

### **3.7 Public Services**

#### **Electrical Service**

As-built plans received from the electric company show an electric line on Greystone Drive. The project sponsor shall make appropriate arrangement with the electric company for electric service connection, possibly connecting to this existing line in Greystone Drive.

#### **Natural Gas Service**

The Southern California Gas Company provides natural gas service to the area. The gas company presently maintains a four-inch main on Mission Boulevard and Milliken Avenue and a three-inch line at Dupont Avenue. The project sponsor shall make appropriate arrangements with the gas company for gas service connection.

#### **Telephone Service**

Telephone service will be provided by General Telephone Company. The project sponsor shall make appropriate arrangements with the telephone company for telephone service connections.

## **4.0 DEVELOPMENT STANDARDS**

### **4.1 Permitted Land Uses**

#### **A. Wholesale Storage and Distribution**

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

#### **B. 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

### **4.2 Definitions of Land Use Types**

#### **A. 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 7, Amendment Process** of this document).

### **4.3 Table of Building Standards**

#### **Lot Dimensions**

Minimum Parcel Size .....	1 acre
Minimum Lot Width .....	175'
Minimum Lot Depth .....	175'
Minimum Driveway Width .....	26'
Maximum Lot Coverage (FAR) .....	55%

#### **Building Heights/Setbacks**

Maximum Building Height* .....	75'
Minimum Distance Between All Buildings .....	25'

#### **Minimum Building Setback**

Mission Boulevard .....	45'
Milliken Avenue .....	35'
Doubleday Avenue .....	25'
Dupont Avenue .....	25'
S.C. Edison Easement .....	25'
Southern Property Line .....	25'

#### **Notes:**

- Building heights are calculated for finished floor grade to highest vertical structural point.
- Per Planning Commission Resolution 2392, buildings shall front Mission Boulevard.

#### **Minimum Parking/Landscape Setback**

Mission Boulevard .....	20'
Milliken Avenue .....	10'
Doubleday Avenue .....	21'
Dupont Avenue .....	10'
South Property Line .....	5'

#### **Note:**

See Section 3.3, Landscape Plan for more details.

## **4.4 Parking Requirements**

### **1. Parking Standards**

Parking Standards shall adhere to the City of Ontario's Zoning Ordinance, Article 25, Off-Street Parking and Loading, Section 9-3.2500.

### **2. Parking Stall Design**

Parking Stall design shall follow the requirements established per the City of Ontario's Zoning Ordinance, Section 9-3.2525, 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 Zoning Ordinance, Section 9-3.2535 (c) for warehouse and other storage facilities and manufacturing plants, assembly plants and other industrial uses as follows:

One (1) space for buildings with a gross floor area of 5,000 to 30,000 square feet, plus one (1) space for each additional 30,000 square feet of gross floor area up to 120,000 square feet, plus such additional spaces as may be prescribed by the Planning Commission for buildings with a gross floor area of more than 120,000 square feet.

Development Standards for loading areas shall follow the requirements set forth in Section 9-3.2540 of the City of Ontario's Zoning Ordinance which states:

*"...Dimensions of each off-street loading space shall consist of a rectangular are not less than forty-five (45') feet long and twelve (12') feet wide and shall have overhead clearance of not less than fourteen (14') feet."*

## **4.5 Sign Standard**

The Bridgestone/Firestone Specific Plan is proposing the following four types of signs: Major Entry Monumentation, Minor Entry Monumentation, Building Identification, and Master Identification signs.

### ***Major Entry Monumentation***

One (1) sign is proposed at the corner of Mission Boulevard and Milliken Avenue. This entry monument shall be is scale with future structures, and harmonious in color, texture, and style with other neighboring monumentation within the general Industrial Park areas. The approximate size and architectural details of this sign are shown in **Exhibit 18**.

### ***Minor Entry Monumentation***

One (1) sign is proposed at the entrance to the Bridgestone/Firestone Industrial Park from Mission Boulevard. However, if development determines the need for additional Minor Entry Monumentation, this would be allowed at the Doubleday Avenue and Dupont Avenue driveway entrances. One other possible location for a Minor Entry Monumentation sign is at a right in driveway off of Milliken Avenue. This monument will incorporate the same colors, textures, and style of the Major Entry Monument, but will differ in scale and intensity. The approximate size and architectural detail of these signs are shown on **Exhibit 20**.

### ***Building Identification***

One (1) sign is proposed for each building. This sign shall be mounted on the face(s) of the building and will identify the building or the major building tenant. The following guidelines for sign area are taken from Section 9-3.2665 of the City of Ontario's Zoning Ordinance:

The total permitted sign area for Building Identification Signs may be calculated in any one of the following ways, but shall not exceed 200 square feet. The minimum sign area may be twenty (20) square feet:

- a. One square foot of sign area for each foot of width of the front elevation of the building it identifies;
- b. If the building is on a corner lot, one square foot of sign area for each foot of width of the front and street side elevations of the building;

### ***Master Identification Sign***

One (1) sign identifying tenants within the developed complex, with an area of not more than 150 square feet on a planned industrial development site.

### **General Sign Guidelines**

- All signs should be compatible in color, texture, and style of architectural design of the building, and be of a high quality fabrication.
- All signs shall conform to appropriate building and electrical codes, and bear the U.L. label if illuminated.
- All electrical service to any sign shall be fully concealed. Exposed raceways are prohibited.
- No signs shall be located above the top cap of any building.
- No signs shall have blinking or moving lights, or parts or simulating movement.
- All signs shall be reviewed and approved by the City of Ontario's Development Advisory Agency.