

Section V
Development Plan Standards

5.1 PURPOSE AND INTENT

Each site within Centrelake shall be developed in strict conformance with the Development Plan Standards. These standards are to be followed in conjunction with the Development Land Use Plan in Exhibit 5. Together they set forth the restrictions, guidelines, specifications and location for each use and site improvement permitted within Centrelake. Other uses may be permitted which are determined by the Planning Commission to be compatible with those uses listed below.

5.2 PERMITTED USES

A. Commercial

1. Commercial facilities such as, but not limited to, the following:
 - a. Hotels
 - b. Motels
 - c. Restaurants (indoor and outdoor)
 - d. Lunch rooms
 - e. Cafeterias, cafes
 - f. Cocktail lounges
 - g. Retail and service oriented businesses
 - h. Book and stationary stores
 - i. Blueprinting, photostatic and printing shops
 - j. Liquor stores (no free standing liquor stores)
 - l. Travel agencies
 - m. Theatres and entertainment complexes
 - n. Financial services
 - o. Commercial recreation facilities
 - p. Parking lots, facilities and structures, providing parking for a permitted uses
 - q. Outdoor vendors
 - r. Accessory structures and uses necessary and customarily incidental to permitted uses
 - s. Other uses which comply with the goals and intent of the Specific Plan as approved by the Planning Commission.

B. Office

1. Business and professional offices such as, but not limited to the following:
 - a. Administrative, professional and business offices
 - b. Headquarter offices (regional or home offices)
 - c. Advertising agencies
 - d. Banks and other financial offices
 - e. Employment agencies
 - f. Escrow and real estate companies

- g. Insurance companies
- h. Laboratories
- i. Corporate headquarters
- j. Photographers, artists, etc.
- k. Travel agencies
- l. Accountants
- m. Attorneys
- n. Doctors, dentists, etc.
- o. Engineers, architects, planners, etc.
- p. Blueprinting, photostating, photo engraving, printing, publishing and book binding provided that no on-site commercial services is associated with said uses
- q. Sales office for products or services
- r. Parking lots, facilities and structures, providing parking for a permitted use
- s. Accessory structures and uses necessary and customarily incidental to permitted uses
- t. Other uses which comply with the goals and intent of the Specific Plan as approved by the Planning Commission.

The following uses are permitted subject to a conditional use permit approved by the Planning Commission, unless the use is provided for in an original development or building:

- u. Health clubs
- v. Recreation facilities
- w. Tennis clubs
- x. Racquet ball clubs
- y. Private clubs
- z. Lunch and dinner restaurants (indoor and outdoor).

C. Research and Development

1. Offices and light industrial facilities including research and light manufacturing, such as, but not limited to, the following:

- a. All uses permitted in the office use category
- b. Uses primarily related to research activities including research laboratories, developmental laboratories, and compatible light manufacturing, such as, but not limited to the following:
 - 1) Biochemical
 - 2) Chemical
 - 3) Film and photography
 - 4) Medical and Dental
 - 5) Metallurgy
 - 6) Pharmaceutical
 - 7) X-ray

- c. Manufacture, research assembly light distribution and storage testing and repair of components, devices, equipment and systems and parts and components, such as, but not limited to, the following:
 - 1) Electronic equipment
 - 2) Coils, tubes, semi-conductors
 - 3) Communication, navigation, guidance and control equipment
 - 4) Data processing equipment
 - 5) Glass edging and silvering equipment
 - 6) Graphics and art equipment
 - 7) Metering equipment
 - 8) Radio and television equipment
 - 9) Photographic equipment
 - 10) Radar, infrared and ultraviolet equipment
 - 11) Optical devices and equipment
 - 12) Filing and labeling machinery
 - 13) Aircraft components
 - 14) Novelties
 - 15) Optical goods
 - 16) Minor ancillary activities associated with the above activities may be located outside a structure provided that the screening requirements set forth below in the Development Plan Standards are met.
- d. Parking lots, facilities and structures, providing parking for permitted use.
- e. Accessory structure and uses necessary and customarily incidental to permitted uses.
- f. Other uses which comply with the goals and intent of the Specific Plan as approved by the Planning Commission.

5.3 BUILDING HEIGHTS

A variety of building height limitations have been established for the different building types that are associated with each of the different land use areas.

- A. Support commercial building heights shall be limited to the following
 - 1. Office buildings, excluding mechanical equipment screening and stairway penthouse.

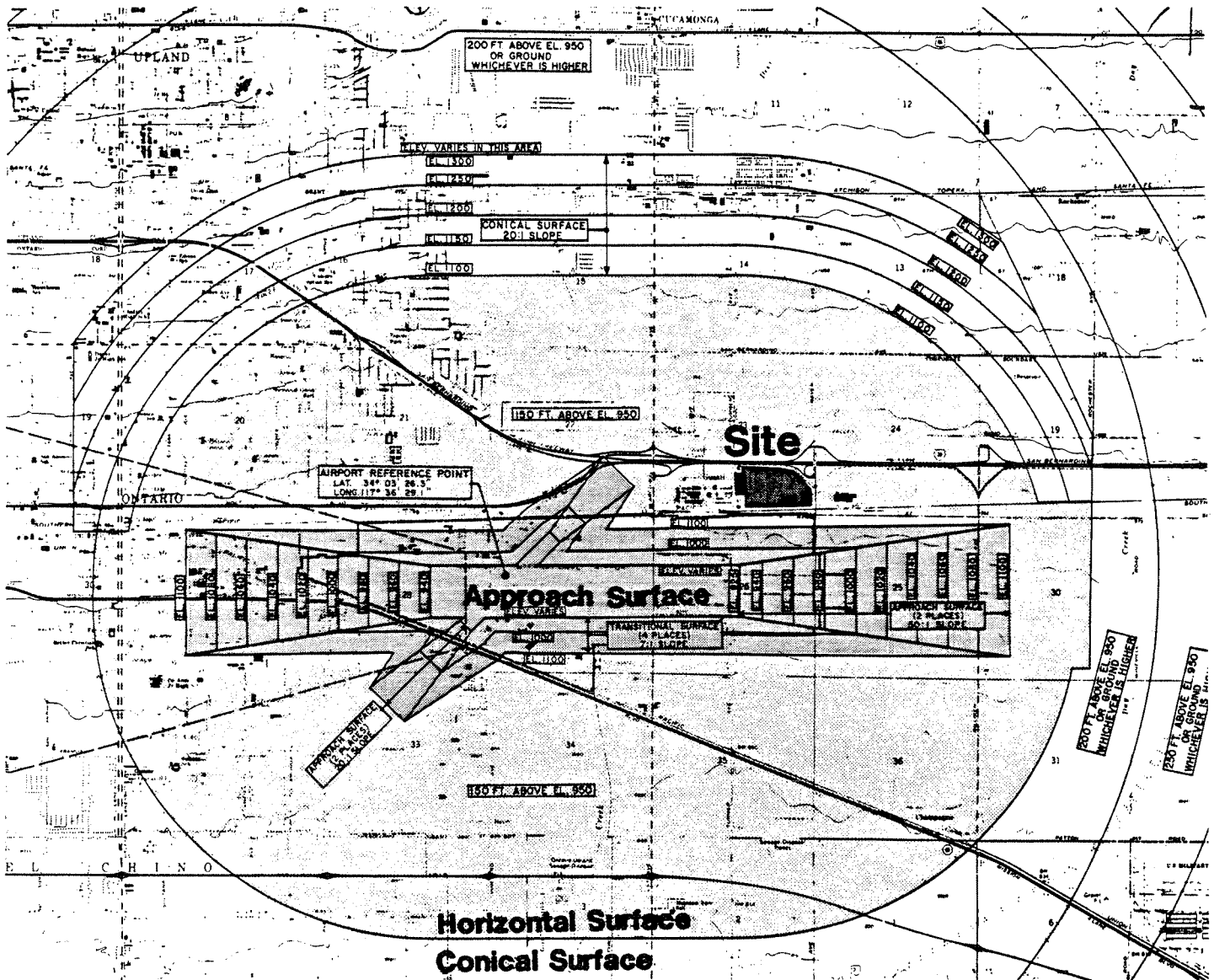
a. Two story	Forty (40) feet
b. Four story	Sixty (60) feet
c. Six story	One hundred five (105) feet
d. Eight story	One hundred thirty (130) feet
 - 2. Free standing restaurants and/or any not listed above special feature buildings

	Fifty (50) feet
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 - 3. Hotels:

	One hundred thirty (130) feet
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 - 4. Research and Development

	Fifty (50) feet
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Centrelake building development heights come under the jurisdiction of part 77 of the FAA regulations. Centrelake is located outside of the runway approach surface. However, Centrelake falls within the runway horizontal surface which has a maximum building height calculated by subtracting the pad elevation from 1100' (horizontal surface). Average building height limit is 130', if the building pad is less than 970, the actual height may increase. Any building above the height limit would require special FAA approval. See Exhibit 19, page 55.



Maximum Horizontal Surface Elevation = 1100'.0

Site Elevation (Average) 970'.0

Maximum Building Height (Average) 130'.0

Source: City of Los Angeles
 Department of Airports,
 Ontario International Airport
Approach Plan & Profile

5.4 BUILDING SETBACKS

A variety of building setback limitations have been established for the different building types that are associated with each of the different land use areas.

- A. All setbacks measured from ultimate right-of-way line.
- B. Setbacks include front, side, and rear setbacks from streets.
- C. The full depth of all parking and building setbacks shall be landscaped, excluding areas for pedestrian walkways and vehicular drives unless a special parking lot design is approved which maintains the equivalent total amount of landscaped area between the property line and the parking lot.
- D. The applicant may voluntarily elect to provide greater setbacks than contained herein.
- E. The Planning Commission may grant reductions to these standards when the findings can be made that (1) adequate landscaped open space will be provided elsewhere within the project, (2) reduced setbacks will result in a superior building design enhancing the character of the urban environment.
- F. Sidewalks and public transit facilities (i.e., bus shelters) may encroach into required setback areas.
- G. The following street setbacks have been established:

	<u>Parking Setback</u>	<u>Building Setback</u>
Guasti Road	10'	30'
Private Drive (measured from the curb)	20'	30'
Haven Avenue (south of Guasti)	30'	76'
Turner Avenue	10'	20'
I-10	20'	20'

- H. Property line setback for parcels abutting the school, the church and the railroad are 10' for parking and 20' for building.
- I. Side yard parking setbacks are 10' (5' on each side of the property line). In cases where parking lots meet at the parcel line, resulting in an efficiency of parking, no setback for parking is required.

5.5 DISTANCE BETWEEN BUILDINGS

One and two story buildings shall have a twenty (20) foot setback from adjacent one and two story buildings.

Buildings two story and above up to the permitted height of 130' shall be determined at site plan review on a building-by-building basis. All buildings will be subject to a solar access protection by the following conditions: To protect solar access, a structure over 40 feet high may be sited adjacent to another structure as long as it does not interrupt the space within planes drawn at a 60-degree angle from the ground plane to top of any side of any structure.

5.6 DENSITY/BUILDING COVERAGE

- A. Density - The following sets forth the maximum percent of total building square footage to gross site area for the various land use areas in Centrelake. The density is a percentage ratio called the Floor to Area Ratio (F.A.R.), and is defined as a percent of total building square footage to gross site square footage.

NOTE: Gross acreage of parcels north of Guasti Road include areas up to centerline of private drives. Total overall density for the 69.70 acre project shall not exceed sixty-six percent, or a .66 F.A.R.

1. Commercial

Maximum building density forty (40) percent, or a (.40 F.A.R.)

NOTE: The maximum density for the planned theatre building may be up to 1.0 F.A.R.

2. Office

Maximum building density is one hundred (100) percent, or a (1.0 F.A.R.)

3. Research & Development

Maximum building density is fifty (50) percent, or a (.50 F.A.R.)

- B. Building Coverage - Building coverage sets forth the maximum percent of building ground level footprint to total site area.

In any building more than one level, the building coverage would be the ground floor only.

1. Commercial 40% of site

Note: The maximum building coverage for the planned theatre building on lot 11b may be up to one hundred (100) percent.

2. Office 50% of site

3. R&D 50% of site

5.7 SIGN GUIDELINES

The purpose of the planned sign guidelines are to provide the means for adequate identification of buildings and businesses by regulating and controlling the design, location and maintenance of all signs within Centrelake.

The intent of these guidelines is to establish specific standards for all exterior signage that will ensure continuity, consistency, and harmony with the master planned architectural quality of Centrelake.

As an option to the sign guidelines contained in this section, a comprehensive program may be instituted for the theater/restaurant/specialty retail complex permitted on parcels 3, 4, 5, 6 and 11b. The Comprehensive Sign Program recognizes that a greater degree of flexibility is needed for these kinds of uses than can be provided at the Specific Plan level. At the applicant's option, a Comprehensive Sign program shall be prepared and submitted for City review prior to approval of any permanent signs on parcels 3, 4, 5, 6 and 11b. If this option is not taken, the sign plan in the Specific Plan shall prevail.

Appropriate procedures for review and approval of a Comprehensive Sign Program shall be included in Section 6.0 of the Specific Plan.

The Suggested Sign Location Plans, Exhibits 14, 14A and 14B, on pages 35 through 37, and 36 are the conceptual site plans with an overlay indicating locations of major sign elements anticipated. Each building and its signage will be evaluated individually.

A. Approvals.

Process is detailed in Section 6.0, Specific Plan Administration.

B. Uncertainty of Sign Standards

If a situation arises that is not covered by the signage standards or there is ambiguity of these standards, the sign applicant shall be referred to both the Centrelake Design Review Committee and City of Ontario Planning Department for determination and clarification. The Design Committee and Planning Department shall then authorize signage which best fulfills the intent of the Planned Sign Guidelines, and/or the city ordinance requirements.

C. Compliance Required

No person shall erect, re-erect, construct, enlarge, alter, move, improve, remove, convert or equip any sign or sign structure or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by the Centrelake Design Review Committee and the City of Ontario. Nonconforming or unapproved sign(s) must be brought into conformance at the expense of the persons responsible for the installation of said sign(s).

D. Maintenance

All signs shall be maintained in a neat and orderly fashion. Periodic inspections shall be made by the Centrelake Design Review Committee. Prompt correction of any deficiencies shall be made by the entity responsible for the maintenance of said sign(s).

E. Supplemental Exhibits

The General Sign Standards, Exhibit 15a-15g, page 38 - 44, provides a pictorial illustration of sign types A through J. This exhibit is intended as a graphic aid in interpreting the intent of these Planned Sign Guidelines and not an exact description of all signs.

F. General Sign Standards

Signs are grouped into three categories: temporary ground signs, permanent ground signs, and building wall signs.

1. No signage is permitted which does not directly identify or relate to the primary service or function of the tenant or project activity.
2. No sign may be painted directly onto a wall or surface of any building, nor will any sign be located on canopies with the exception of restaurants and businesses serving food.
3. Maintenance of each sign is the responsibility of the tenant who installed it. Ground mounted cabinets, letter forms, or letter faces which require repair will be replaced or repaired within the thirty (30) days of damage at the tenant's cost. If signage is not repaired within the thirty day period after damage, the Centrelake Design Review Committee will repair the sign at the tenant's expense.
4. Signs will be free of all labels and manufacturers advertising with the exception of code requirements.
5. All signs and installation of signs will conform to the appropriate building and electrical codes. The tenant will obtain any and all permits required.
6. No sign or contrivance will be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.

Permanent Ground Mounted Standards:

7. All ground mounted signs must be located within a ten (10) foot setback from the individual project property line, so as to not create a hazard for either pedestrian or vehicular traffic.

8. The letter style or typeface for all ground signs will be Optima or Optima Bold unless a specific company, firm, or corporation letter style is approved by the Centrelake Design Review Committee. The background will be off-white with red or stainless steel letters.

Wall Mounted Standards

9. All signs and logos attached to the building will be individually lettered and surface mounted. No signs can be boxed with internal lighting attached to a building, such as a cabinet sign.
10. The area of a wall sign with individual letters (or logo) will be measured by a rectangle around the outside of the lettering and/or the pictorial symbol.
11. The letter style or typeface for all wall signs will be Optima Bold unless a specific company, firm, or corporation letter style is approved by the Centrelake Design Review Committee.

G. GROUP I Permanent Ground Signs

Freeway Project Identification Sign

(See Figure A(i), page 38)

1. This sign is intended to serve as the primary project identification sign, oriented to be seen from the freeway. This sign is limited to identifying the name of the project, utilizing the approved project logo typeface.
2. One (1) such sign will be allowed for the entire project. This sign must be located centrally along the freeway frontage, behind the project property line.
3. The maximum area of the freeway project identification sign must not exceed 262-1/2 square feet and 35 feet from grade in height.
4. This sign will be double faced and must be fabricated with internally illuminated reverse stainless steel channel letters, halo lit. The structure of the sign is to be a fabricated aluminum cabinet with a stainless steel accent line recessed down both sides and top of the sign.
5. The color of the structure or background of the sign must be consistent with the project color scheme with a stainless steel accent line and polished steel channel letters.

Entry Project Identification Sign
(See Figure A(ii), page 38)

1. This sign is intended to be the primary project identification as you enter the project from both entries at Guasti Road. This sign is limited to identifying the name of the project, utilizing the approved project logo typeface.
2. One (1) entry project identification sign will be allowed per entry. This sign is to be located to the left side as you enter, behind the project property line and must conform to the specifications as stated within Item 7 of the General Sign Standards.
3. The maximum area of the entry project identification sign must not exceed 160 square feet and 5 feet from grade in height.
4. This sign will be double faced and must be fabricated with internally illuminated reversed stainless steel channel letters, halo lit. The structure of the sign is to be a fabricated aluminum cabinet with a stainless steel accent line recessed down both sides and the top of the sign.
5. The color of the structure or background of the sign must be consistent with the project color scheme with a polished stainless steel accent line and stainless steel channel letters.

Building Identification and Address Sign - Street *
(See Figure B, page 39)

1. This sign is to identify the primary tenant(s) of any given development or building.
2. A maximum of one (1) building identification and address sign will be allowed per parcel per entry (see Sign Matrix 1, page T1). This sign must be located as specified within Item 7 of the General Sign Standards.
3. The maximum area of the building identification and address sign must not exceed 42 square feet and 4 feet from grade in height.
4. This sign may be either single or double faced and must be internally illuminated fabricated aluminum cabinet with routed out copy backed up with semi-transparent plex.

*Note: When two (2) lots share a common entry at a public right of way, each lot is permitted one (1) "B" or "C" type sign. In addition, one (1) "D" type directional sign may also be permitted per parcel per entry.

5. The color of this sign and its graphics must be consistent with the color scheme of the project.
6. The tenant identification copy must be either Optima Bold or as an option, the primary tenant may use their logo typestyle and symbol with their custom color. All colors and graphics will be reviewed by the Centrelake Design Review Committee and must receive approval before fabrication.

Building Identification Directional - Street *
(See Figure C, page 39)

1. The building identification directional is intended to identify the location of primary building tenants. This sign is limited to identifying the name of two (2) primary tenants.
2. One (1) building identification directional sign will be allowed per parcel per entry to a maximum of one (1) sign. (See Sign Matrix 1, page T1.)
3. The maximum area of the building identification directional must not exceed 28 square feet and 4 feet from grade in height.
4. This sign may be either single or double faced and must be internally illuminated fabricated aluminum cabinet with routed out copy backed up with semi-transparent plex.
5. The color of this sign and its graphics must be consistent with the color scheme of the project.
6. This sign must use the project typestyle Optima Bold and the arrow must be the specified project style.
7. The building identification directional should be located in close proximity to the tenant entry drive and must conform to the specifications within Item 7 of the General Sign Standards.

Primary Directional Sign
(See Figure D(i), page 39)

1. The primary directional sign's function is to aid in directing vehicular traffic to given destinations within the project. The copy is limited to building address numbers and the appropriate directional arrow, to a maximum of five (5) address lines.

*Note: When two (2) lots share a common entry at a public right of way, each lot is permitted one (1) "B" or "C" type sign. In addition, one (1) "D" type directional sign may also be permitted per parcel per entry.

2. Primary directional signs will be located as required by the developer at strategic points of decision for vehicular traffic. However, a maximum of one (1) sign will be permitted per parcel per entry. This sign must be located as specified within Item 7 of the General Sign Standards.
3. The maximum area of the primary directional sign must not exceed 20 square feet and 5½ feet from grade in height.
4. This sign will be single faced and must be a fabricated aluminum cabinet and may be either illuminated with routed out copy backed up with semi-transparent plex, or non-illuminated with reflective cut-out vinyl copy.
5. The color of this sign and its graphics must be consistent with the color scheme of the project.
6. This sign must use the project typestyle Optima Bold and the arrow must be the specified project style.

Secondary Directional Sign
(See Figure D(ii), page 39)

1. The secondary directional sign's function is to aid in directing vehicular traffic to given destinations within the individual development's drives and parking lots. The copy is limited to building address numbers and delivery and visitor parking copy and the appropriate directional arrow.
2. Secondary directional signs will be located as required by the developer at strategic points of decision for vehicular traffic. This sign must be located as specified within Item 7 of the General Sign Standards.
3. The maximum area of the secondary directional sign must not exceed 9 square feet and 4 feet from grade in height.
4. This sign may be either single or double faced and must be a fabricated aluminum cabinet with non-illuminated reflective cut-out vinyl copy.
5. The color of this sign and its graphics must be consistent with the color scheme of the project.
6. This sign must use the project typestyle Optima Bold and the arrow must be the specified project style.

Handicapped/Private Property Entry Sign
(See Figure D(iii), page 40)

1. The primary function of this sign is to communicate that the lot is designed and equipped for the handicapped, and any vehicles not displaying placards or license plates issued for the handicapped will be towed.
2. The secondary function is to list conditions for using the private parking lot and that failure to observe these conditions will result in towing at the vehicle owner's expense.

Stop Signs
(See Figure D(iv), page 41)

1. The primary objective of stop sign placement is to maintain safe, non-disrupted access through the project along Guasti Road from Haven Avenue to Turner Avenue.
2. Stop signs on Guasti Road at the intersections of Turner Avenue and Haven Avenue will allow safe entrance onto these avenues.
3. Stop signs on private drives at the intersections along Guasti Road will also allow safe circulation while entering or exiting Guasti Road.

NOTE: A part of "Group 1 Permanent Ground Signs," a "Comprehensive Sign Program" option will be designed for the parcels that designate commercial/hotel/theatre uses as shown on the Land Use Plan, Exhibit 6, page 15 (also see Sign Matrix 1, page T1). The Comprehensive Sign Program will establish number, size, heights and location for signs covered by the Centrelake Specific Plan. A Comprehensive Sign Program shall be approved by the City prior to issuance of permits.

H. GROUP II Temporary Ground Signs

Freeway Project Marketing Sign
(See Figure E(i), page 42)

1. The purpose of this sign is to identify the project before and during the construction phase and to provide information in regards to the marketing of the project. Therefore, this sign is limited to the name of the project, a brief description of the project, and the name of the leasing agent(s), telephone number and developer.

NOTE: The Suggested Temporary Ground Sign Location Plan (Exhibit 14B, pg. 37) indicates sign locations within Phase 1 only. Subsequent phases shall follow the same logical placement of these signs.

2. One (1) temporary freeway project marketing sign will be allowed for the entire project. This sign must be located centrally along the freeway frontage, behind the project line.
3. A maximum area of the temporary freeway project marketing sign must not exceed 240 square feet for a single faced sign or 120 square feet per side if double faced. The maximum height of this sign must not exceed 18 feet.
4. This sign may be located as deemed necessary by the developer as specified within Item 7 of the General Sign Standards.
5. This sign must be removed upon the completion and installation of the permanent freeway project marketing sign or the build-out and leasing of this office park, whichever comes first.
6. This sign must be fabricated of sturdy, quality materials and may not be illuminated.

Entry Project Marketing Sign
(See Figure E(ii), page 42)

1. The purpose of this sign is to identify the project and to provide information in regards to the marketing of the project at the entries to the project on Guasti Road. This sign is limited to the name of the project, a brief description of the project, the name of the leasing/sales agent(s) and telephone number, and the name of the developer.
2. One (1) temporary entry project marketing sign will be allowed per entry into the project and must be located in a manner consistent with Item 7 of the General Sign Standards.
3. The temporary entry project marketing sign may be double faced and must not exceed 128 square feet per face in area nor be higher than 16 feet in height.
4. This sign must be removed upon the buildout and leasing of this office park.
5. This sign must be fabricated of sturdy quality materials and may not be illuminated.

Individual Building Marketing Sign

1. The purpose of this sign is to identify the site prior to the beginning of construction. This sign may contain a rendering of the future facility and is limited to identifying the name of the project, the developer and the leasing/sales agent(s).

2. One (1) individual building marketing sign is allowed per street frontage to a maximum of two (2) signs.
3. The maximum area of the individual building marketing sign must not exceed 64 square feet and 12 feet in height from grade.
4. This sign may be located as deemed necessary by the developer as specified within Item 7 of the general sign standards.

Construction Sign

1. The purpose of this sign is to identify the future facility and the players involved during the construction phase. This sign may contain a rendering of the future facility and is limited to the identification of the project, the leasing agent, developer, financing institution, general contractor and architect.
2. One (1) construction sign is allowed per street frontage to a maximum of two (2) signs.
3. The maximum area of the construction sign must not exceed 72 square feet (this includes a 32 square foot header panel and 5 (max. 1' x 8' rider panels) and 12 feet in height above grade.
4. This sign may be located as deemed necessary by the developer as specified within Item 7 of the general sign standards.
5. The construction sign must be removed upon completion of the permanent project identification sign(s).

Pre-Lease Sign

1. The purpose of this sign is to identify the leasing agent and provide contact information to aid in the leasing of the project. This sign is limited to the identification of the leasing agent and contact information.
2. One (1) pre-lease sign is allowed per street frontage to a maximum of three (3) per site.
3. The maximum area of the pre-lease sign must not exceed 24 square feet and 8 feet above grade in height.
4. This sign may be located as deemed necessary by the developer as specified within Item 7 of the general sign standards.

5. This sign may be used in coordination with the construction sign if the construction sign does not contain leasing information, or in coordination with permanent project identification signs and must be removed when the project is significantly leased.

On-Going Leasing Sign

1. The purpose of this sign is the same as G(ii) Pre-Lease sign and is limited to the identification of the developer, leasing agent and contact information.
2. One (1) on-going leasing sign is allowed per street frontage to a maximum of three (3) signs.
3. The maximum area of the on-going leasing sign must not exceed 12 square feet and 4 feet above grade in height.
4. This sign may be located as deemed necessary by the developer as specified within Item 7 of the general sign standards.
5. This sign is to replace the Pre-Lease sign once the project has been significantly leased, to act as a less conspicuous and obtrusive statement for on-going leasing information.

I. GROUP III Building Wall Signs

Primary Tenant Identification (Top of Building) (See Figure H, page 43)

1. A primary tenant is defined as a tenant designated by the landlord as the anchor tenant.
2. Primary tenants will be allowed one (1) wall sign per elevation to a maximum of two (2) elevations. These signs should be located above the windows of the highest occupyable floor and below the top of the parapet. Primary tenant signs may be centered or offset toward either end of the major elevations; their precise location will be determined prior to issuance of a sign permit.
3. The maximum area of a primary tenant identification sign must not exceed one (1) square foot, per lineal foot of street or parking lot frontage.
4. The size and location of each sign will be designed to be complementary and proportional to each individual building and in no case will the capital letter height exceed the established size shown on the following table.

<u>Building Height in Stories</u>	<u>Cap Height in Inches</u>
1	18
2	24
3	30
4	36
5	42
6	48
7 and above	60

5. Logo symbols must not exceed an area of 15% higher than the capital letter height and not to exceed one and a half times (1.5x) the cap heights in width. A logo sign shall be permitted in close proximity to the identification sign and be considered as part of the sign area.
6. Primary tenants may utilize their logo graphics and type-style. The face and returns of all primary tenant signs will be finished to match the individual building exterior aluminum mullion color. Subject to approval by the Centrelake Design Review Committee, the introduction of color on pictorial or abstract logo symbols will be permitted only when it is essential to the legibility of the symbol and will be limited to one additional color, preferably black or bronze.
7. Primary tenant signs may be either internally illuminated individual channel letters or reverse channel letters. The return of each letter form or logo will be a minimum of 5 inches and not exceed 10 inches in depth.

Secondary Tenant Identification
(See Figure I, page 43)

1. A secondary tenant is defined as a tenant occupying space on any floor of an office building, who is not the primary tenant.
2. Secondary tenant identification signs will be limited to the identification of tenants with a maximum of one (1) sign per tenant unless the ground floor is occupied by only one tenant, in which case two (2) will be permitted. In no event will there be more than four (4) secondary tenant identification signs permitted per building and no more than two (2) per building elevation.
3. These signs must be located just above the first floor windows on the fascia or spandrel glass area below the second story window.
4. The maximum area for a secondary tenant identification sign must not exceed 22 square feet. The maximum capital letter height must not exceed 18 inches.

5. These signs must be illuminated, individually fabricated letters with a maximum thickness of one (1) inch.
6. The secondary tenant identification signs must utilize the project typestyle Optima Bold.
7. The color of these signs must be finished to match the pre-dominate exterior aluminum color.

Exterior Entry Door Sign
(See Figure J, page 44)

1. This sign will be limited to the identification of tenants with exterior entry doors and, for buildings with a common lobby entry, identification of tenants as designated by the landlord who do not qualify for primary tenants or ground floor tenant sign rights.
2. These signs must be located adjacent to the entry door(s) and must be positioned at eye level.
3. One (1) sign will be allowed per approved tenant to a maximum of three (3) signs at a lobby type entry or one (1) per tenant entry.
4. Exterior entry door signs must utilize the project typeface Optimum Bold and be 2 inch white cut-out vinyl letters.

5.8 LANDSCAPE GUIDELINES

The purpose of these Landscape Guidelines is to establish a framework for the site development at Centrelake and provide the basis for an overall unified treatment, and a high degree of landscape quality throughout the business park. (See also the Landscape Plan, Exhibit 7, page 21.)

Detailed landscape and irrigation plans, prepared by a registered Landscape Architect, shall be submitted to the Centrelake Design Review Committee for concept approval. The landscape and irrigation plans shall also be submitted to the proper reviewing agencies of the City of Ontario for approval prior to issuance of a Building Permit, any building construction, and the issuance of a Certificate of Use and Occupancy.

- A. All government standards applicable to landscaping and irrigation shall be investigated prior to any preliminary design and incorporation into design schemes prior to plan submittal.
- B. Individual expression, as related to the landscape design of each individual site within Centrelake is encouraged and shall be based, in addition to the parameters set forth on the Landscape Plan, on the following criteria:
 1. Landscape elements shall be of the "long lived" variety. "Short lived" materials can be utilized, but only as a supplement to "longer lived" elements.
 2. Landscape elements within the front yard or visible from the public right-of-way shall be of similar character and compatible with the suggested Plant Selection Guide (see Appendix, and the elements indicated on the Conceptual Landscape Plan, Exhibit 7, page 21).
 3. Simple palettes of materials in simple compositions are recommended to achieve an overall unified design treatment.
 4. Trees, both lines and masses, shall be utilized to enclose and subdivide exterior spaces relative to each individual site and provide physical protection from sun and wind in paved expanses. All trees will be planted in accordance with the standards of the City of Ontario.
 5. Thorough soil preparation is essential to plant survival. Specifications shall indicate all soil treatment and preparation.
 6. As water management is critical, conservation is a key design consideration for irrigation plans. Low volume systems shall be considered wherever possible. These systems shall be coordinated with specific planting requirements.
 7. Drought tolerant planting is encouraged for all selected planting.

8. Street frontage trees are to be placed 1 tree per 30 linear feet.
9. The front yard is considered to consist of the entire area between a public right-of-way and the face of any building.

Front yard landscaping shall consist of the following:

- a. Parking lot treatments: For areas where parking occurs between a street right-of-way line and the face of the building (see Site Sections, Exhibit 13A, Page 33). This area is to be landscaped with street trees, shrubs, and ground cover treatments. Guasti Road landscaping shall be designed to screen the parking area from the access street. In addition to street trees and shrubs, the screening must be accomplished by earth berming.
 - b. Building Setback Treatments: Is the area where no parking occurs between the right-of-way line and the face of the building (see Site Sections, Exhibit 13A, Page 33). This area is to be landscaped with street trees, shrubs, and ground cover treatments.
10. Guasti Road will have a common landscaped design and sidewalk maintained by the Owner. This area will consist of the area in the public streets from the back of the curb to the right-of-way line and whatever amount of land needed from private property to make the total required 22 foot minimum Landscape Buffer. Turner Avenue will have a minimum of a 23 foot landscape setback and Haven Avenue will have a minimum of 30 feet. (See Site Section B, Exhibit 11, page 30 and Site Section H, Exhibit 13, page 32, respectively.)
 11. The parking lots shall have trees with box sizes no less than 24" equal in number to one (1) per parking lot finger, one finger required per each ten (10) parking stalls, with adequate irrigation systems. The maintenance of all parking lot landscaping is to be the responsibility of the individual property owner(s) or tenant(s).
 12. Side and rear yard trees shall be planted adjacent to all structures on-site where possible. Quantity to be equal to one (1) tree for each thirty (30) lineal feet of the combined length for rear and both side wall dimensions. Minimum tree size shall be fifteen (15) gallon size. Entire on-site project shall require one 24" box tree for every three (3) fifteen (15) gallon trees. This percentage shall include the 24" box trees in parking lot fingers.
 13. All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover, shrubs, appropriate landscape and tree materials.
 14. All maintenance for side and rear yards is to be the responsibility of the individual property owners(s) or tenant(s).

15. Property Lines Landscaping
 - a. Contiguous Property Line - The equivalent of one (1) tree per each thirty (30) lineal feet of property line. A minimum size container size of fifteen (15) gallons will be required (see Appendix 3, page A7).
 - b. Non-Contiguous Property Line - The equivalent of two (2) trees per each thirty (30) lineal feet of property line. A minimum size of fifteen (15) gallons will be required (see Appendix 3, page A7).
16. Shrubs and ground cover will also be required planting in both the above situations (no. 15). The minimum shrub size is to be five (5) gallon, spaced no further than 48" on center.
17. All property lines are to be landscaped even when walls are used for visual, noise and security screening reasons. (See Site Sections, Exhibit 12, page 31.)
18. The maintenance of all property line landscaping is to be the responsibility of the individual property owner(s) or tenant(s).
19. All landscaping in this development shall be maintained in a neat and orderly fashion. Periodic inspections will be made by the Centrelake Design Review Committee, and reports submitted with regard to the condition of maintenance. If suggestions of improvement are made and which are in the realm of the maintenance standards, the work shall be corrected within thirty (30) days of receipt of the report. The following are minimum maintenance standards:
 - a. All planting areas are to be kept free of weeds and debris.
 - b. Lawn and ground covers are to be kept trimmed and/or mowed regularly.
 - c. All plantings are to be kept in a healthy and growing condition. Fertilizations, cultivation and tree pruning are to be carried out as part of regular maintenance.
 - d. Irrigation systems are to be kept in working condition. Adjustment and cleaning of systems should be a part of regular maintenance.
 - e. Stakes, guys and ties on trees should be checked regularly for correct function: ties to be adjusted to avoid creating abrasions or girdling to the stems.
 - f. Damage to plantings created by vandalism, automobile or acts of nature shall be corrected within thirty (30) days.

20. The suggested Plant Lists (see Appendix 1, page 89 and 90) are to serve as a supplement to the Conceptual Landscape Plan. It is the intent of these lists to provide a further basis for overall site continuity.

Suggested Plant List, Sections 1 and 2 relate directly to the Landscape Master Plan while Sections 3, 4, 5, 6 and 7, establish a framework for individual site design. It is required that plant selection for all common maintenance areas be limited to and drawn from these lists. For privately maintained areas, extended plant palettes are encouraged but designers shall keep in mind that both simplicity and unity are major design criteria for overall site development.

5.9 SCREENING

Areas utilized as parking, storage or loading will be screened, modulated, or interrupted from the view of the access street(s) or adjacent properties. This may be accomplished by employing one of or all of the following techniques.

- A. Lineal Masses or shrubs - This method requires use of shrubs that will achieve a height of from four (4) to six (6) feet within three (3) years. Minimum size of five (5) gallons at 48" on center spacing.
- B. Lineal or Group Masses of Major Trees - This method requires uses of trees that shall ultimately provide foliage that will adequately screen parking, storage and loading areas from elevated areas within the site or from adjacent buildings.
- C. 6'-0" Minimum Height Wall or Fence - This method is optional in lieu of screen planting for light industrial sites only.

5.10 LOADING AREAS

Loading areas shall be screened from view, or, at a minimum, have the view from streets adjacent to these loading areas broken up by the use of landscaping and/or fencing materials.

On other than site entry driveways, streetside loading shall be allowed, provided the loading dock is set back a minimum of seventy (70) feet from the street centerline, whichever is greater. No streetside loading at Guasti Road is permitted. All loading areas must be screened in a manner as set forth above.

5.11 STORAGE AREAS

No exterior storage will be allowed in any location within Centrelake.

5.12 REFUSE COLLECTION AREAS

All outdoor refuse collection areas shall be totally enclosed and visually screened from access streets, freeways, and adjacent property. This screening shall form a completely opaque screen up to a point six (6) feet in vertical height but need not be opaque above that point. All trash bin locations will be determined within each building's site plan review process.

5.13 SIDEWALKS

The sidewalks within Centrelake have been designed to provide easy pedestrian access within Centrelake. The design is based upon the fact that most trips within Centrelake will be auto oriented because of the single destination auto orientation of land uses and buildings, within a multi-use business park. (See Circulation Plan, Exhibit 6, page 19).

5.14 NUISANCES

No portion of any site within Centrelake shall be used in such a manner as to create a nuisance to an adjacent site, such as, but not limited to, vibration, sound, electromechanical disturbance and radiation, electromagnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or noxious matter.

5.15 PARKING STANDARDS

All uses shall provide sufficient off-street parking as provided for in the Ontario Zoning Code, Chapter 25, Off-Street Parking and Loading Requirements. Because of the nature of Centrelake the concept of "shared parking" will be encouraged whenever possible. This concept is described below and will require the approval of the City of Ontario if utilized. City of Ontario parking and loading standards are contained in Appendix 7, page A19.

The "shared parking" concept is as follows:

Shared Parking: Parking may be shared when operations are not normally conducted during the same hours, or when hours of peak use vary. Requests for the use of shared parking are subject to the approval of the City of Ontario Planning Commission and/or the City Planner must meet the following conditions.

- A. Sufficient evidence shall be presented to the Director of Planning demonstrating that there will exist no substantial conflict in the principal hours or periods of peak demand of the structures or uses for which the joint use is proposed.
- B. The number of parking stalls which may be credited against the requirements for the structures or uses involved shall not exceed the number of parking stalls reasonably anticipated to be available during differing hours of operation.

- C. Parking facilities designated for joint use should not be located further than five hundred (500) feet from any structure or use served.
- D. A written agreement shall be drawn to the satisfaction of the City Attorney and executed by all parties concerned assuring the continued availability of the number of stalls designate for joint use at the period of time indicated. Also, in conjunction with approval of the site development plan on Parcel 11b, the proposed theatre site, a covenant shall be recorded running with the land prohibiting the use of real property for matinee theatre use. Precise wording of the covenant to be approved by the Ontario City Attorney's office. The exact starting times of theatre activities to be determined at Site Plan Review.
- E. A shared parking analysis for each individual development shall be executed if requested by the City Planning Staff as part of the approval process for the Design Advisory Board (D.A.B.) it shall include:
1. Initial Project Review

This step involves careful documentation and quantification of proposed land uses and anticipated functional interrelationships between differing uses. The initial phase also includes data gathering regarding proximity to public transit facilities, general location of parking facilities, surrounding land use types, land use mix and similar variables which affect parking.
 2. Adjustment for Peak Parking Factor

The second step includes calculating the number of off-street parking spaces required for each land use within the study area. Other elements to be considered in Step two include seasonal adjustment for parking demand and determining the mode of transit used in reaching or departing the study area.
 3. Analysis of Hourly Accumulation

Completion of this step produces an estimate of hourly parking accumulations for each land use during a typical weekday or weekend day, based on the document "Shared Parking" by the Urban Land Institute (ULI).
 4. Estimate of Shared Parking

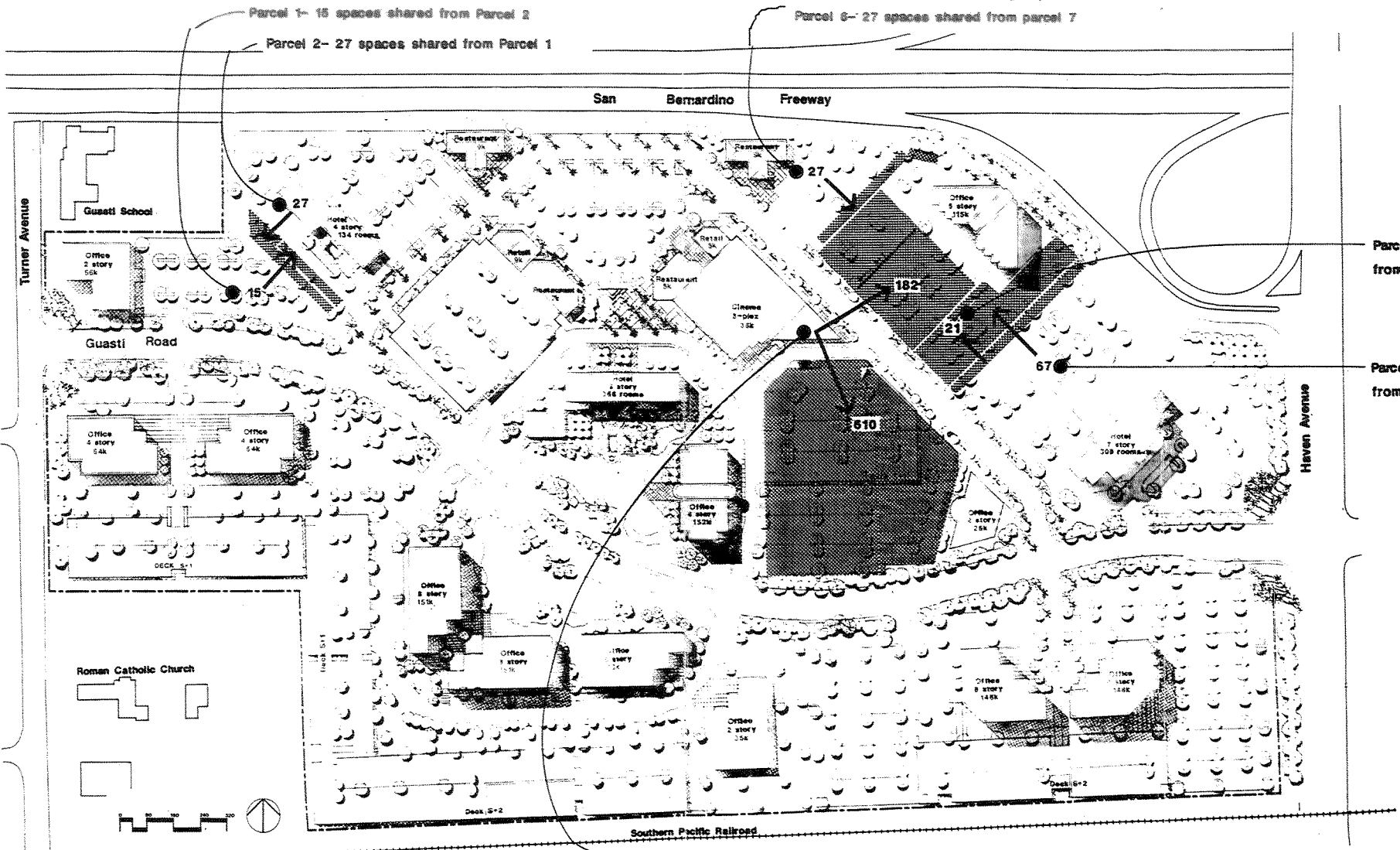
Finally, the hourly parking demand for each land use is merged to calculate the overall parking required to be provided within the study area.

In granting parking reductions, the Planning Commission and/or City Planner shall make one or more of the following findings:

- a. The shared parking analysis justifies the requested parking reduction based upon the presence of two or more adjacent land uses which, because of substantially different operating hours or different peak parking characteristics, will allow joint use of the same parking facilities.
- b. The shared parking analysis indicates the presence of public transportation facilities and/or pedestrian circulation opportunities which justify the requested reduction of parking spaces.
- c. The granting of a reduction in the number of parking spaces will still provide a sufficient number of off-street spaces for the use or uses in question, consistent with the intent of the Specific Plan.
- d. The shared parking analysis 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.

As a condition of approval to the granting of parking reduction, the City may require the granting of reciprocal access and parking agreements with surrounding properties.

- F. Parking lot and circulation standards, including parking stall dimensions, driveway widths and other design criteria, shall be governed by the appropriate sections of the Ontario Municipal Code and other applicable standards.
- G. A conceptual shared parking and phasing analysis for the proposed development of Centrelake is available as a supplement to the technical appendix. It is important to note that the document demonstrates the process to be used in undertaking a shared parking analysis. It is based on the conceptual site plan, which is meant to be but ONE ALTERNATIVE OF HOW CENTRELAKE MAY BE DEVELOPED. Actual development may differ from what is shown, however, the procedure for analyzing shared parking will be as shown. Exhibit 20 on page 78 illustrates conceptual shared parking locations based on this particular scenario.



Parcel 1- 15 spaces shared from Parcel 2

Parcel 6- 27 spaces shared from parcel 7

Parcel 2- 27 spaces shared from Parcel 1

Parcel 7- 21 spaces share from parcel 8

Parcel 8- 67 spaces share from Parcel 7

Parcel 11b- 182 spaces shared from Parcel 7, 610 spaces shared from Parcel 11a, 12

Total Hotel Rooms: 800
 Total Building Square Footage: 1,300,000 S.F.

CONCEPTUAL SHARED PARKING PLAN - EXHIBIT 20

5.16 ARCHITECTURAL GUIDELINES

There will be no specific architectural guidelines other than to say that development of Centrelake shall be as consistent and responsive as possible to the overall Concept Site Plan and its overall physical organization. Building forms and materials shall be controlled and coordinated individually as development occurs by the Centrelake Design Review Committee.

5.17 PROJECT AESTHETICS

Centrelake has been designed with strict development controls to insure that all development will have a harmonious visual character. The business park has a coordinated project landscaping plan, project sign plan, common open spaces, which if followed will provide a harmonious, aesthetically appealing project. The architectural exterior building materials will be approved on a building by building basis, however, what is envisioned at this time will be the contemporary uses of brick, stucco, glass and metal siding used in efficient energy savings combinations.

5.18 MAINTENANCE RESPONSIBILITIES

There will be specific responsibilities assigned to either the City of Ontario, the Centrelake properties ownership association, an individual property owner, or others. For a complete Centrelake's maintenance responsibility chart breakdown of specific responsibilities (see Appendix 8, page A39).



December 13, 1988

Mr. Stephen O'Connell
259 1/2 Arch Street
Laguna Beach 92651

Re: Centrelake Specific Plan

Enclosed are the last set of comments on the revised specific plan document. This morning I spoke with Jack Camp and the issue of the freeway identification sign has not been completely resolved but will be addressed shortly in the comprehensive sign program with the other related signage issues.

The following are the comments we discussed several weeks ago.

Page 18 H. Signal Warrants

Take out the word "both" before Haven Avenue and Guasti Road and remove the "S" from intersections.

Page 30 B. Turner Avenue

What does "EQ" mean. Is there a formula for this. Please define better.

Page 58 2 Office

The maximum building density number was changed from Book C. Should be 40 percent.

Page 62 B. Building Identification and Address signs and Building Identification Directional signs.

Use the square feet for these signs as approved by the Development Advisory Board. #3 in both sections.

Page 62 Building Identification Sign #2 and Building Identification
and 63 Directional Street.

Since you have made the text for both these sections internally consistent with the matrix regarding the common statement "parcel per entry" vs. parcel per street frontage; Exhibit 14 "Suggested Permanent Ground Location plan" needs to be revised.

Page 69 Numbers. Logos. Change the paragraph to read:

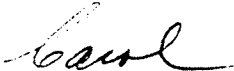
Logo symbols must not exceed an area of 15% higher than the cap height and not to exceed one and half times (1.5 x) the cap heights in width, a logo sign shall be permitted in close proximity to the identification sign and be considered as part of the sign area.

Page 72 Add the following wording:

11. The parking lots shall have trees with sizes no less than 24" equal in number to one (1) per parking lot finger. One finger required per each ten (10)....
12. ...(15) gallon size. Entire on-site project shall require one 24" box tree every three (3) fifteen (15) gallons. This percentage shall include the 24" box trees in parking lot fingers.

Sincerely,

ONTARIO PLANNING DEPARTMENT
Joyce I. Babicz, City Planner



Carol Hunt,
Associate Planner

CH:cb