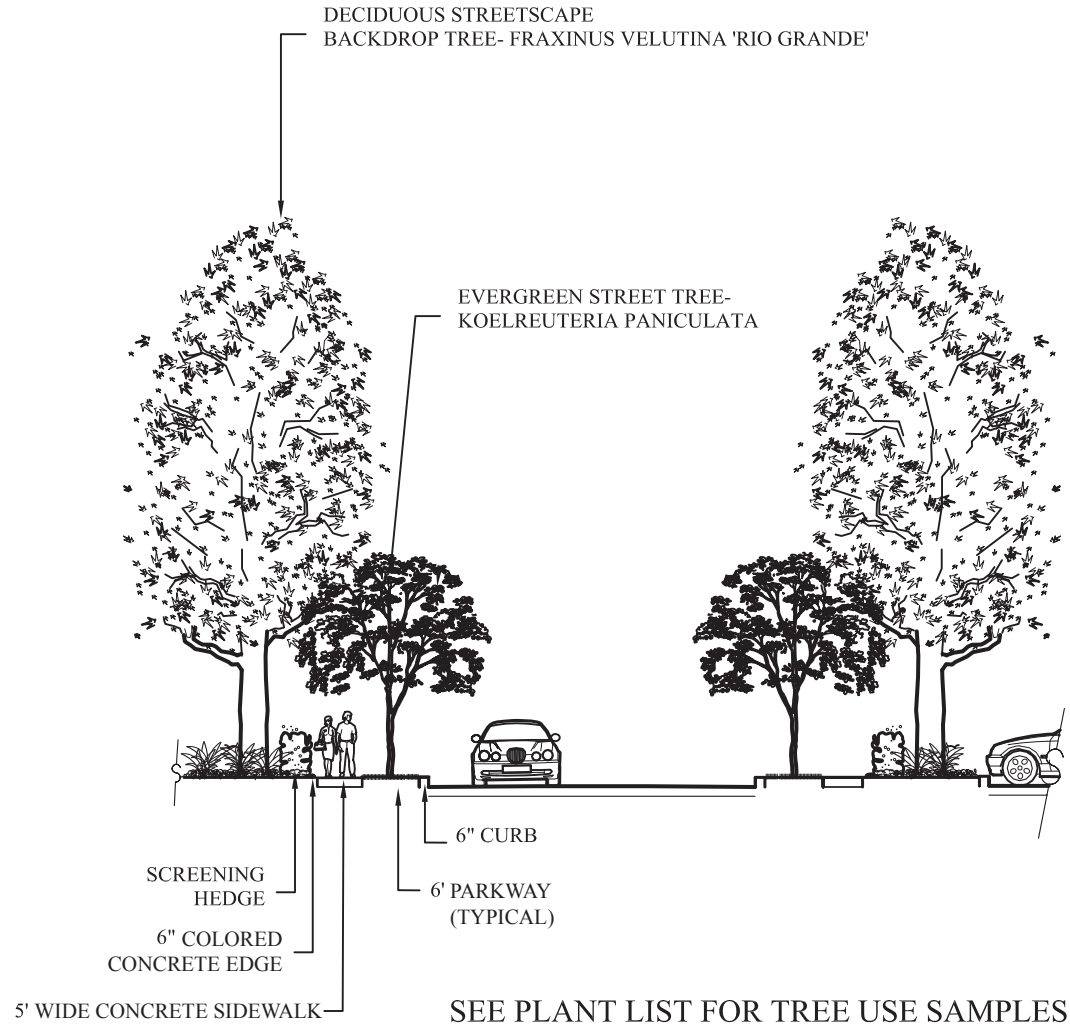
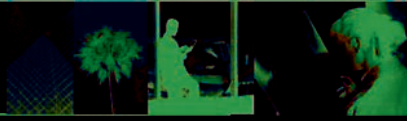


SOURCE: Emerald Landscaping & Design.

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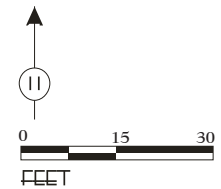
South Perimeter Landscape 5.6

ONTARIO GATEWAY Specific Plan



KEY MAP

NTS



SOURCE: Emerald Landscaping & Design.

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Extended Access Easement Landscaping 5.7



both sides of the access easement. Deciduous trees and evergreen trees line the perimeter of the access easement with screening hedges located in between the sidewalk and the deciduous backdrop trees.

D.8 Parking Lots

The following standards shall be applied to parking lot landscaping throughout the Specific Plan area:

- a. Trees within the vehicular use areas shall be at a ratio of one tree planter for every 5 cars for double rows of parking stalls and one tree planter for every 6 cars for single row of parking. The trees shall consist of 5 percent 48-inch boxes, 10 percent 36-inch boxes, 25 percent 24-inch boxes, and 55 percent 15-gallon trees. Fifty percent (50%) of the trees are to be shade canopy trees. Tree canopies may not be lower than 7 feet from the ground. Landscaping should not obstruct the ability for police or security personnel to view the site during patrol activities.
- b. Planter areas shall have a minimum inside width of 5 feet and be bounded on the outside by a concrete curb (or its equivalent having a minimum height of 6 inches). The requirement for an outside concrete curb may be waived for landscaped swales intended for NPDES water quality protection purposes.
- c. Parking should be buffered from streets and driveways with a combination of earth berms and landscape or with a 3-foot high landscape hedge.



Example of public parking with landscaped areas and pedestrian walkways.



Example of a diamond tree well.

ONTARIO GATEWAY SPECIFIC PLAN DESIGN GUIDELINES



- d. An end cap planter island should be provided at the ends of all parking rows. End cap shall be a minimum inside width of 5 feet. Planters shall have a minimum length equal to the longest abutting parking stall, inclusive of curbing.
- e. Parking areas should be designed in a manner which links the building to the street-sidewalk system, as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis structures, and/or landscape treatments.
- f. Within the vehicle sales/display areas, all double-row parking spaces shall incorporate diamond planters a minimum of every five spaces (10 on both sides). The diamond planters shall be centered on the parking space lines in order to avoid vehicle conflicts with the plantings. Diamond tree wells shall be 5' x 5' with curbing with one tall tree per well. Decomposed granite rock, cobble, or living material may be used as ground covering in these diamond planters.
- g. A 5-foot wide landscape finger shall be provided between each row of six parking spaces or comparable landscaping as approved by the City of Ontario.
- h. All rows of parking shall start and terminate with a 5-foot wide planting area (landscape finger). The 5-foot wide planter shall be the inside dimension, excluding curbs and excluding the 12-foot wide concrete step-out next to the parking spaces.

D.9 ACCEPTABLE PLANT MATERIALS

The planting concept for the Ontario Gateway Specific Plan is to reinforce traditional California architecture through the use of California sub-tropical plant materials. The landscape appearance is to be lush while integrating drought-resistant plants and water conservation principles.

Table 5.C gives reference to possible species used for specific conditions shown on Specific Plan exhibits (e.g., Large Accent Tree).

Table 5.C: PLANT PALETTE

Scientific Name	Common Name
Trees	
<i>Albizia julibrissin</i>	Silk tree
<i>Araucaria heterophylla</i>	Norfolk Island pine
<i>Arbutus unedo</i>	Strawberry tree
<i>Arbutus 'Marina' (E)</i>	Marina Strawberry tree
<i>Bauhinia blakeana</i>	Hong Kong orchid tree
<i>Beaucarnea recurvata</i>	Ponytail palm
<i>Brachychiton acerifolius</i>	Flame tree

ONTARIO GATEWAY SPECIFIC PLAN V DESIGN GUIDELINES



Table 5.C: PLANT PALETTE

Scientific Name	Common Name
<i>Brachychiton populneus</i>	Bottle tree
<i>Brahea armata</i>	Mexican blue palm
<i>Brahea edulis</i>	Guadalupe palm
<i>Calodendrum capense</i>	Cape chestnut
<i>Cedrus atlantica</i>	Atlas cedar
<i>Cercis occidentalis</i>	Western redbud
<i>Chamaerops humilis</i>	Mediterranean fan palm
<i>Chionanthus retusus</i>	Chinese fringe tree
<i>Chitalpa tashkentensis</i>	Pink dawn
<i>Chorisia speciosa</i>	Floss silk tree
<i>Cinnamomum camphora</i>	Camphor tree
<i>Citrus</i> spp.	Citrus
<i>Erythrina</i> spp.	Coral tree
<i>Eucalyptus</i> spp.	Eucalyptus
<i>Feijoa sellowiana</i>	Pineapple guava
<i>Geijera parviflora</i>	Australian willow
<i>Ginkgo biloba</i>	Maidenhair tree
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Koelreuteria paniculata</i>	Golden rain tree
<i>Lagerstroemia indica</i>	Crape myrtle
<i>Liriodendron tulipifera</i> (D)	Tulip tree
<i>Magnolia grandiflora</i> (E)	Southern magnolia
<i>Melaleuca quinquenervia</i>	Cajeput tree
<i>Olea europaea</i> 'Swan Hill' (M)	Fruitless olive
<i>Pinus eldarica</i>	Mondel Pine
<i>Pistacia chinensis</i>	Chinese pistachio
<i>Phoenix dactylifera</i>	Date palm
<i>Phoenix canariensis</i> (L,T)	Canary Island date palm
<i>Phoenix roebelenii</i>	Pygmy date palm
<i>Podocarpus</i> spp.	Paperbark tree
<i>Prunus caroliniana</i>	Carolina laurel cherry
<i>Punica granatum</i>	Pomegranate
<i>Quercus</i> spp. (E)	Oak
<i>Rhapis excelsa</i>	Lady palm
<i>Syagrus romanzoffianum</i>	Queen palm
<i>Tabebuia impetiginosa</i>	Pink trumpet tree
<i>Washingtonia filifera</i> (L,T)	California fan palm
<i>Washingtonia robusta</i> (L,T)	Mexican fan palm
Shrubs, Vines, and Ground Cover	
<i>Abelia grandiflora</i> 'Edward Goucher'	Glossy abelia

ONTARIO GATEWAY SPECIFIC PLAN V DESIGN GUIDELINES



Table 5.C: PLANT PALETTE

Scientific Name	Common Name
<i>Agapanthus orientalis</i>	Lily of the Nile
<i>Agave</i> spp.	Agave
<i>Ajuga reptans</i>	Carpet bugle
<i>Anigozanthus flavida</i>	Kangaroo paw
<i>Bougainvillea</i> spp.	Bougainvillea
<i>Brugmansia versicolor</i>	Angel's trumpet
<i>Buddleia davidii</i>	Butterfly bush
<i>Calliandra</i> spp.	Powder puff bush
<i>Callistemon</i> "Little John"	Little John bottlebrush
<i>Camellia</i> spp.	Camellia
<i>Carissa macrocarpa</i>	Natal plum
<i>Cistus</i> spp.	Rockrose
<i>Clivia miniata</i>	Kaffir lily
<i>Clytostoma callestegioides</i>	Lavender trumpet vine
<i>Coprosma repens</i> 'Marble Queen'	Mirror plant
<i>Cordyline australis</i>	Cabbage tree
<i>Cordyline stricta</i>	Narrow-leaved palm lily
<i>Cyathea cooperi</i>	Australian tree fern
<i>Delphinium elatum</i>	Candle delphinium
<i>Dietes</i> spp.	African iris
<i>Distictis buccinatoria</i>	Blood red trumpet vine
<i>Dodonaea viscosa</i> 'Purpurea'	Hopseed bush
<i>Escallonia laevis</i>	Pink escallonia
<i>Ficus repens</i>	Creeping fig
<i>Fragaria chiloensis</i>	Ornamental strawberry
<i>Gazania</i> 'Mitsua Yellow'	Trailing gazania
<i>Gelsemium sempervirens</i>	Carolina jessamine
<i>Grewia occidentalis</i>	Lavender star flower
<i>Hemerocallis</i> spp.	Daylily
<i>Hesperaloe parvifolia</i>	Red yucca
<i>Impatiens</i> spp.	Touch me not
<i>Kniphofia uvaria</i>	Red hot poker
<i>Lavandula</i> spp.	Lavender
<i>Lavatera thuringiaca</i>	Tree mallow
<i>Ligustrum japonicum</i> 'Texanum'	Texas privet
<i>Liriope muscari</i>	Big blue lily turf
<i>Lonicera japonica</i> 'Halliana'	Hall's honeysuckle
<i>Myoporum parvifolium</i>	Prostrate myoporum
<i>Myrtus communis</i>	Myrtle
<i>Nandina domestica</i>	Heavenly bamboo

ONTARIO GATEWAY SPECIFIC PLAN V DESIGN GUIDELINES



Table 5.C: PLANT PALETTE

Scientific Name	Common Name
<i>Ophiopogon japonicus</i>	Mondo grass
<i>Pandorea jasminoides</i>	Bower's vine
<i>Pelargonium</i> spp.	Geranium
<i>Phormium tenax</i>	Flax
<i>Photinia fraseri</i>	Red tipped photinia
<i>Pittosporum tobira</i>	Mock orange
<i>Rhaphiolepis indica</i>	India hawthorn
<i>Rosa</i> spp.	Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Strelitzia nicolai</i>	Giant bird of paradise
<i>Strelitzia reginae</i>	Bird of paradise
<i>Tecomaria capensis</i>	Cape honeysuckle
<i>Trachelospermum jasminoides</i>	Star jasmine
<i>Verbena</i> spp.	Verbena
<i>Vigna caracalla</i>	Snail vine
<i>Vinca</i> spp.	Periwinkle
<i>Wisteria chinensis</i>	Chinese wisteria
<i>Xylosma congestum</i>	Xylosma
<i>Yucca</i> spp.	Yucca

Tree Legend

- (E) Evergreen Street Tree
 - (M) Median Street Tree
 - (L) Large Accent Tree
 - (T) Tall Vertical Focal Tree
 - (D) Deciduous Streetscape Backdrop Tree
- All other trees are to be for multiple uses within the development.

E. Sign Guidelines

The sign guidelines for the Ontario Gateway provide project identity, unity, and maintain a high level of attractiveness while allowing for corporate or business identity and individuality. The sign program requirements are presented in nine parts:

1. General Sign Program Guidelines;
2. General Design Requirements;
3. Monument and Freeway Signs;
4. Business Directory and Directional Signs;
5. Wall-Mounted Signs;
6. Center Identification Sign;

ONTARIO GATEWAY SPECIFIC PLAN V DESIGN GUIDELINES



7. Temporary Signs;
8. Sign Illumination; and
9. Prohibited Signs.

The sign design guidelines in this section will be applied during the City's design review process or the approval of a discretionary land use permit. The signs will be reviewed for their consistency with the following guidelines or the City's sign code where applicable.

E.1 GENERAL SIGN PROGRAM GUIDELINES

One Sign Program shall be prepared for the entire project and submitted by to the City of Ontario for review in conjunction with building construction approval. The Sign Plan submittals shall include drawings and details sufficient for review by the City of Ontario, including, as appropriate:

- a. Elevation(s) of the buildings for which signs are being requested, showing design, location, size, and layout of wall signs. Elevations shall be drawn to scale indicating dimensions, attachment devices, and construction details.
- b. Site plan of the site for which signs are being requested showing building and perimeter with location of proposed and existing ground-mounted monuments and elevations showing proposed design and dimensions of signs.
- c. Section through letter and/or sign panel showing the dimensioned projection of the letter face and/or sign panel. The method of illumination shall also be identified.

E.2 GENERAL DESIGN REQUIREMENTS

- a. All signs shall make a positive contribution to the general appearance of the Ontario Gateway and to the building on which they are located or identifying.
- b. Signs shall be designed so that they are compatible and integrated with the design of the building with respect to size, proportion, color and material with the project or structure they serve.
- c. All permanent signs shall be for the purpose of tenant or center site identification, and giving directions only. Tenant identification shall only include the name of the business and/or logo. No labels or advertising are allowed on permanent signs.
- d. Permanent ground-level signs are limited to center or project identification monument signs, freeway signs, tenant identification

ONTARIO GATEWAY SPECIFIC PLAN DESIGN GUIDELINES



- monument signs, business directory signs, directional signs, and on-site regulatory signs. No other permanent ground-level signs are permitted.
- e. Sign colors shall contribute to legibility and design integrity. A substantial contrast should be provided between the color and material of the background and the letters or symbols for ease of reading both day and night. The sign panel background should be free of distracting details and decoration.
 - f. The lettering should be applied in a manner that avoids shadow distortions.



Retail building with great window, canopy, and signage design.



Signage for parking structure that can be easily seen from a distance.

- g. Lettering styles shall be limited to no more than three fonts for all signs. Symbols and logos can be used in place of words whenever appropriate.
- h. Logos and symbols may not be located closer than one-half letter height from its related copy to any window, door, column, mullion, or other significant architectural feature. Corner building logos may be allowed with the approval from the City of Ontario if found appropriate.
- i. Sign materials shall be of a durable material. Metal signs may be made of aluminum, brass, bronze, copper, or stainless steel and may be painted.
- j. Anti-graffiti finish shall be provided and maintained on all signs that can possibly be reached by the public. Graffiti shall be removed immediately by the party responsible for sign maintenance.



- k. All owners and/or tenants shall be responsible for the proper maintenance of their signs. The property owner shall routinely inspect the signs on the property to ensure that they are in good repair and retain an attractive appearance at all times. If at any time the City determines that the signs or other elements of the signs are damaged or indicate a noticeably deteriorated appearance, the applicant shall replace or otherwise refurbish the sign to restore it to its original appearance.
- l. The scale and proportion of all signs shall be appropriate for the buildings on which they are placed and the areas in which they are located.
- m. Street address signs shall be displayed for each building, as required by Section 9-3.2746 of the Ontario Municipal Code.
- n. Sign types not covered in this program shall follow the City of Ontario Municipal Code for signs.

E.3 MONUMENT AND FREEWAY SIGNS

Identification Monument Signs

- a. Each planning area is allowed one identification monument sign.
- b. The monument sign shall have a height/length ratio not to exceed 1:3 and a maximum height of 60 inches. The maximum sign area is 50 square feet.
- c. All ground-mounted identification signs shall be set back from the property line a minimum of 10 feet, contained within a landscape area, and positioned so as not to create a hazard for either pedestrian or vehicular traffic.
- d. The monument identification sign should relate to the architectural style of the building(s) with the use of similar materials, finishes, and colors. Monument signs shall have a distinctive base.
- e. All monument signs shall be integrated with landscaping and grading.



Corner monument signs incorporated with landscape elements help draw attention.



Monument signs that are elevated off the ground by a foot or two can be seen more easily over parked cars.

ONTARIO GATEWAY SPECIFIC PLAN V DESIGN GUIDELINES



- f. Sign copy shall be limited to the name and/or logo of the site.
- g. Sign material shall be durable and non-weathering, and all framing and hardware shall be of nonferrous materials. Base may be concrete, brick, or stone. Wood is not allowed.

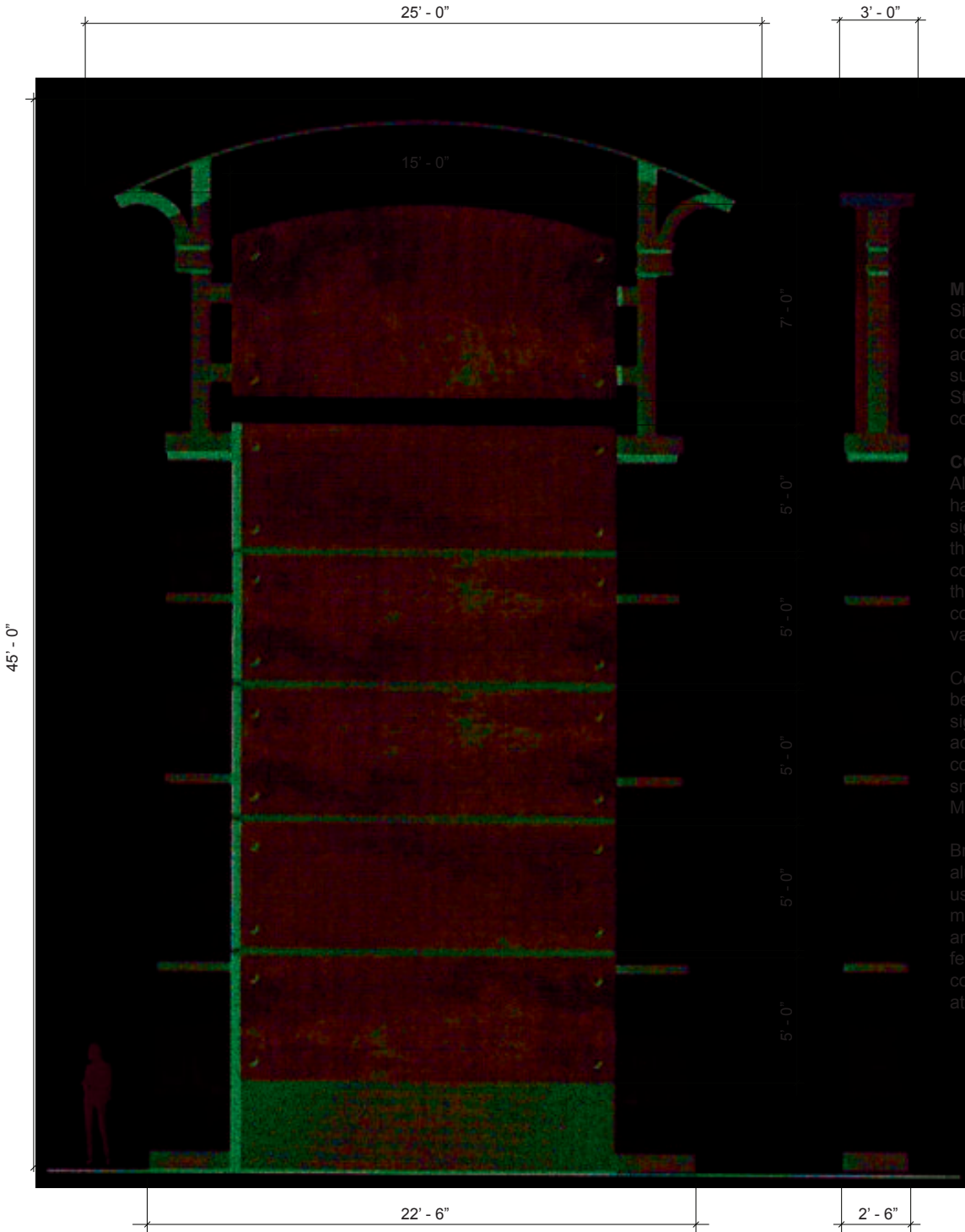
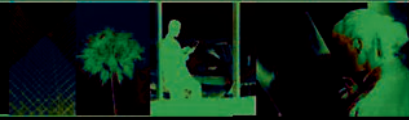
Freestanding Freeway-Oriented Sign

The Ontario Gateway shall have one freestanding freeway-oriented sign located on the project site. To help draw the public and be aesthetically pleasing, the following guidelines shall be implemented.

- a. One freeway-oriented monument sign shall be permitted. Maximum height of 45 feet and maximum sign area of 175 square feet shall be permitted. This monument sign may contain up to five tenant names located within the Specific Plan. The top portion of the sign must have the name of the project site. Symbols or logos may be substituted for words. Figure 5.8 (Schematic Freeway Sign) shows a contemporary design to complement the distinctive architecture envisioned for all the buildings in the project.
- b. The sign shall be designed to match the architecture of the buildings on the site.

E.4 BUSINESS DIRECTORY AND DIRECTIONAL SIGNS

- a. **Business directory signs** are intended to display directions to destinations within the development area and/or inform the public what businesses exist. Placement shall be in plazas or open areas, and not along drive aisles or streets. Maximum height for the sign and maximum sign area shall follow the City of Ontario Municipal Code for signs. Sign copy is limited to business names and address. This sign may be designed with replaceable name panels. Below are two examples of acceptable business directory signs.
- b. **Directional signs** shall be limited to communicating the general location and direction of amenities or facilities, such as parking lots, exits, and delivery and loading areas. Such signs shall be restricted to a height of 4 feet and a maximum sign area of 6 square feet. Placement shall be along drive aisles, behind the street hedge. Other locations may be at building entrances (for addresses at multi-building sites). Sign copy is limited to essential information and may not be used for surrogate tenant identification.
- c. Only one directional sign is permitted per driveway accessing a public street.



MATERIALS

Sign materials shall be constructed of painted aluminum; acrylic with printed or color vinyl surfaces. Steel may be used for structural components of the sign.

COLORS/FINISHES:

All tenants identification shall have a consistent use of color for sign letters/ logo. It is anticipated that a maximum of two thematic colors shall be used to display the tenant's name/logo. The colors shall be generally a light value and earth tones.

Colors used for the Building shall be incorporated into the freeway sign. Visual interest will be accomplished by the use of contrasting textures ranging from smooth satin to rough stucco. Metal may be used for accents

Bright metal, such as brushed aluminum or chrome may be used for accent to compliment metal used on the building architecture. All bright metal features shall incorporate a clear coat of paint to inhibit discoloration.

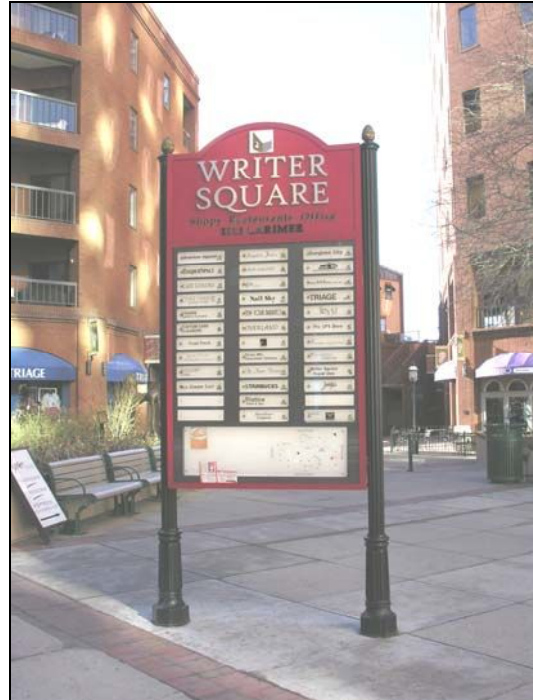
ONTARIO GATEWAY SPECIFIC PLAN DESIGN GUIDELINES



- d. Directional and directory sign material shall be durable, non-weathering, mounted on a post or a concrete base.
- e. The size, letter style, material, and color of all directory signs on the same site must match.
- f. Hotel and parking structure directional ground signs shall be internally illuminated.



This can function as a business directory or a directional sign as seen here in the Irvine Spectrum.



Business directory sign from downtown Denver, on 16 Street.



A pedestrian-scale directional sign that is enhanced with color.



Directional signs should match the design of the nearby buildings.



E.5 Wall-Mounted Signs

- a. Each commercial/office building is allowed up to ½ square foot of wall sign per linear foot of building, facing most parallel to the street front and/or side or rear elevations facing I-10 or Haven Avenue not to exceed 250 square feet.
- b. Wall signs shall be placed to maintain building façade rhythm, scale, and proportion.
- c. All wall-mounted signs shall be constructed so as not to have exposed wiring, raceways, ballast, conduits, and transformers. All electrical service to sign lights shall be fully concealed.
- d. Wall-mounted signs shall not exceed the height of the building roofline or architecturally integrated parapet wall.
- e. The maximum height of a single-line parapet sign is 34 inches. The maximum height of a double-line parapet sign is 48 inches.
- f. For each multi-tenant building and for multiple building complexes including buildings without frontage on a public street, a customized signage program shall be submitted to and approved by the City to identify the individual tenants at their respective entries.
- g. The bottom of any wall-mounted sign shall not be lower than 8 feet from the ground.
- h. Wall-mounted signs shall not project more than 36 inches (3 feet) if the sign face exceeds 20 square feet. Wall-mounted signs shall project a maximum of 6 feet from the building façade if the sign face is less than 20 square feet, unless otherwise approved by the City of Ontario.
- i. Wall signs (including logos) may be located no closer than one-half tallest letter height to any window, door, columns, corner, mullion, or other significant architectural feature. Corner building logos may be allowed if appropriate and approved by the City of Ontario.



The design of wall-mounted signs should be aesthetically attractive and relate to the business motif it represents.

- j. All wall signs shall be channel letter design (minimum of ¾-inch thick).



- k. Business park tenant identification signs shall be calculated at ½-square foot sign area for each linear foot of frontage of the building on one street only. The maximum sign area is 200 square feet.
- l. No signs or supergraphics may be painted directly on building walls.
- m. Sign copy is limited to name of business and/or logo only. Subtitles and other copy are not allowed.

E.6 CENTER IDENTIFICATION SIGN

The Ontario Gateway is located at one of the gateways to the City of Ontario. To enhance the sense of arrival into the City, center identification signs shall be placed at the southeast and northeast corners of Guasti Road and Haven Avenue as shown in Figure 5.9 (Conceptual Project Identification Sign).

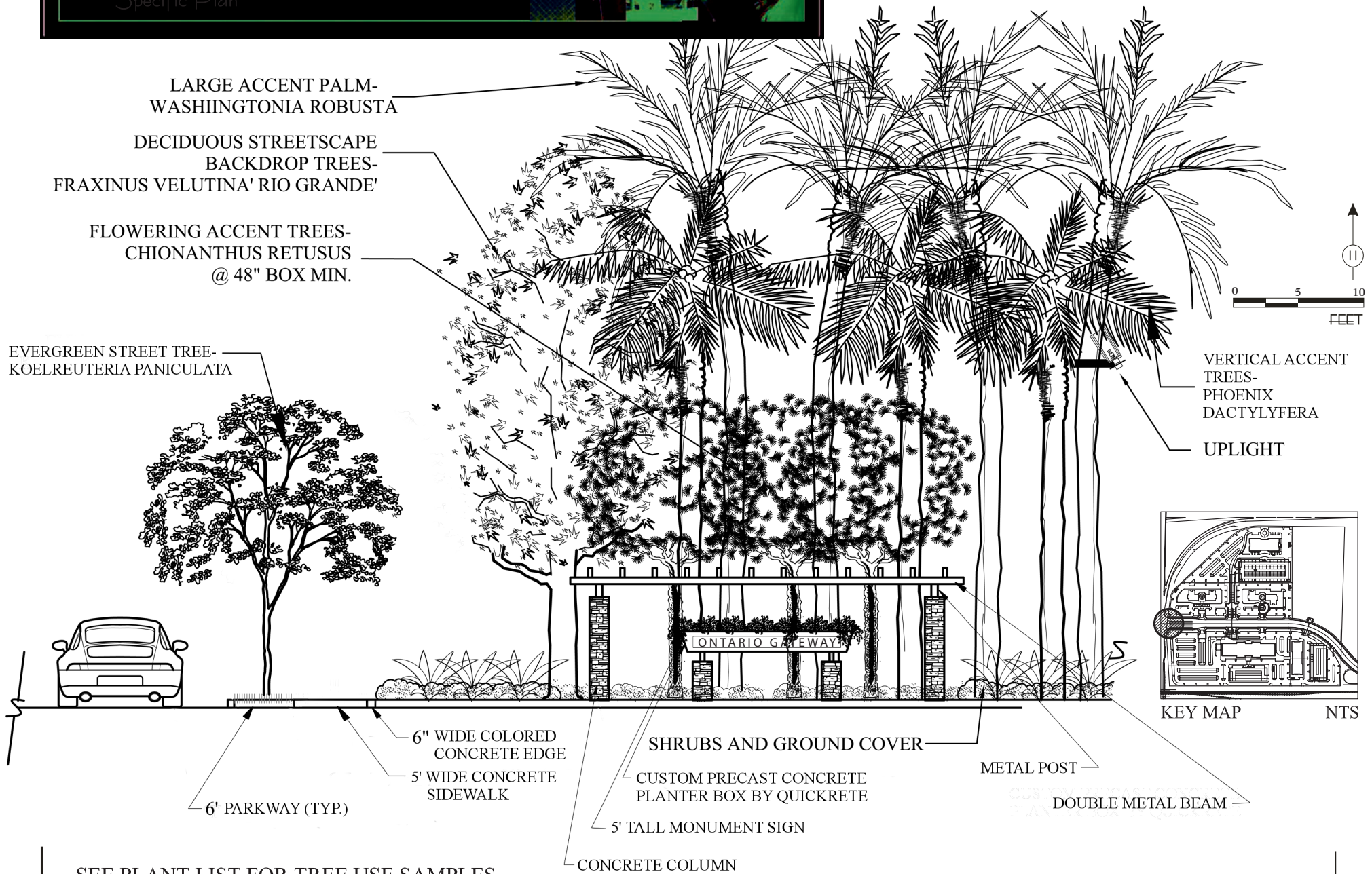
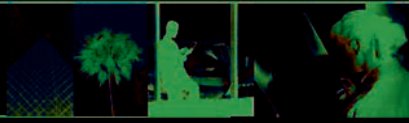
- a. The center identification signs shall be monument signs no taller than 7 feet in height with a maximum length of 20 feet. The total sign face area shall not be less than 60 square feet and no more than 120 square feet.
- b. The center identification sign is to be brick or other natural material with a cast concrete cap and capped end pilasters. The pilasters can extend above the monument sign a maximum of three feet. A metal trellis structure, 10 feet in height, further enhances the 7-foot high planter with signage.
- c. The letters shall be at least 18 inches in height.
- d. External illumination can be used to enhance the monument sign and adjusted so as not to impact areas adjacent to the sign.
- e. The monument sign shall be located at least 15 feet from the street property line, with a 10-foot metal trellis structure positioned over it.
- f. Landscaping shall be used to enhance the monument sign as shown in Figures 5.9 (Conceptual Project Identification Sign) and 5.10 (Primary Entry Statement).

E.7 TEMPORARY SIGNS

- a. Temporary signs are non-illuminated signs that identify or provide basic information about future facilities, for sale/for lease opportunities and construction activities, or for special events. No other temporary signs are permitted.

ONTARIO GATEWAY

Specific Plan



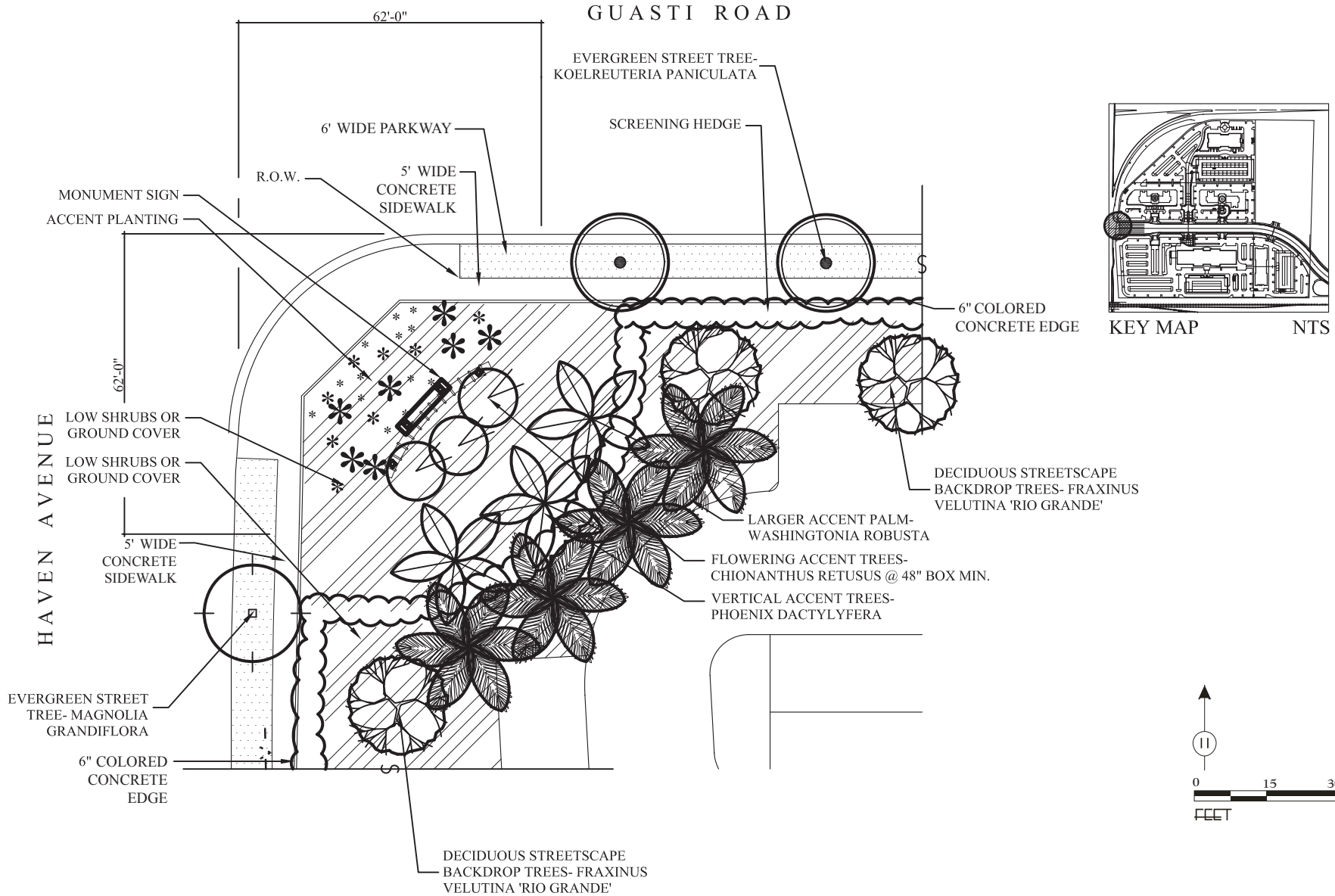
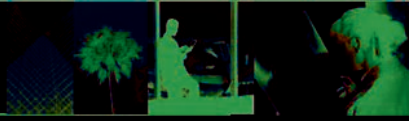
SEE PLANT LIST FOR TREE USE SAMPLES

SOURCE: Emerald Landscaping & Design.

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Conceptual Project Identification Sign 5.9

ONTARIO GATEWAY Specific Plan



SEE PLANT LIST FOR TREE USE SAMPLES

SOURCE: Emerald Landscaping & Design.

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Primary Entry Statement 5.10



- b. No temporary signs, including panels, placards, or banners, are permitted on the exteriors of buildings, roofs, walls, or fences. Small temporary directional signs may be permitted. Small temporary "space available" stickers may be permitted on building entry doors at 5'-0" to center.
- c. Temporary signs are not permitted at intersection corners or within ten feet of the street curb.
- d. Special events shall be a maximum of ten time periods per year for the entire project site, with a separated time from the previous event by at least ten days. Each special event shall not exceed fourteen days. Special event temporary signs shall be limited to banners, and painted window signs.
 - 1. Banners may be installed for special events, limited to one banner per business and must be in good condition.
 - 2. Each tenant is responsible for the removal of all balloons, banners, and other temporary signs by the end of the last day of the event. All helium balloons must be removed by the end of the day in which balloons are put up. No helium balloons shall be cut loose to fly freely; all helium filled balloons as permitted by the sign program shall be discarded in a designated trash bin or receptacle.
 - 3. Window signs shall not exceed 25 percent of the window area or two hundred square feet, whichever is less.
- e. All tenants shall submit and receive approval from the City of Ontario for temporary signs.
- f. Signs providing sales, leasing, and construction information are allowed and shall follow the guidelines from the City of Ontario in Section 9-1.3130.

E.8 Sign Illumination

- a. Illuminated signs shall be lighted only to the minimum level required for nighttime readability.
- b. Signs may be illuminated by a projected light (e.g., spotlight). The spotlight(s) shall be unobtrusive and in scale with the sign and structure.
- c. Individually illuminated letters, either internally illuminated or back-lighted solid letters (reverse channel) letters may be used instead of spotlighting.
- d. Whenever projection lighting is used (fluorescent or incandescent), the light source shall be properly shielded so as not to spill over into any public right-of-way.
- e. Exposed raceways shall not be used.
- f. The use of contrasting colors to attract attention, rather than high levels of illumination is preferred.



- g. Permanent ground signs may be externally illuminated with concealed, external, low-profile, floodlighting, or internally illuminated in a manner that lights only the lettering/copy, not the sign background. No other lighting is acceptable.
- h. No canister-type signs are permitted. Lighting mechanics shall be concealed as feasible so that they do not detract from sign aesthetics.
- i. All signs shall conform to the appropriate building and electrical codes and bear the U.L. label if illuminated. The owner/tenant and contractor shall be responsible for obtaining any and all permits required.

E.9 Prohibited Signs

The following signs are prohibited:

- a. Painted wall signs. Artistic murals on walls may be allowed with a maximum of one wall mural per building with the approval from the City of Ontario.
- b. Painted window signs may be allowed if appropriate and approved by the City of Ontario.
- c. Flashing, blinking, rotating or moving lights or any other illuminating device which has changing light intensity, brightness, or color, unless used in the following signs: freeway reader board sign, which may show time/temperature, a theater marquee sign, and auto dealer advertising.
- d. Visible three-dimensional moving parts by means of fluttering, rotating, or other movements.
- e. Reflecting devices.
- f. Signs that emit or generate sound, smoke, or similar material.
- g. Billboards.
- h. Roof signs.
- i. Paper signs and placards.
- j. Inflatable signs.
- k. A-frame (portable) signs, banners, balloons, kites, and pennants, unless used with a City-approved temporary sign display for limited-time special events.
- l. Signs which interfere with or conflict with any traffic control device, create a safety hazard by obstructing the clear view of pedestrian or vehicular traffic, project into the public right-of-way or interfere with efficient operations of emergency vehicles.



- m. Signs preventing free access to or from any fire escape, door, window or exit or access to any standpipe.
- n. Advertisements and signage on any streetscape element. Streetscape elements shall include:
 - Trees, rocks or other natural feature;
 - Street furniture (benches, trash receptacles, and lighting);
 - Landscaping and planters;
 - Decorative paving;
 - Sculptures/artwork; and
 - Bus shelters.
- o. The use of internally illuminated cabinet signs, or cabinet signs with translucent or transparent backgrounds.
- p. Off-site signs may be allowed with the approval from the City of Ontario.

F. Bus Shelter

Bus stop design and provision of bus stop amenities that enhance security and comfort play a significant role in the decision to use mass transit. Passenger amenities are provided to improve comfort and the relative attractiveness of transit as an alternative means of transportation. A number of factors are taken into account to determine where to install passenger amenities including the following:

- Average daily boardings;
- Proximity to major trip generators;
- Passenger transfer activity;
- Planned neighborhood improvements;
- Transit corridor marketing efforts;
- Equity among communities in the County;
- Proximity to other nearby sheltered areas; and
- Customer and community requests.

The most common passenger amenity provided at a bus stop is the shelter structure. Shelters are installed primarily to provide weather protection and seating for waiting passengers. As noted previously, bus service would be provided to the project site by Omnitrans; therefore, the design guidelines developed by Omnitrans are used in the development of the shelter guidelines provided herein.

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The design factors for bus shelters for the proposed project shall include the following:

- Strength and durability of structure and materials;
- Resistance of materials and paint treatments to weather conditions, graffiti, cutting, fire, and other forms of vandalism;
- Attention to potential greenhouse effect of roof design during hot weather;



Bus shelter features.

- Existence of, or provision of external lighting in the area, and provision of internal lighting for the shelter;
- Appropriateness of the design to the neighborhood;
- Required dimensions of the concrete pad to ensure wheelchair accessibility;
- Accommodation of trash can and newspaper boxes within the location design;
- Easy maintenance of the shelter and other amenities;
- Communications conduits for future use;

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- Semi-transparent enclosure that allows a Coach Operator to see inside the shelter; and
- Wheelchair marking/placard that indicates the space underneath the shelter dedicated for wheelchairs.

Further, the following design and placement criteria from Omnitrans' Bus Stop Design Guidelines will assist in the provision of bus shelters:

- Shelters should not be placed such that they block sight distance at intersections or driveways. This can normally be accomplished by placing the shelter more than 25 feet from the beginning or end of curb return of an intersection or driveway.
- Minimum overhead canopy of 72 square feet with a minimum width of 6 feet is desired.
- Minimum 7.5 feet clearance between underside of roof and sidewalk surface is desired.
- Minimum two feet clearance between overhead canopy and curb face is required.
- Shelter canopy should be waterproof with provisions for drainage away from waiting passengers and boarding area.
- Shelter should have owner's name and 24-hour telephone number displayed for emergency purposes.
- Seating for at least four people located under the shelter canopy is desired.
- A minimum space of 30 inches by 48 inches of clear floor space for people in wheelchairs is required within the shelter per ADA regulations.
- For passenger comfort and convenience, a lighting level of 2–5 foot-candles is required throughout the shelter.

G. Walls and Fences

G.1 GENERAL STANDARDS AND GUIDELINES

- a. Walls and fences shall be constructed of materials, colors, and textures that are similar to and harmonious with the architecture of the buildings. Appropriate materials include brick, stone, rock, tubular steel, architectural concrete, stucco pilasters with caps, and wrought iron.
- b. Fences and garden walls located in the front setbacks shall have a maximum height of 36 inches. Side and rear fences may be up to 6 feet in height, or as required by the Development Advisory Board in response to sightline analysis drawings.



- c. In such cases where walls are utilized, as part of the building design or otherwise, the horizontal and vertical plan of the wall shall be staggered to provide relief and prevent monotony in design. Pilasters shall be provided at regular intervals. Walls shall have climbing plants or anti-graffiti elements such as anti-graffiti paint to prevent walls from being vandalized. The Development Advisory Board may additionally require the use of architectural elements such as raised planters, trellises, and other devices to relieve long expanses of screen walls. It is the intent of this plan that loading areas be located in side and rear yards of buildings whenever practical, such that the need for such elaborate screening walls may be diminished.
- d. Smooth or texture-formed concrete walls may be painted with colors approved by the Development Advisory Board.
- e. Walls and fences within individual building areas shall be uniform in terms of material, color, and texture.
- f. Temporary chain link fencing may be erected during construction, provided all vertical poles are capped to avoid the mounting of illegal signs.
- g. Each Planning area will construct perimeter fencing at the time of development.

H. SITE LIGHTING

H.1 GENERAL STANDARDS AND GUIDELINES

Public lighting refers primarily to streetlights along public streets. Streetlights shall conform, both in type and location, to the Standards of the City of Ontario at the time of installation. Costs for the maintenance of and energy used in the public street lighting will be paid through annexation to the applicable lighting district as approved by the City.

The following section addresses illumination of on-site areas for purposes of safety, security, and nighttime ambience, including lighting for parking areas, pedestrian walkways, architectural and landscape features, shipping and loading areas, and any additional exterior areas. Table 5.D provides a Summary of Lighting Design Criteria.

TABLE 5.D: SUMMARY OF LIGHTING DESIGN CRITERIA

Use	Light Levels*	Uniformity Range	Distribution	Light Source
Roadways	0.4	20:1	Full Cutoff	Metal halide, induction
Roundabout	0.5	15:1	Full Cutoff	Metal halide, induction
Pedestrian walkways	0.5	10:1 Primary 15:1 Secondary	Full Cutoff or Cutoff	Metal halide, induction

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Table 5.D: Summary of Lighting Design Criteria

Use	Light Levels*	Uniformity Range	Distribution	Light Source
Plazas	0.5	15:1	Full Cutoff or Cutoff	Metal halide, induction
Entries	1.0	15:1	Full Cutoff, cutoff, or semi-cutoff	Metal halide, compact fluorescent, LED, induction
Landscape			Shielded	Metal halide, compact fluorescent

* Average foot-candles

- a. A comprehensive lighting plan shall be prepared and approved in conjunction with the site plans submitted for approval to the DAB. In addition, all plans shall be reviewed and approved by the Ontario Police Department.
- b. Exterior lighting should be located and designed to minimize direct glare beyond the parking lot, service area, or other intended area to be lighted.
 1. Lighting standards less than 25 feet in height are encouraged throughout the sites, and should illuminate all sidewalks and connecting walkways.
 2. The design of the lighting fixtures shall be consistent throughout individual planning areas, and shall be compatible with the architectural style of the building within each development.
- c. Lighting sources shall be shielded, diffused, or indirect in order to avoid glare to pedestrians and motorists. Lighting fixtures should be selected and located to confine the area of illumination to within the site boundaries.
- d. Pedestrian paths should be lighted by pole, uplighting, or bollard-type fixtures that are in scale with the pedestrian, typically no more than 16 feet for pole lights or 3 feet in height for bollards. All lighting fixtures shall be designed to be vandal-resistant.
- e. Lighting design should place an emphasis on lighting for the users of buildings as well as enhancing the architectural features. This approach shall provide user-friendly interior and exterior schemes with the main consideration being the aesthetic effect of the lighting design.
- f. Landscaped areas may be illuminated by bollard-type fixtures and by ground-mounted up-lights into trees. Uplights on entry accent palms are allowed, as illustrated in Figure 5.8 (Conceptual Project Identification Sign).

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- g. All parking areas should have photocell-operated lighting which maintains one foot candle from sunset to sunrise.
- h. Floodlighting and intense lighting of expansive areas is to be avoided.
- i. Night lighting and security lighting shall be sensitively designed to ensure that no off-site glare is directed to neighboring parcels and that the overall intensity of the site lighting is not excessive. The use of excessive nighttime security lighting is discouraged. Other security measures should instead be considered.
 - 1. Supplied lighting fixtures for automobile display lot lighting shall use vertically lamped lighting fixtures with state-of-the-art reflector systems to place the light exactly where it is needed. All "for sale" display cars shall be illuminated to the point where the customer can read the sticker and determine the color of the car. Floodlights, shoeboxes, and hi-liters are now considered obsolete and are not allowed.
 - 2. Auto dealers may employ high intensity lighting levels for the front row display with a maximum of ten (10) lumens, and then decreasing light levels toward the back of the planning area.
 - 3. Downward-directed building illumination placed below the horizontal building line helps reduce glare and adds an aura of class to the façade.
- j. Lighting provided by wall packs is strictly prohibited.
- k. Searchlights or moving lights directed skyward designed to attract attention are prohibited.

H.2 Specific Design Guidelines

- a. Locate street lights between street trees so that the tree canopy does not interfere with illumination coverage. Average distance of shade trees from streetlights is 40 feet on center and 15 feet on center for smaller ornamental trees.
- b. There should be no sky globe effect or light spillage onto other properties.
- c. Building signs illuminated above or below by spotlights are permitted.
- d. Flashing or blinking lights are not permitted.
- e. Freestanding lighting styles shall be post, column, or double column.

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Examples of lighting that are acceptable for the project site.



More examples of lighting that are acceptable for the project site.

I. "GREEN" Building STANDARDS

The Haven Airport Specific Plan encourages the use and implementation of cutting-edge environmental standards in the creation of new buildings and other construction within the planning area. The approach is to follow the Leadership in Energy/Environmental Design (LEED) standards. Green standards and LEED standards are approaches to new construction and renovation that emphasize attention to individuals' health while in the buildings, high performance standards for the buildings' HVAC systems, and techniques to use other strategies to add to the appearance of individual buildings and planning areas in general. Concepts to be considered in the planning area include:

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- Uniform lighting;
- Rooftop gardens;
- Use of energy-efficient materials; and
- Recycling of building materials/products.

By adopting LEED standards, building owners/developers can save money on heating and cooling costs and become eligible for various grants and tax credits. In addition, the City of Ontario may provide other incentives for reaching various milestones of LEED standards. The following are a few of the many green standards that are highly encouraged to be used in the planning area.

1.1 Uniform Lighting

Intent: Reduce the need for excessive lighting and electrical usage while still maintaining illumination levels necessary for the safety of the public, employees, and property.

Goals: Evaluate planned and existing exterior lighting systems and identify non-critical lighting. Clearly label all switching devices to save time and help employees identify which lights should be shut-off at specific times.

Use only energy-efficient lamp technologies wherever possible. Examples include metal halide, induction lamps, high-pressure sodium, and linear and compact fluorescent sources. Avoid using fluorescent sources that are not suited for low-temperature operation in cold climate zones. Avoid using mercury vapor lighting systems. Incandescent sources should be avoided unless they are integrated with a control mechanism that significantly limits the time that they operate.

Use the Illuminating Engineering Society of North America (IESNA) recommended light level ranges. Use the lower recommended values in order to lower energy usage while staying within recommended values. Abnormally bright lights can create glare and deep shadows, which can make seeing difficult. Illumination ratios between areas should be minimal (e.g., less than 10:1).

Locate outdoor lighting where it is needed. For example, locate outdoor lighting below tree canopies, not above.

1.2 Rooftop Gardens

Intent: Increase access to private outdoor green space within the urban environment.

Goals: Support urban food production, improve air quality and reduce CO₂ emissions, delay stormwater runoff, increase habitat for birds, insulate



buildings, and increase the value of buildings for owners and tenants alike.

Create job opportunities in the field of research, design, construction, landscaping/gardening, health, and food production.

1.3 Use of Energy-Efficient Materials (Wood)

Intent: Encourage environmentally responsible forest management.

Goals: Specify products certified in accordance with the Forest Stewardship Council's Principles and Criteria for a minimum of 50 percent of the total value of all wood-based materials and products used in the project.

1.4 Recycling of Building Materials/Products

Storage and Collection of Recyclables

Intent: Reduce solid waste disposal in landfills and incinerators through reduction, reuse, recycling, and composting.

Goals: Establish a collection system and controlled areas serving each entire building dedicated to the separation, storage, and collection of materials for recycling including (at a minimum) newsprint, paper, corrugated cardboard, glass, plastics, metals, fluorescent lamps (tube, compact fluorescent and HID), and batteries.

Recycled Content

Intent: Increase demand for building products that use recycled content materials, reducing impacts from extraction and processing of virgin materials.

Goals: Specify materials with recycled content such that the sum of post-consumer recycled content plus half the post-industrial recycled content constitutes at least 10 percent of the total monetary value of the materials in the project.

Specify an additional 10 percent (total 20% or greater) of the total monetary value of the materials in the project.

1.5 Environmental Best Practices for Medical Facilities

Hazardous medical and infectious wastes often constitute only 15 percent of a hospital's total waste generation. The remaining 85 percent of a hospital's waste, which is considered to be non-hazardous solid waste, is similar to a combination of wastes from hotels, restaurants, and other institutions providing lodging, food services, data processing, administration, and facility operations. By implementing effective solid waste reduction and recycling programs, hospitals can significantly reduce their solid waste streams.

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The following programs are encouraged to be implemented to allow a medical facility to reduce its solid waste stream, including paper material (including cardboard), plastics, and food waste.

- a. **Reusable Totes: Cardboard Pollution Solution.** Cardboard and other paper materials represent almost half of a typical hospital's solid waste stream. A healthcare facility can decrease cardboard and packing material use by implementing reusable totes for internal distribution of supplies. The cost-effectiveness of using reusable totes varies among hospitals and greatly depends on the structure of the healthcare organization. The reusable totes are most cost-effective when they replace a constant cardboard need, such as when a health care system has a central distribution center and uses new cardboard boxes to distribute materials to satellite locations. However, the scale of a reusable tote program can be tailored to meet the needs of the organization; even on a small scale, reusable totes may be a cost-effective alternative for replacing a constant cardboard need.
- b. **Blue Sterile Wrap and Plastic Film Recycling.** Recycling blue sterile wrap and plastic can significantly reduce the amount of plastic disposed of as solid waste. For example, the Nightingale Institute for Health and the Environment estimated that approximately 19 percent of the waste stream generated by surgical services is blue sterile wrap. Blue sterile wrap is not reusable, as the material does not withstand the sterilization process between uses. A few key requirements must be met to make a recycling program practical:
 - Identify a local market for polypropylene or #5 plastics.
 - Establish a low-cost collection and transport system.
 - Generate a significant quantity to warrant vendor cooperation.
 - These requirements are dependent on other factors as well, such as distance to a regional recycler and proximity to other healthcare facilities that are also recycling blue wrap and other plastic films.