

ONTARIO/SIGNAL COMMERCENTRE SPECIFIC PLAN

IV. LAND USE PLAN AND DEVELOPMENT STANDARDS

Industrial Park is the exclusive land use within the Ontario/Signal Commercentre. The Industrial Park development standards have been established to create a design "bridge" in context with surrounding Industrial and Business Park areas. This consistency is accomplished by enhancing the Ontario/Signal Commercentre's architectural standards for exterior elevations adjacent to Mission Boulevard and Archibald Avenue.

The net Industrial Park acreage within the Signal Commercentre is 43.24, with the remaining 7.47 acres being utilized for public rights-of-way. Parcel Map 11861 for the site has been filed for review with the City of Ontario.

TABLE IV-1

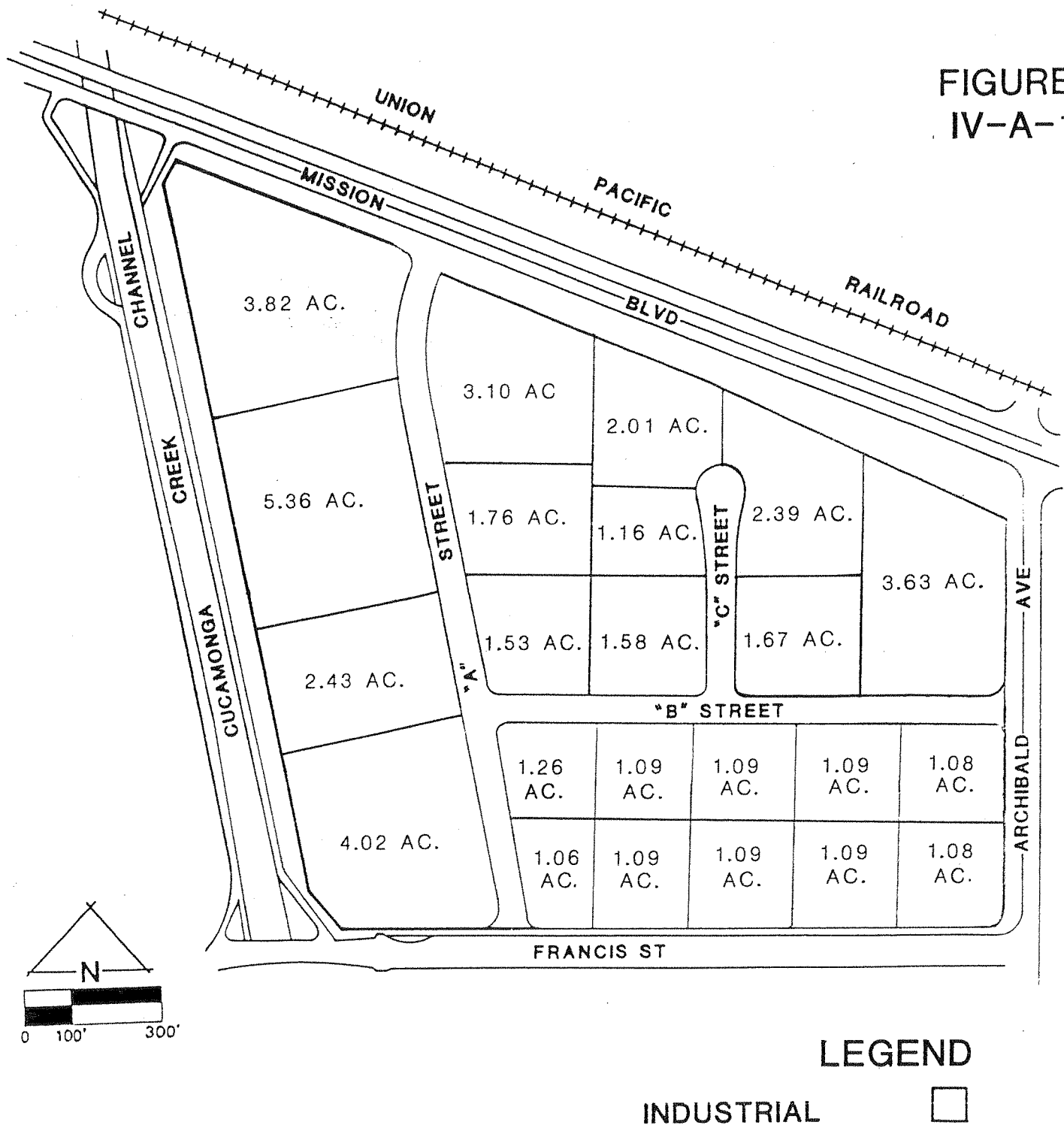
LAND USE SUMMARY

<u>LAND USE TYPE</u>	<u>ACREAGE</u>	<u>SQUARE FOOTAGE</u>
Industrial Park	43.24	1,883,534
Street R.O.W.	7.47	325,393
TOTALS	50.71	2,208,927

<u>Land Use</u>	<u>Acreage</u>	<u>Max. Bldg. Coverage</u>	<u>Stories Height</u>	<u>Max. Bldg. Square Footage</u>
IP	43.24	45%	1-2	847,590

LAND USE

FIGURE
IV-A-1



PLANNING
NETWORK

2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

A. INDUSTRIAL PARK

1. Purpose

The purpose of the Industrial Park land use category is to provide for the development of one to two story industrial buildings incorporating such use types as corporate manufacturing, research and development, and multi-tenant industrial.

The Industrial Park category will also include various administrative business offices and commercial uses which are complimentary to the primarily industrial function of the Specific Plan area.

2. Permitted Uses

The following uses shall be permitted within the Industrial Park land use category:

Manufacturing and Assembly Uses, including:

- a. Automotive and light truck repair - minor
- b. Automotive and light truck repair - major
- c. Custom manufacturing and assembly
- d. Light manufacturing and assembly
- e. General manufacturing and assembly

Wholesale, Storage, and Distribution Uses, including:

- a. Light wholesale, storage, and distribution

Commercial Uses, including:

- a. Automotive fleet storage
- b. Automotive rental agencies
- c. Building maintenance services
- d. Building supplies, wholesaling and conditional retail
- e. Communication services
- f. Laundry services
- g. Repair services

- h. Administrative and professional offices to support on-going operations which are otherwise permitted within areas designated Industrial Park (Maximum 15%).
- i. Retail sales of goods produced or warehoused onsite (maximum 15%)
- j. Caretaker's residence where 24 hour surveillance is necessary (maximum 1,000 square feet)
- k. Public facilities and utilities

3. Conditional Uses

The following uses shall be subject to review by the City Planner prior to site plan approval or issuance of a business license to ensure that parking, access, and/or any other factors associated with the proposed use or location are adequately addressed and that any potential proposals associated with same are adequately resolved.

- a. Durable goods; wholesale
- b. Fast food sales
- c. Health clubs and spas
- d. Medical and health care facilities
- e. General wholesale, storage, and distribution

4. Prohibited Uses

Uses other than those specifically listed above shall be prohibited, unless it is determined by the Planning Commission that the use is similar to and of no greater intensity than, the permitted and conditional uses listed herein.

B. DEFINITIONS OF LAND USE TYPES

1. Manufacturing and Assembly

Automotive and Light Truck Repair - Minor

Activities include, but are not limited to, automotive and light truck repair, the retail sales of goods and services for automotive vehicles and light trucks (less than 6,000 pounds), and the cleaning and washing of automotive vehicles. Uses typically include, but are not limited to; brake, muffler, tire shops, and automotive drive-through washes. Heavier automobile repair such as transmission and engine repair and automotive body shops are not included.

Automotive and Light Truck Repair - Major

Activities typically include, but are not limited to, automotive and light truck repair such as transmission and engine repair, automotive painting and body work, and the installation of major accessories.

Custom Manufacturing and Assembly

Activities typically include, but are not limited to; manufacturing, processing, assembling, packaging, treatment or fabrication of custom made products such as jewelry, furniture, art objects, clothing, instruments, and the onsite wholesale of the goods produced. The uses shall not produce odors, noise, vibration, or particulates which could adversely affect other uses in the same structure, the same site, or adjacent sites.

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 daily truck trips), or the utilization of public streets for the transport of over-size (large load) products. The activities shall not produce odors, noise, vibration, or particulates which could adversely affect other uses within the same structure, the same site, or adjacent sites.

General Manufacturing and Assembly

Activities typically include, but are not limited to, manufacturing, compounding of materials, processing, assembly, packaging, treatment, or fabrication activities which may have frequent truck traffic or the transportation of over-size for streets product. Not permitted within this area are uses which require massive structures outside of buildings such as cranes and conveyers, or unscreened open air storage.

2. Wholesale, Storage, and Distribution

Light Wholesale, Storage, and Distribution

Activities typically include, but are not limited to; wholesaling, storage, and warehousing services within enclosed buildings, storage and wholesale to retailers from the premises of finished goods. Excluded are trucking services and terminals, storage and wholesaling of unfinished, raw, or semi-refined products requiring further processing, fabrication, or manufacturing; and outdoor storage.

General Wholesale, Storage, and Distribution

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

3. Commercial

Administrative and Professional Offices

Activities typically include, but are not limited to executive management, administrative or clerical uses of private and public firms to support the associated on-site industrial use.

Automotive Fleet Storage

Activities typically include, but are not limited to; the storage of vehicles used regularly in business operations and not available for sale on site. Such uses typically include, but are not limited to; overnight storage of rental cars, mobile catering trucks, and taxi cabs.

Automotive Rental Agencies

Activities typically include, but are not limited to; the rental from the premises of motor vehicles, with the provision for incidental maintenance services.

Building Maintenance Services

Activities typically include, but are not limited to; maintenance and custodial services, window cleaning services, disinfecting and exterminating services, and janitorial services.

Building Supplies - Wholesale, Limited Retail

Activities typically include, but are not limited to; the wholesale and limited retail sales or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, lumber, and hardware. Outdoor storage may be permitted if approved on site plan and fully screened.

Communication Services

Activities typically include, but are not limited to; broadcasting and other information relay services accomplished primarily through the use of electronic and telephonic mechanisms. Uses typically include, but are not limited to; television and radio studios, telegraph, and FAX offices.

Durable Goods Sales, Wholesale

Activities typically include, but are not limited to; the wholesale from premises of durable goods such as; furniture, piano and organ, major appliances, and carpet and flooring.

Durable Goods Sales, Retail

Activities typically include, but are not limited to; the retail sales from premises of durable goods such as; furniture, piano and organ, major appliances, and carpet and flooring.

Fast Food Sales

Activities include, but are not limited to; the retail sale from the premises of easily prepared foods and beverages such as; hamburgers, hotdogs, chicken, and tacos for either on-site or off-site consumption. Uses may include drive-in type restaurants.

Laundry Services

Activities include, but are not limited to; institutional or commercial linen supply and laundry services, dry cleaning plants, rug cleaning, and diaper service laundries.

Health Clubs and Spas

Activities typically include, but are not limited to; sport and health related activities performed either indoors or outdoors. Uses typically include, but are not limited to, health clubs, spas, gyms, and racquet clubs.

Medical and Health Care Facilities

Activities typically include, but are not limited to; therapeutic, preventive, or correctional personal treatment by physicians, dentists, and other medical practitioners, as well as the provision of medical testing and analysis services.

Repair Services

Activities typically include, but are not limited to; the indoor repair of materials such as, appliances, furniture, durable goods, and electronics.

C. GENERAL DEVELOPMENT STANDARDS

The regulations and criteria included as Sections C, D, and E establish minimum development standards for projects within the Ontario/Signal Commercentre. These regulations are intended to supersede applicable provisions of the City of Ontario Zoning Ordinance.

The following general provisions shall apply to all development within Ontario/Signal Commercentre.

1. General Plan Consistency

Implementation of the Ontario/Signal Commercentre Specific Plan is intended to carry out the goals and policies contained in the City of Ontario General Plan in a logical and aesthetic manner. All development within Ontario/Signal Commercentre shall therefore be consistent with the provisions of the Ontario General Plan.

2. Relationship of Specific Plan Development Standards to the Ontario Zoning Ordinance

Development standards and criteria contained in this document will supplement and replace those of the City of Ontario Zoning Ordinance. Any standards or land use proposals not specifically covered herein shall be subject to the established regulations, standards, and specifications of the City of Ontario. Unless otherwise specifically approved as part of this specific plan, all off-site improvements shall be subject to the City of Ontario's policies and standards in effect at the time improvement plans are submitted.

If any provision of this document conflicts with the regulations of the Ontario Zoning Ordinance, the provisions of this document shall take precedence.

3. Conformance to Uniform Building and Fire Codes

All construction within Ontario/Signal Commercentre shall be in compliance with the Uniform Building Code, Uniform Fire Code, Air Quality Standards, and all other ordinances adopted by the City pertaining to construction and safety features. All other City standards and policies shall apply as established at the time of submittal.

4. Minor Adjustments

Minor adjustments to the design guidelines and criteria contained herein may be approved administratively by the City Planner in order to achieve superior design solutions. Minor adjustments shall be defined as site specific modifications including, but not limited to, granting of reciprocal sideyards, relocation of parking and loading areas, and the substitution of building materials. Such adjustments will require approval by the City Planner and the Development Advisory Board.

5. Landscaping

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

- a. Permanent automatic irrigation facilities shall be provided in all landscaped areas.
- b. Prior to the issuance of building permits, a landscape and irrigation plan in conformance with the Ontario/Signal Commercentre Specific Plan shall be submitted to the Public Facilities Development Coordinator for review and approval.

6. Parking

All development will be required to meet the off-street parking standards of the Ontario Municipal Code, included in Appendix B.

7. Safety Regulations

a. Fire Protection

Fire protection and paramedic services will be provided by the City of Ontario Fire Department. Fire Stations Three (Parco & Francis), Six (Haven & SR 60), and Seven (Jurupa and Vintage) are locationally favorable for first-in response to the site. Water flow is adequate on site for the proposed size and type of construction. All structures will be adequately sprinklered to the satisfaction of the Fire Department. The estimated response time to the site is three to four minutes. The project sponsor shall pay all assessments for fire protection as required.

b. Police Protection Services

Police protection will be provided by the Ontario Police Department, with air surveillance provided by the San Bernardino County Sheriff Department's helicopter

patrol until such time the City of Ontario Air Patrol is in operation. In addition to the requirements of the Ontario Municipal Code and public safety-related guidelines contained elsewhere in this document, the following shall apply:

- o All individual developments within the Ontario/Signal Commercentre Specific Plan area shall meet the requirements of the City of Ontario Fire and Police Departments, including, but not limited to adequate access for emergency vehicles, provision of security hardware, and on-site fire suppression systems.

8. Covenants, Conditions and Restrictions

A declaration of covenants, conditions and restrictions has been established for the Ontario/Signal Commercentre. These CC&R's shall be approved by the City Attorney prior to the final approval of the subdivision map. The property owners' association shall follow maintenance standards as approved by the City of Ontario and this Specific Plan (Appendix D).

D. INDUSTRIAL PARK DEVELOPMENT STANDARDS

1. Minimum Parcel Size: 1.00 acre
2. Maximum Building Height 40 feet or 2 stories.
3. Minimum Building Setbacks Refer to Table IV-D-1
4. Minimum Parking Setbacks Refer to Table IV-D-1
5. Parking Requirement Per City of Ontario Parking Standards. (See Appendix B).
6. Landscape Requirements
 - a. Minimum landscape coverage shall be fifteen percent (15%) of net parcel area.
 - b. The front and exterior parking setback areas shall be 100% landscaped.
 - c. All parking visible from any public street must be shielded by bermed mounding planted with trees, shrubs and groundcover.
 - d. Maximum 10 cars between finger type planters, minimum 5' wide for parking areas.
 - e. All landscaped areas to be delineated with minimum 6" concrete curb.
 - f. Front and exterior side building elevations shall be softened by a 10 foot landscaped area.
 - g. Ten foot interior side parking setback shall be 100% landscaped.
 - h. Lots adjacent to the westerly 15' City owned strip parcel shall landscape said parcel and may utilize 10' of the landscaping for minimum landscape percentage calculations.
 - i. All parking setbacks shall be fully landscaped.

Define net

not interior side

when parking about 10'

what is this? →

TABLE IV-D-1

**BUILDING AND PARKING SETBACK SUMMARY
INDUSTRIAL PARK**

	BUILDING	PARKING
MISSION BOULEVARD		
Front:	45'	20'
Exterior Side:	Use the exterior street's frontage setback	
Interior Side:	0'	20'
Other Side:	10'	20'
Rear:	0'	20'
ARCHIBALD AVENUE		
Front:	45'	13'
Exterior Side:	Use the exterior street's frontage setback	
Interior Side:	0'	10'
Other Side:	10'	10'
Rear:	0'	0'
FRANCIS STREET		
Front:	34'	8'
Exterior Side:	Use the exterior street's frontage setback	
Interior Side:	0'	10'
Other Side:	10'	10'
Rear:	0'	0'
A STREET		
Front:	30'	10'
Exterior Side:	Use the exterior street's frontage setback	
Interior Side:	0'	10'
Other Side:	10'	10'
Rear:	0'	0'
B & C STREETS		
Front:	25'	10'
Exterior Side:	Use the exterior street's frontage setback	
Interior Side:	0'	10'
Other Side:	10'	10'
Rear:	0'	0'

All setbacks shall be measured from property line.

Sidyard parking setbacks may be reduced to 0' if designed as reciprocal parking and access with the adjacent property.

7. Loading Areas

- a. Loading areas shall be designed to provide adequate area for backing and maneuvering on-site and not onto or from a public street.
- b. Loading areas shall not encroach into parking setbacks.
- c. All loading areas shall be screened from public rights-of-way and public areas of adjacent parcels.
- d. Buildings should be designed per the conceptual site plans shown in Figures IV-D-1 and IV-D-2 which show loading areas located to the side or rear of the buildings.
- e. Where loading doors front a public street, roll-up doors and openings in the screen wall shall be positioned such that the doors are not visible from the street.
- f. All loading areas fronting a public street shall be screened by a combination of screen walls, ornamental landscaping, and/or portions of the building such that the roll-up doors are not visible from the public street.
- g. Loading doors fronting a public street shall not be closer than 105' from the front property line.
- h. A sight-line analysis shall be required with all development applications, and shall demonstrate that all roll-up doors are screened from view from public streets. (See diagram in Figure IV-D-3).

8. Outdoor Storage

- a. Unless approved in writing by the City Planner, no materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored upon a site except inside a closed building or behind a visual barrier screening such materials, supplies, or vehicles so as not to be visible from public rights-of-way or adjacent properties.

- b. Any storage areas screened by visual barriers shall be located upon the rear portion of a site, unless otherwise approved in writing by the City Planner. No storage areas may extend into the required setback area.
- c. All storage screening shall be a minimum of 8 feet in height. No materials shall be stored higher than the screening wall.
- d. All storage areas adjacent to a public street shall be screened by a concrete screen wall and ornamental landscaping.
- e. Location of outdoor storage areas shall be shown on the development site plan and shall be subject to approval by the City of Ontario Development Advisory Board.

9. Exterior Building Materials

- a. All building improvements, with the exception of trim and minor architectural features, shall be constructed of masonry, concrete, glass, or other material approved by the City Planner (no precision block).

10. Roofing and Rooftop Equipment

- a. Opaque screening shall be provided to conceal all rooftop equipment.
- b. Unless roofing materials are a part of the design element, the ridge line elevation shall not exceed the parapet elevation.
- c. All mechanical equipment on top of the roof shall be painted to blend with the building and roofing materials.

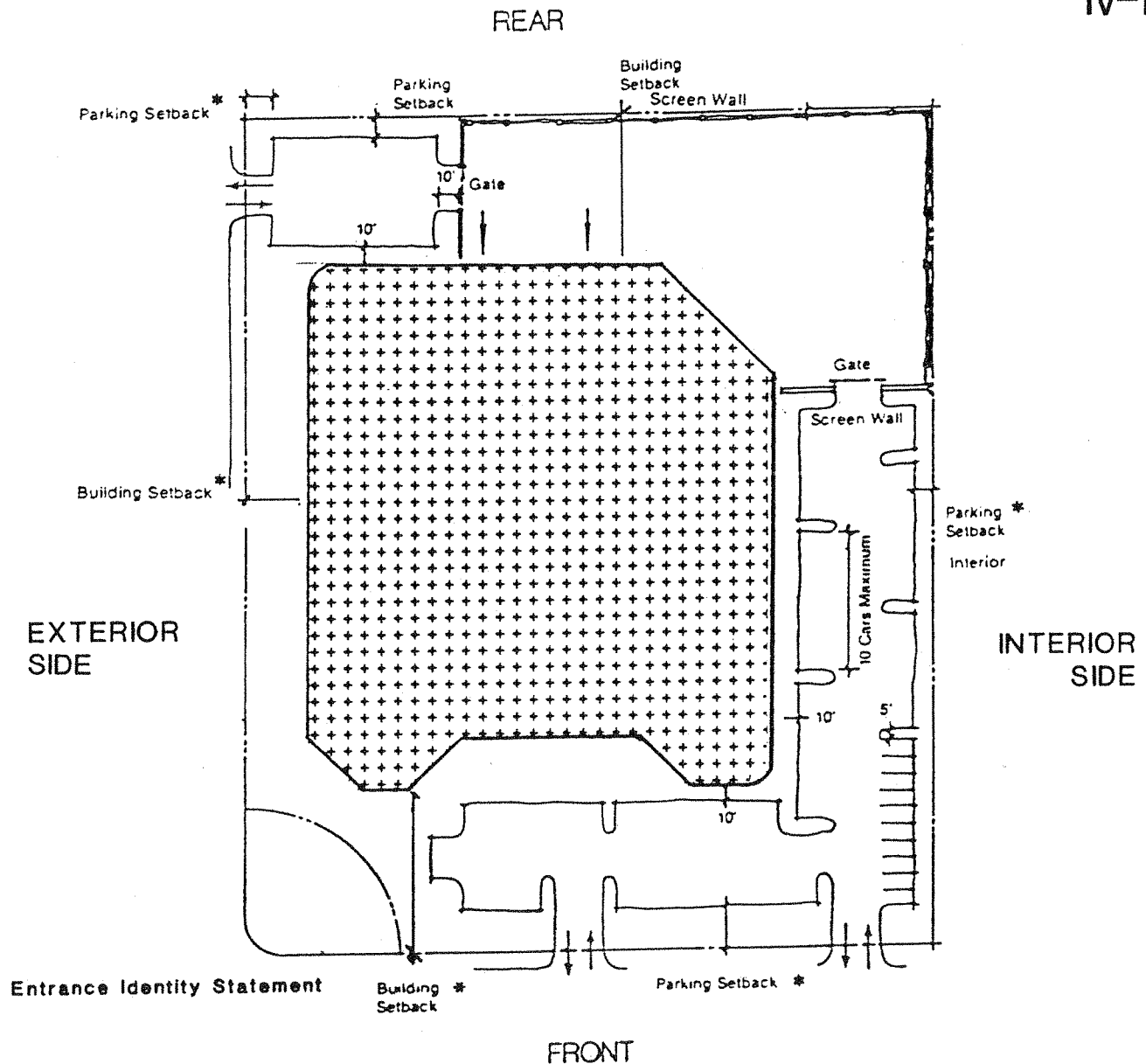
11. Signage

All signs shall be subject to the provisions of the Master Signage Plan and will require the approval of the City Planner (Refer to Table VI-A-1)

INDUSTRIAL

(Corner Parcel)

FIGURE
IV-D-1



* Landscape
Easement Varies
See Master Plan

LEGEND



Building

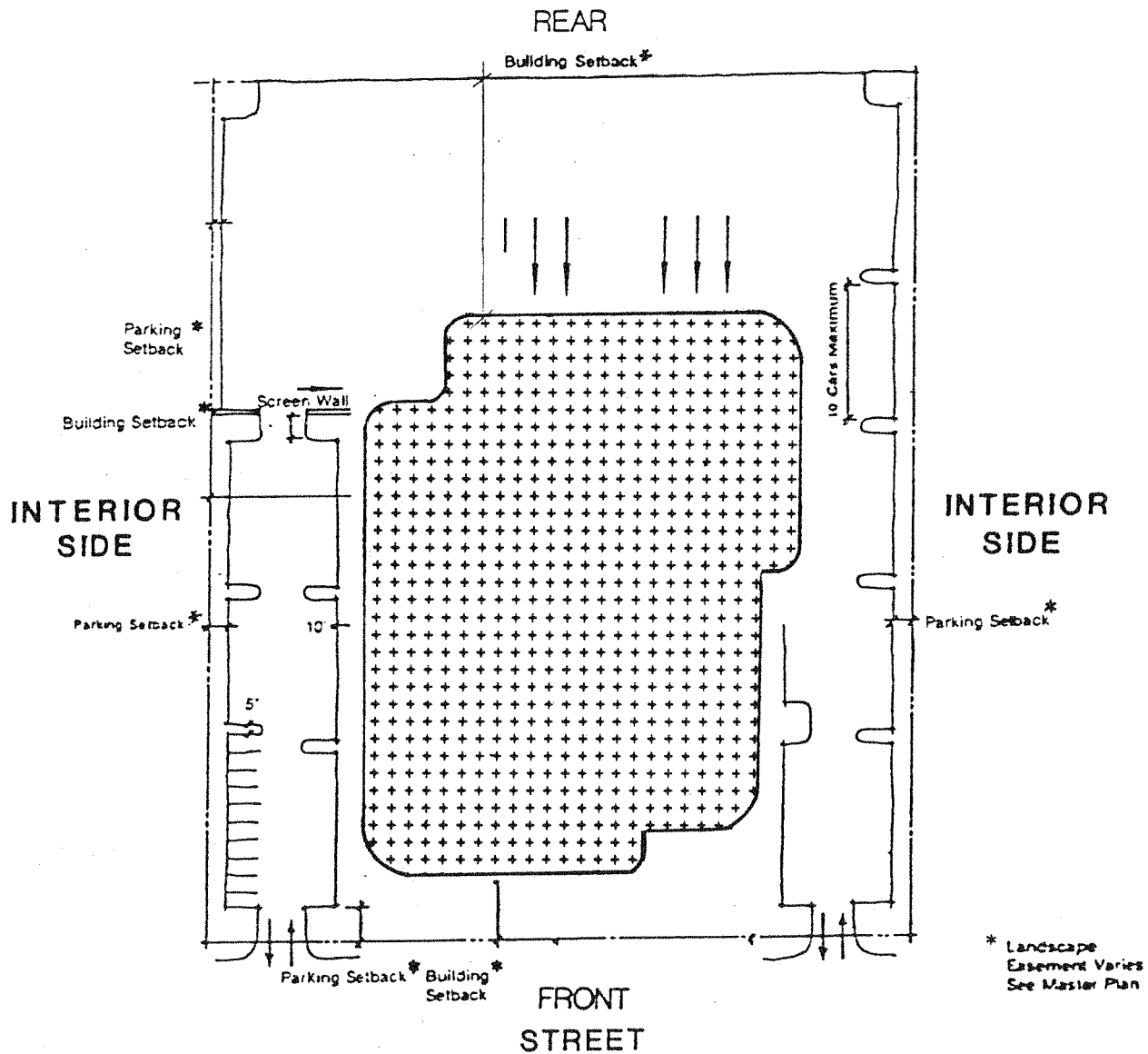
PLANNING
NETWORK

2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

INDUSTRIAL

(Interior Parcel)

FIGURE
IV-D-2



LEGEND



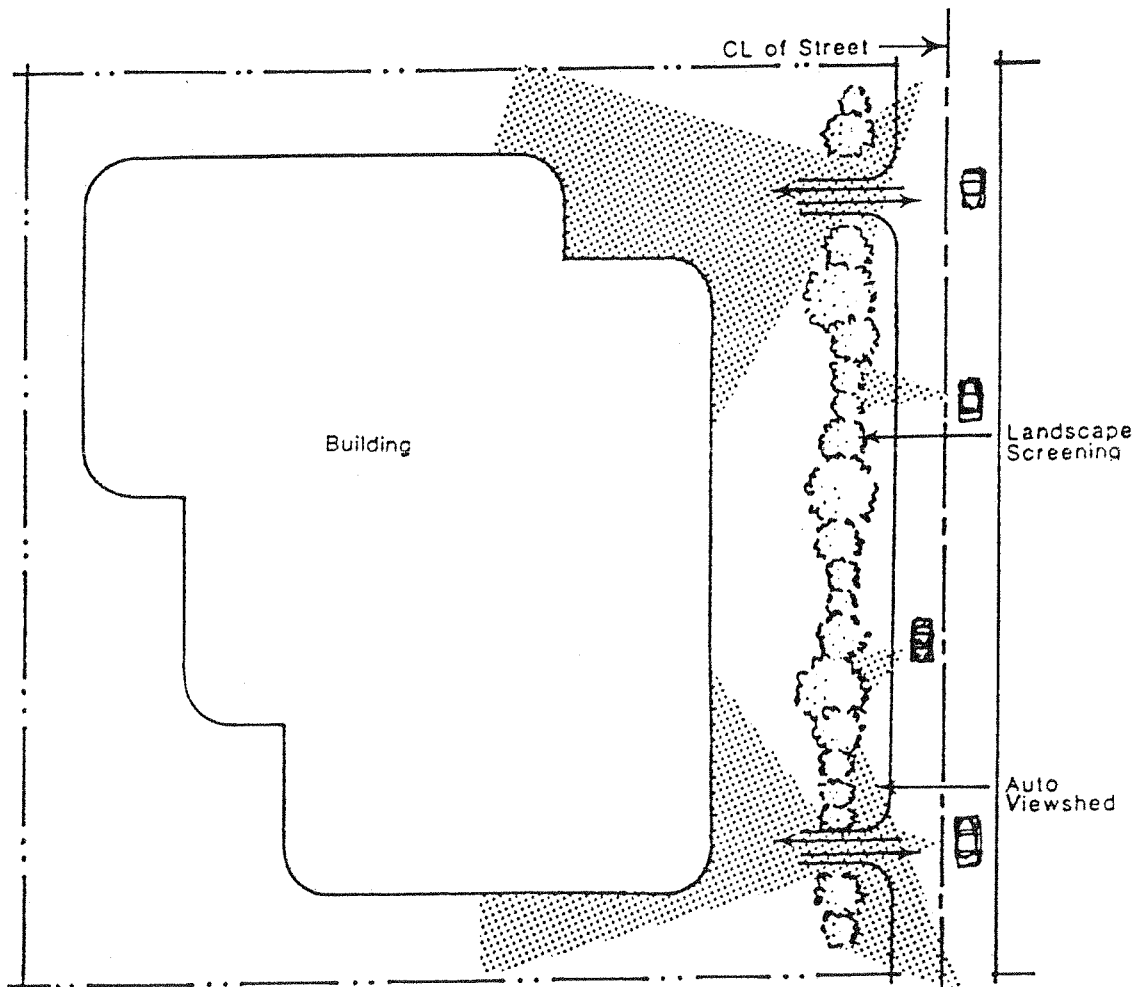
Building

PLANNING
NETWORK

2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

SIGHT LINE ANALYSIS

FIGURE
IV-D-3



LEGEND



View Corridors

PLANNING
NETWORK

2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

E. SOUND ATTENUATION CRITERIA

The City of Ontario has adopted within their General Plan maximum interior sound levels from the State of California Department of Health, Office of Noise Control. (Noise Element guidelines, Feb. 1976). The following is a table reflecting those sound levels. As the project site is in close proximity to the Union Pacific Railroad and Mission Boulevard, sound attenuation measures may need to be implemented for interior spaces. An acoustical analysis maybe required prior to the approval of the site plans.

The maximum interior sound level criteria have been established as shown in Table IV-F-1

TABLE IV-F-1

MAXIMUM INTERIOR NOISE LEVELS, NON-RESIDENTIAL CONSTRUCTION

Noise levels during the hours from 7 a.m. to 7 p.m. which shall not be exceeded for the interior areas of the project are as follows:

Use	Sound Level, LEQ
Private Offices	40-50 dBA
General Offices, Reception, Typing, Clerical	45-55
Banks, Retail Stores	50-55
Other Uses and Areas for Manufacturing, Assembly Testing, etc.	55-65

(Where LEQ is the Energy Equivalent Sound Level during the hours 7 a.m. to 7 p.m.)

F. DUST CONTROL

As the project is situated within the San Bernardino County Dust Control District, the provisions of County ordinance 2069 must be followed (Appendix C).

G. MISSION BOULEVARD DEVELOPMENT CRITERIA

The City of Ontario has established standards for regulating development adjacent to Mission Boulevard. These standards have been adopted by the Ontario Planning Commission, Resolution No. 2392, May 27, 1980, and shall apply to elevations adjacent to Mission Boulevard within the Ontario/Signal Commercentre.

1. Building Orientation

a. All buildings shall face the Boulevard, except where the Boulevard is substantially elevated.

b. The size, height, number and type of on-premise signs shall be the minimum necessary for identification pursuant to the Ontario/Signal Commercentre Specific Plan Master Signage Plan.

c. Overhead doors, garages, or loading zones shall be placed facing away from view of the Boulevard.

d. All mechanical equipment shall be screened from public view.

To implement the established Resolution, all structures located adjacent to Mission Boulevard shall incorporate additional architectural articulation along the Mission Boulevard elevation. This articulation shall be of design and material quality normally associated with a structure's primary frontage, and shall incorporate a significant pedestrian access to the structure within the Mission Boulevard frontage or on a corner of the frontage which is visible from Mission. The frontage shall also incorporate features such as surface plane variation, trellis areas, theme walls, materials variation, and similar detail to avoid non-descript, imposing elevations along Mission Boulevard.

2. Landscaping

a. Not less than 20 feet of landscaping, measured from the public right-of-way, shall be provided and permanently maintained.

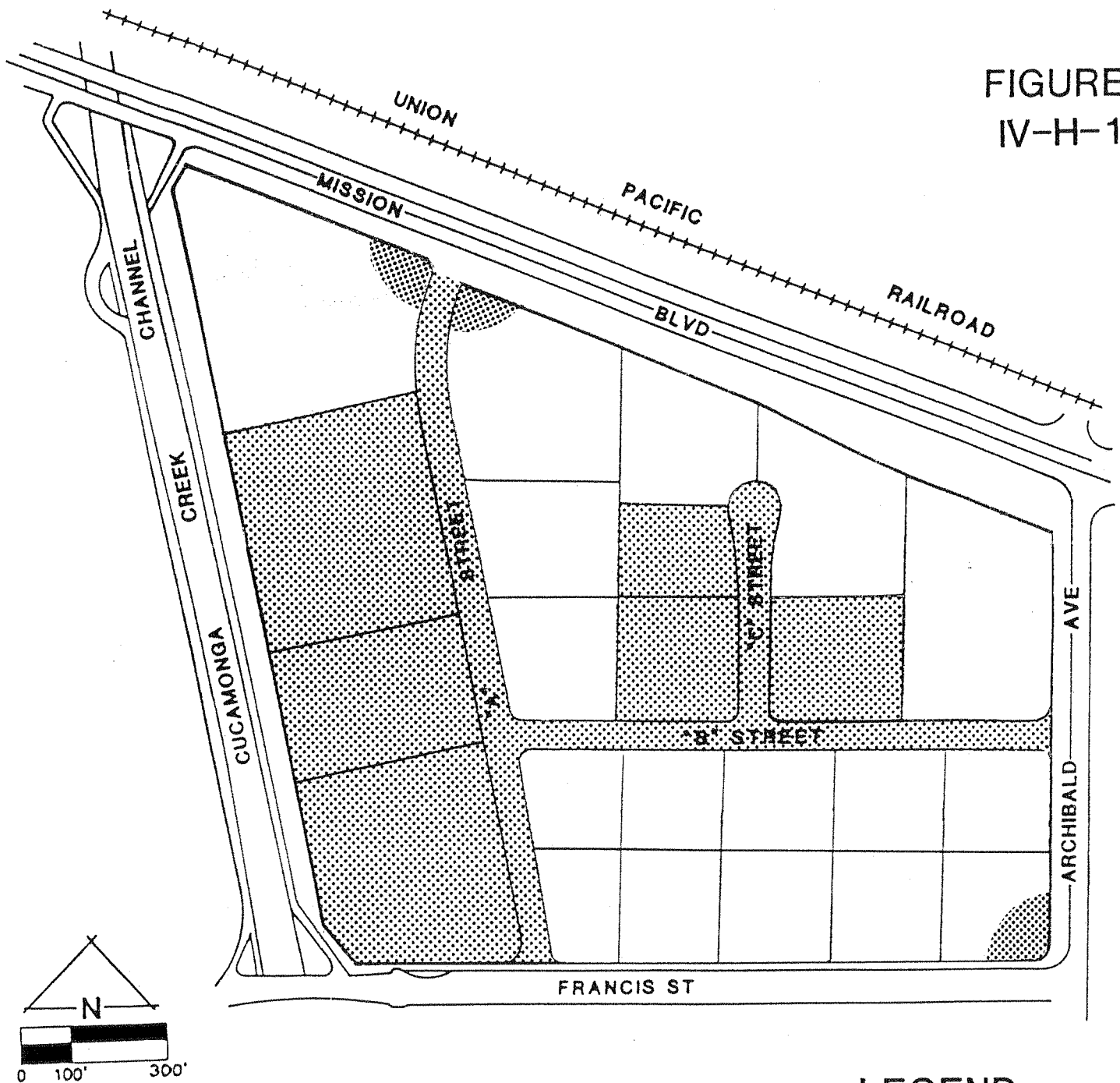
b. Proposed development should be designed to preserve existing stands of trees wherever practical.

H. PHASING

The entire project's infrastructure, grading, and entry identity statement landscaping will be installed as part of Phase 1 development. Six structures will also be constructed within this Phase (See Figure IV-H-1). Phase 1 development will commence upon the approval of this Specific Plan. Future development will proceed as per market demands. Vacant parcels will be hydroseeded to bind the soil, thereby preventing soil migration in high winds.

PHASING

FIGURE
IV-H-1



LEGEND

Phase One



INCLUDES PROJECT
ENTRY STATEMENTS

PLANNING
NETWORK

2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8