

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

Site Uses

The proposed development standards for the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan have been designed to allow for future flexibility in determining specific land uses and their intensity, so that as market demands change over time, the project can respond to those changes. This Section includes the development standards and guidelines for all new development within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area.

The CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area is intended to be used for a regional commercial center surrounded by retail, offices, and support commercial uses.

The following matrix establishes the uses which are permitted within the two land use categories within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area: Regional Commercial Center and Commercial/Office. The regulations contained in this Section apply not only to the primary use of property within the Specific Plan area, but also to each accessory and support use.

■ = Permitted Use

All other uses not listed as permitted are prohibited unless a finding is made by the Planning Commission that the proposed use is consistent with the purpose and intent of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan, and is similar to, and no more objectionable to the public health, safety, and welfare than uses which are permitted within the land use category in which the use is proposed. Such determination shall be made by resolution of the Planning Commission, after which such other use shall be regarded as being permitted.

Notes for Table V-1 are to be found on Page V-7.



**CALIFORNIA
COMMERCE
CENTER NORTH**
GATEWAY PLAZA
WAGNER PROPERTIES
SPECIFIC PLAN
LAND USE CATEGORIES

LEGEND

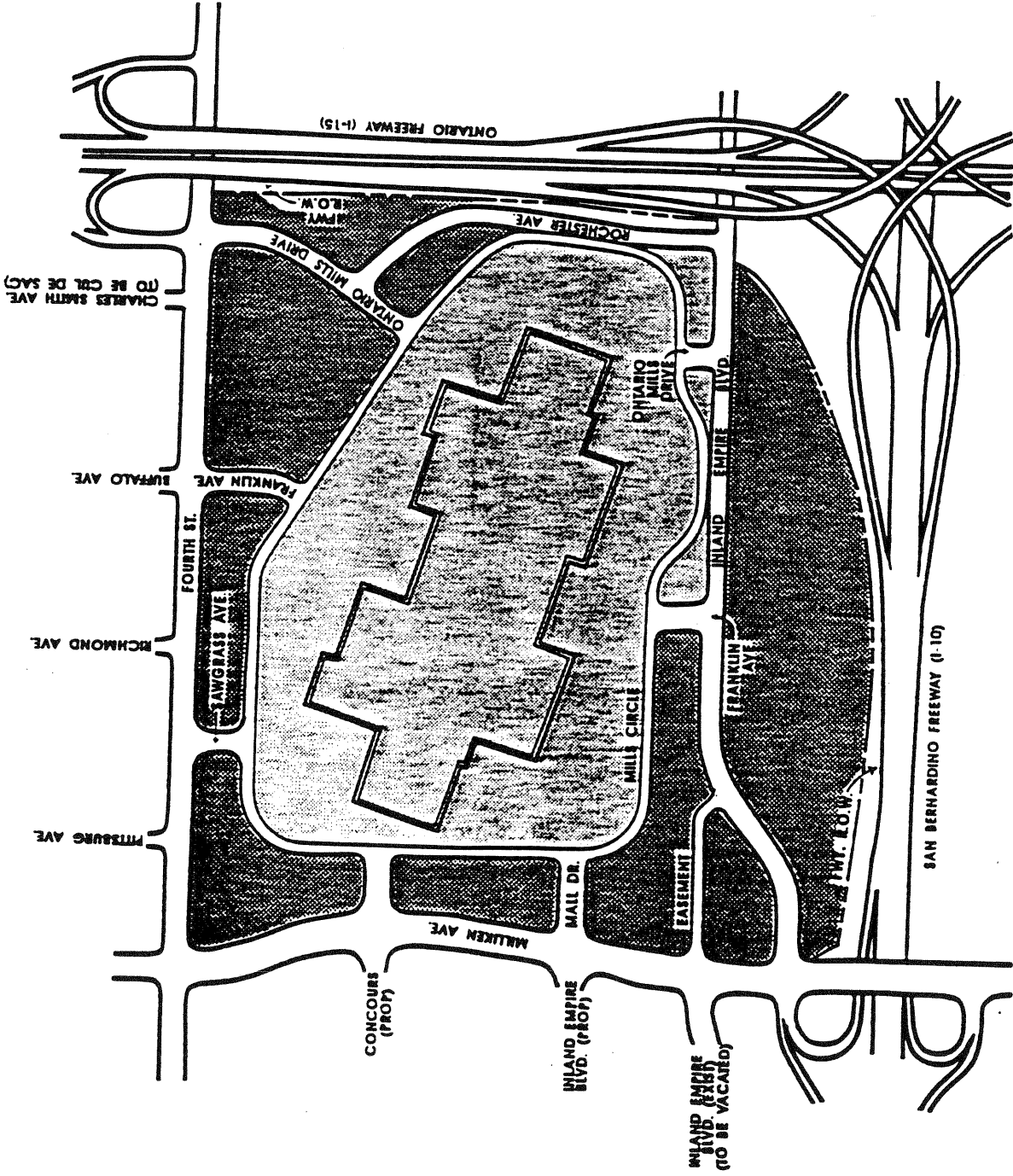
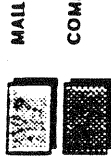


FIGURE V-1



SOURCE: PLANNING NETWORK, 1991.

PLANNING NETWORK

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Table V-1
Permitted Land Uses

USE TYPES	MALE	CO
<i>Administrative and Professional Offices:</i> Activities typically include, but are not limited to, executive management, administrative, or clerical uses of private and public utility firms. Additional activities include the provision of advice, design, information, or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters, branch offices, data storage centers, architect's, lawyer's, planner's, insurance sales, financial planner's and accountant's offices.	■	■
<i>Animal Care and Sales:</i> Activities typically include, but are not limited to, the provision of animal care, treatment, and boarding services of large and small animals. Uses typically include, but are not limited to pet stores.	■	■
<i>Automotive Cleaning:</i> Activities typically include, but are not limited to, the washing and polishing of automobiles. Uses typically include, but are not limited to, automobile laundries; car washes, excluding self service washes; and automotive detailing.		■ (1)
<i>Automotive Rental Agencies:</i> Activities typically include, but are not limited to, the rental from the premises of motor vehicles, with provision for incidental maintenance services. Storage of automobile fleets is <u>not</u> included.	■	■
<i>Automotive and Truck Repair - Minor:</i> Activities typically include, but are not limited to, automotive and light truck (less than 6,000 lbs.) repair and the incidental retail sale of goods and services for automobiles and light trucks. Uses typically include, but are not limited to, general repair; brake, muffler, and tire shops.	■ (2)	■
<i>Automotive Service Stations:</i> Activities typically include, but are not limited to, the sale from the premises of goods and the provision of services normally required in the daily operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of replacement items, the performance of minor repairs, and car washes.	■ (3)	■
<i>Building Maintenance Services:</i> Activities typically include, but are not limited to, maintenance and custodial services, window cleaning services, disinfecting and exterminating services, and janitorial services.		■
<i>Building Supplies and Sales:</i> Activities typically include, but are not limited to, the retail sale from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, and hardware stores.	■ (7)	■

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USE TYPES	MALC	C/O
<i>Business Supply Retail and Services:</i> Activities typically include, but are not limited to, retail sales, rental or repair from the premises of office equipment, office supplies, and similar office goods primarily to firms and other organizations utilizing the goods. The sale or rental of motor vehicles and the sale of materials used in construction of buildings or other structures is excluded from this use type.	■	■
<i>Business Support Services:</i> Activities typically include, but are not limited to, firms rather than individuals of a clerical, employment, or minor processing nature, including multi-copy and blueprint services. The printing of books, other than pamphlets and reports for another firm is excluded from this use type.	■	■
<i>Civic Administration:</i> Activities typically include, but are not limited to, management, administration, or clerical services performed by public, quasi-public, and utility agencies.	■	■
<i>Commercial Parking:</i> Activities typically include, but are not limited to, public and/or private surface or structured parking for which fees may be levied.		■ (4)
<i>Communication Services:</i> Activities typically include, but are not limited to, broadcasting and other information relay services accomplished primarily through use of electronic and telephonic mechanisms. Uses typically include, but are not limited to; television and radio studios and telegraph offices. Construction of transmission towers or truck fleet storage is excluded from this use type.	■	■
<i>Conference and Convention Facilities:</i> Activities typically include, but are not limited to, meeting rooms and halls for conferences and conventions along with ancillary catering services. While these uses are typically associated with a hotel, conference/convention facilities may occur as freestanding structures.	■	■
<i>Convenience Sales and Services:</i> Activities typically include, but are not limited to, the retail sales from the premises of frequently needed small personal convenience items and professional services. Uses typically include, but are not limited to, drug stores, stores selling toiletries or magazines, beauty and barber shops, florist shops, and apparel laundering and dry cleaning agencies.	■	■
<i>Cultural Facilities:</i> Activities typically include, but are not limited to, those performed by public and private museums and art galleries, public and private libraries, and observatories. Also included are facilities for the performing arts.	■	■
<i>Day Care:</i> Activities typically include, but are not limited to, the day-time care of individuals under eighteen (18) years of age. Uses typically include, but are not limited to, nursery schools, preschools, and day care centers.	■	■

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USE-TYPES	MALE	C/O
<i>Durable Goods Sales:</i> Activities typically include, but are not limited to, the retail sales from the premises of durable goods which are purchased infrequently. Uses typically include, but are not limited to, furniture, piano and organ, major appliance (e.g. refrigerators), and carpet and flooring stores.	■	■
<i>Eating and Drinking Establishments:</i> Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises consumption. Uses typically include, but are not limited to restaurants and bars, and exclude fast food type services.	■	■ (5)
<i>Entertainment/Recreation:</i> Activities typically include, but are not limited to, sports performed either indoors or outdoors, cultural, educational, and entertainment services within an enclosed building to assembled groups of spectators or participants, as well as activities typically performed at private and non-profit clubs and lodges. Prohibited are such "adult" entertainment businesses as are specified in the Ontario Municipal Code.		
(1) <i>Amusement Center:</i> Public places of amusement or business in which four or more coin-operated amusement devices are installed, such as photography machines, video games, muscle testers, fortune telling machines, and other games of skill or science, but not including games of chance or similar devices. Included are any places open to the public, whether or not the primary use of the premises is devoted to the operation of such devices.	■	■
(2) <i>Indoor Entertainment:</i> Predominantly spectator uses conducted within an enclosed building. Typical uses include meeting halls and dance halls.	■	■
(3) <i>Clubs and Lodges:</i> Predominantly halls and meeting facilities for fraternal organizations. Typical groups include the Elks and Moose Clubs.		■
(4) <i>Indoor Sports and Recreation:</i> Predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, and indoor racquetball courts.	■	■
(5) <i>Outdoor Sports and Recreation:</i> Predominantly participant sports conducted in open, partially enclosed, or screened facilities. Typical uses include miniature golf courses, swimming pools, and tennis courts.	■	■
(6) <i>Theaters:</i> Facilities intended for the showing of motion pictures or stage-based productions.	■	■

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USE TYPES	MALL	C/O
<i>Fast Food Sales:</i> Activities which may include, but are not limited to, the retail sale from the premises of easily prepared foods and beverages such as; hamburgers, hot dogs, chicken, and tacos for either onsite or offsite consumption. Uses may include, but are not limited to drive-in type restaurants.	■	■
<i>Financial Institutions:</i> Uses typically include, but are not limited to, banks, savings and loans, and credit unions.	■	■
<i>Food and Beverage Sales:</i> Activities include, but are not limited to, the retail sale from the premises of food and beverages for off-premises consumption. Uses typically include, but are not limited to, food markets, liquor stores, and retail bakeries.	■	■
<i>Health Clubs and Spas:</i> 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 tennis clubs.	■ (8)	■
<i>Hotels and Motels:</i> Activities typically include, but are not limited to, lodging services to transient guests on a less-than-monthly basis, other than in the case of uses such as private boarding houses. Uses typically include, but are not limited to, hotels and motels.	■ (3) (9)	■ (9)
<i>Laundry Services:</i> Activities typically include, but are not limited to, institutional or commercial linen supply and laundry services, dry cleaning plants, rug cleaning, and diaper service laundries.		■
<i>Medical and Health Care Services:</i> 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. Health care uses typically include those performed by: <ul style="list-style-type: none"> • Optical Services/Sales • Medical Clinics • Family Planning Clinics • In-Patient Health Care Facilities 	■	■
<i>Personal Services:</i> Activities typically include, but are not limited to, information, instruction and similar services of a personal nature. Uses typically include, but are not limited to laundry, cleaning and garment services, beauty shops, travel bureaus and agencies, and photography studios.	■ (6)	■
<i>Retail Trade:</i> Activities typically include, but are not limited to, department stores, furniture and home furnishing, paint, tires, batteries and automotive accessories, bookstores, food, drug and proprietary, hardware, sporting goods, jewelry, electronics, and apparel.	■	■

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Use Types	MALL	C/O
Vocational and Trade Schools: Activities typically include, but are not limited to, organized instruction of work-related skills by		■ (9)

- Notes:
- (1) Permitted only where supported by an automobile service station.
 - (2) Permitted only where ancillary to an otherwise permitted use.
 - (3) Permitted only within Sectors B, C, D, and N.
 - (4) May not be used as a substitute for meeting required parking unless employed as part of an approved transportation demand management or trip reduction plan.
 - (5) Only dinner house-type restaurants may be permitted within Sectors H and I, as well as the Milliken Avenue frontage of Sector J. Notwithstanding the preceding, all types of eating and drinking establishments that are permitted within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area will be permitted on the parcel located at the southeast corner of Milliken Avenue and Fourth Street.
 - (6) Cleaning services are not permitted within Sector A.
 - (7) Permitted within Mall building and if established to cater to the homeowner (not commercial builders). Application shall emphasize provisions for screening of outdoor storage. *all* *include*
 - (8) Permitted within Mall building. Conditional Use Permit required if proposed outside the Mall building. Conditional Use Permit may consider related outdoor activities.
 - (9) Conditional Use Permit required.

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GENERAL PROVISIONS

General Plan Consistency

The following regulations and criteria establish minimum development standards for land uses and shall apply to all developments within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area.

Relationship of Specific Plan Development Standards and Criteria to the Ontario Zoning Ordinance

Implementation of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan is intended to carry out the goals and policies contained in the City of Ontario General Plan in an orderly and attractive fashion. Development within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area shall therefore be consistent with the provisions of the Ontario General Plan. A discussion of the consistency of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan with the Ontario General Plan is included in Chapter II of this document.

Conformance to Uniform Building and Fire Codes

Development standards and criteria contained in this document will supplement and replace those of the City of Ontario Zoning Ordinance. Whenever the regulations contained herein conflict with the provisions of the City of Ontario Zoning Ordinance, the regulations contained herein shall take precedence. Any standards or land use proposals not specifically covered herein shall be subject to the regulations, standards, and specifications of the City of Ontario Zoning Ordinance.

Construction within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area shall be in compliance with the Uniform Building Code, Uniform Fire Code or approved equal, and all other ordinances adopted by the City pertaining to construction and safety features.

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Implementation of EIR Mitigation Measures

Subsequent to the certification of EIR 91-2 (SCH 91062100), an EIR was prepared and certified for the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area (EIR 92-1). The mitigation measures contained in the certified Final EIR 92-1 State Clearinghouse No. 92012078) have been incorporated into the Specific Plan document, and shall be a condition of approval on developments within the Specific Plan area as determined by the City of Ontario. Environmental assessment requirements for individual projects within the Specific Plan area shall focus on the subjects identified for such requirements in the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan EIR 92-1 pursuant to CEQA guidelines.

Technical Master Plans for Traffic, Water, Sewer, and Drainage

The specific requirements for infrastructure improvements shall be determined by the Technical Master Plans prepared for the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area. The conclusions of the Technical Master Plans have been included as part of this Specific Plan, in the Physical Development Section of this document. The full text of the Technical Master Plans is available under separate cover.

Landscaping

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

- Permanent automatic irrigation facilities shall be provided in all landscaped areas.
- Prior to the issuance of building permits, a landscape and irrigation plan in conformance with the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan shall be submitted to the Public Facilities Development Coordinator for approval.
- Planting requirements for onsite lands will be in addition to requirements for plantings within public rights-of-way. All plantings on private lands outside of public rights-of-way may be used to fulfill requirements for onsite landscaping.

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Severability

If any term, provision, condition, or requirement of this Specific Plan shall be held invalid or unenforceable, the remainder of this Specific Plan or the application of such term, provision, condition, or requirement to circumstances other than those in which it is held invalid or unenforceable shall not be affected thereby; and each term, provision, condition, or requirement of the Specific Plan shall be held valid and enforceable to the fullest extent permitted by law.

Public Art

Recognizing that the City of Ontario is in the process of adopting an ordinance requiring the provision of art in public places, the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan will abide by the requirements as they are adopted.

Loading Area Requirements

Loading area(s) shall be provided as required by the City of Ontario Municipal Code.

Loading areas shall be designed to provide for backing and maneuvering onsite and not from or within a public or private street. Drive aisles (but not parking spaces) may be allowed as part of the maneuvering area. Adequate circulation shall be provided so that loading activities do not conflict with normal onsite traffic flow.

Loading areas shall not encroach into building setback areas, unless adequate landscaping and buffers are provided.

Loading areas shall be screened from view from public and private streets. The following can be used: a six-foot high decorative block screen wall (e.g. siumpstone, split face, ribbed, or stuccoed block), ornamental landscaping, and/or portions of onsite buildings.

Direct loading from a public street shall not be permitted. Loading areas and doors shall only be permitted along the rear or side of the building.

Onsite truck maneuvering to and from loading areas shall be provided to accommodate the types of trucks that will be servicing the specific use.

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The following matrix contains standards that apply to land uses permitted within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area. Special notes indicated in the development standards may be found on Page V-20.

Table V-2
Development Standards

		Max.	C/O
1.	Minimum Parcel Size	(1)	(1)
2.	Maximum Height	80' (2)	100' (2)
3.	Minimum Building Setbacks		
a.	Street Frontages		
(1)	I-15/I-10 Freeways	N/A	20'
(2)	Milliken Avenue	N/A	30'
(3)	Fourth Street	N/A	50'
(4)	Inland Empire Boulevard/ Gateway Plaza Drive	30'	30'
(5)	Rochester Avenue	35'	35'
(6)	Mills Circle	20'	20'
(7)	Collector Streets (4+ lanes)	35'	35'
(8)	Local Streets (< 4 lanes)	25'	25'
(9)	Private Street	20'	20'
b.	Interior Property Lines	0'	0'
4.	Minimum Parking Setbacks		
a.	Street Frontages		
(1)	I-15/I-10 Freeways	N/A	20' (3)
(2)	Milliken Avenue	N/A	25'
(3)	Fourth Street	N/A	25'
(4)	Inland Empire Boulevard/ Gateway Plaza Drive	20'	20'
(5)	Rochester Avenue	20'	20'

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	MALE	C/O
(6) Mills Circle	15'	15'
(7) Collector Streets (4+ lanes)	25'	25'
(8) Local Streets (<4 lanes)	20'	20'
(9) Private Street	15'	15'
b. Interior Side Property Lines	0'	0'
5. Minimum Building Setback From SCE Fuel Oil Pipeline	50'	50'
6. Landscape Requirements		
a. Minimum on-site landscape area (includes hardscape and onsite pedestrian facilities).	10%(4)	15%
b. The minimum area adjacent to streets to be maintained in landscaping shall be as shown in the streetscape exhibits, Figures IV-7 to IV-17.	■	■
c. A landscape and utilities easement shall be dedicated, encompassing the minimum landscape area identified in the streetscape exhibits along all streets.		■
d. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash, and debris.	■	■
e. Building setbacks which are not used for drive entries, parking, or approved outdoor uses shall be fully landscaped. All unpaved non-work areas shall be landscaped.	■	■

f. 5.5% interior

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		MALL	C/O
f.	<p>To soften building elevations, a landscaped area shall be provided adjacent to building elevations which face:</p> <ul style="list-style-type: none"> • public streets; • Ontario Mills Circle; and • common drives serving three or more users. <p>No landscaping shall be required adjacent to the portions of buildings where building entries or loading doors are located.</p>	20' (5)	5'
g.	<p>Parking visible from any public street shall be shielded by berms (maximum 3:1 slope) and planted with trees, shrubs, turf, and groundcover.</p>	N/A	■
h.	<p>Curbs, bumpers, and similar permanent devices shall be provided as necessary within parking areas so that parked vehicles do not bump buildings, screens, landscape, or perimeter walls. All landscape areas are to be delineated with minimum six-inch concrete curbs.</p>	■	■
i.	<p>A maximum of ten spaces shall be permitted between finger-type planters within parking areas.</p>	(4)	■
j.	<p>Parking facilities shall include landscape islands at the ends of all parking aisles.</p>	■	■
k.	<p>Planters shall have a sufficient width to allow for the health of the plantings within them. In no case shall a planter have a clear landscape width of less than five feet (5'). Several plant species in the recommended plant palette are suitable for narrow planting areas and have been used successfully in the past.</p>	■	■
7.	Outdoor Storage Requirements		
a.	<p>No outdoor storage shall be permitted except for that which is used for retail sales, and is screened from view from the street and approved by the City of Ontario.</p>		■

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	MALL	C/O
<p>b. Refuse storage and disposal areas shall be provided within trash enclosures which are screened on at least three sides from public view by a solid decorative wall not less than six feet in height. The fourth side shall consist of a solid metal gate painted to match or coordinate with the building as approved by the City (slatted chain link is not acceptable).</p> <p>(1) All trash shall be deposited in the trash enclosure, and the gate leading thereto shall remain closed except when in use, and shall remain in good working order.</p> <p>(2) Trash areas shall not be used for storage. The premises shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of good repair and appearance.</p> <p>(3) Notwithstanding the above, where required by the City of Ontario, provision shall be made for the storage of recyclable materials.</p> <p>(4) Prior to the approval of site plans, individual projects within the development program site will be reviewed by the City of Ontario Public Services Director and/or the Development Advisory Board to determine requirements for the use of trash compactors; the location, number, and design of container storage; access to containers for users and handlers; and appropriate turning radii for waste collection vehicles. All development shall meet applicable City of Ontario standards.</p>	■	■
8. Exterior Building Materials		
<p>a. All building improvements, with the exception of trim and minor architectural features, within Sectors A-D, and N shall be constructed of materials approved by CCCN Approving Agent and the City of Ontario. All other Sectors are subject to City of Ontario approval.</p>	■	■

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	MAIL	C/O
b. All exterior walls shall be painted or suitably treated.	■	■
9. Roofing and Rooftop Equipment		
a. Rooftop equipment shall be screened from adjacent streets or properties. Whenever possible, parapet of building shall be of sufficient height to screen rooftop equipment.	■	■
b. Roof screens shall be sheathed in a matching or complementary material and color to the exterior building material or roof. All roof screens shall be solid and continuous.	■	■
c. Unless roofing materials are a part of the design element (shingles, tiles, etc.), the ridge line elevation shall not exceed the parapet elevation.	■ (6)	■
10. Signage Requirements		
a. All exterior signs shall be reviewed and approved via a comprehensive Sign Program.	■	■
11. Parking Requirements		
a. Parking requirements shall be as per City of Ontario Zoning Ordinance, Parking Standards, or as modified by this document.	■	■
b. A minimum parking ratio of 5 spaces per 1,000 square feet of gross leasable area shall be maintained.	■ (8)	
c. For parking areas, a 9-foot by 18-foot space may be utilized provided that each stall be double-striped with a one-foot separation between the stripes. Back-up space aisle width shall be 24 feet. Compact spaces will not be allowed.	■ (7)	
d. A reduction in minimum parking requirements for individual uses may be granted by the Planning Commission where joint use of parking facilities or other factors will mitigate peak demand. Where parking spaces are provided for an individual development on a separate parcel, a joint access agreement will be required between affected property owners, in a form acceptable to the City.	■	■

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DEVELOPMENT STANDARDS

	MALL	C/O
<p>(1) Requests for parking reductions resulting from joint usage by two or more uses within a single project shall generally be made at the site plan review stage, and shall be supported by information prepared by a registered traffic engineer. The investigation used to generate the required information shall generally follow the format established by the Urban Land Institute in their publication, "Shared Parking," but shall use the Ontario Municipal Code parking generations rates as its basis.</p>	■	■
<p>(2) Shared parking requests shall be analyzed as follows:</p> <ul style="list-style-type: none"> • <i>Initial Project Review</i> involves careful documentation and quantification of proposed land uses and anticipated functional relationships between the parking needs of different land uses. The initial review will also consist of data gathering regarding proximity to transit facilities, general location of parking facilities, surrounding land uses and mix, predicted pedestrian patterns, and similar variables which affect parking needs. • <i>Adjustments for Peak Parking Factor</i> includes calculating the number of off-street parking spaces required for each land use within the area proposed for joint parking use. Other elements to be considered include seasonal adjustment for parking demand and a determination of the mode of transit used in reaching or departing the area being considered. 		

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	MALL	C/O
<ul style="list-style-type: none"> • <i>Analysis of Hourly Accumulation</i> involves an estimation of hourly parking accumulations for each land use during a typical week day or weekend day. • <i>Estimate of Shared Parking</i> merges the hourly parking demand estimate to calculate the overall parking required to be provided within the area being considered for shared parking facilities. <p>(3) In granting parking reductions for shared use of parking facilities, the Planning Commission shall make one or more of the following findings:</p> <ul style="list-style-type: none"> • The traffic engineering report justifies the requested parking reduction based upon the presence of two or more adjacent land uses which, because of their substantially different operating hours or different peak parking characteristics, will allow joint use of the same parking facilities. • The traffic engineering report indicates that there are public transportation facilities and/or pedestrian circulation opportunities which justify the requested reduction of parking facilities. • The traffic engineering report finds that the clustering of different land uses is such that a reduced number of parking spaces can serve multiple trip purposes to the area in question. 	■	■

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	MACE	C/O
(4) As a condition of approval to the granting of a reduction in required parking, the City may require the granting of reciprocal access and parking agreements with surrounding properties; recordation of conditions, covenants, and restrictions; or creation of other legal instruments to assure the permanent continuation of the circumstances under which parking reductions were granted.	■	■
12. Performance Standards		
<p>a. Applicability</p> <p>Unless otherwise specified, the performance standards contained herein are intended to be applied to all applicable development and land uses within the CCCN Specific Plan.</p>	■	■
<p>b. Exemptions</p> <p>The following sources of nuisances are exempt from the provisions of this Section:</p> <ul style="list-style-type: none"> • Emergency equipment, vehicles, devices, and activities. • Temporary construction, maintenance, or demolition activities. 	■	■
<p>c. Air Quality</p> <p>No operation or activity shall cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution which can cause damage to human health, vegetation, or other forms of property, or which can cause excessive soiling on any other parcel. No emission shall be permitted which exceeds the requirements of the South Coast Air Quality Management District or the requirements of any Air Quality Plan adopted by the City of Ontario.</p>	■	■

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		MALL	C/O
d.	<p>Electrical or Electronic Interference</p> <p>No operation or activity shall cause any source of electrical or electronic disturbance that adversely affects persons or the operation of any equipment on any other parcel that is not in conformance with the regulations of the Federal Communications Commission.</p>	■	■
e.	<p>Light and Glare</p> <p>Unless intended as part of a master lighting plan, no operation, activity, or lighting fixture shall create illumination which exceeds five foot-candles on any adjacent property, whether the illumination is direct or indirect light from the source. Glare levels shall be measured with a photoelectric photometer following standard spectral luminous efficiency curves adopted by the International Commission on Illumination.</p>	■	■
f.	<p>Maintenance of Open Areas</p> <p>Wherever possible, and consistent with the area's intended use, all open areas shall be in the form of landscaping. Where this is not possible, open areas shall be landscaped, surfaced, or treated and maintained permanently in a dust-free condition.</p>	■	■
g.	<p>Mechanical or Electrical Equipment</p> <p>All mechanical and electrical equipment, such as, but not limited to, air conditioners, antennas, pumps, transformers, heating and ventilating equipment, shall be located and operated in a manner that does not disturb adjacent uses and activities.</p>	■	■
h.	<p>Noise and Sound</p> <p>Unless otherwise specified, loudspeakers, bells, gongs, buzzers, or other noise attention or attracting devices shall not exceed 60 decibels at any one time beyond the boundaries of the property within which the noise is created.</p>	■	■

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		MALE	CO
i.	Odors No operation or activity shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the property within which the odor is created.	■	■
j.	Vibration No operation or activity shall be permitted to cause a steady-state, earth-borne oscillation which is continuous and occurring more frequently than 100 times per minute beyond the property within which the vibration was originally created. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempted from this requirement.	■	■

Notes to Development Requirements Table:

- (1) No minimum parcel size shall be required, provided that sites meet minimum requirements for setbacks, parking, and landscaping.
- (2) Exceptions may be granted by both the City and The Federal Aviation Administration pursuant to the existing Airport Hazard Map (Figure V-2). Building height shall be measured from finished pad elevation.
- ✓ (3) The requirement for 20 feet (20') of building setback to the freeway may be reduced by one foot for each one-foot of landscaping constructed by the adjacent landowner within Caltrans right-of-way, provided, however, that a minimum of ten feet (10') of setback shall be adjacent to Caltrans right-of-way, and provided further that the freeway right-of-way be landscaped as approved by Caltrans.
- ✓ (4) Applies only to Sectors B, C, D, and N. Excludes hardscape and on-site pedestrian facilities. Requirements for landscaping within Sector A are included in Chapter IV, Image Enhancement Plan.
- ✓ (5) Applies to Sector A only. A 5 foot minimum landscaped area shall be maintained within Sectors B, C, D, and N.
- (6) Applies only to Sectors B, C, D, and N.
- (7) The standard aisle width for Sector A shall be 24 feet contingent upon the demonstration, to the satisfaction of the Development Advisory Board, that the 24 feet will maintain adequate traffic circulation and will not adversely affect public safety. Technical information provided shall include graphic illustrations of turning movements, prepared by a licensed traffic engineer. Should said technical information not satisfactorily demonstrate the acceptability of the 24 foot aisle width, the standard 26 foot aisle width will be required.
- (8) Sectors B, C, D and N may be required to be utilized to augment mall parking located interior to Mills Circle. Parking needs will be evaluated by the Planning Commission, subsequent to the initial holiday shopping season. Parking will be required on Sectors B, C, D, and N as necessary.

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**CALIFORNIA
COMMERCE
CENTER NORTH**
GATEWAY PLAZA
WAGNER PROPERTIES
SPECIFIC PLAN
AIRPORT HAZARD MAP

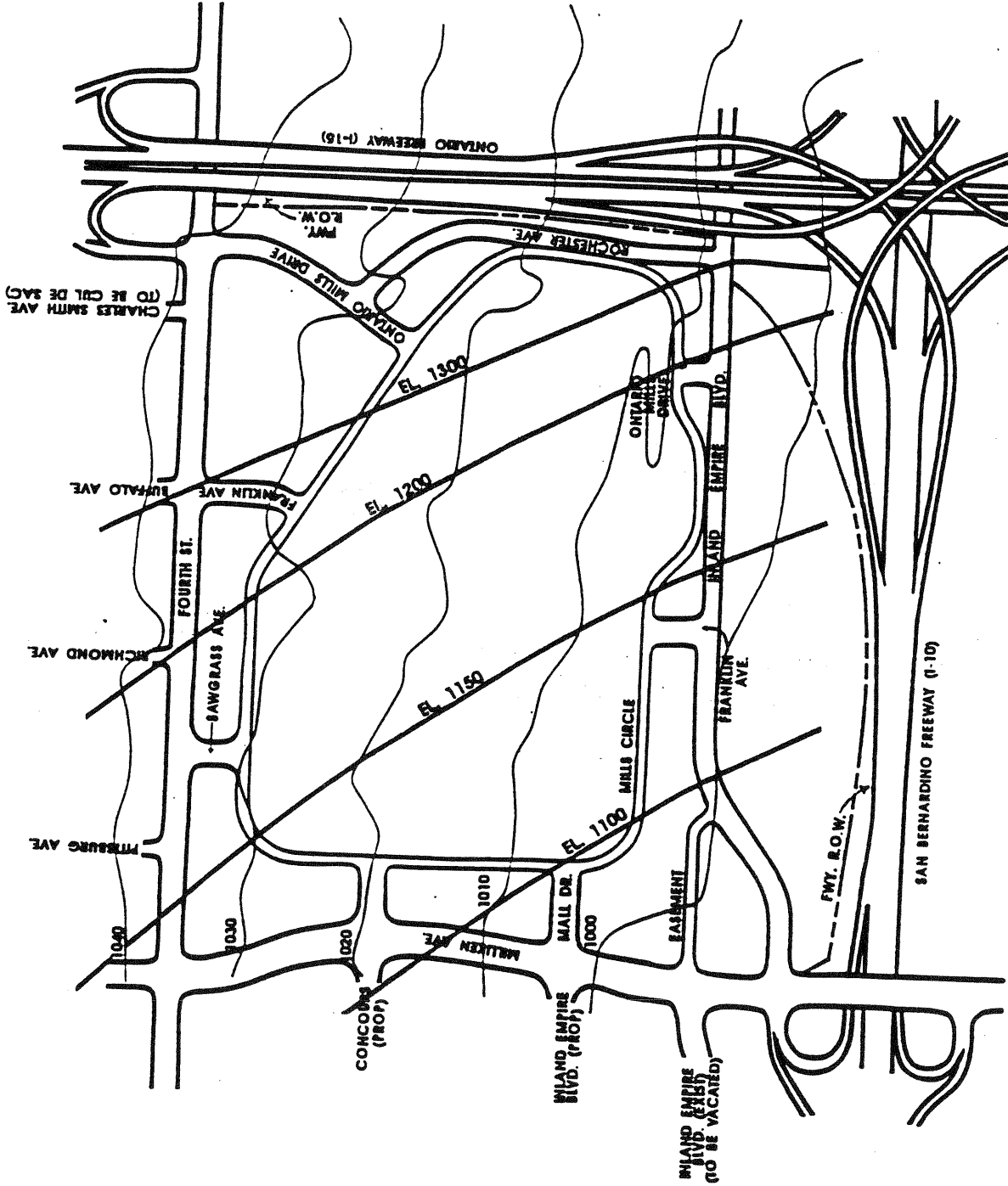
LEGEND



GROUND ELEVATION
(REFERENCE: U.S.G.S.)



MAXIMUM ALLOWABLE
BUILDING HEIGHT
(ABOVE SEA LEVEL)



SOURCE: CITY OF ONTARIO, 1964.

PLANNING NETWORK

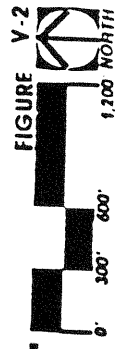


FIGURE V-2

OK. *[Handwritten signature]*

DEVELOPMENT STANDARDS

SPECIFIC USE DEVELOPMENT STANDARDS

Certain uses and activities, due to their nature, have the potential to create more significant impacts upon the community than others, while certain other uses are sensitive and require a greater level of review than generally available. As a result, specific regulation of these activities and uses is warranted. The purpose of this Section is to identify and provide appropriate regulation for such uses.

Table V-3
Specific Uses

Use	MALE	C/O
1. Antennas and Satellite Dishes		
a. Standards for Satellite Dishes	■	■
(1) The diameter of a dish may not exceed ten feet.		
(2) The dish shall not exceed 20 feet in height, and shall comply with all applicable building setback standards.		
(3) The dish shall be finished in a color design to neutralize its appearance and to blend in with its immediate surroundings.		
(4) The dish installation shall be screened from view from public streets and rights-of-way, and shall be located in such a way as to prevent obstruction of the dish's reception window from potential permitted development of adjacent properties.		
(5) The display of signs or any other graphics on a satellite dish is prohibited.		
(6) Subject to the approval of the Planning Commission, the following may be permitted:		
• A satellite dish with a diameter greater than ten feet.		
• Placement of the dish in a required setback provided that the applicant demonstrates that compliance with the provisions of applicable requirements would result in interference or technical infeasibility beyond the control of the applicant.		

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DEVELOPMENT STANDARDS

USE	MAY	C/O
<ul style="list-style-type: none"> Installation of the dish on a roof or in excess of the permitted height, provided that the applicant demonstrates that compliance with height restrictions would result in interference or technical infeasibility beyond the control of the applicant. 		
<p>b. Standards for Antennas</p> <p>The installation of antenna(s) which exceed the maximum allowable building height shall be permitted subject to the following limitations.</p> <p>(1) Any operation of radio transmitting equipment, excluding public service, public safety, or emergency radio services shall be subject to applicable performance standards for the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan.</p> <p>(2) The antenna shall be located atop a building, and may not extend more than ten feet over the applicable building height limit; provided, however that no antenna shall be greater than 30 feet in height as measured from its base.</p>	■	■
<p>2. Automobile and Truck Repair Facilities</p>		
<p>a. Repair Activities</p> <p>Except as specifically provided herein, repair activities and operation shall be conducted within an enclosed building. Outdoor hoists are prohibited.</p>		■
<p>b. Litter</p> <p>The premises shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of good repair and appearance. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside the main building.</p>		■
<p>c. Storage of Vehicles</p> <p>Required parking areas, and public and private streets and alleys shall not be used for the repair or finishing work or storage of vehicles to be repaired or waiting for customer pickup.</p>		■

DEVELOPMENT STANDARDS

Use	MALL	C/O
3. Automobile Rental Agencies		
<p>a. Washing, Storage, and Repair of Vehicles</p> <p>All washing, rinsing, or hosing down of vehicles and of the property; storage of vehicles to be repaired; and repair of vehicles shall comply with applicable requirements for vehicle repair facilities. All runoff shall be drained from the site in a controlled manner subject to the approval of the Public Services Department.</p> <p>No vehicles to be displayed, rented, or sold shall be parked or stored on any street or alley. In addition, such vehicles shall not be stored or parked within required parking areas.</p>		<p>■</p> <p>■</p>
4. Automotive Service Stations		
<p>a. Gasoline Pump Placement</p> <p>Gasoline pumps shall be placed a minimum of 30 feet from any property line.</p>	<p>■</p>	<p>■</p>
<p>b. Canopies</p> <p>Canopies over gasoline pumps shall be placed a minimum of 15 feet from any property line.</p>	<p>■</p>	<p>■</p>
<p>c. Access and Circulation</p> <p>One driveway with a maximum width of 42 feet shall be permitted per street frontage, and shall be located as follows:</p> <ul style="list-style-type: none"> • Driveways shall not be located closer than 50 feet from a street intersection, (measured from the beginning and end of the curb return), or 20 feet from an interior side property line. Under no circumstances shall a driveway be permitted to interfere with the movement and safety of vehicular and pedestrian traffic. • All service bays shall be located within an enclosed building; access to service bays shall be oriented away, and screened from view, from public and private streets and rights-of-way. 	<p>■</p>	<p>■</p>

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DEVELOPMENT STANDARDS

Use	MALL	C/O
<p>d. Rest Rooms</p> <p>Each service station shall provide a men's and women's public rest room which is accessible to the general public including physically disabled persons during all hours which the station is open to the public.</p>	■	■
<p>e. Air Pump and Water Supply Area</p> <p>At least one air pump and water supply area shall be provided at each automotive service station, and shall be located such that its use will not conflict with onsite vehicular movement.</p>	■	■
<p>f. Location of Activities</p> <p>All repair and service activities shall be conducted entirely within an enclosed service building, except as follows:</p> <ul style="list-style-type: none"> • The dispensing of petroleum products, water, oil, and air from pump islands. • Replacement service activities such as wiper blades, fuses, radiator caps, and lamps. • Minor repair work taking less than one hour to perform. • The sale of items from vending machines placed next to the main building in a designated area not to exceed 32 square feet. 	■	■
<p>5. Day Care Facilities</p>		
<p>a. Outdoor Play Area</p> <p>Day care facilities shall provide outdoor play facilities in compliance with the provisions of the California Health and Safety Code governing child care facilities. Stationary play equipment shall not be located within required landscape setback areas.</p>	■	■

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California Commerce Center North/Ontario Gateway Plaza/Wagner Properties Specific Plan

DEVELOPMENT STANDARDS

Use	M.A.L.C.	C/O
<p>b. Fences and Walls</p> <p>For purposes of noise abatement and safety, a six-foot high decorative masonry wall shall be constructed on all property lines, except that, along streets, a fence or wall may not exceed 36 inches. The perimeter wall shall be provided with controlled points of entry. Materials, textures, colors, and design of the wall shall be compatible with onsite development and adjacent properties (see Chapter IV, Image Enhancement Plan, for details on fence and wall materials).</p>	■	■
<p>c. Passenger Loading and Unloading</p> <p>In addition to required onsite parking, a passenger loading/unloading plan shall be submitted to the Planning Department for review and approval prior to issuance of a building permit or business license, whichever comes first.</p>	■	■
<p>d. State and Other Licensing</p> <p>All day care facilities shall be State licensed, and shall be operated according to all applicable State and local regulations.</p>	■	■

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DEVELOPMENT STANDARDS

Use	MALL	C/O
<p>6. Requirements for Subterranean, Semi-Subterranean, and Above-Ground Parking Structures</p>		
<p>a. Requirements for All Parking Structures.</p> <ol style="list-style-type: none"> (1) The design of subterranean, semi-subterranean, and above-ground parking structures shall be as approved by the City of Ontario. Design guidelines for parking structures are included in Chapter IV, Image Enhancement Plan. (2) No interior parking lot landscaping shall be required for structured parking areas; however, all required parking area landscape setbacks shall be provided. Landscaping will be required on exterior walls and exposed top decks, as approved by the City. (3) Stairwells within parking structures shall be open so as to facilitate casual observation. (4) Ramps within parking structures shall not have a slope greater than 20 percent; provided, however, that the first and last 10 feet shall have a transitional slope no greater than 10 percent. (5) The minimum ramp width shall be 18 feet. (6) Entry level clearance for multi-story parking structures shall be a minimum of 7 feet to accommodate vanpool vehicles. If preferential parking for vanpools is to be provided on other levels, access to those levels must also be provided for vanpool vehicles. 	■	■
<p>b. Subterranean Parking Facilities: All openings for ingress and egress facing a public street shall be situated a minimum of 30 feet from the right-of-way line.</p> <ol style="list-style-type: none"> (1) A subterranean parking structure may be constructed and maintained within any setback area provided that all required landscape setback areas are maintained. (2) Exits from subterranean parking structures shall provide adequate sight distance in compliance with applicable standards established by the Engineering Division. 	■	■

DEVELOPMENT STANDARDS

Use	M.A.L.C.	C/O
<p>c. Semi-Subterranean Parking Facilities: A parking structure shall be considered to be semi-subterranean if the structure is partially underground and if the finished floor of the upper level of the structure does not exceed 3 feet above the average natural or existing grade of the parcel, except for openings for ingress and egress.</p> <p>(1) All openings for ingress and egress facing a public street shall be situated a minimum of 30 feet from the right-of-way line or from the curb face if it is located along a private street or drive.</p> <p>(2) Semi-subterranean parking structures shall meet applicable parking setback requirements.</p>	■	■
<p>d. Above-Ground Parking Structures: Above-ground parking structures shall be no greater in height than 50 feet, and shall meet applicable building setback requirements.</p> <p>(1) The exterior elevations of above-ground parking structures shall be designed so as to avoid the use of blank concrete facades.</p> <p>(2) The perimeter of the parking structure shall be landscaped at ground level with a minimum of 1 tree for every 20 feet of linear distance of facade in addition to required streetscape landscaping, and is subject to the approval of the Ontario Public Facilities Department. Groundcover and shrubs shall also be provided to break up the mass of the structure.</p>	■	■