

## **5. DEVELOPMENT STANDARDS**

### **5.1 Summary of Permitted Land Uses**

Please See Proposed Land Use, Exhibit 12, in Section 4.1.

#### ***Open Space***

##### **A. Non-recreational Open Space**

A 25,248 square foot Non-recreational Open Space area is proposed on the westerly portion of the site. This sixty-foot wide conservation easement will be used for permanent habitat for the Delhi Sands flower-loving fly. Within this designation, no development will be permitted.

#### ***General Industrial***

##### **B. Wholesale Storage and Distribution**

1. Light Wholesale Storage and Distribution
2. General Wholesale Storage and Distribution

##### **C. Manufacturing and Assembly**

1. Auto and Light Truck Repair- Minor
2. Auto and Light Truck Repair - Major
3. Custom Manufacturing and Assembly
4. Light Manufacturing and Assembly
5. General Manufacturing and Assembly

### **5.2 Definitions of Land Use Types**

#### **A. Non-Recreational Open Space**

The land use plan includes an area at the western rear of the site, containing approximately 25,248 square feet (0.58 acres) that shall be set aside in perpetuity for open space and habitat uses. This area is adjacent to the Milliken Landfill, and is intended to buffer the project from the open space and habitat uses within the landfill area.

The site shall be fenced to restrict access, and shall be included in the property maintenance plan for removal of trash. No other uses are permitted within the conservation easement.

The dimensions of the Non-Recreational Open Space are as follows:

Area Size.....0.58 acre  
Area Width.....60'  
Area Depth.....420.8'

**B. Wholesale Storage and Distribution**

1. Light Wholesale and Distribution - Activities typically include, but are not limited to: wholesaling, storage and warehousing services within an enclosed building; storage and wholesale to retailers from the premises of finished goods. Excluded are trucking services and terminals; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication and manufacturing. Outdoor storage is permitted, subject to applicable screening requirements.

2. General Wholesale Storage and Distribution - Activities typically include, but are not limited to: warehousing, storage, freight handling, shipping, truck services and terminals; storage and wholesaling from the remises of unfinished, raw, or semi-refined products requiring further processing, fabrication or manufacturing. Outdoor storage is permitted subject to applicable screening requirements.

**B. Manufacturing and Assembly**

1. Auto and Light Truck Repair - Minor - Activities include, but are not limited to: automotive and light truck repair, the retail sale of goods and services as an ancillary use of the building for automotive vehicles and light trucks (less than 6,000 lbs.), and the cleaning and washing of automotive vehicles. Uses typically include, but are not limited to, brake, muffler and tire shops, and automotive drive-through car washes. Heavier automotive repair, such as transmission and engine repair, and auto body shops, are not included. These repairs must occur inside the building, not outside.

2. Auto and Light Truck Repair - Major - Activities typically include, but are not limited to: automotive and light truck repair, heavy automotive and truck repair, such as transmission and engine repair, automotive painting and body work, and

the installation of major accessories. These repairs must occur inside the building, and not outside.

3. Custom Manufacturing and Assembly - Activities typically include, but are not limited to: manufacturing, processing, assembly, packaging, treatment, or fabrication of custom made products such as jewelry, furniture, art objects, clothing, instruments, and the on-site wholesale of the goods produced. Uses which produce odors, noise vibration or particulate which would adversely affect uses in the same structure or on the same site, are not permitted.

4. Light Manufacturing and Assembly - Activities typically include, but are not limited to: research and development, including laboratories, labor intensive manufacturing, assembly or repair processes which do not involve frequent truck trips (more than eight (8) truck trips daily) or the transport of large scale products. Uses which produce odors, noise, vibration or articulate which would adversely affect uses within the same structure or on the same site, are not permitted.

5. General Manufacturing and Assembly - Activities typically include, but are not limited to: manufacturing, compounding of materials, processing assembly, packaging, treatment of fabrication activities which may have frequent truck traffic or the transportation of large scale products. Not permitted within this, are uses which require massive structures outside the buildings, such as cranes or conveyor systems, or unscreened open air storage of large quantities of raw, semi-refined or finished products.

If a proposed use is not identified in the listed uses, but is substantially similar, the City Planner may deem the proposed use in substantial conformance with the intent of the plan. If a determination is made that it is necessary to apply for an amendment to the Specific Plan (see **Section 8, Amendment Process** of this document).

**5.3 Table of Building Standards**

**Lot Dimensions**

Minimum Parcel Size (except Open Space) .....	0.5 acre
Minimum Lot Width .....	100'
Minimum Lot Depth .....	100'
Minimum Driveway Width .....	26'

Maximum Lot Coverage (FAR) .....45%  
The dimensions of the Non-Recreational Open Space are as follows:  
Area Size.....0.58 acre  
Area Width.....60'  
Area Depth.....420.8'

**Building Heights/Setbacks**

Maximum Building Height\* 55'

**Notes:**

\* Building heights are calculated for finished floor grade to highest vertical structural point.

**Minimum Building Setback**

Milliken Avenue .....25'  
Southern Property Line.....25'  
Northern Property Line.....25'  
Western Property Line.....0'

**Minimum Parking/Landscape Setback**

Milliken Avenue.....15'  
Southern Property Line.....10'  
Northern Property Line.....10'  
Western property Line:.....0'  
No parking or landscaping due to conservation easement

**Note:**

**See Section 4.2 Landscaping Plan for more details.**

**5.4 Parking Requirements**

**1. Parking Standards**

Parking Standards shall adhere to the City of Ontario's Development Code

**2. Parking Stall Design**

Parking Stall design shall follow the requirements established per the City of Ontario's Development Code, Section 9-1.3035, and reads in part as follows:

Standard Industrial Stall ..... 9 feet x 19 feet  
Compact Stall ..... 8.5 feet x 17 feet  
(Compact car spaces can account  
for a maximum of 25% of the total  
parking spaces provided.)

Handicapped Stalls shall be regulated per the requirements set forth per the State of California, Title 24.

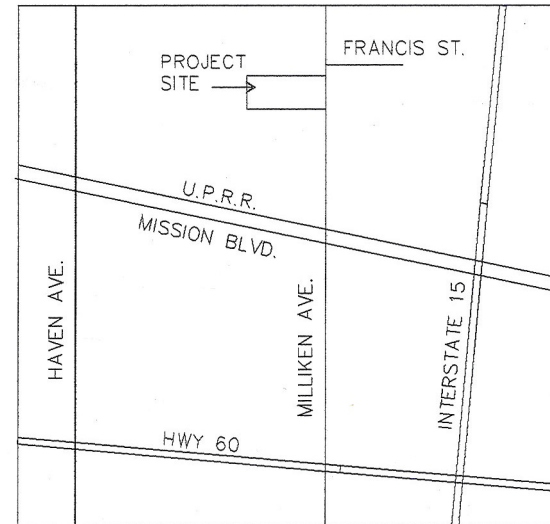
**3. Off Street Loading Spaces**

This development will abide by City of Ontario's Development Code.

**5.5 Sign Standards**

The South Milliken Avenue Specific Plan is proposing the following four types of signs: Tenant Identification Wall Signs, Building Address Signs, Parking Restrictions Signs, and Handicap Parking Signs. Signage is based on the following South Milliken Sign Program.

# SOUTH MILLIKEN SIGN PROGRAM



**Project Address:**

Ontario, CA

**Property Owner:**

Panattoni Development Company, LLC  
19600 Fairchild Road, Suite 285  
Ontario, California 92612-2514  
Tel 949-474-7830  
Fax 949-474-7833

**Program Designer**

***Promotional  
Signs***

20361 Hermana Circle  
Lake Forest CA 92630

# INDEX

Page Description	Project Sign Code	Page No.	Sign Location	Max. Quantity	Max. Sign Area (S.F.)	Max. Letter Height (Inches)	Logos Allowed?	Illum?
Title Page		1						
Sign Summary/Table of Contents		2						
Site Plan		3						
Elevations		4						
Tenant I.D. Wall Sign	<b>WT</b>	5a	Wall	1/Tenant	40.0	20	Yes	No
Building Address	<b>BA</b>	5b	Wall	1/Bldg Min.	N/A	1/Bldg	N/A	No
Parking Restrictions Sign	<b>P</b>	5c	Ground	1/Entrance	N/A	N/A	N/A	No
Handicapped Parking Signs	<b>H</b>	5d	Ground	1/Stall	N/A	N/A	N/A	No
Purpose and Intent		6a						
General Owner/Tenant Requirements		6a						
General Specifications		6a						
Prohibited Signs		6b						



20361 Hermana Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Date: August 28, 2003

## SIGN PROGRAM

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SOUTH MILLIKEN  
 Ontario, CA

\* May be further restricted by leasehold size - see elevations.



# SITE PLAN



**Promotional  
Signs**

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Fax: (949) 458-3530

Scale: 1" = 150'

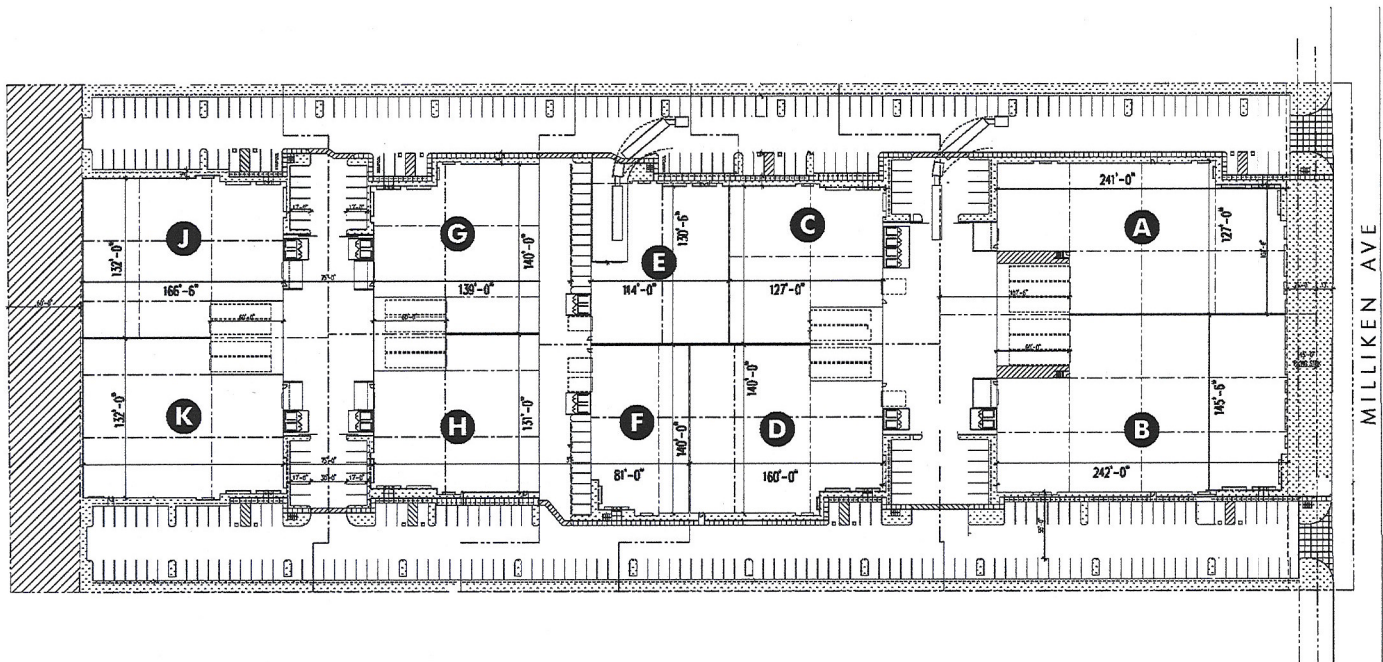
Date: August 28, 2003

## SIGN PROGRAM

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SOUTH MILLIKEN

Ontario, CA



# BUILDINGS A & B ELEVATIONS

**Promotional  
Signs**

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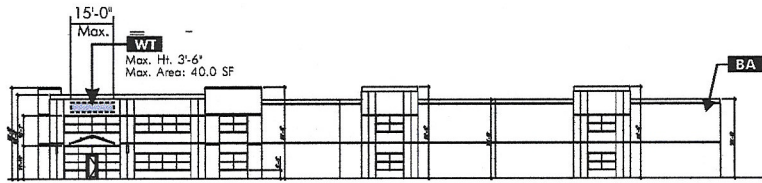
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Date: August 28, 2003

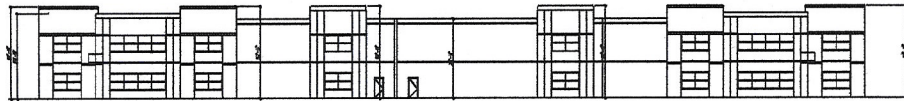
## SIGN PROGRAM

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SOUTH MILLIKEN  
Ontario, CA

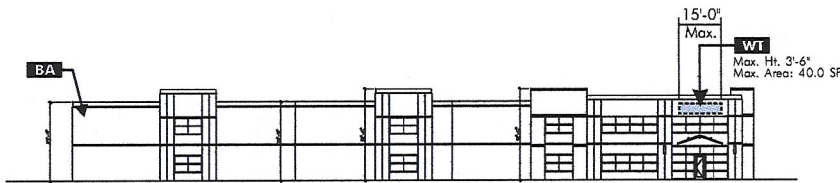


BUILDING 'A' NORTH ELEVATION



BUILDING 'A' EAST ELEVATION

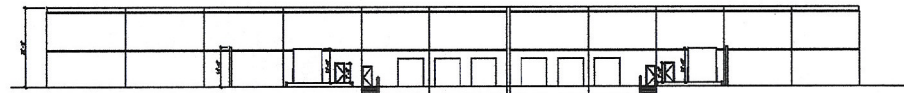
BUILDING 'B' EAST ELEVATION



BUILDING 'B' SOUTH ELEVATION

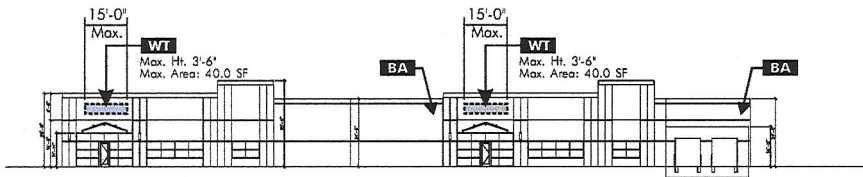
### SIGNAGE LEGEND:

- WT** = Tenant Wall Sign (See Page 5a)
- BA** = Building Address (See Page 5f)



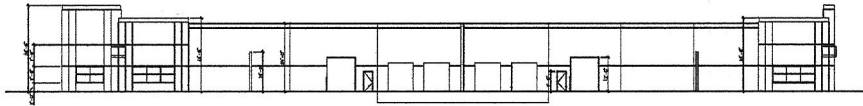
BUILDING 'A' WEST ELEVATION

BUILDING 'B' WEST ELEVATION



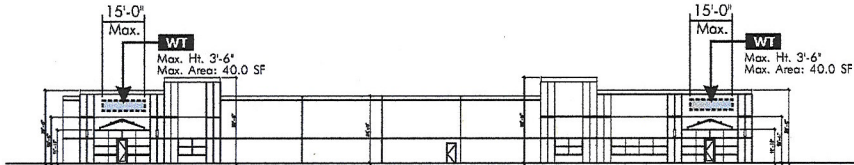
BUILDING 'C' NORTH ELEVATION

BUILDING 'E' NORTH ELEVATION



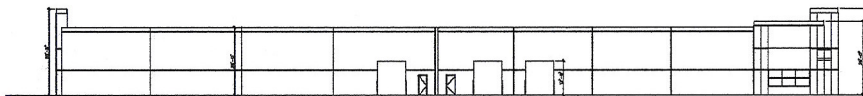
BUILDING 'D' EAST ELEVATION

BUILDING 'C' EAST ELEVATION



BUILDING 'F' SOUTH ELEVATION

BUILDING 'D' SOUTH ELEVATION



BUILDING 'E' WEST ELEVATION

BUILDING 'F' WEST ELEVATION

**SIGNAGE LEGEND:**

- WT** = Tenant Wall Sign (See Page 5a)
- BA** = Building Address (See Page 5f)

# BUILDINGS C, D, E, F ELEVATIONS

## Promotional Signs

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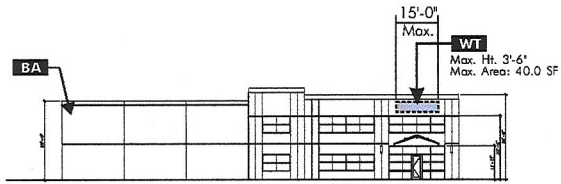
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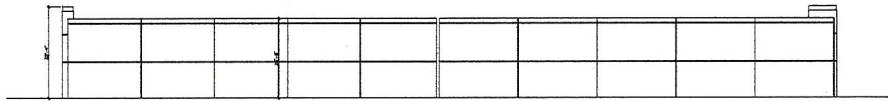
## SIGN PROGRAM

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SOUTH MILLIKEN  
Ontario, CA

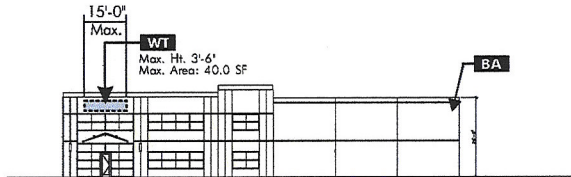


BUILDING 'G' NORTH ELEVATION

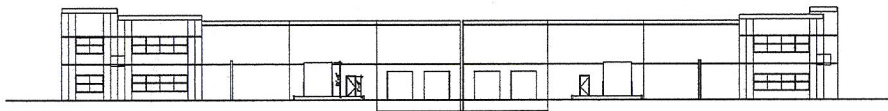


BUILDING 'H' EAST ELEVATION

BUILDING 'G' EAST ELEVATION



BUILDING 'H' NORTH ELEVATION



BUILDING 'G' WEST ELEVATION

BUILDING 'H' WEST ELEVATION

## BUILDINGS G, H ELEVATIONS

**Promotional  
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Scale: 1/64" = 1'-0"

Date: August 28, 2003

## SIGN PROGRAM

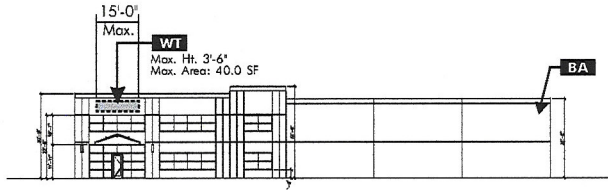
### SIGNAGE LEGEND:

- WT** = Tenant Wall Sign (See Page 5a)
- BA** = Building Address (See Page 5f)

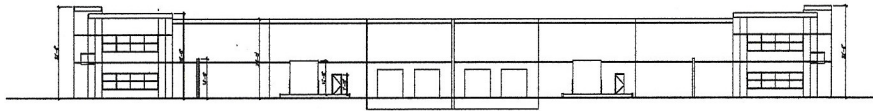
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SOUTH MILLIKEN

Ontario, CA

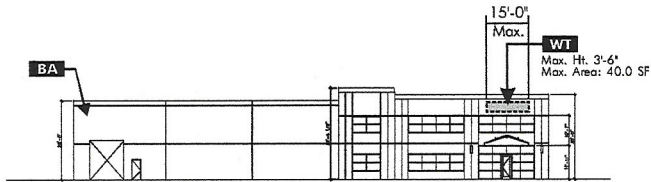


BUILDING 'J' NORTH ELEVATION

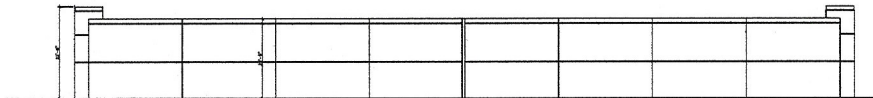


BUILDING 'K' EAST ELEVATION

BUILDING 'J' EAST ELEVATION



BUILDING 'K' SOUTH ELEVATION



BUILDING 'J' WEST ELEVATION

BUILDING 'K' WEST ELEVATION

NEW ELEVATIONS 8-22-03

## BUILDINGS J, K ELEVATIONS

**Promotional  
Signs**

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Date: August 28, 2003

## SIGN PROGRAM

### SIGNAGE LEGEND:

- WT** = Tenant Wall Sign (See Page 5a)
- BA** = Building Address (See Page 5f)

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Ontario, CA



### TENANT WALL SIGNS

Maximum Quantity: 1 per tenant, to be located above main entrance.

Maximum Sign Area: 40.0 square feet.

Maximum Letter Height: 20 inches.

Maximum Logo Height: 42 inches.

Maximum Stacked Copy Height: 42 inches. (Max. 2 lines of copy)

### SPECIFICATIONS:

Individual letters and optional logo emblem routed out of 1-1/2" thick foam with 1/8" thick adhered acrylic faces.

Color: Acrylic faces to be Black. Edges of foam to be painted Black. Any graphic detail or copy on logo face is to be high-performance White vinyl, not to exceed 50 percent coverage of face.

Font: Tenant's choice, pending Owner approval.

Installation: Letters / logo to be installed flush to concrete fascia using double sided tape and construction adhesive. No holes are to be drilled in wall for the purpose of WT sign installation.

## Bldgs A & B Tenant Wall Signs

Sign Type: **WT**

**Promotional  
Signs**

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Scale: No Scale

Date: August 28, 2003

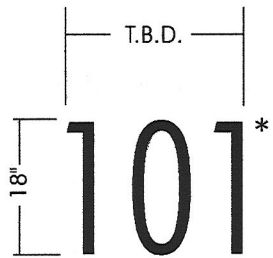
## SIGN PROGRAM

### Sign Specifications

## Page 5a

SOUTH MILLIKEN

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**BUILDING ADDRESS**

#### **BUILDING ADDRESSES**

Minimum Quantity: 1 per building.

#### SPECIFICATIONS:

Individual numerals routed out of 1/2" thick Black PVC.

Font: Futura Light Condensed.

Installation: Address be installed flush to concrete fascia using double sided tape and construction adhesive.

\* Actual addresses to be determined.

## **Building Address**

Sign Type: **BA**

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**Promotional  
Signs**

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Scale: 1/2" = 1'-0"

Date: August 28, 2003

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## **SIGN PROGRAM**

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### **Sign Specifications**

### **Page 5b**

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**SOUTH MILLIKEN**

**Ontario, CA**



Single-faced porcelain on steel non illuminated sign.

## Parking Regulatory Sign

Sign Type: **PR**

**Promotional Signs**

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Scale: 1" = 1'-0"

Date: August 28, 2003

## SIGN PROGRAM

Sign Specifications

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SOUTH MILLIKEN

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SIGN R99R12

Single-faced porcelain on steel non illuminated sign.

## Handicapped Parking Sign

Sign Type: **H**

**Promotional  
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Scale: 1-1/2" = 1'-0"

Date: August 28, 2003

## SIGN PROGRAM

Sign Specifications

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SOUTH MILLIKEN

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**A. PURPOSE AND INTENT**

The purpose of this sign program is to ensure that the signage at South Milliken reflects the integrity and overall aesthetic values of the Owner and the City of Ontario. Conformity with this program will be strictly enforced, and any non-conforming signs will be removed by the Owner at the expense of the tenant.

**B. GENERAL OWNER / TENANT REQUIREMENTS**

1. Prior to manufacture of any sign in the Center, the Tenant shall submit to Owner for written approval, two copies detailed drawings. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. This approval must be obtained prior to submittal to the City of Ontario.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Owner.
3. Prior to the install and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Ontario.
4. The tenant shall pay for all signs, related materials, and installation fees (including final inspection costs).
5. Tenant fascia signs will be limited to tenant's name, logo, and/or logotype. The use of brand name logos will not be allowed on the sign unless it is specifically included in the tenant D.B.A.
6. In the event a tenant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the tenant shall provide a blank panel for any freestanding sign he occupies.
7. Owner reserves the right to periodically hire an independent sign inspector, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Owner at Tenant's expense.
8. All tenant signs shall be installed prior to opening for business, only after City permits are secured.

9. Cooperative tenant advertising, signing or seasonal event signing will require a specialty event sign permit from the City of Ontario.

**C. GENERAL SPECIFICATIONS**

1. Sign sizes shall be limited to maximum widths shown on tenant's elevation, and also shall not exceed the general sizes outlined. Owner has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets this criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building codes.
4. Sign company to be fully licensed with the City and State and shall have full workman's compensation and general liability insurance.
5. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior).
6. Exposed hardware shall be finished in a manner consistent with quality fabrication practices.
7. Signs shall be placed in locations as shown on elevations with Owner approval.
8. All signs shall have its sign permit number, name of fabricator, and date of installation in a visible location.
9. Any tenant sign left thirty (30) days after vacating premises shall become the property of the Owner unless previous arrangements have been agreed upon by Owner and



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Date: August 28, 2003



**SIGN PROGRAM**



**Written Criteria**

**Page 6a**



**SOUTH MILLIKEN**

Ontario, CA

D. PROHIBITED SIGNS AND SIGN RESTRICTIONS

Prohibited Signs:

1. Signs Constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.
2. Signs in Proximity to Utility Lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of California are prohibited.
3. Signs within the public right-of-way except those required by law for traffic control, information and hazard identification.
4. Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for City identification signs.
5. Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.
6. Any advertising device involving animals and human beings.
7. Painted letters will not be permitted.
8. There shall be no rooftop signs.
9. There shall be no flashing, moving, or audible signs.
10. Signs must be architecturally compatible with the entire center and receive approval of Owner and City zoning, planning and building departments.
11. Vehicle Signs. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.
12. Light Bulb Strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Owner when the display is an integral part of the design character of the activity to which it relates.
13. Advertising devices/displays such as balloons, flags and pennants are prohibited.
14. Captive balloons such as blimps, hot air balloons, or similar devices are prohibited.



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## SIGN PROGRAM

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Written Criteria

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SOUTH MILLIKEN

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