

## **3.0 DESIGN GUIDELINES AND DEVELOPMENT REGULATIONS**

---

## 3.0 DESIGN GUIDELINES AND DEVELOPMENT REGULATIONS

---

### 3.1 INTRODUCTION

This Section of the Specific Plan Amendment (SPA) presents the Design Guidelines and Development Regulations applicable to the Piemonte at Ontario Center Project and the associated Piemonte Overlay Area. The Piemonte Design Guidelines presented herein identify physical and thematic attributes or requirements to be incorporated throughout the Piemonte Overlay Area. Complementing the Design Guidelines, the Piemonte Development Regulations identify permitted land uses within the Piemonte Overlay Area, and provide direction and requirements for facility locations, configurations, orientations, and construction. Design Guidelines and Development Regulations are presented for each Land Use Sub-Area within the Overlay Area. Please refer also to the delineation of the Piemonte Overlay Area and its component Land Use Sub-Areas, presented previously at SPA Section 1.0, Figure 1-3.

All Design Guidelines and Development Regulations applicable within the Piemonte Overlay Area are comprehensively identified within this Section. In this regard, it is noted that the Piemonte Design Guidelines and Development Regulations are predominantly consistent with requirements of the encompassing Ontario Center Specific Plan (OCSP). For ease of reference, where OCSP requirements are applicable to the Piemonte Project, those portions of the OCSP have been incorporated in this document.

Prior to issuance of development permits, all facilities proposed within the Piemonte Overlay Area will be evaluated through City Development Advisory Board (DAB) procedures for consistency with the Piemonte Design Guidelines and Development Regulations, and applicable City regulations. Please refer also to development review and approval processes outlined in SPA Section 5.0, "Administration."

## **3.2 DESIGN GUIDELINES AND DEVELOPMENT REGULATIONS**

### **3.2.1 OVERVIEW**

The Piemonte at Ontario Center Project design concept is based on a grid-like pattern of streets and blocks, to be developed around two major streets (tentatively referred to as Private Street “D” or “Main Street,” and Private Street “C” or “Verduzzo Way”) which intersect along approximate east-west/north-south alignments. Oriented in an east-west alignment, Main Street will establish a westerly connection to residential development proposed by the Project, with the easterly focus of this Street to be provided by major retail and specialty shop sites. Along the northerly side of Main Street, mixed-use development will be comprised of offices to be constructed above ground-level retail and restaurant uses. Along the southerly side of Main Street, residential units will be constructed above retail/restaurant uses. Ground-level parking is provided for all proposed retail/restaurant and office uses, with separate secured parking to be provided for residential uses.

Intersecting Main Street along a north-south axis, Verduzzo Way will be aligned with the OCSP main water feature and future Ontario Community Events Center (OCEC), to be located southerly adjacent to the Project site. Verduzzo Way connects northerly to Main Street, and continues through the Project site to Fourth Street at the site’s northerly boundary. The intersection of Main Street at Verduzzo Way within the Piemonte site establishes a main activity node and focal plaza area, around which retail and restaurant uses will be constructed.

#### **3.2.1.1 Design Guidelines**

Site design and architectural themes within the Piemonte Overlay Area reflect a blending of modern urban Southern California design and old-world Northern Italian influences. These architectural and design influences are mirrored throughout the Piemonte Overlay Area, acting as visual cues denoting location and extent of the Project, and encouraging perception of the Piemonte Project as a cohesive development.

Supporting the urban sense of the Project, land use associations and configurations within the Piemonte Overlay Area provide for collocation of office, hotel, commercial, recreational, and high-density residential uses, interconnected by pedestrian and vehicle corridors, with interspersed courtyards, plazas, and activity areas.

### **3.2.1.2 Development Regulations**

#### **Permitted Uses**

Uses permitted within the Piemonte Overlay Area as a whole, and within each Specific Land Use Sub-Area are summarized at Table 3-1, "Permitted Uses Matrix." Please refer also to the following descriptions of Generally Permitted Uses, as well as the listing of permitted uses presented subsequently under each respective Land Use Sub-Area.

#### **Generally Permitted Uses**

Unless otherwise noted herein, the following Generally Permitted Uses are allowed throughout the Piemonte Overlay Area.

#### ***Parking Areas***

Parking lots, facilities and structures, providing parking for a permitted use.

#### ***Accessory Uses***

Accessory structures necessary and customarily incidental to permitted uses.

#### ***Infrastructure***

Infrastructure facilities, including but not limited to, public and private roadways, pedestrian walkways, utilities and related uses, subject to City standards and approval of the City Engineer.

Table 3-1 Permitted Uses Matrix

	LAND USE AREA					
	Mixed-Use Residential/Retail	Mixed-Use Office/Retail	Residential	Retail	Office	Special Use/Hotel
<b>PERMITTED USES</b>						
<b>Generally Permitted Uses-All Areas</b>						
Parking Areas	•	•	•	•	•	•
Accessory Uses- Incidental to Permitted Uses	•	•	•	•	•	•
Infrastructure	•	•	•	•	•	•
Temporary Uses- Subject to City of Ontario Development Code; Chapter 1: Zoning; Article 11: Temporary Use Permits.	•	•	•	•	•	•
Other uses which comply with the goals and intent of the Piemonte SPA as approved by the Planning Commission	•	•	•	•	•	•
<b>Residential Uses</b>						
High-Density Condominiums	• <sup>1</sup>		• <sup>5</sup>			
<b>Retail/Commercial Uses</b>						
Retail/Services	• <sup>2</sup>	• <sup>3</sup>		•		
Restaurants (indoor and outdoor), and cocktail lounges	• <sup>2</sup>	• <sup>3</sup>		•		• <sup>6</sup>
Civic, cultural, commercial recreation, recreational	• <sup>2</sup>	• <sup>3</sup>		•		
Automobile services, service stations and related uses				•		
<b>Office Uses</b>						
Administrative, Professional, Medical		• <sup>4</sup>		•	•	
Institutional, Financial, Governmental		• <sup>4</sup>		•	•	
<b>Special Uses</b>						
Hotels and Support Facilities, to include integrated or attached restaurants						•

Notes: 1. Ground Floor Residential Uses *Not* Permitted; 2. Upper-Level Retail/Commercial Uses *Not* Permitted; 3. Upper-Level Retail/Commercial Uses *Not* Permitted; 4. Ground Floor Office Uses *Not* Permitted; 5. Ground Floor Residential Uses Permitted; 6. Restaurant use permitted as integral or attached hotel elements.

### ***Temporary Uses***

Temporary uses are allowed within the Piemonte Project site, subject to provisions and requirements identified under City of Ontario Development Code; Chapter 1: Zoning; Article 11: Temporary Use Permits.

### ***Other Uses***

Other uses may be permitted if it is demonstrated that such uses comply with the goals and intent of the OCSP and the Piemonte at Ontario Center Specific Plan Amendment.

### **General Development Standards**

Unless otherwise noted herein, the following General Development Standards are applicable throughout the Piemonte Overlay Area.

#### **Minimum Lot Size**

All lots must be large enough to meet the total space requirements of their ultimate users. Sufficient space must be provided to accommodate the principal and accessory structures, parking, landscaping provisions, and setback areas. No requirements relative to minimum lot size are given, as lot area standards will be dictated by parking and setback requirements identified under the Development Standards for each Land Use Sub-Area.

#### **Setbacks**

Required setbacks from public streets throughout the Piemonte Overlay Area are as presented at Table 3-2. Reflecting the urban sense of the Project, within the Project boundaries buildings may extend up to public access/utility easement limits, except as otherwise provided for herein. Please refer also to easement limits delineated at SPA Section 2.0, "Project Description," Figures 2-6.1 through 2-6.4. Precise building setbacks within the Piemonte Project will be a function of final site and building design plans, and will be determined through City DAB review processes.

**Table 3-2**  
**Setback Requirements-Public Streets**  
**Piemonte Overlay Area**

Type of Setback	Distance from Property Line/ Ultimate Right of Way Line
<b>Minimum Building Setbacks</b>	
Fourth Street	30 feet
Public Streets Other than Fourth Street	15 feet
<b>Minimum Parking Area Setbacks</b>	
Fourth Street	15 feet
Public Streets Other than Fourth Street	10 feet

### **Building Separations**

Minimum building separations associated with the Piemonte land uses are summarized below. Please refer also to Building Separations identified the Development Standards for each respective Land Use Sub-Area.

#### ***Residential/Retail Mixed-Use Sub-Area; Office/Retail Mixed-Use Sub-Area***

Buildings within the Mixed-Use Sub-Areas along “Main Street” may be separated by “Paseos,” a minimum of twelve (12) feet in width. Such Paseo separations shall integrate treatments and features as described within this SPA. Paseos along Main Street will typically be no more than 60-to-80 feet in length.

#### ***Residential Sub-Area***

- Buildings up to fifty-five (55) feet in height: minimum distance between a structure including residential units and another structure shall be thirty (30) feet.
- Buildings over 55 feet in height: minimum distance between a structure including residential units and another structure shall be calculated by averaging the height of the two buildings and dividing by two (2).

- Architectural projections, including patios, balconies, stair wells, etc., may encroach up to five (5) feet into the required building separations identified above.

### ***Office/Commercial/Retail/Special Uses***

Building separation requirements for all other non-residential uses are as follow:

- For buildings up to fifty (50) feet high, there shall be a minimum separation of thirty (30) feet.
- For buildings fifty (50) feet to one hundred (100) feet high, there shall be a minimum separation of one hundred (100) feet.
- For buildings greater than one hundred (100) feet in height, there shall be a separation of one hundred (100) feet, plus one (1) foot of separation for each one (1) foot of building height above one hundred (100) feet.

### **Landscaping and Open Space**

All required setbacks from streets shall be permanently landscaped in an attractive manner with trees, shrubs, groundcover, and other supplementary materials. In addition, consistent with landscape requirements articulated for the encompassing OCSP, at least 5.5 percent of parking lot areas shall be landscaped in a similar manner. (The calculation of parking lot landscaping shall not include pedestrian pathways, required setbacks, or areas to count as plaza open space.) Please refer also to related discussions presented under the SPA topical heading of "Landscape/Streetscape."

### **Maximum Building Height**

No building or structure within the Piemonte Overlay Area shall exceed the maximum height shown on the Airport Hazard Map for the Ontario International Airport or any succeeding height requirement which may be adopted in the future by the City of Ontario regarding height for the purpose of airport safety. All building and structure heights shall comply with applicable FAA regulations.

### **Maximum Building Coverage**

Maximum Building Coverage allowed within the Piemonte Overlay Area is 60 percent, as averaged over the net area of the Overlay Area. Maximum coverage calculation includes all main and accessory structures and excludes public and private streets. This coverage may be increased by a factor of up to twenty-five (25) percent by the Planning Commission at Site Plan Review when the finding can be made that increased coverage will result in a superior building design, enhancing the character of the overall urban environment.

### **Parking**

All facilities within the Piemonte Overlay Area shall provide an adequate supply of on-site parking. It is also specifically noted that there are no physical features or other provisions of the Piemonte Project that would restrict the potential for reciprocal parking between the Project and the adjacent OCEC. It is the intent of the Project to promote efficient use of all available parking areas which may include shared parking between land uses. Applicable parking standards for each of the Piemonte Overlay Land Use Sub-Areas are identified subsequently in this Section.

## **3.2.2 MIXED-USE SUB-AREAS**

### **3.2.2.1 Mixed-Use Design Guidelines**

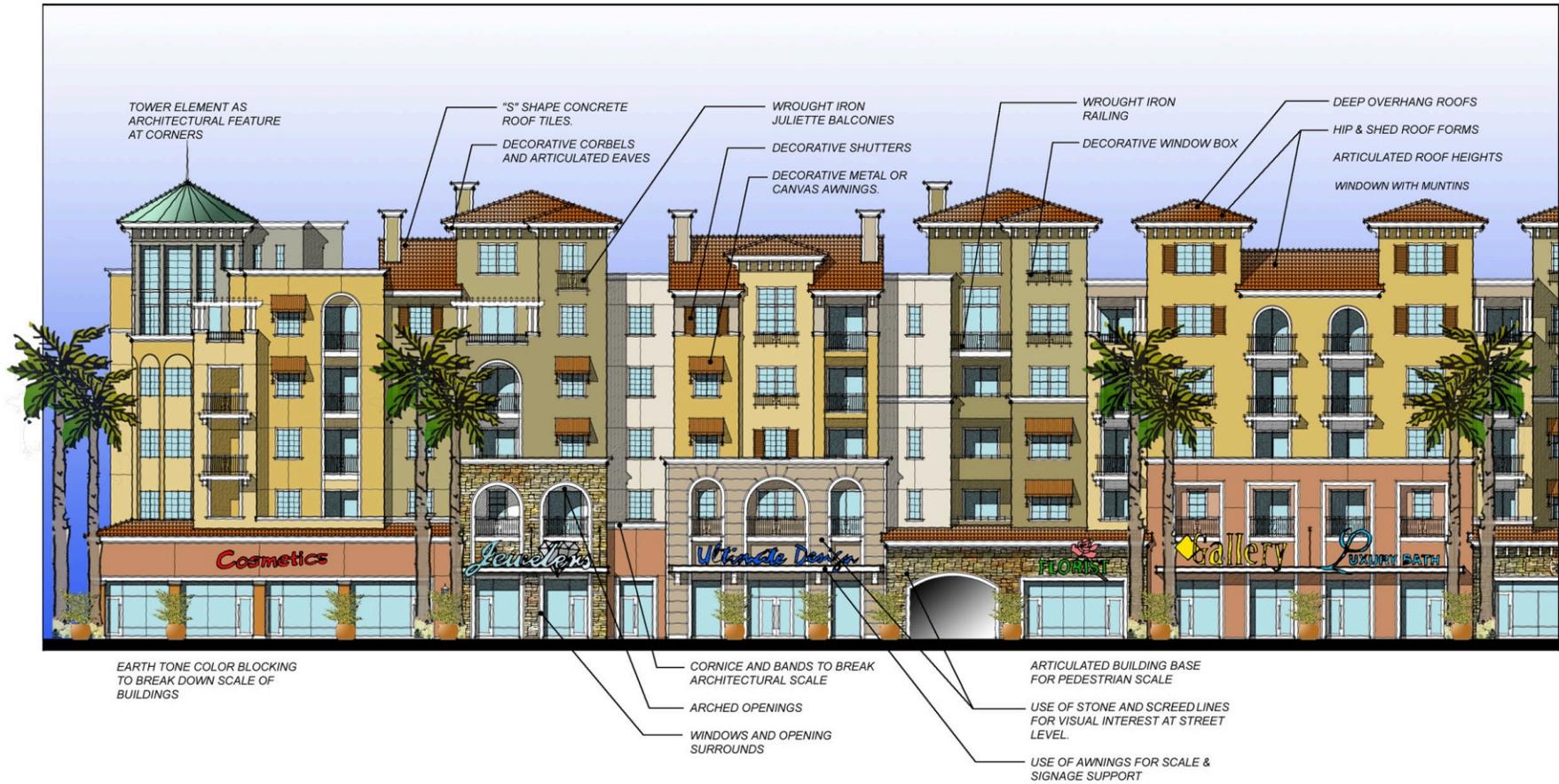
Italianate building designs and architectural notes, and the overall urban sense promoted by the Piemonte Project are exemplified within the “Mixed-Use” Sub-Areas which constitute the Project’s core area. Two categories of Mixed-Uses will be provided: “Residential Over Retail/Commercial” and “Offices Over Retail/Commercial.” Centrally located within these Mixed-Use Sub-Areas is the focal intersection of Main Street at Verduzzo Way.

Oriented in an east-west alignment, Main Street will establish a westerly connection to residential development proposed by the Project, with the easterly focus of this Street provided by major retail and specialty shop sites. Along the northerly side of Main Street, mixed-use development will be comprised of offices to be constructed above ground-level retail and restaurant uses. Along the southerly side of Main Street, residential units will be constructed above ground-level retail/restaurant uses.

Surface parking will be provided for all retail/restaurant and office uses; with separate, controlled-access, grade-differentiated parking to be provided for residential uses. Within the central portion of the Mixed-Use Sub-Areas, the intersection of Main Street at Verduzzo Way will establish a central activity node and focal plaza area, around which additional retail and restaurant uses will be constructed.

As thematically presented at Figure 3-1, multi-story buildings within the Mixed-Use Sub-Areas will integrate office, commercial, retail, and high-density residential uses. As a general consideration, buildings within the Mixed-Use Sub-Areas shall exhibit asymmetrical designs, and provide sufficient variation in design concepts and execution to suggest that they were constructed over an extended period of time, thereby avoiding a theme-park sense of the Project.

As noted previously, on the southerly side of Main Street, residential uses will be constructed above ground-floor commercial/retail uses; on the northerly side of Main Street, offices will be constructed above commercial/retail uses. This integration and collocation of mixed uses encourages activity and diversity, and establishes an urban sense of community within the Project site. Visually and architecturally, the separation of ground-level uses from upper level uses is denoted by horizontal design elements such as signs, roof projections, articulated cornices, and variations in exterior materials.



Source: Architects Orange, November 2005.



Figure 3-1  
Main Street Elevation Concept

Buildings within the Mixed-Use Areas will be predominantly multi-story, and will incorporate design elements such as arches, trellised and Juliette balconies, windows with pot shelves and accent shutters, awnings with accent colors, cornices, trimbanding, ornamental iron works, accent concrete medallions, tile insets, and pre-cast columns. Figure 3-2 presents renderings of these design elements as integrated in the Project. To varying degrees, these design elements and concepts will be employed throughout the Piemonte Overlay Area, acting to define and differentiate the Piemonte Project area in total, and provide a sense of continuity throughout the development.

Within the Mixed-Use Sub-Areas, the urban sense of the Project is reinforced by vertical and horizontal articulation of buildings. For example, roof lines will be varied between flat and pitched surfaces. Pitched roofs will feature concrete tile roofs, characteristically employed in Italian residential villas. Projecting lofts featured in upper floor residential units will articulate the Project skyline. Building faces will be non-linear featuring offsets and alcoves providing vertical articulation; and will be horizontally articulated by projecting balconies, terraces, awnings, and decorative cornices. Additionally, each corner of a residential block will incorporate an architectural tower signifying a special public plaza, restaurant, or retail shop below.

Evoking Italian urban streetscapes, buildings within the Mixed-Use Areas will be located adjacent to wide pedestrian walkways incorporating street furniture, landscaping, and overreaching awnings extending from street level shop and restaurants. Residential units will typically address active street scenes, with balconies opening onto Main Street. As appropriate, other residential units will be oriented around central courtyard/parking areas, providing a sense of privacy. Where necessary, residential units will be provided screening of potentially intrusive views. Ground-level restaurants and shops along Main Street will be oriented to pedestrian traffic, with automobile parking for retail customers provided along the street edges and within interior off-street areas. Limited building separations are provided along Main Street, providing a sense of continuity and encouraging full movement along this central corridor. Pedestrian paseos at key points will provide connections between Main Street and interior shops and office spaces.



Source: EPT Design



Figure 3-2  
Design Element Renderings

At intersections along Main Street, the Piemonte Project will create one or more central courtyard areas reminiscent of Italian piazzas (Figures 3-3.1 and 3-3.2). Such courtyard areas will establish orienting landmarks and central meeting places for patrons and residents of the Piemonte Project. Please refer also to related discussions presented under the topical heading of “Landscape/Streetscape.”

### **3.2.2.2 Mixed-Use Development Regulations**

Development Regulations applicable to the Mixed-Use Sub-Areas are presented below. Separate, but related, development regulations are provided for the “Residential Over Retail/Commercial” and the “Office Over Retail/Commercial” Land Use Sub-Areas.

#### **Mixed-Use: Residential Over Retail/Commercial**

##### **Permitted Uses**

The following uses are permitted within the Residential Over Retail/Commercial Land Use Sub-Area:

- Uses identified under Generally Permitted Uses.
- Up to 428 residential units<sup>1</sup>, configured as high-density, multi-story condominiums. Ground-floor residential uses *are not* (emphasis added) permitted within the Residential Over Retail/Commercial Land Use Sub-Area.
- Retail and service-oriented businesses; restaurants (indoor and outdoor), and cocktail lounges, provided that these uses are ground-floor occupancies, with residential uses above.

---

<sup>1</sup>

Up to 10 percent of residential unit count may be transferred between Parcels, provided that total unit count of 806 is not exceeded, and all other SPA Design Guidelines and Development Regulations are realized.



Source: Architects Orange, August 2005



Figure 3-3.1  
“Main Street” Plaza Scene Concept - View to East



Source: Architects Orange, August 2005



Figure 3-3.2  
“Main Street” Plaza Scene Concept - View to West

## Development Standards

### *Minimum Lot Size*

Please refer to General Development Standards.

### *Building Setbacks*

With the exception of the following setback requirements applicable to Main Street (Private Street "D"), building setbacks shall conform with requirements identified under General Development Standards.

- **Private Street "D" (Main-Street):** The minimum building-to-curb distance for the Main Street corridor is twenty (20) feet. Behind this setback, building envelopes will exhibit additional internal articulation of up to 10 feet, providing building offsets, alcoves, and rest areas. The 20-to-30 foot area established by these "build-to" lines will provide a sheltered, interesting, and active space for pedestrians. The space in the building-to-curb area will be articulated vertically through building features such as offsets and alcoves; and horizontally by terraces, overhangs, balconies, and awnings. Activities and amenities in the building to curb-area will include, but are not limited to: outdoor cafes, outdoor seating, and plazas.
- Architectural projections, including patios, balconies, stair wells, etc. may encroach up to five (5) feet into the required setbacks identified above.

### *Building Separations*

Buildings within the Mixed-Use Sub-Areas along "Main Street" may be separated by "Paseos," a minimum of twelve (12) feet in width. Such Paseo separations shall integrate treatments and features as described within this SPA, and conceptually illustrated at Figure 3-4. Paseos extending off the Main Street corridor will typically be no more than 60-to-80 feet in length.

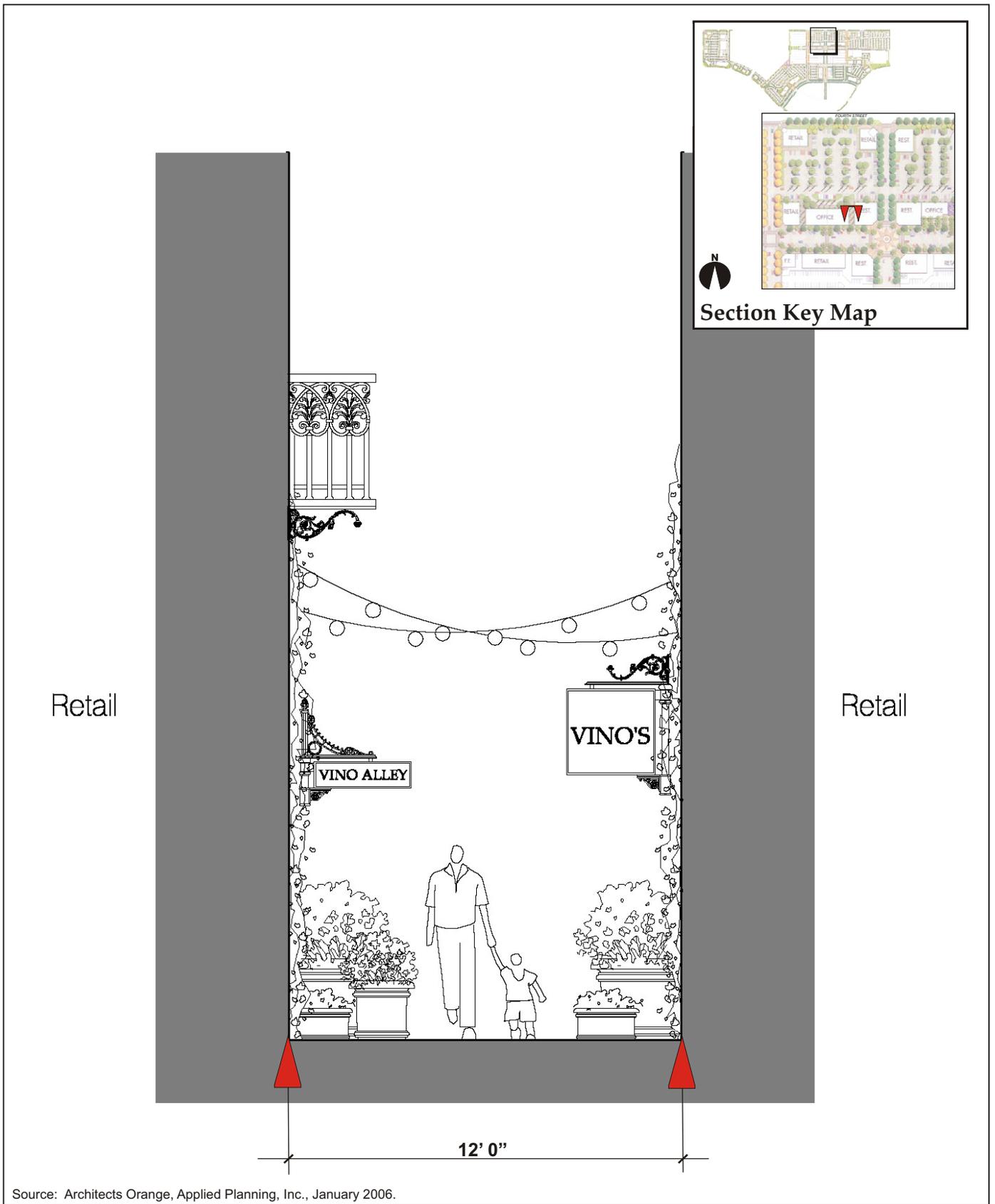


Figure 3-4  
Paseo Section - Typical

### ***Open Space***

Within the Residential Over Retail/Commercial Land Use Sub-Area, a minimum of one hundred (100) square feet of usable open space shall be provided for each residential unit, which may include balconies, patios, or podium/roof-top gardens. Open space areas shall be designed to provided a minium clear inside dimension of six (6) feet. Required open space may be provided as either private or common area.

### ***Building Height***

Please refer to General Development Standards.

### ***Building Coverage***

Please refer to General Development Standards.

### ***Parking***

Within the Residential Over Retail/Commercial Land Use Sub-Area, each parcel shall accommodate required parking for proposed residential uses within that parcel. Guest parking will be accommodated within the host lot/building, or in common parking areas along abutting private roads. Minimum parking requirements for residential uses are as follows:

- Studio Unit – 1 space per unit within structured parking.
- One bedroom unit – 1 space per unit within structured parking.
- Two bedroom unit – 2 spaces per unit within structured parking.
- Three or more bedroom unit – 2 spaces per unit within structured parking.
- Residential guest parking – 0.2 space per unit. Guest parking shall be accommodated within the host lot/building, or in common parking areas along abutting private roads.
- Residential parking spaces shall be a minimum of 8.5 feet by 18 feet. Drive aisles shall be a minimum of 24 feet wide, with a 26 foot minimum width for emergency access drives.

Parking for retail/commercial uses shall be provided proximate to the use in question. Minimum parking requirements for retail/commercial uses are as follows:

- Parking for commercial/retail uses shall be provided at the ratio of one (1) space per 250 square feet of gross floor area.
- Parking for restaurant uses shall be provided at the ratio of one (1) space for each 100 square feet of gross floor area.
- Retail/commercial parking spaces shall be a minimum of 9 feet by 18 feet. Parking lot drive aisles shall be a minimum of 24 feet wide, with a 26 foot minimum width for emergency access drives.

### **Mixed-Use: Office Over Retail/Commercial**

#### **Permitted Uses**

The following uses are permitted within the Mixed-Use: Office Over Retail Land Use Sub-Area.

- Uses identified under Generally Permitted Uses.
- Retail and Office Uses as identified under the “Office Land Use Sub-Area” and the “Retail Land Use Sub-Area,” provided that retail uses are ground-floor occupancies, with office uses above.

#### **Development Standards**

##### ***Lot Size***

Please refer to General Development Standards.

### ***Building Setbacks***

Building setbacks, including applicable Main Street setback provisions, shall be consistent with those identified for the Mixed-Use: Residential Over Retail/Commercial Land Use Sub-Area.

### ***Building Separations***

Building separations shall be consistent with those identified for the Mixed-Use: Residential Over Retail/Commercial Land Use Sub-Area.

### ***Open Space***

Development Standards pertaining to Open Space as identified under General Development Standards shall apply. Please refer also to related discussions presented under the SPA topical heading of "Landscape/Streetscape."

### ***Building Height***

Please refer to General Development Standards.

### ***Building Coverage***

Please refer to General Development Standards.

### ***Parking***

- Parking for commercial/retail uses shall be provided at the ratio of one (1) space per 250 square feet of gross floor area.
- Parking for restaurant uses shall be provided at the ratio of one (1) space for each 100 square feet of gross floor area.
- Parking for office uses shall be provided at one (1) space per 500 square feet.
- Parking spaces shall be a minimum of 9 feet by 18 feet. Drive aisles shall be a minimum of 24 feet wide, with a 26 foot minimum width for emergency access drives.

### **3.2.3 RESIDENTIAL LAND USE SUB-AREA**

#### **3.2.3.1 Residential Design Guidelines**

The Residential Land Use Sub-Area will continue, and provide a residential interpretation of, architectural design elements and themes established within the Mixed-Use Sub-Areas, the primary difference being that land uses will be solely high-density residential condominiums. The design and sense of the Piemonte Residential Land Use will reflect architectural features of the residential condominium uses along Main Street, and will incorporate visual transitional elements between adjacent residential uses. The previous Figure 3-1 illustrates typical condominium design features and architectural concepts.

Residential units will be either oriented around central courtyard decks featuring ornamental gardens, spas/pools, and meeting areas; or will be provided exterior views of street scenes. Where appropriate, residential units will be screened from potentially intrusive views. Residential uses will be provided secured interior parking areas.

#### **3.2.3.2 Residential Development Regulations**

##### **Permitted Uses**

The following uses are permitted within the Residential Land Use Sub-Area.

- Uses identified previously under Generally Permitted Uses.
- Up to 378 residential units<sup>2</sup>, configured as high-density, multi-story condominiums. Ground-floor residential uses are permitted within the Residential Land Use Sub-Area.

---

<sup>2</sup>

Up to 10 percent of residential unit count may be transferred between Parcels, provided that total unit count of 806 is not exceeded, and all other SPA Design Guidelines and Development Regulations are realized.

## **Development Standards**

### ***Lot Size***

Please refer to General Development Standards.

### ***Building Setbacks***

Building setbacks shall conform with requirements identified under General Development Standards.

### ***Building Separations***

- Buildings up to fifty-five (55) feet in height: minimum distance between a structure including residential units and another structure shall be thirty (30) feet.
- Buildings over 55 feet in height: minimum distance between a structure including residential units and another structure shall be calculated by averaging the height of the two buildings and dividing by two (2).
- Architectural projections, including patios, balconies, stair wells, etc., may encroach up to five (5) feet into the required building separations identified above.

### ***Open Space***

Open Space requirements identified under the Residential Over Retail/Commercial Mixed-Use Sub-Area shall apply.

### ***Building Height***

Please refer to General Development Standards.

## ***Parking***

Minimum parking requirements for residential uses are as follow:

- Studio Unit – 1 space per unit within structured parking.
- One bedroom unit – 1 space per unit within structured parking.
- Two bedroom unit – 2 spaces per unit within structured parking.
- Three or more bedroom unit – 2 spaces per unit within structured parking.
- Residential guest parking – 0.2 space per unit. Guest parking shall be accommodated within the host lot/building, or in common parking areas along abutting private roads.
- Parking spaces shall be a minimum of 8.5 feet by 18 feet. Drive aisles shall be a minimum of 24 feet wide, with a 26 foot minimum width for emergency access drives.

### **3.2.4 RETAIL LAND USE SUB-AREA**

#### **3.2.4.1 Retail Design Guidelines**

The Retail Land Use Sub-Area continues certain defining architectural elements evidenced elsewhere within the Piemonte Project, e.g., archways, pitched concrete tile roofs, articulated cornices, and accent awnings. These elements will be incorporated and interpreted within the Retail Land Use Sub-Area, thereby establishing thematic design ties with other Piemonte land uses, while providing flexibility to accommodate established corporate architectural features, building elevations, and footprints of nationally-recognized major tenants. The Retail Land Use Sub-Area will also incorporate other unifying thematic features and elements of the Piemonte Project including but not limited to: landscaping, streetscape, lighting, and signs.

### 3.2.4.2 Retail Development Regulations

#### Permitted Uses

The following uses are permitted within the Retail Land Use Sub-Area.

- Uses identified under Generally Permitted Uses.
- Uses permitted in the “Office” Land Use Sub-Area.
- Retail and service-oriented businesses.
- Civic, cultural, commercial recreation and recreational uses.
- Restaurants (indoor and outdoor), and cocktail lounges.
- Outdoor vendors, subject to provisions and requirements identified under City of Ontario Development Code Chapter 1: Zoning, Article 11: Temporary Use Permits.
- Automobile services, service stations and related uses.

#### Development Standards

##### *Lot Size*

Please refer to General Development Standards.

##### *Building Setbacks*

Zero lot line setbacks are allowed along interior property lines. In all other respects, facilities shall conform to setback requirements identified previously under General Development Standards.

### ***Building Separations***

Zero lot line setbacks are allowed along interior property lines. In all other respects, facilities shall conform to building separation requirements identified previously under General Development Standards.

### ***Open Space***

Development Standards pertaining to Open Space as identified under General Development Standards shall apply. Please refer also to related discussions presented under the SPA topical heading of "Landscape/Streetscape."

### ***Building Height***

Please refer to General Development Standards.

### ***Building Coverage***

Please refer to General Development Standards.

### ***Parking***

- Parking for commercial/retail uses shall be provided at the ratio of one (1) space per 250 square feet of gross floor area.
- Parking for restaurant uses shall be provided at the ratio of one (1) space for each 100 square feet of gross floor area.
- Parking spaces shall be a minimum of 9 feet by 18 feet. Drive aisles shall be a minimum of 24 feet wide, with a 26 foot minimum width for emergency access drives.
- Parking for other uses shall be as determined by the City of Ontario through the Development Advisory Board review process.

### **3.2.5 OFFICE LAND USE SUB-AREA**

#### **3.2.5.1 Office Design Guidelines**

Architectural concepts developed for free-standing office buildings within the Piemonte Overlay Area will reflect modern interpretations of classic design elements. For example, office buildings will evidence classical orders of architecture including pilasters, entablatures, pedestals, and rusticated facades with stone coursing. Building features and elements are typically more massive and grand at lower levels, transitioning to smaller expressions at the upper levels, with attention to details such as cornices, multi-mullioned windows, and articulated moldings. The overall building organization and visual presentation is symmetrical with axial entryways.

In general, office uses are recognized as autonomous occupancies within the Project area and will not necessarily reflect architectural features or design elements evidenced elsewhere within the Piemonte Project site. However, office land uses will be thematically tied to other Project land uses by common site features such as landscaping, lighting, streetscaping, and sign elements.

Site features within the Office Land Use Sub-Area will evidence materials and material contrasts employed elsewhere in the Piemonte site. Additionally, at key locations and entrances to office areas, street corner arbors covered with grapevines will identify office properties as components of the Piemonte at Ontario Center Project. Walkways, plazas, and other surface treatments evidencing the themes of grapes and flora recalling the Piemonte region provide additional visual cues tying office land uses to other areas of the Project. Landscaping within the Office Land Use Sub-Area will continue Italian-influenced planting schemes and landscape arrangements employed throughout the Piemonte site. For example, at the pedestrian level, generous plantings in planting beds, raised containers, and pots will include aromatics such as lavender and rosemary. Light fixtures on the building faces, walkway light bollards, and street lights, as well as street furniture selections within office properties will heighten this theme.

It is also noted that prominent signs proposed along Public Street "A" and Concoors will identify and announce the Piemonte site, and by visual inference, will include all adjacent properties northerly of these roadways, including proposed office land uses. Signs for individual office uses may also employ signature design elements common to other areas and land uses within the Piemonte site.

The more massive Class "A" office building concept to be implemented within the Project is presented at Figure 3-5. These major office structures will be located adjacent to Public Street "A" in the central/southerly portion of the Piemonte site. Other, one-and-two-story office buildings will be located to the west and east, proximate to Concoors. At a reduced scale, one-and-two story offices will interpret the Class "A" office design elements described above.

### **3.2.5.2 Office Development Regulations**

#### **Permitted Uses**

The following uses are permitted within the Office Land Use Sub-Area.

- Uses identified under Generally Permitted Uses.
- Administrative, professional and medical offices.
- Institutional, financial, and governmental facilities.

#### **Development Standards**

##### ***Lot Size***

Please refer to General Development Standards.



Source: Ware Malcomb, August 2005



Figure 3-5  
Conceptual "Class A" Office Building Elevation

### ***Building Setbacks***

Zero lot line setbacks are allowed along interior property lines. In all other respects, facilities shall conform to setback requirements identified previously under General Development Standards.

### ***Building Separations***

Zero lot line setbacks are allowed along interior property lines. In all other respects, facilities shall conform to building separation requirements identified previously under General Development Standards.

### ***Open Space***

Development Standards pertaining to Open Space as identified under General Development Standards shall apply. Please refer also to related discussions presented under the SPA topical heading of "Landscape/Streetscape."

### ***Building Height***

Please refer to General Development Standards.

### ***Building Coverage***

Please refer to General Development Standards.

### ***Parking***

- Parking for office uses shall be provided at the ratio of one (1) space per 250 square feet of gross floor area.
- Long-term parking spaces shall be a minimum of 9 feet by 18 feet. Short-term parking spaces shall be a minimum of 9 feet by 18 feet.<sup>3</sup> Drive aisles shall be a minimum of 24 feet wide, with a 26 foot minimum width for emergency access drives.

---

<sup>3</sup> Location and quantity of short-term parking shall be determined through DAB review processes.

- Parking for other uses shall be as determined by the City of Ontario through the Development Advisory Board review process.

### **3.2.6 SPECIAL USE/HOTEL LAND USE SUB-AREA**

#### **3.2.6.1 Special Use/Hotel Design Guidelines**

Two (2) hotels are proposed within the Piemonte Overlay Area. One hotel will be located at the northeast corner of Public Street “A” and Verduzzo Way (Private Street “C”), immediately north of the future OCEC site. Another hotel is proposed at the westerly entrance to the Piemonte Overlay Area, and will be located northeasterly of Haven Avenue at Concours.

The Project Hotels will be constructed as autonomous free-standing occupancies within the Piemonte Overlay Area. Hotel architecture may reflect Italianate design influences evidenced elsewhere within the Project. Alternatively, one or both hotels may incorporate modern designs and materials selections similar to those employed for office uses within the Piemonte Overlay Area. Hotels will be thematically tied to the other Project land uses by such site features as common landscaping treatments, streetscape elements, and signage.

Site features within the Special Use/Hotel Land Use Sub-Area will evidence materials and material contrasts employed elsewhere in the Piemonte site. Landscaping within the Special Use/hotel Land Use Sub-Area will continue Italian-influenced planting schemes and arrangements employed throughout the Piemonte site. For example, at the pedestrian level, generous plantings in both planting beds and raised containers and pots will include aromatics such as lavender and rosemary.

Additionally, at key locations and entrances, arbors and monument statements will identify hotel properties as components of the Piemonte at Ontario Center Project. Walkways, plazas, and other surface treatments evidencing the themes of grapes and flora recalling Italy’s Piemonte region will provide additional visual cues which tie hotel land uses to other areas of the Project.

It is also noted that prominent signs proposed along Public Street "A" and Concourses will identify and announce the Piemonte site, and by visual inference, will include all adjacent hotel properties northerly of these roadways. Signs for individual hotel uses may also employ signature design elements common to other areas and land uses within the Piemonte site.

### **3.2.6.2 Special Use/Hotel Development Regulations**

#### **Permitted Uses**

The following uses are permitted within the Special Use/Hotel Land Use Sub-Area.

- Uses identified under Generally Permitted Uses.
- Hotels and support facilities to include integrated or attached restaurants.

#### **Development Standards**

##### ***Lot Size***

Please refer to General Development Standards.

##### ***Building Setbacks***

Zero lot line setbacks are allowed along interior property lines. In all other respects, facilities shall conform to requirements identified previously under General Development Standards.

##### ***Building Separations***

Zero lot line setbacks are allowed along interior property lines. In all other respects, facilities shall conform to building separation requirements identified previously under General Development Standards.

### ***Open Space***

Development Standards pertaining to Open Space as identified under General Development Standards shall apply. Please refer also to related discussions presented under the SPA topical heading of "Landscape/Streetscape."

### ***Building Height***

Please refer to General Development Standards.

### ***Building Coverage***

Please refer to General Development Standards.

### ***Parking***

- Parking shall be provided at the ratio of one (1) space per hotel room. Parking spaces shall be a minimum of 8.5 feet by 18 feet.
- Drive aisles shall be a minimum of 24 feet wide, with a 26 foot minimum width for emergency access drives.

## **3.2.7 LANDSCAPE/STREETSCAPE**

### **3.2.7.1 Landscape/Streetscape Design Guidelines**

The Piemonte at Ontario Center Project landscape concept merges vineyard influences of the Piemonte region of Northern Italy with similar vineyard influences evidenced by Ontario's localized relationship with the wine industry. Within the Piemonte Project, these characteristic vineyard influences are interpreted by the selection and configuration of plants and groundcover along and within streets, parkways, open spaces, gateways, and parking areas.

Landscaping within parking areas will assist in defining the character of the Piemonte Project. Parking areas will evidence linear tree plantings, interpreting the architectural form of vineyards. Other plant materials will be used in a similar linear manner. Plant

materials will be derived from an arid palette, and those found in Italian gardens, including olives, cypress, lavender, and rosemary. Areas of turf may also be employed where appropriate.

Other major components of the Piemonte landscape/streetscape concept include pedestrian paths and sidewalks linking the Piemonte Project with surrounding areas. The Piemonte Project also proposes an improved centrally-located park site, complemented by other improved open spaces areas and urban recreational amenities.

Lighting will be employed throughout the Piemonte Project to highlight pedestrian areas, reinforce architectural character, and enhance safety and security. Thematic lights and light standards along major streets and within parking areas will act as defining and cohesive design elements, identifying properties as components of the Piemonte Project.

Other characteristic and defining design elements of the Piemonte landscape/streetscape concept will include arbors with climbing grape vines, distinctive monumented entries, pedestrian amenities, water elements, and detail accents such as potted plants. Enhanced paving and embossed/engraved surface treatments will be provided at key locations throughout the Piemonte Project, reinforcing a sense of place and providing orientation/location reference points. Water is a key feature to be introduced throughout the site, visually and thematically connecting the various Piemonte outdoor spaces, while evoking the prominent water feature located southerly of the Project, across Concours Drive.

Characteristic examples of landscape/hardscape features to be provided within the Piemonte site are illustrated at Figures 3-6 and 3-7. Figure 3-8, "Piemonte Site Plan Concept, with Section Indicators," identifies locations which provide illustrative examples of the Project landscape/hardscape features. Subsequently, Figures 3-9 through 3-21 illustrate integration and application of these features within the Piemonte site.



Source: EPT Design, November 2005.



Figure 3-6  
Characteristic Landscape Features



Source: EPT Design, November 2005.



Figure 3-7  
Characteristic Streetscape Features



Figure 3-8  
Site Plan Concept with Section Indicators



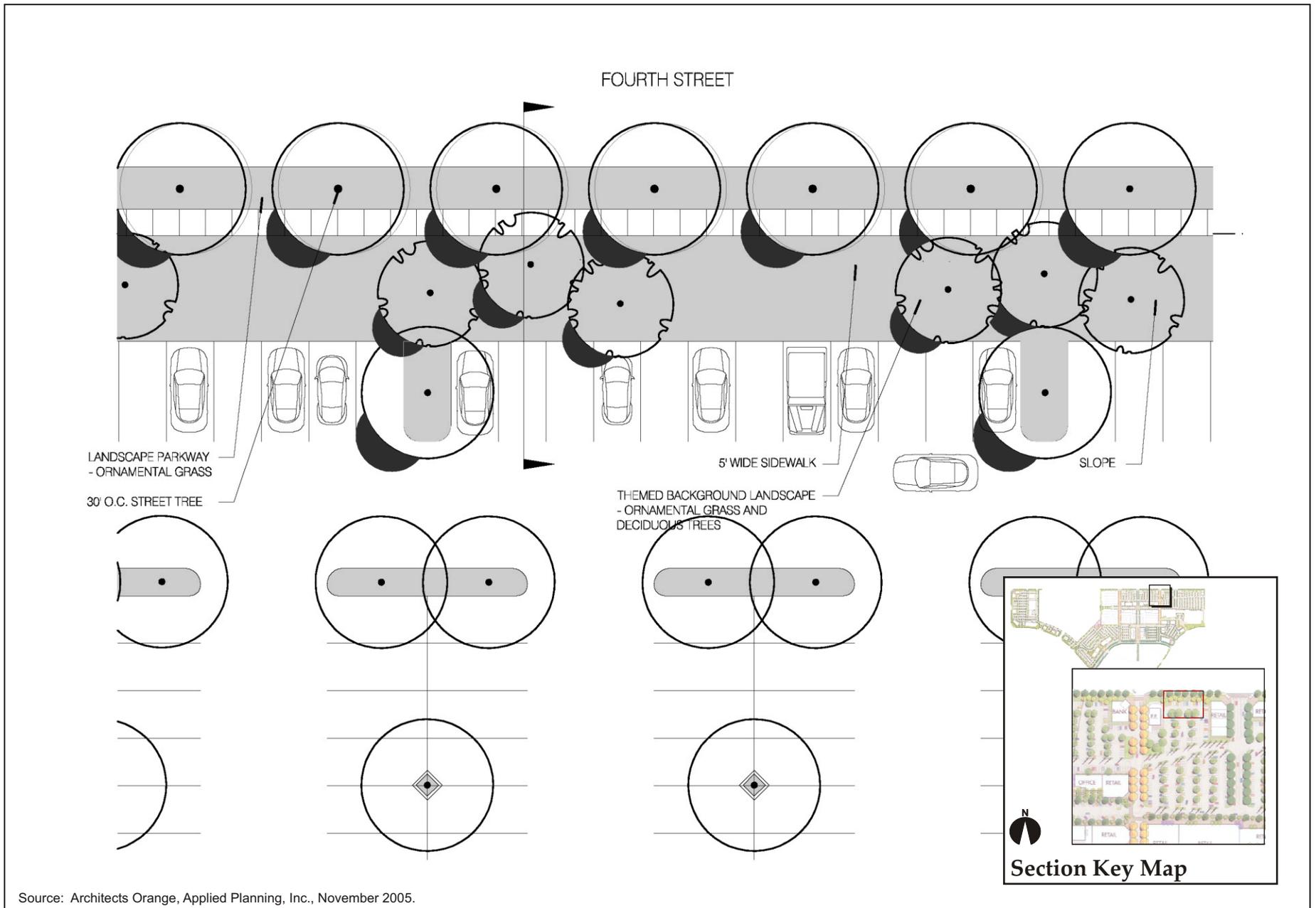


Figure 3-9  
Fourth Street Streetscape

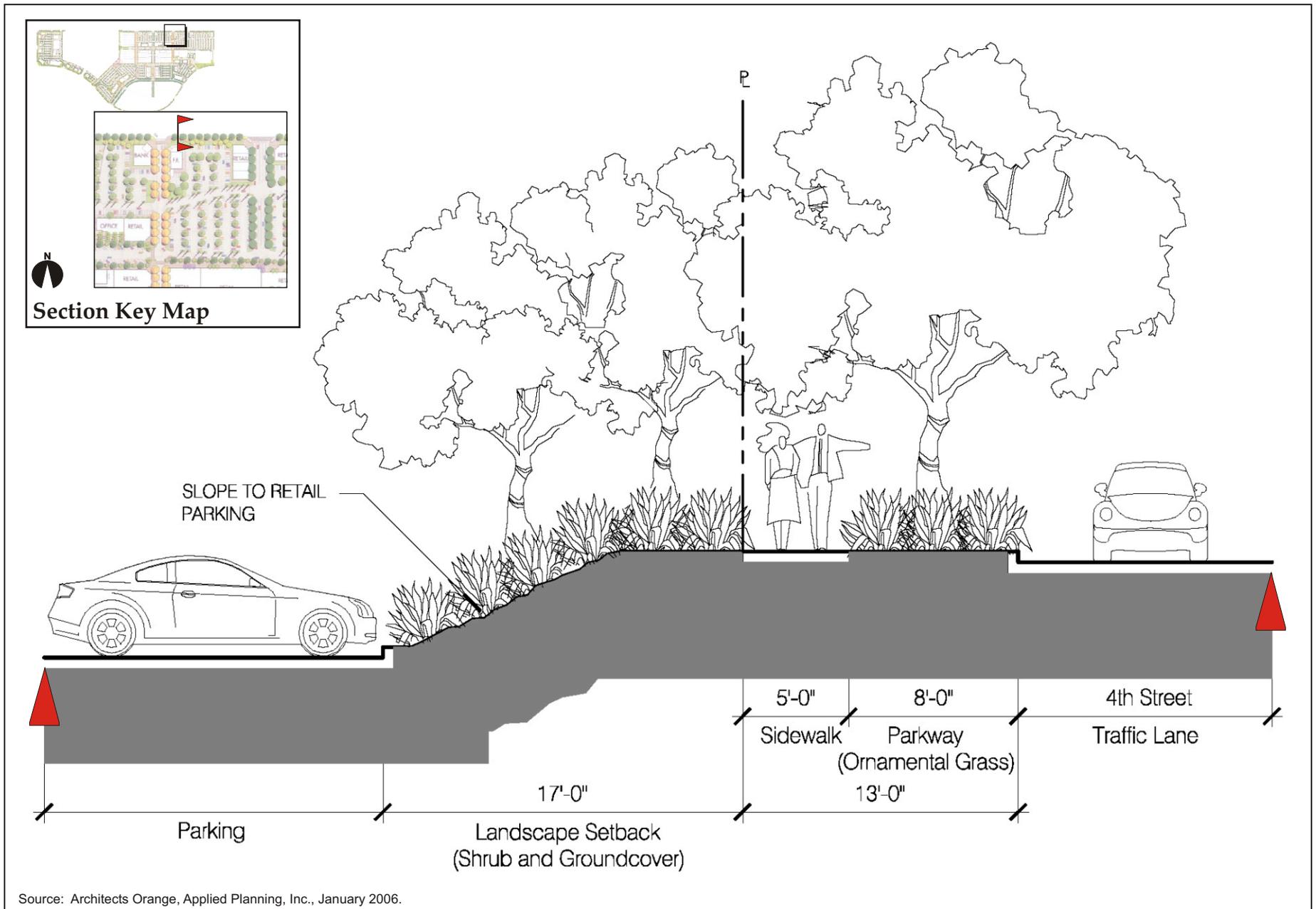


Figure 3-10  
Fourth Street Section

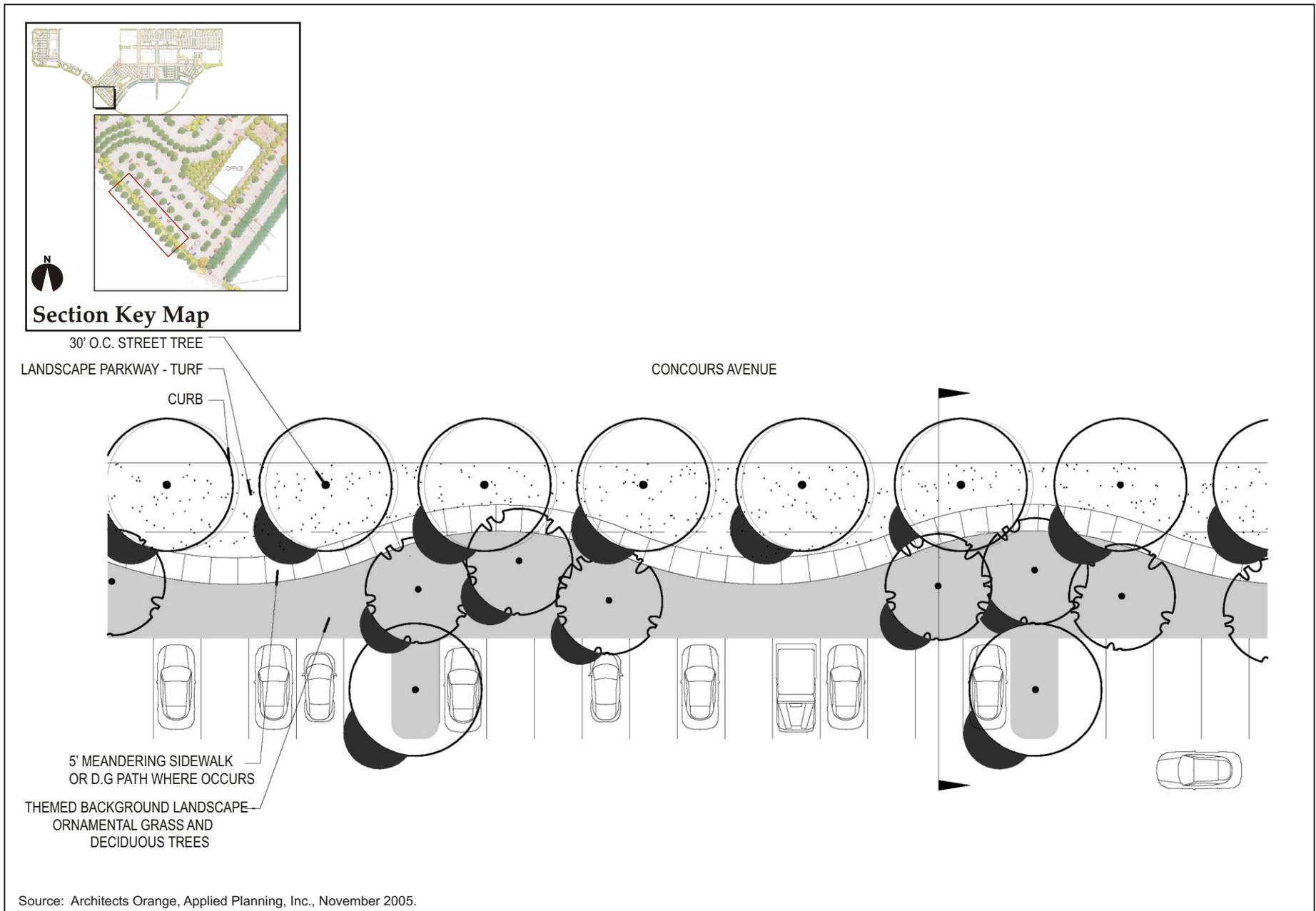
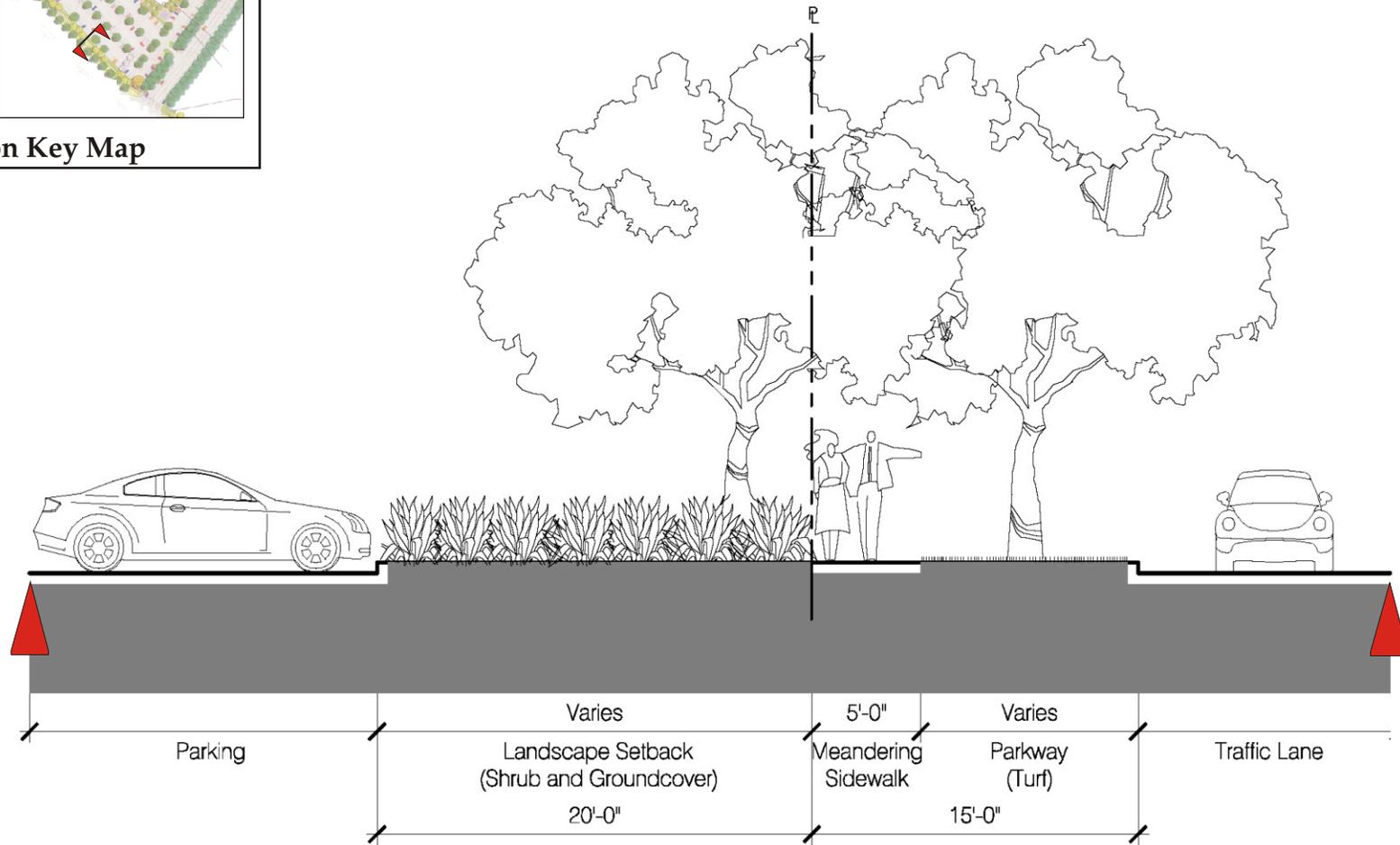


Figure 3-11  
Concours Streetscape - Plan View



Source: Architects Orange, Applied Planning, Inc., January 2006.



Figure 3-12  
Concourse Section

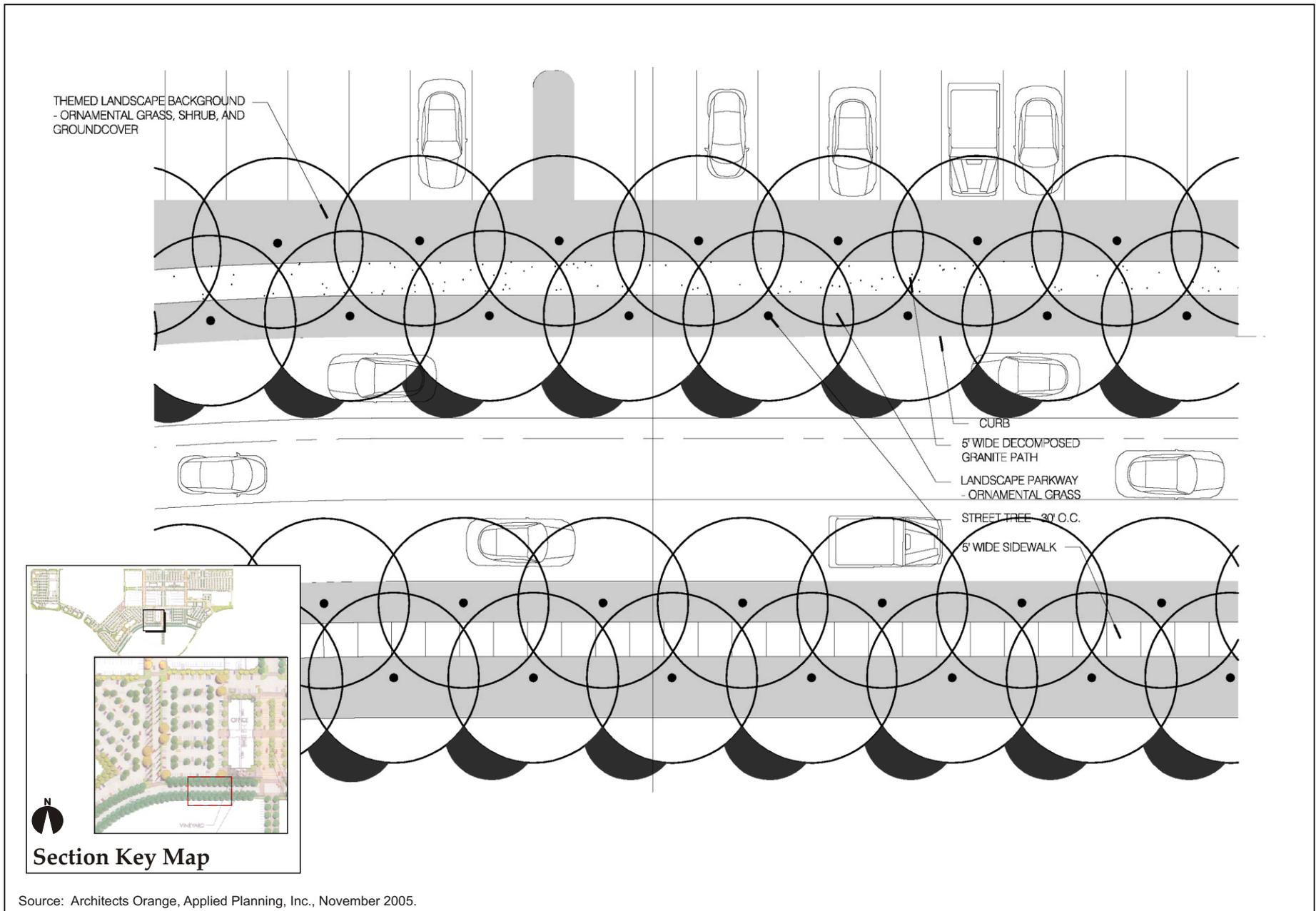


Figure 3-13  
Public Street "A" Streetscape

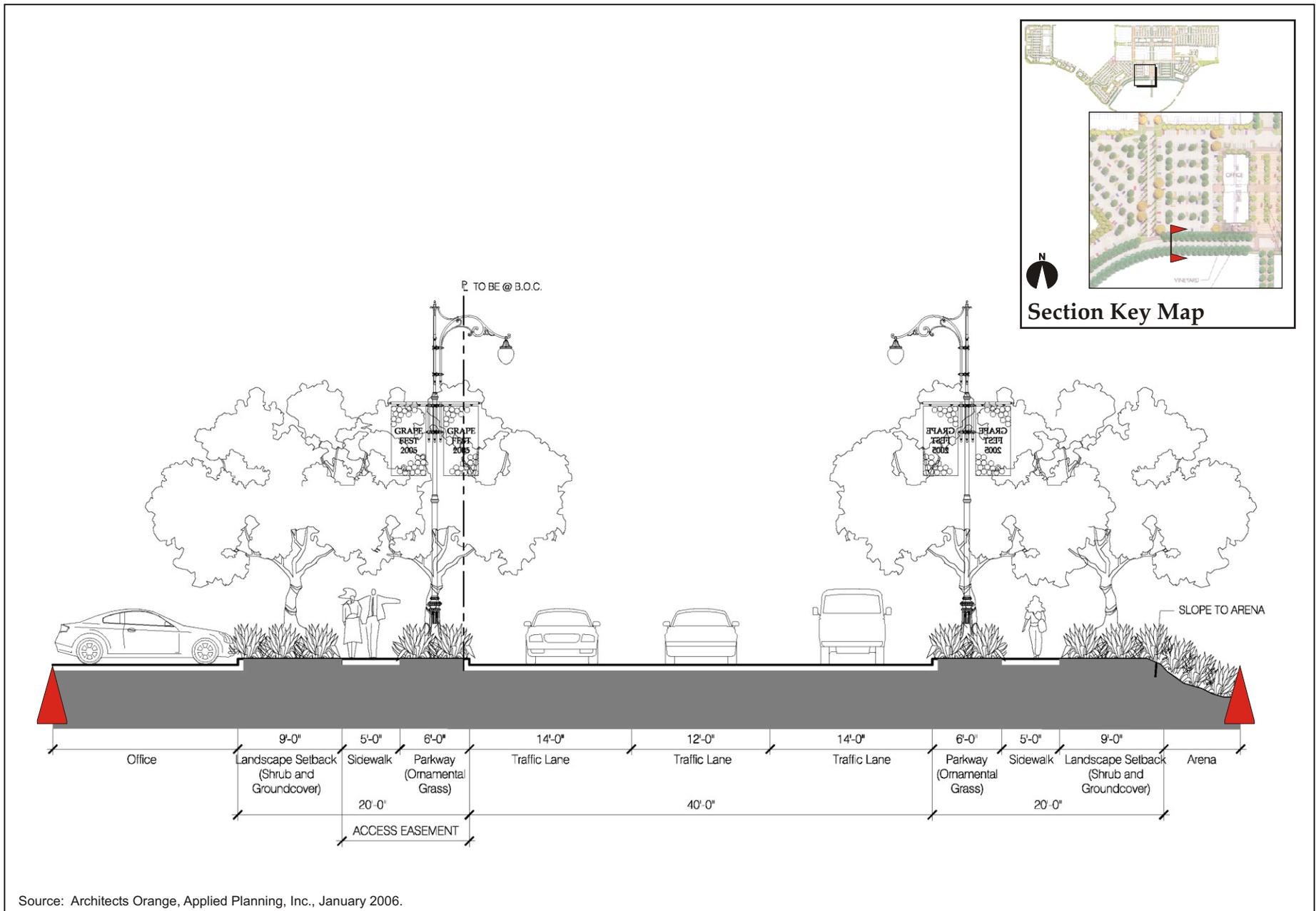


Figure 3-14  
Public Street "A" Section

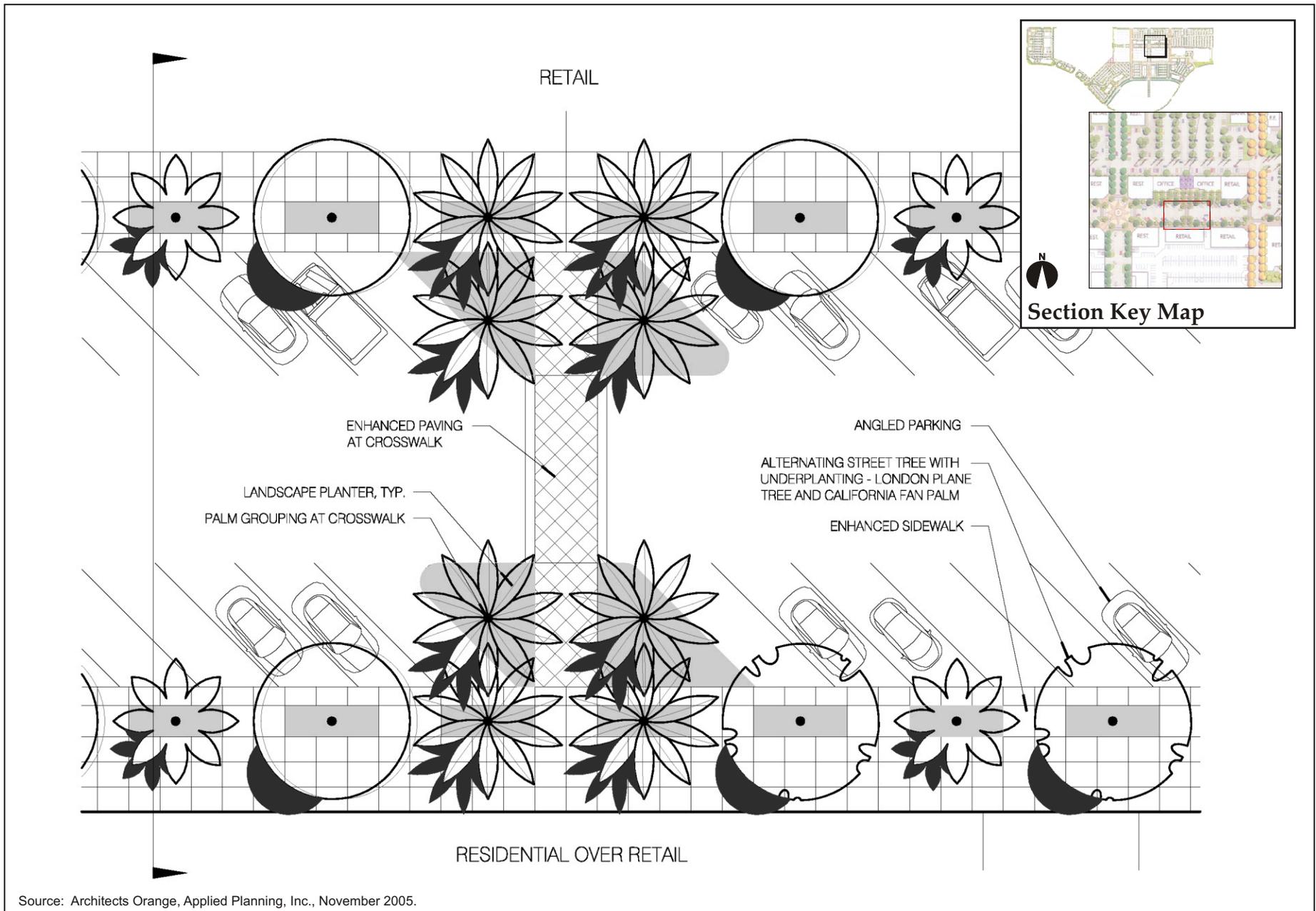


Figure 3-15  
Main Street (Private Street "D") Streetscape

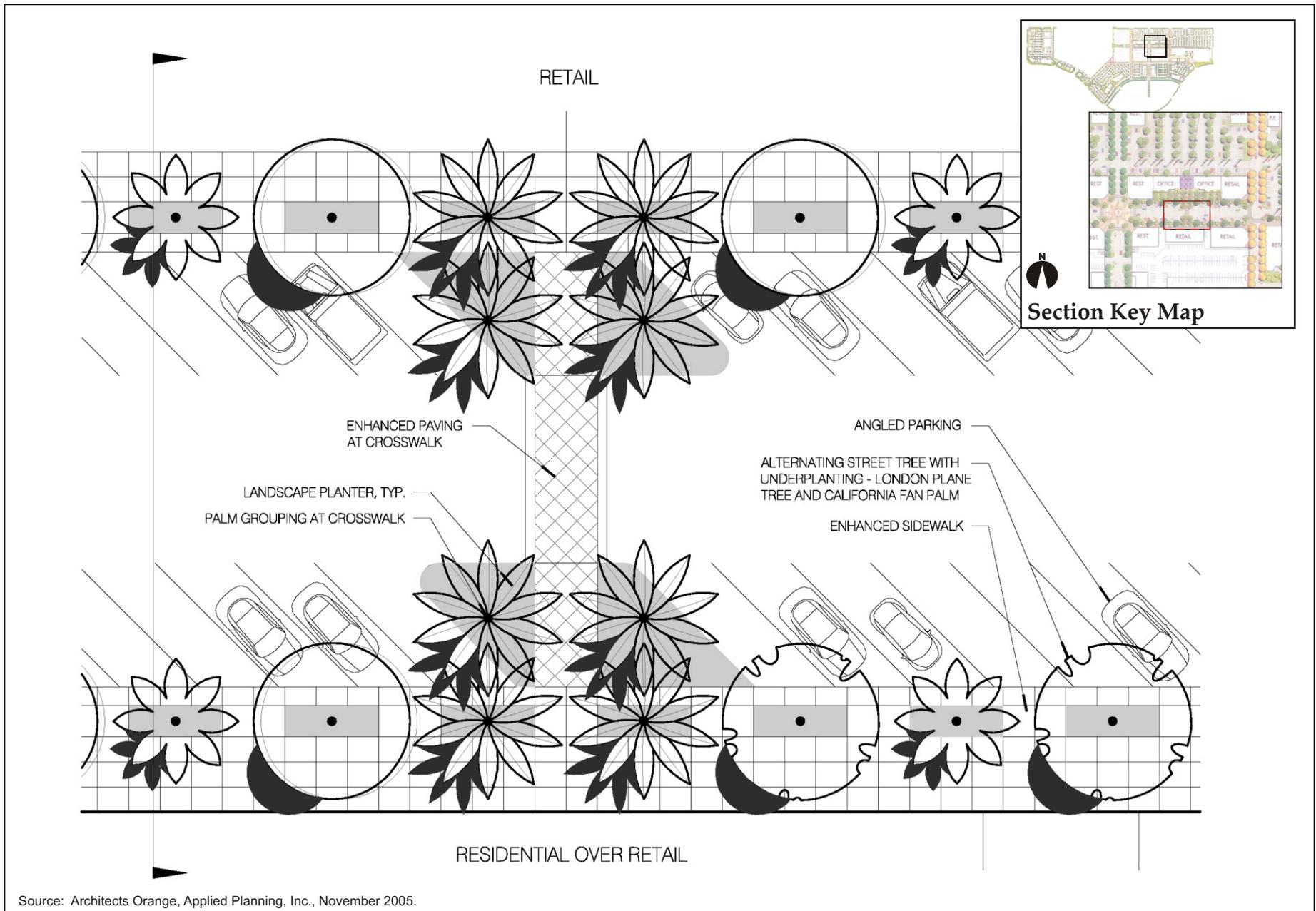


Figure 3-15  
Main Street (Private Street "D") Streetscape

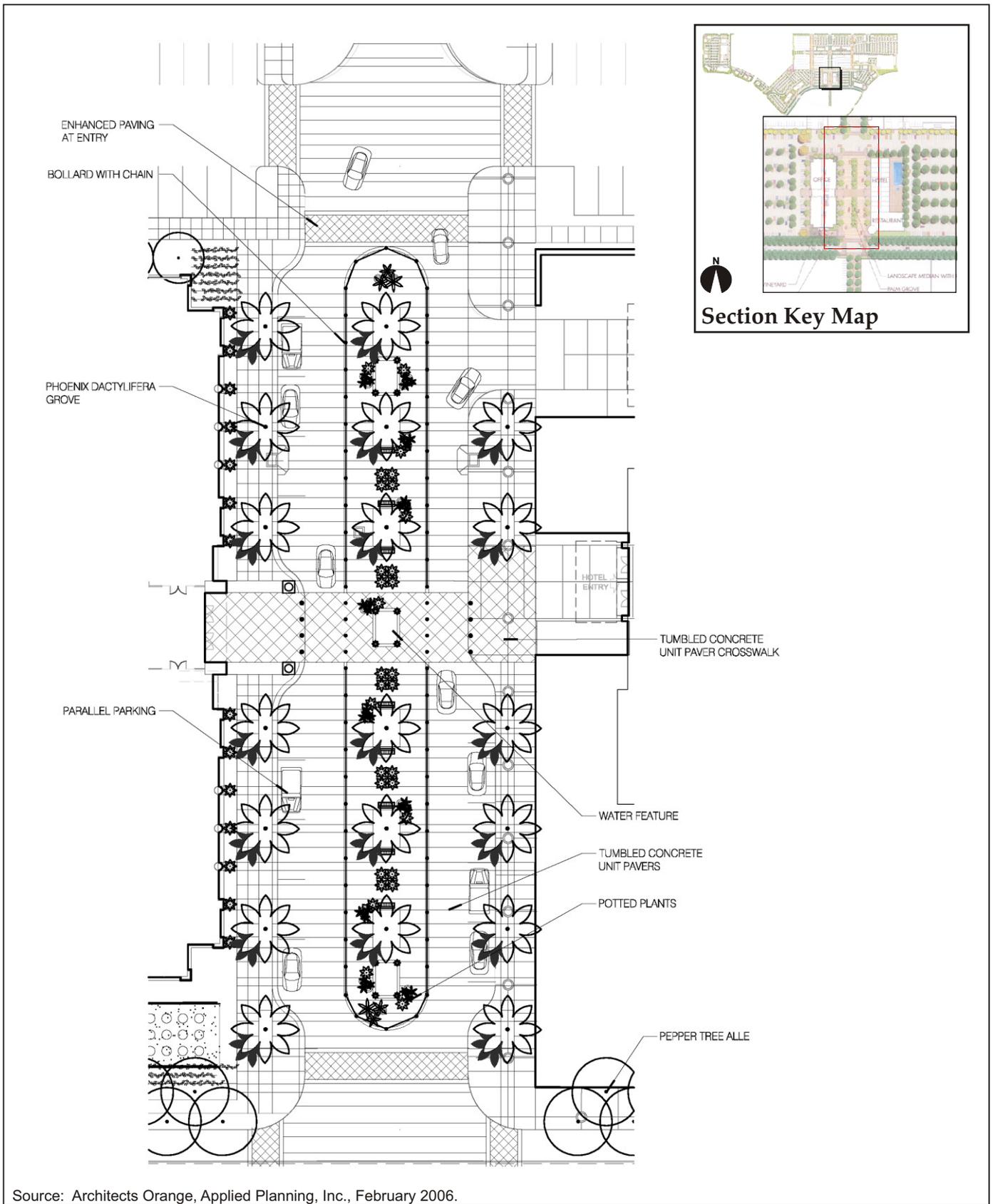


Figure 3-17  
Verduzzo (Private Street "B") Streetscape

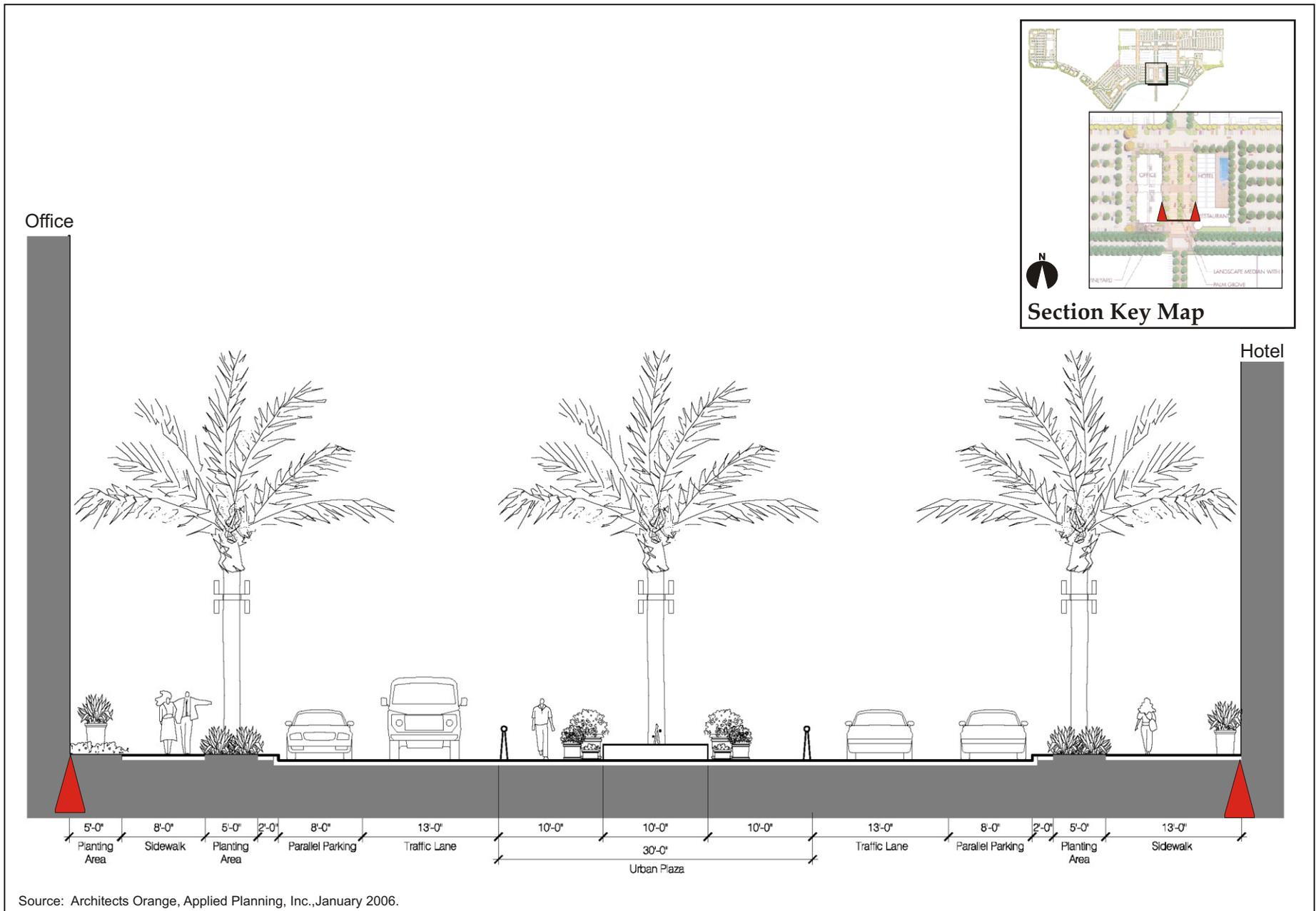


Figure 3-18  
Verduzzo (Private Street "B") Section

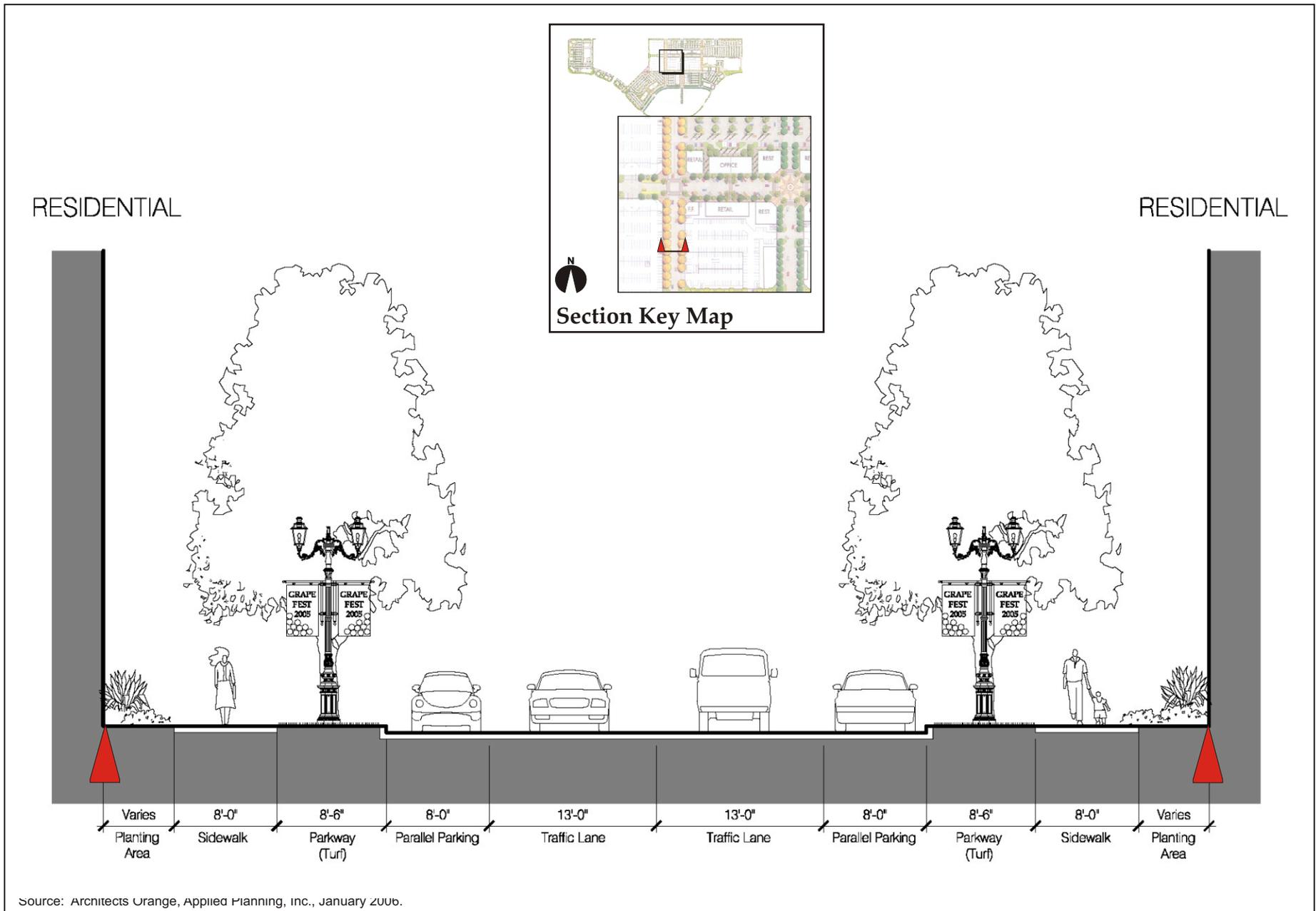


Figure 3-19  
Private Street "A"

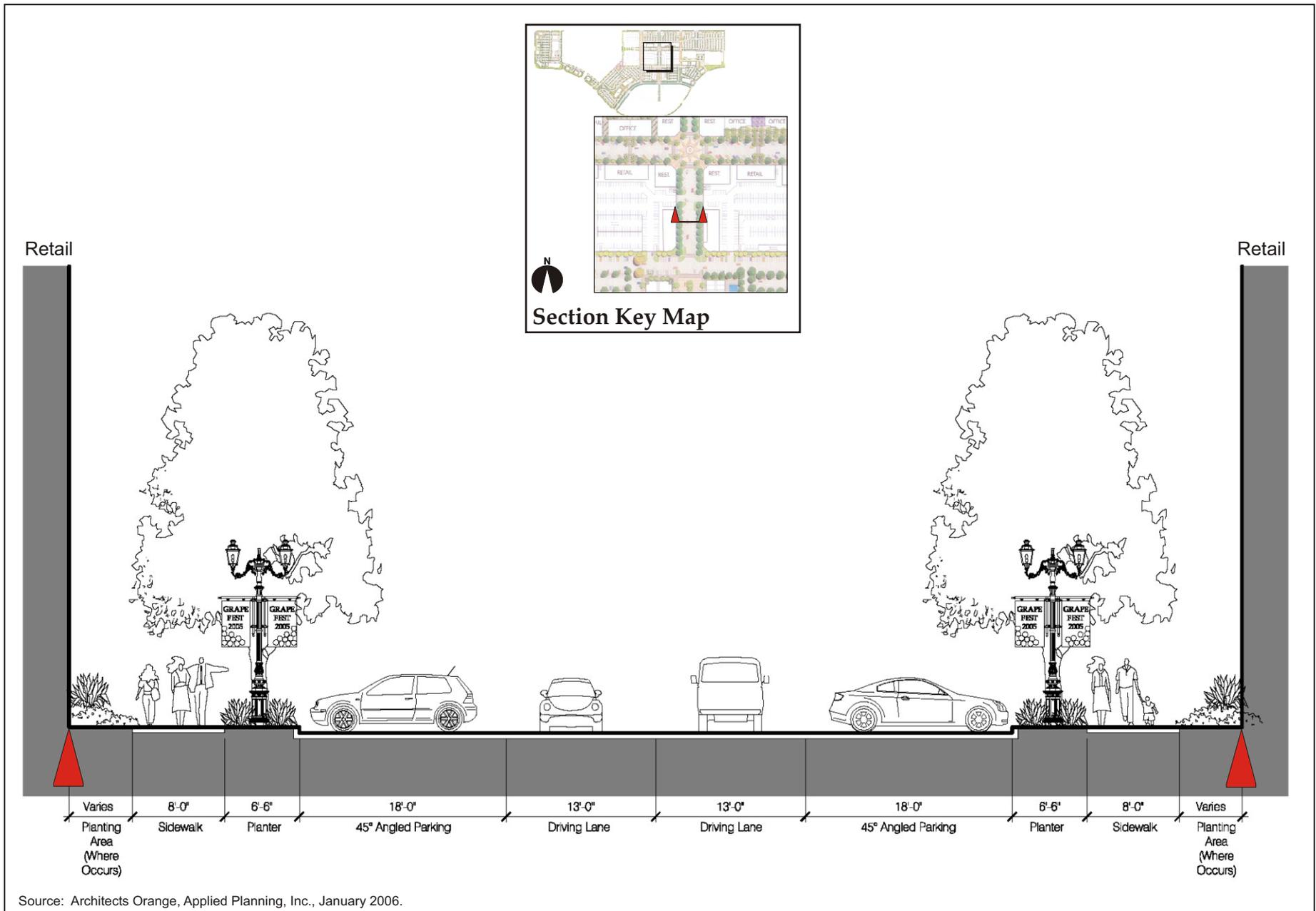
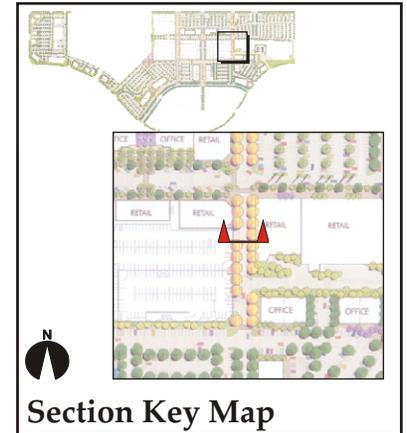
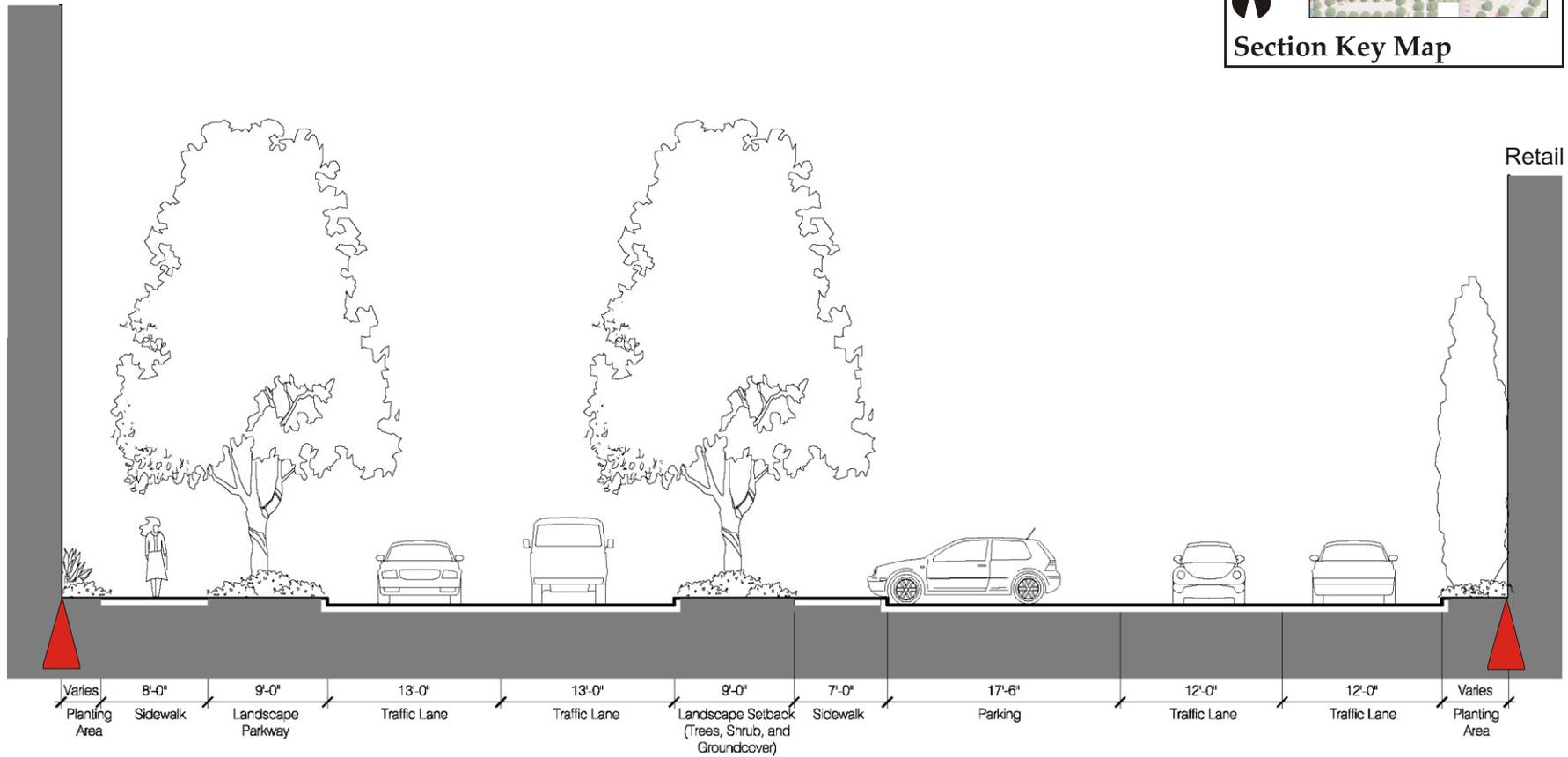


Figure 3-20  
Private Street "B"



Residential  
over Retail

Retail



Source: Architects Orange, Applied Planning, Inc., November 2005.



Figure 3-21  
Private Street "C"

### ***Project Entry Statements***

Figure 3-22 identifies the locations and hierarchy of Project entries (Primary, Secondary, and Tertiary). Figures 3-23 through 3-25 illustrate entry design concepts to be implemented at each type of entry. Sufficient area on both sides of entry roadways should be reserved to allow for construction of entry statement features and associated landscaping. To these ends, 400 square feet in a roughly square configuration shall be reserved at each Primary entry intersection corner (800 square feet total, 400 square feet allocated to each intersection corner); 300 square feet in a roughly square configuration shall be reserved at Secondary entry intersection corner (600 square feet total, 300 square feet allocated to each intersection corner); and 200 square feet in a roughly square configuration shall be reserved at each Tertiary entry intersection corner (400 square feet total, 200 square feet allocated to each intersection corner).

### **OCSP Entry Treatments**

Figure 3-22 also identifies the location of primary and secondary entries to the Ontario Center Specific Plan, which entries are shared intersections with the Piemonte at Ontario Center Project. At these locations, the Piemonte Project will integrate and complete entry statements and intersection treatments consistent with current requirements of the Ontario Center Specific Plan. Schematic designs and dimensional criteria for these OCSP entry treatments are presented in Figure 3-26. Please refer also to related discussions presented under the SPA topical heading of "Signs."

### **3.2.7.2 Landscape/Streetscape Development Regulations**

#### **General Landscape and Planting Requirements**

General landscape/streetscape development regulations presented below are representative of areawide requirements of the Ontario Center Specific Plan.

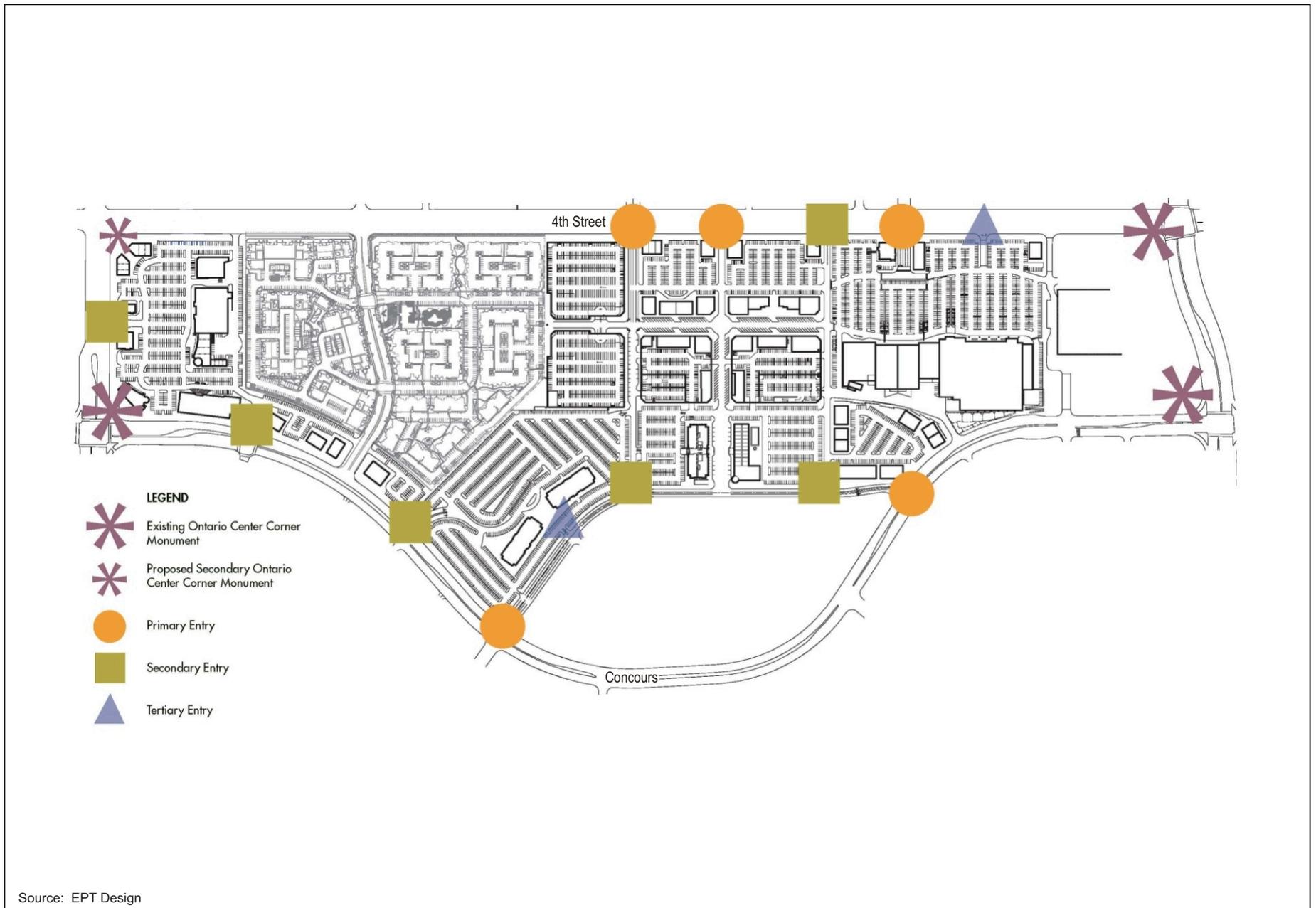
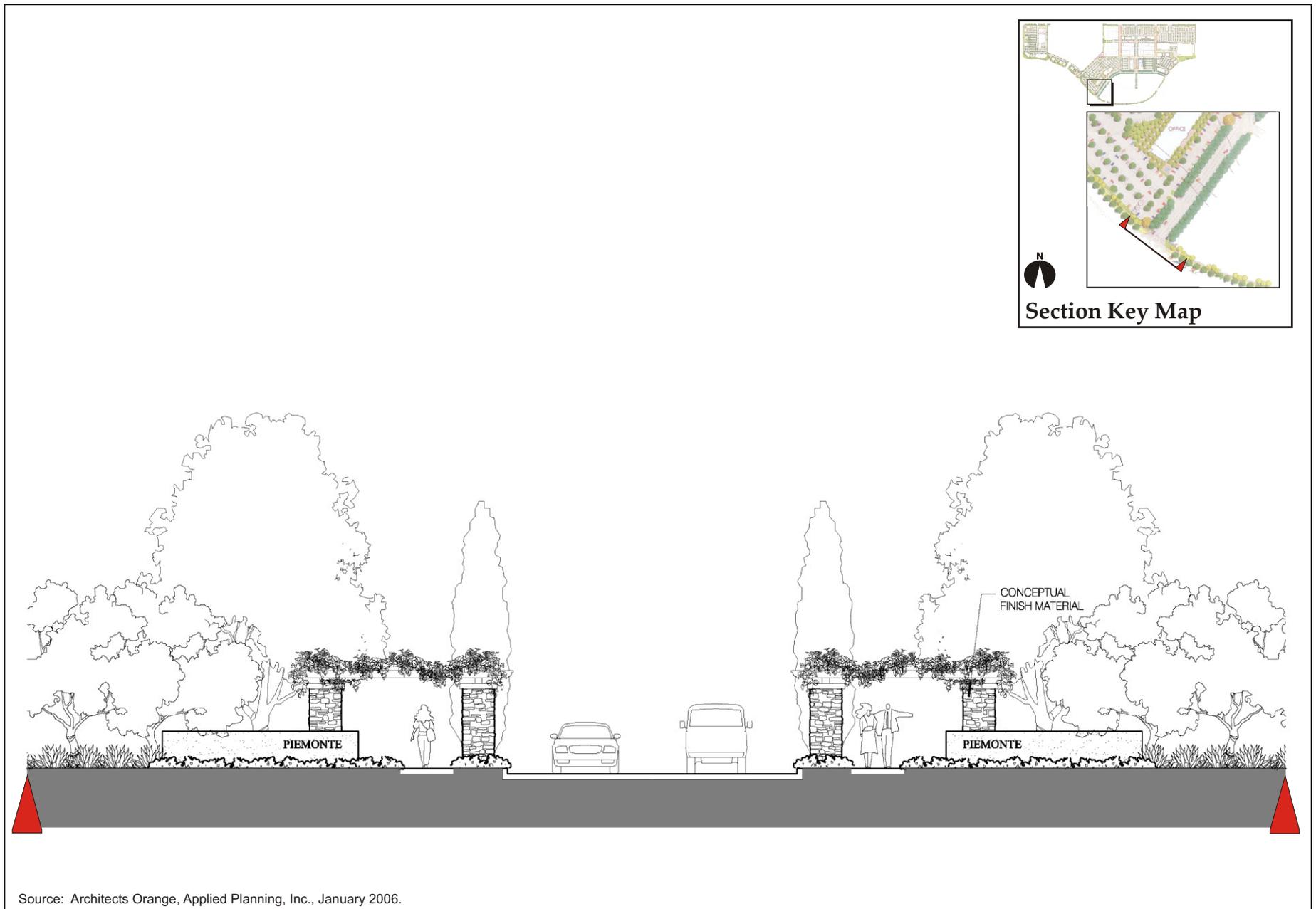


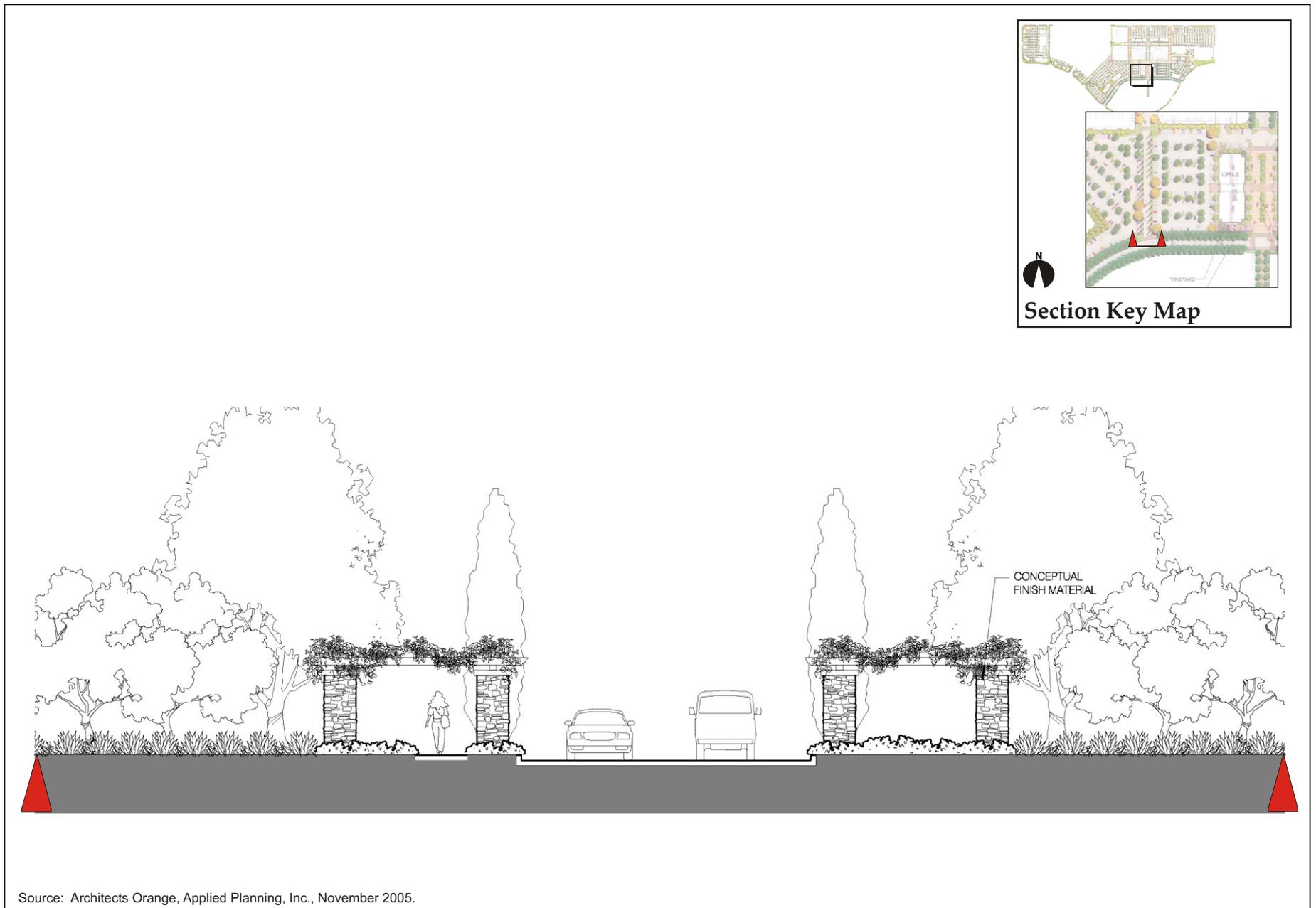
Figure 3-22  
Project Entry Heirarchy



Source: Architects Orange, Applied Planning, Inc., January 2006.



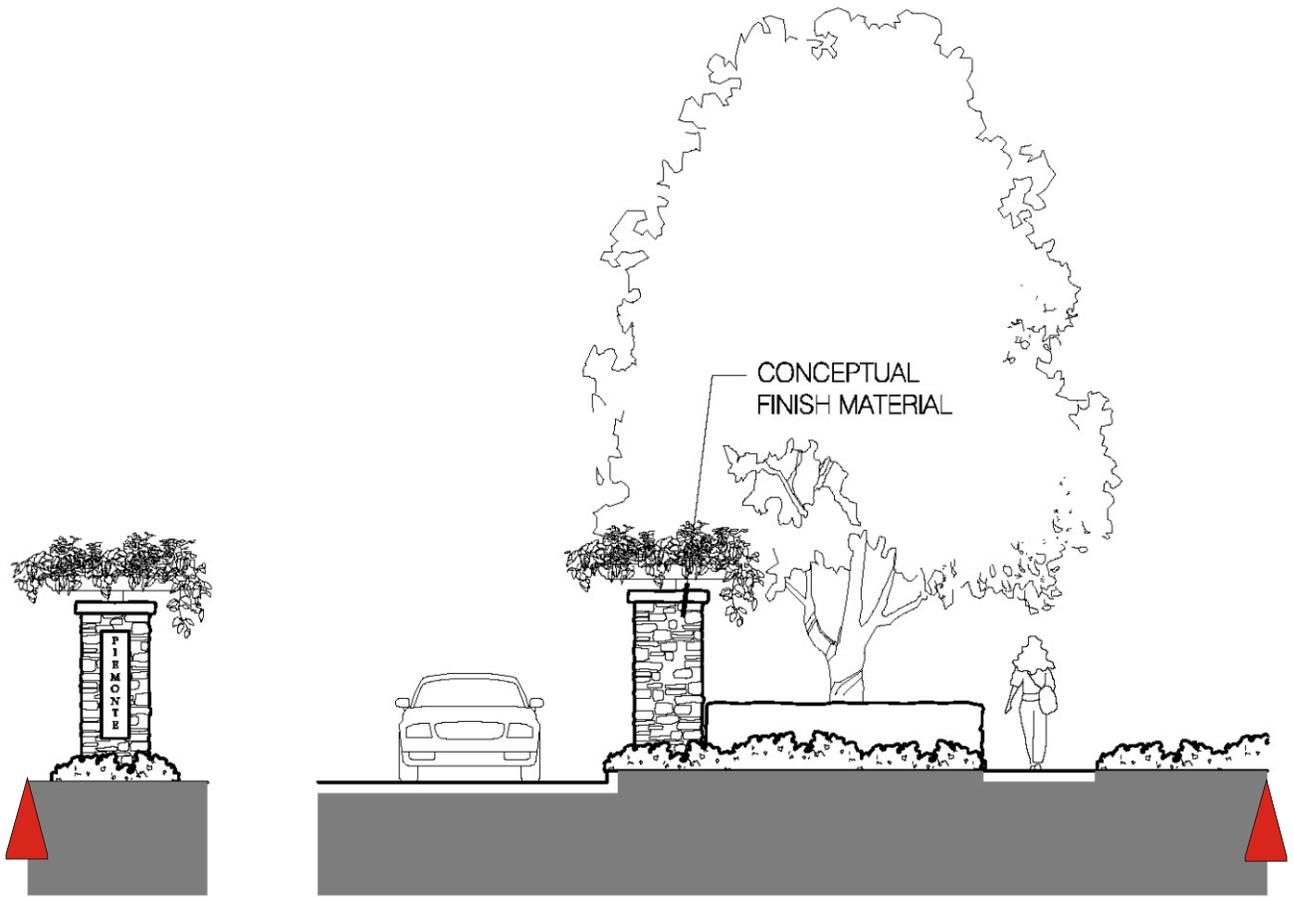
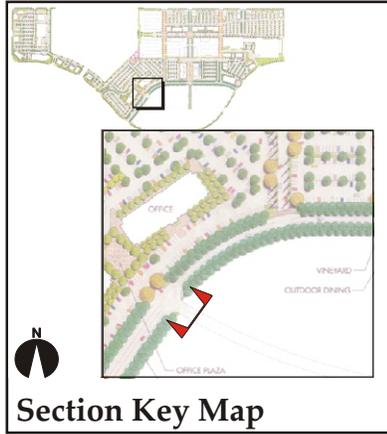
Figure 3-23  
Primary Entrance



Source: Architects Orange, Applied Planning, Inc., November 2005.



Figure 3-24  
Secondary Entrance



Source: Architects Orange, Applied Planning, Inc., November 2005.



Figure 3-25  
Tertiary Entrance

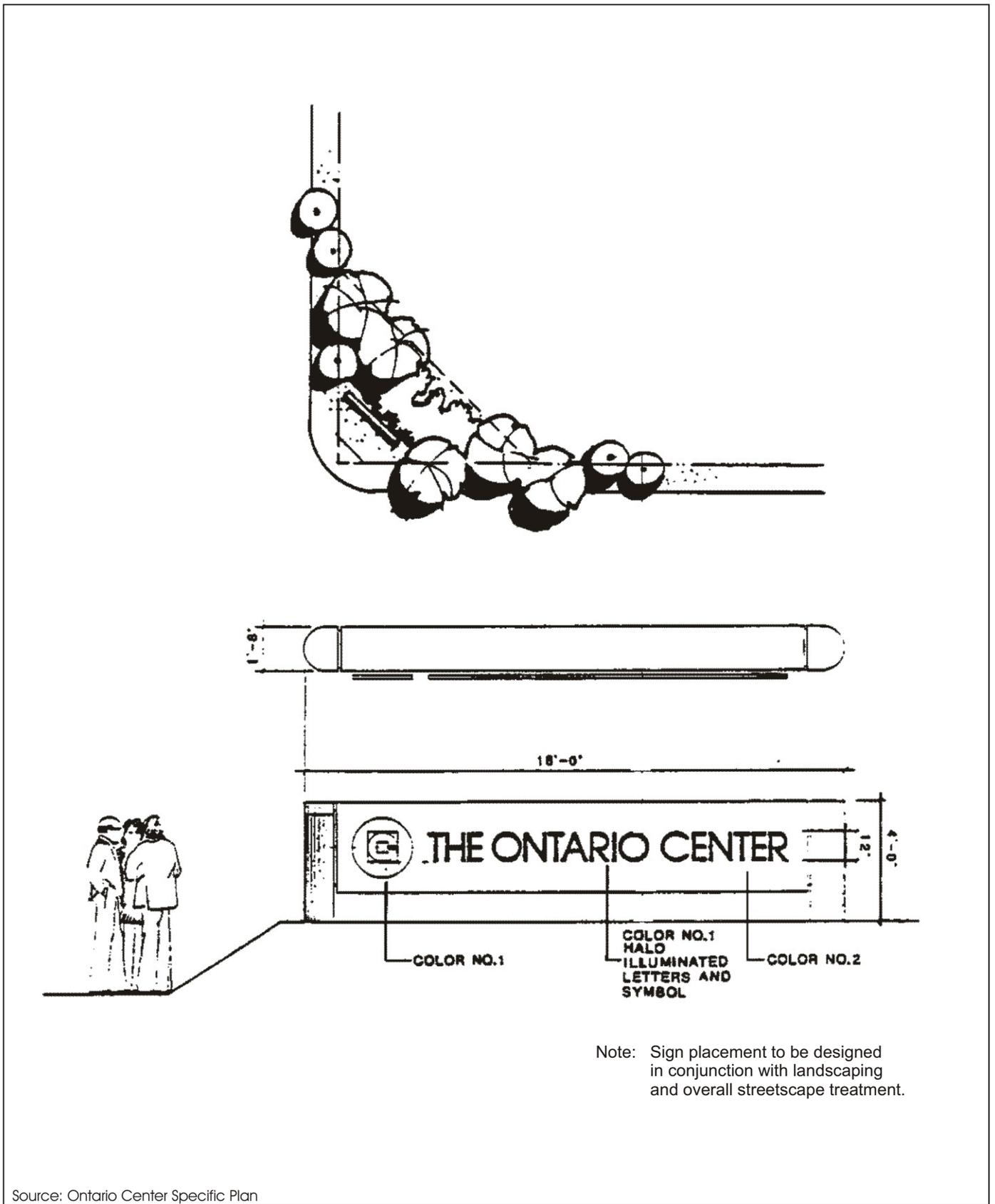


Figure 3-26  
OCSP Entry Statement Schematic

Consistent with the requirements of the encompassing Ontario Center Specific Plan, the following general standards shall guide the selection and installation of landscape improvements within the Piemonte Overlay Area:

- Shrubs shall be 5 gallon minimum.
- All street trees shall be planted and staked per City of Ontario Standards. All trees planted in turf areas shall receive tree boots.
- Trees shall be planted in minimum sizes and ratios presented in Piemonte Tree Planting Schedule, Table 3-3.

**Table 3-3  
Piemonte Tree Planting Schedule**

<b>Minimum Tree Size Mix</b>	
<i>Minimum Percent Mix of Required Trees</i>	<i>Size</i>
10%	48-inch box or larger
15%	36-inch box
25%	24-inch box
50%	15-gallon
<b>Minimum Tree Species Mix</b>	
<i>Number of Trees Proposed</i>	<i>Number of Tree Species Required</i>
20 or fewer	2
21 to 30	3
31 to 40	4
More than 40	5

Notwithstanding the above requirements, landscape areas common to the overall OCSP (e.g., landscaping within the adjacent Fourth Street and Conours public rights-of-ways right) will be completed consistent with previously-approved concepts and plans for the encompassing OCSP. In this regard, the OCSP provides the following requirements and standards.

Tree planting ratios for major streets shall be:

- Primary tree species: 40 percent
- Secondary tree species: 60 percent
- Trees in parkways and medians shall be at an average ratio of 4 trees per 100 linear feet of frontage unless otherwise specified.

Planting ratios for major street medians and parkway shall be:

- Turf: 35 percent
- Ground cover and shrubs: 50 percent

In addition to the above requirements, 15 percent of the median area shall be devoted to cobble treatment.

Exceptions to the above requirements may be granted by the Community Development Agency.

Staking and guying of all trees shall be in accord with City standards. Where appropriate, vines or suitable shrubs shall be used throughout the Piemonte Overlay Area for graffiti deterrence. Replacement of dead or broken plant material shall be the responsibility of the Piemonte Property Owners Association or property owner as appropriate. All landscaped areas within the boundaries of The Piemonte Overlay Area shall be maintained to the standards established by the Piemonte Property Owners Association. All landscape and irrigation plans shall be submitted to, and approved by, the Community Development

Agency of the City of Ontario. Changes in the landscape and irrigation plans may be made by the Community Development Agency. Equivalent plant materials may be substituted as necessary, as determined by the Community Development Agency.

**Major Street Treatment**

Each major street comprising the perimeter of the Piemonte Overlay Area has a set of designated primary trees, complemented by a range of subordinate (or secondary) tree plantings. The previous Figures 3-9 and 3-10 (Fourth Street) and Figures 3-11 and 3-12 (Concours) schematically present how the Piemonte Project will implement streetscape treatments applicable to major thoroughfares. Significant elements identified within these Figures include a meandering sidewalk, bordered on both sides by shrubs, groundcover, ornamental grass, and primary and secondary trees. Turf or ornamental grass and trees will be located between the sidewalk and street pavement. Trees, shrubbery and groundcover will be located behind the sidewalk.

**Plant Palette/Planting Matrix**

The Ontario Center Specific Plan establishes a “Planting Matrix” which identifies application of certain plant varieties within the OCSP area. Relevant portions of the OCSP Planting Matrix are excerpted in the following Table 3-4, and address landscape/streetscape to be implemented along adjacent portions of Fourth Street, Haven Avenue, Concours, and at Primary and Secondary entrance features to the OCSP.

**Table 3-4  
Applicable OCSP Planting Matrix**

<b>Species (Latin name, Common name)</b>	<b>Concours</b>	<b>Fourth Street</b>	<b>Haven Ave</b>	<b>Primary Entrance Statement</b>	<b>Secondary Entrance Statement</b>
<b>TREES (P=Primary Tree, S=Secondary Tree)</b>					
Acacia saligna–Willow Acacia		S			
Arbutus unedo–Strawberry Tree					X
Bauhinia variegata – Orchid Tree					X
Brachychiton acerfolius–Flame Tree		S			

**Table 3-4  
Applicable OCSP Planting Matrix**

<b>Species (Latin name, Common name)</b>	<b>Concours</b>	<b>Fourth Street</b>	<b>Haven Ave</b>	<b>Primary Entrance Statement</b>	<b>Secondary Entrance Statement</b>
Brachychiton populneum–Bottle Tree	S	S			
Celtis australis – European Hackberry					X
Chorisia speciosa–Floss-silk Tree	P	P		X	X
Cinnamomum camphora–Camphor Tree		P		X	X
Cupaniopsis anacardiodes – Carrot Wood				X	X
Eriobotrya deflexa – Loquat					X
Ficus nitida – Ficus	S		P	X	
Ficus religiosa–Bo Tree				X	
Ficus rubiginosa – Rusty Leaf Fig				X	X
Fraxinus velutina ‘Modesto’–Modesto Ash				X	
Geijera parvifolia–Australian Willow					X
Quercus kelloggii–California Black Oak					X
Quercus rubra–Red Oak	S				
Quercus suber–Cork Oak	P				
Schinus Molle–California Pepper *			S		
Sophora japonica–Japanese Pagoda Tree				X	X
Ulmus parvifolia–Chinese Evergreen Elm	S				X
Washingtonia robusta–Mexican Fan Palm				X	X
Washingtonia filifera–California Fan Palm		S	S	X	X
<b>SHRUBS</b>					
Acacia spp.–Wattle					X
Abelia grandiflora – Glossy Abelia				X	X
Abelia grandiflora ‘Edward Goucher’–Dwarf Glossy Abelia				X	
Agapanthus spp. – Lily of the Nile				X	X
Callistemon spp.–Bottlebrush					X
Carissa spp.–Natal Plum				X	X
Carissa grandiflora ‘Tuttlei’ – Dwarf Natal Plum				X	
Cercis occidentalis–Western Rock Rose					X
Clivia Miniata – Clivia				X	X

**Table 3-4  
Applicable OCSP Planting Matrix**

<b>Species (Latin name, Common name)</b>	<b>Concours</b>	<b>Fourth Street</b>	<b>Haven Ave</b>	<b>Primary Entrance Statement</b>	<b>Secondary Entrance Statement</b>
<b>SHRUBS (contd.)</b>					
Cotnester spp. – Cotoneaster					X
Dietes vegeta – Fortnight Lily				X	X
Grevillea noellii – NCN				X	X
Hemerocallis spp.–Yellow Daylily				X	X
Hypericum Calycinum – Aaron’s Beard					X
Ilex spp.–Holly				X	X
Iris spp.–Iris					X
Juniperus spp. – Juniper				X	X
Kniphofia uvaria – Red Hot Poker					X
Lantana camera				X	X
Nandina domestica – Heavenly Bamboo				X	X
Nandina ‘Harbor Dwarf’ – Dwarf Bamboo				X	X
Nerium oleander–Oleander				X	X
Pennisetum setaceum – Fountain Grass					
Photinia spp. – Photinia				X	X
Pittosporum spp.–Pittosporum				X	X
Pittosporum tobira ‘Wheeleri’– Dwarf Pittosporum				X	X
Plumbago auriculata–Cape Plumbago					X
Podocarpus macrocarpa–Yew Pine				X	X
Potentilla fruticosa – Cinquefoil				X	X
Prunus Caroliniana – Carolina Laurel Cherry					X
Pyracanthus spp. – Pyracantha					X
Raphiolepis spp – Indian Hawthorn				X	X
Viburnum spp. – Viburnum					
Xylosma congestum – Shiny Xylosma				X	X
Yucca schottii					

**Table 3-4  
Applicable OCSP Planting Matrix**

Species (Latin name, Common name)	Concours	Fourth Street	Haven Ave	Primary Entrance Statement	Secondary Entrance Statement
<b>GROUNDCOVER</b>					
Ajuga reptans – Bronze Ajuga				X	X
Anigozanthos spp. – Kangaroo Paw					X
Bouganvillea spp.				X	X
Carissa grandiflora				X	X
Carpobrotus edulis – Hottentot Fig				X	X
Cerastium tomentosum–Snow-in-Summer				X	
Delosperma alba – White Iceplant				X	X
Drosanthemum hispidum – Rosea Iceplant				X	X
Fragaria chiloensis – Wild Strawberry					X
Gazania splendens – Clumping Gazania				X	X
Hedera helix ‘ Needlepoint’ – Needlepoint Ivy					X
Jasminum humile – Italian Jasmine				X	X
Lantana spp.				X	X
Oenothera berlandieri–Mexican Evening Primrose					X
Pelargonium peitatum – Ivy Geranium				X	X
Potentilla verna – Spring Cinquefoil					X
Rosmarinus officinalis – Rosemary				X	X
Santolina spp. – Lavender Cotton				X	X
Sedum spp. – Sedum				X	X
Tracheospenium jasminoides – Star Jasmine				X	X
Verbena peruviana – Verbena					X
Vinca minor – Dwarf Periwinkle				X	X
Vinca rosea – Madagascar Periwinkle				X	X

**Table 3-4  
Applicable OCSP Planting Matrix**

Species (Latin name, Common name)	Concours	Fourth Street	Haven Ave	Primary Entrance Statement	Secondary Entrance Statement
<b>VINES</b>					
Anemopaigma chamberlaynii –Yellow Trumpet Vine					X
Bougainvillea–NCN				X	X
Clytostoma callistegiodes–Violet Trumpet Vine					X
Gelsemium – Carolina Jessamine				X	X
Macfadyena unguis-cati–Cat’s Claw					X
Parthenocissus tricuspidata – Boston Ivy				X	X
Tecomaria capensis–Cape Honeysuckle				X	X

Source: *The Ontario Center Specific Plan* (P&D Technologies) Updated April 2005.

In addition to the plant varieties identified in the preceding Planting Matrix, the Piemonte at Ontario Center Project will introduce an internal set of planting materials which interpret and reinforce the Project’s architectural and land use planning themes. These planting materials are derived from an arid palette and those found in Italian gardens, including Olives, Cypress, Lavender and Rosemary. Specific plant palette additions are as follow:

- Italian Cypress – Cupressus sempervirens ‘Glaucua’
- Lavender - Lavendula
- Grape Vines - Vitus
- Leymus ‘canyon prince’ – Wild Rye
- Flax – Phormium
- Agave - No Common Name (NCN)
- Aloe - NCN
- Senecio - NCN

Plant varieties as indicated above will be employed in varying combinations throughout the Piemonte Project.

## **Other Elements**

Design and development standards applicable to other features represented within the Project area are discussed below.

### ***Bus Bay Treatment***

A number of bus stop facilities are proposed for the encompassing Ontario Center, including major bus bays, local bus/mini bus bays and mini bus bays. Within the Piemonte Overlay Area, the general location of these facilities have been identified at Section 2.0, Project Description, Figure 2-5, "Circulation Plan Concept." Within the context of overriding safety and functionality considerations, bus stop facilities will interpret and apply the Project's Italianate design features and influences. General criteria governing the treatment of bus stops are:

- Treatments around bus shelters shall be consistent with the design of the bus shelter as well as the overall streetscape planting theme and the landscape treatment accorded immediately adjacent buildings.
- Treatments shall exhibit a high degree of functionality with respect to maintenance and water conservation aspects.
- Treatments shall maximize safety of transit operations and passenger safety.

### ***Parking Lot/Streetscape Interface***

As provided for under the current Ontario Center Specific Plan, and in order to implement the informal landscape concept proposed along the major arterials within the Piemonte Overlay Area, parking setbacks within the Overlay Area may be averaged.

### ***Limited Use Areas***

Standard limited use areas shall be maintained within the Piemonte Overlay Area as required by the City Engineering Department. Limited use areas restrict development and obstructions proximate to intersections, thereby establishing adequate site distances and promoting pedestrian and vehicular safety.

## ***Walls***

It is anticipated that certain areas of the Piemonte Project will require construction of expansive retaining walls which will be exposed to public view. Screenwalls may also be introduced where protection from intrusive views may be warranted. The following standards will be observed for expansive walls constructed within the Piemonte Project:

- Visual impact of walls should be minimized by limiting wall heights to five (5) feet whenever possible.
- Walls will be stepped to allow for screen planting whenever possible.
- Walls will be screened and provided graffiti deterrence by using hedges, vines, trees and shrubs with climbing and/or spreading characteristics.
- Walls will reflect architectural style(s) and design features of adjacent structures.
- For walls visible from a street or residential area, if an uninterrupted expanse of blank wall longer than thirty (30) feet is unavoidable, a combination of landscape area and/or vertical trellis with climbing vines shall be used to cover a minimum of fifty percent (50%) of the blank wall.

## ***Open Space Areas, Plazas, and Urban Recreational Opportunities***

### **Overview**

The Piemonte at Ontario Center Project will provide a variety of open space areas and urban recreational venues. Locations and general configurations of these features are illustrated at Section 2.0, Project Description, Figure 2-3, "Urban Recreational Opportunities," and Figure 2-4 "Plaza Locations Concept." Characteristic open space areas and associated design elements to be provided within the Project site are described below:

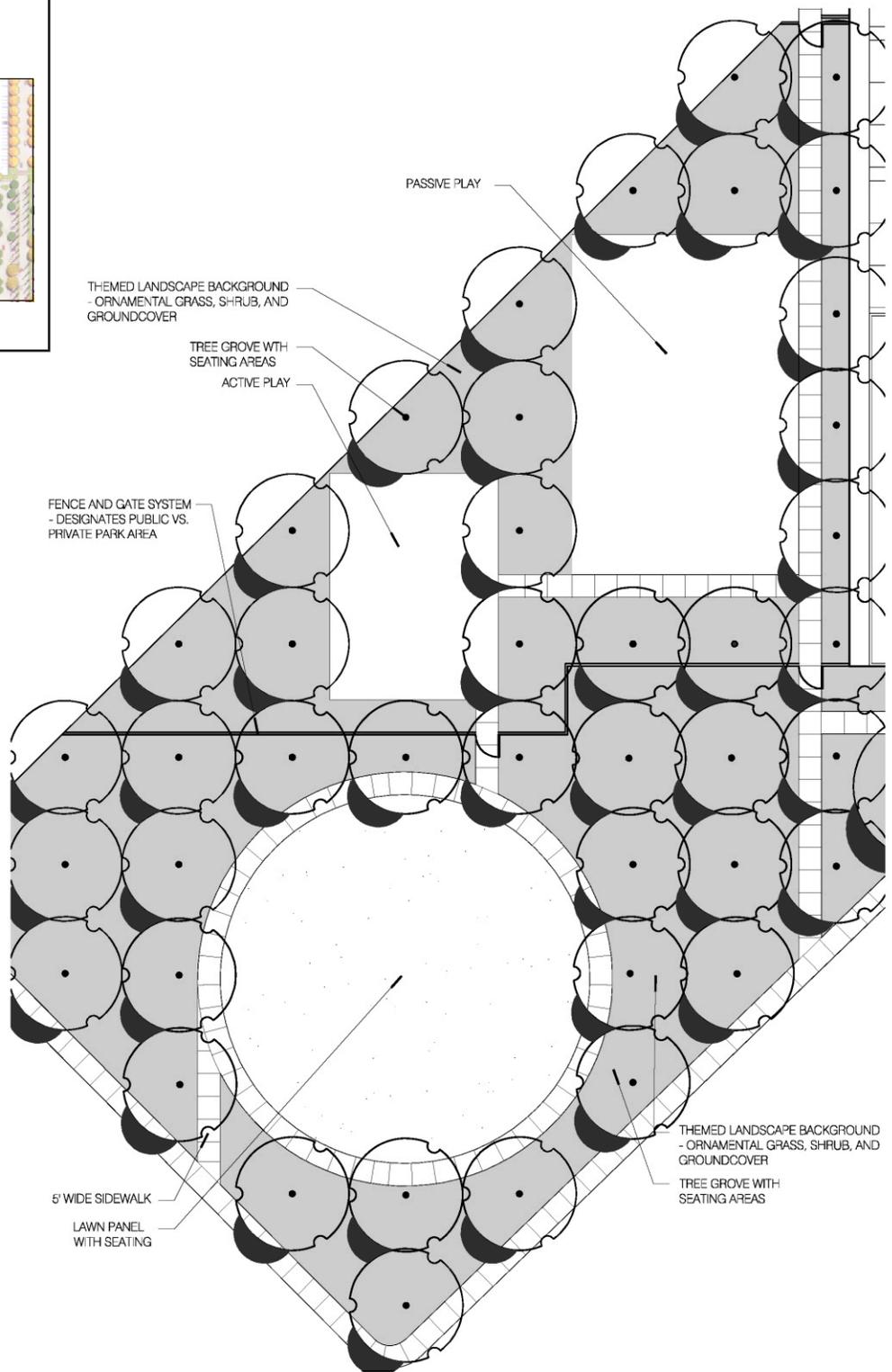
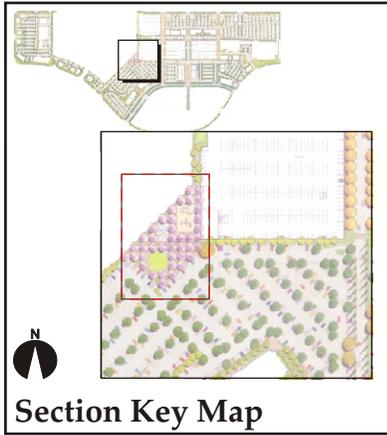
- As a general consideration, buildings and outdoor seating areas will be oriented to take advantage of open space areas and associated landscape views.
- Reflecting the urban context of the Project, open space areas along Main Street and Verduzzo Way will combine landscaping with accent features including but not

limited to, water elements, textured paving, street furniture, sculpture, and themed lighting.

- Plaza areas within the Piemonte Project will combine landscaping with water elements, textured paving, street furniture, sculpture, and themed lighting.
- Common residential open space areas and courtyards will incorporate streetscape/landscape themes similar to those evidenced elsewhere within the Project. These common open space areas will also incorporate amenities such as spas, sun decks, and outdoor seating/lounge areas.

### **Public Park**

As a component of the Project open space and amenities, an improved public park site will be also provided. This park and associated improvements will comprise a portion of the Project's park dedication requirements identified under the OCSP. As indicated at Figure 2-3, the proposed park will be constructed southeasterly of residential uses located in the central portion of the Project. This park will serve residents of the Piemonte Project and the adjacent Sares-Regis residential development, and will also be available to visitors to the Piemonte site. As presented at Figures 3-27 and 3-28, improvements and amenities to be included in this park area will include a tot lot, basketball court, open and sheltered seating areas, and turf areas allowing for general outdoor activities.



Source: Architects Orange, Applied Planning, Inc., February 2006.



Figure 3-27  
Park Landscape/Hardscape Concept



Figure 3-28  
Park Section

## **Plazas**

Two categories or types of Plaza Areas (“Large” and “Small”) shall be provided within the Piemonte at Ontario Center Project. Design standards and development concepts for Piemonte Plaza Areas are presented below.

### ***Large Plaza Areas***

Large Plaza Areas provide a minimum of 5,000 square feet, with one dimension to be a minimum of 30 feet. Within the Piemonte Project, Large Plaza Areas are appropriately located proximate to freestanding buildings of greater than 100,000 square feet, or in locations where two or more buildings totaling at least 100,000 square feet are separated by no more than the height of the shortest structure. Alternatively, Large Plaza Areas may also be defined by off-set configurations of multiple smaller structures, provided that the internal minimum plaza dimension of 30 feet is maintained, and that buildings are separated by no more than the height of the shortest structure.

Characteristic of Large Plaza Areas are the common open spaces located adjacent to the proposed Class “A” Office buildings in the southerly portion of the Project, and those areas defined by the articulated building setbacks along the Main Street corridor. Large Plaza Area amenities and design elements may include, but are not limited to: water features, benches, tables, formal landscaping, potted plants, and textured/enhanced paving. Concept locations for Large Plaza Areas are denoted at SPA Section 2.0, Figure 2-4. Final locations, configurations, and appointment of Large Plaza Areas will be realized through DAB review processes.

### ***Small Plaza Areas***

Small Plaza Areas provide a minimum of 1,200 square feet, with one dimension to be a minimum of 30 feet. Within the Piemonte Project, Small Plaza Areas are appropriately located proximate to freestanding buildings of greater than 20,000 square feet, or in locations where two or more buildings totaling at least 20,000 square feet are separated by no more than the height of the shortest structure.

Alternatively, Small Plaza Areas may also be defined by off-set configurations of multiple smaller structures, provided that the internal minimum plaza dimension of 30 feet is maintained, and that buildings are separated by no more than the height of the shortest structure.

Characteristic of Small Plaza Areas are the common open spaces adjacent to the proposed Small Office buildings along Concours, and the outdoor areas defined by grouped buildings within the retail centers at the easterly and westerly ends of the Project. Small Plaza Area amenities and design elements may include, but are not limited to: water features, benches, tables, formal landscaping, potted plants, and textured/enhanced paving. Concept locations for Small Plaza Areas are denoted at SPA Section 2.0, Figure 2-4. Final locations, configurations, and appointment of Small Plaza Areas will be realized through DAB review processes.

### **Pedestrian Paths**

Complementing plazas, park improvements and other open space areas, an encompassing network of pedestrian walkways will be constructed by the Piemonte Project. Please refer to the Pedestrian Network Plan presented at Figure 2-7. The Piemonte pedestrian network system will provide internal connections between the Project land uses, and will also connect the Project with the surrounding community. Defined connections will also be provided between the Piemonte pedestrian network and the east-west pathway which traverses the adjacent Sares-Regis Residential Project. Pedestrian path cross-sectional concepts are presented at Figures 3-29 through 3-31. Pedestrian connection to the adjacent Sares-Regis development is conceptually presented at Figure 3-32.

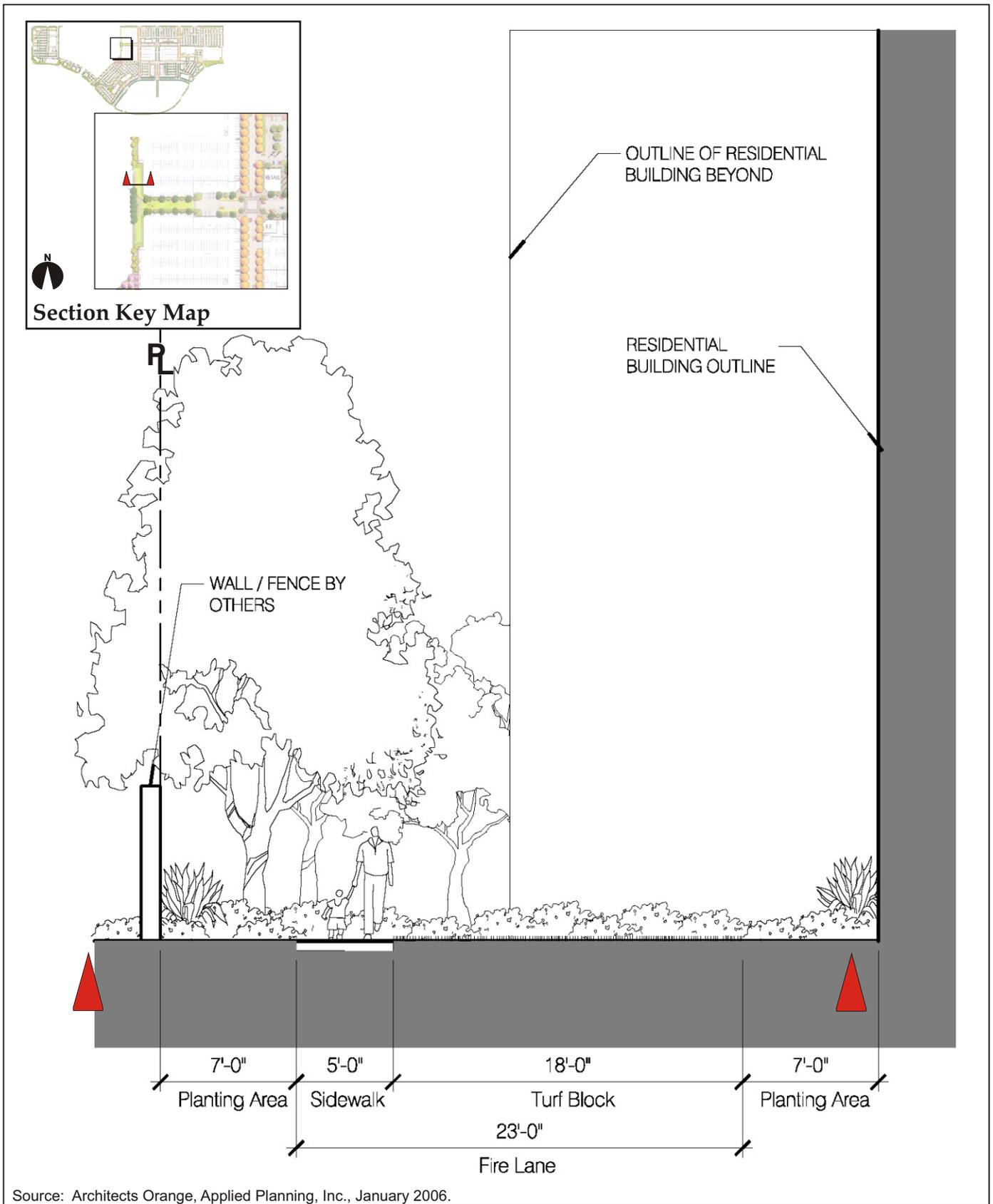
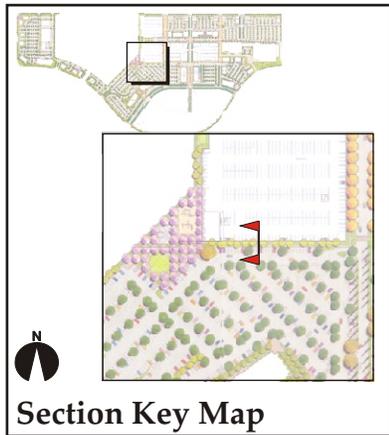
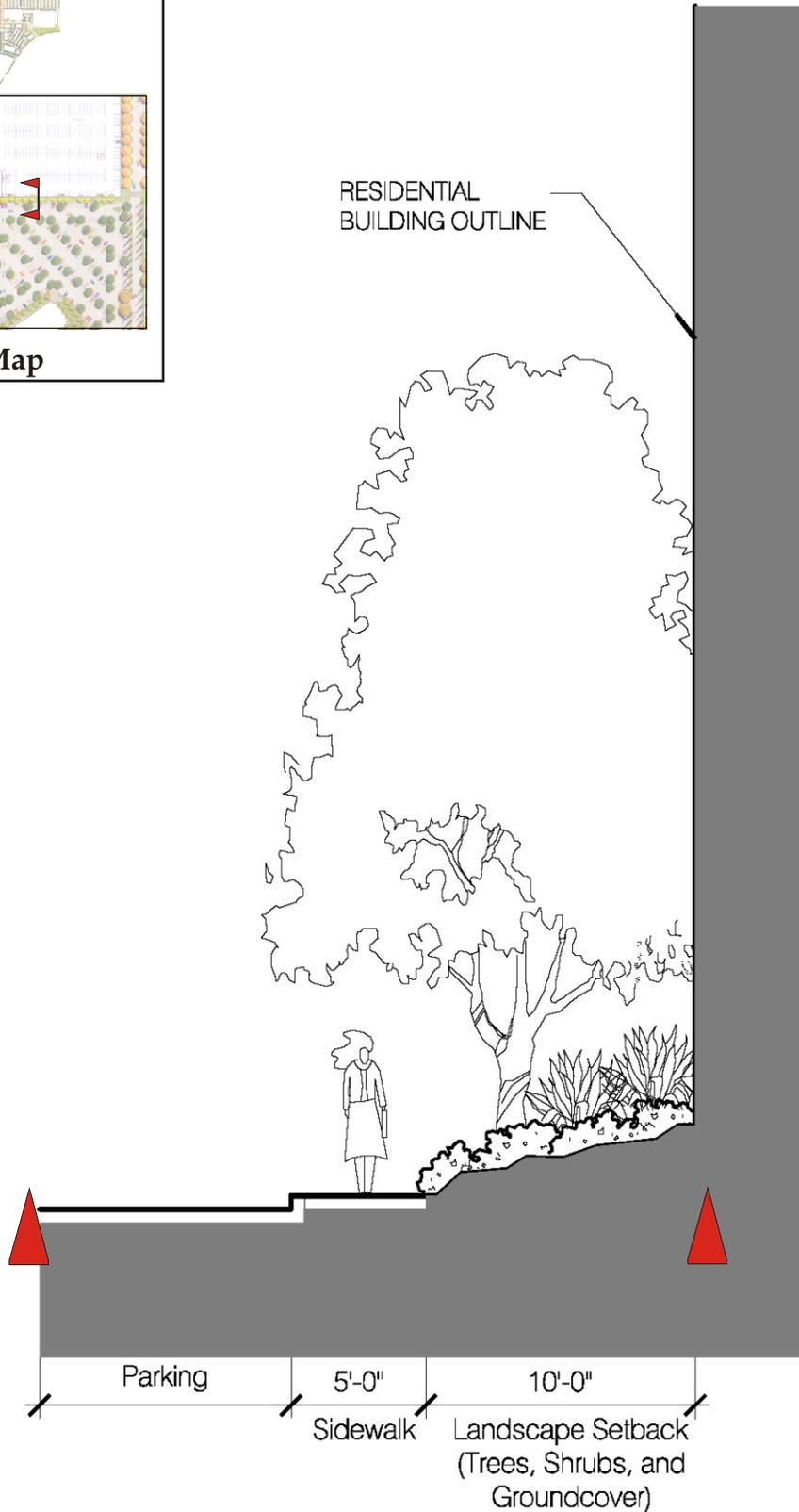


Figure 3-29  
Path Section 1



RESIDENTIAL BUILDING OUTLINE



Source: Architects Orange, Applied Planning, Inc., January 2006.



Figure 3-30  
Path Section 2

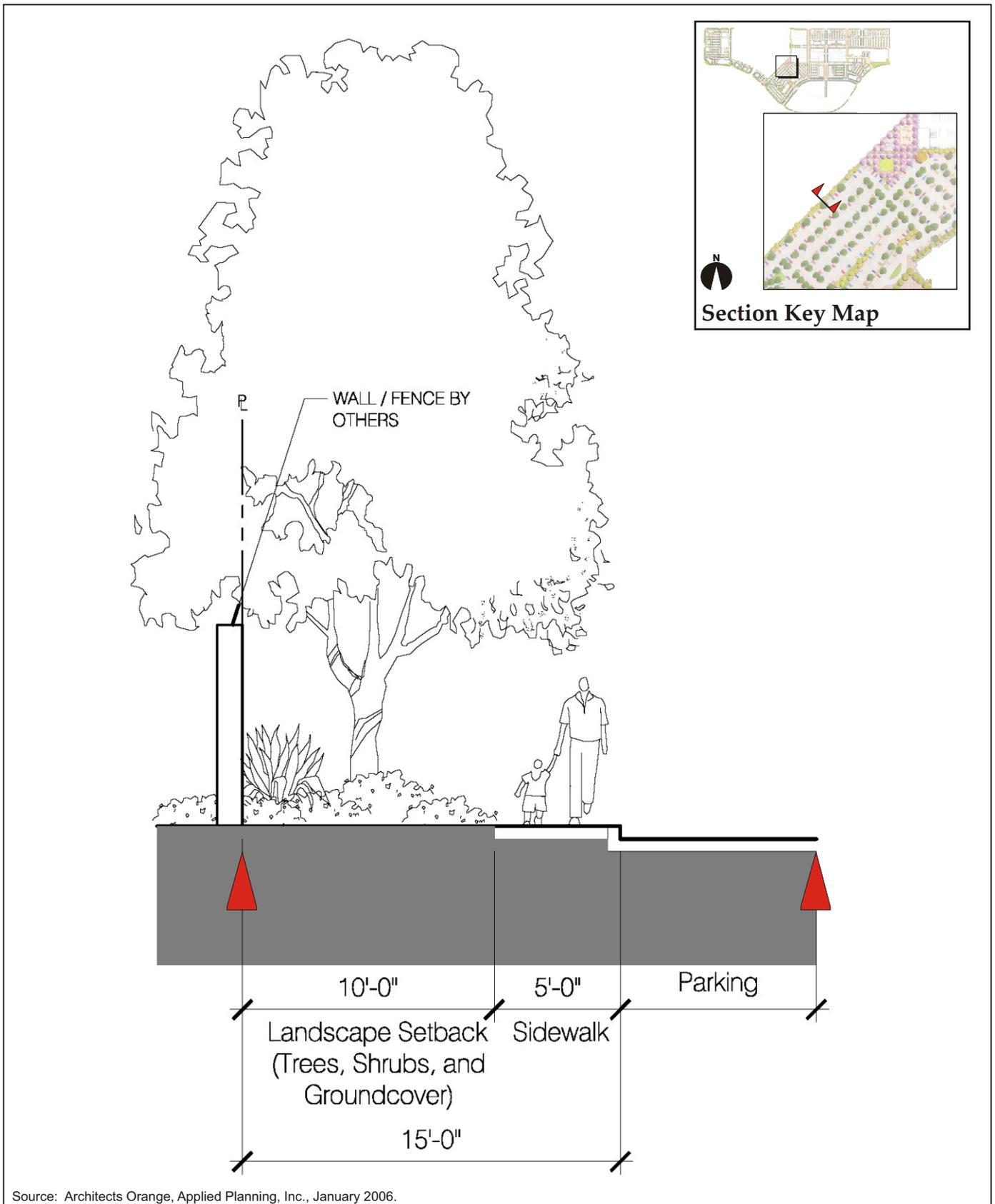


Figure 3-31  
Path Section 3

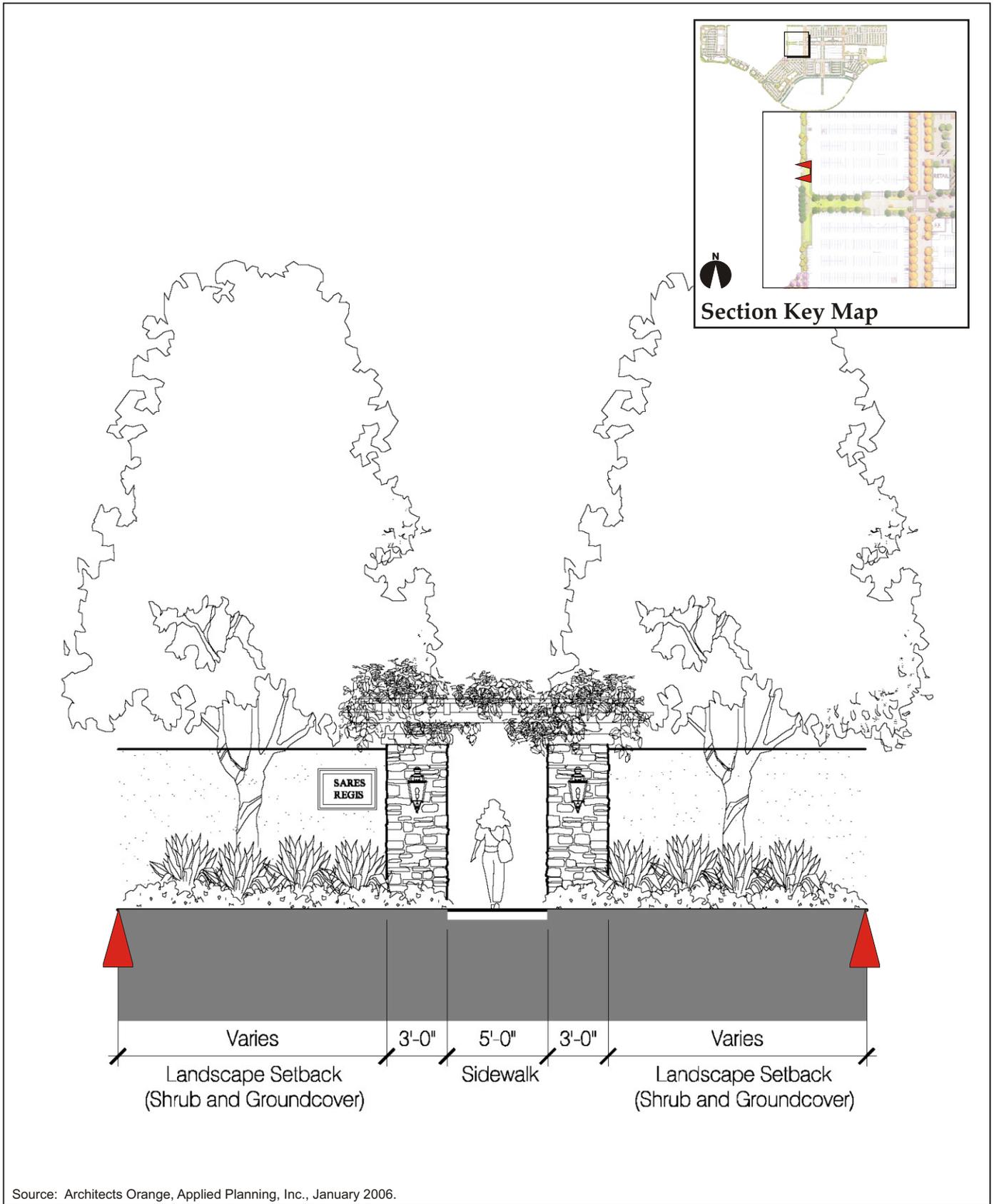


Figure 3-32  
Connection to Fairfield and Sares Regis

### 3.2.8 SIGNS

The following discussions identify visual attributes of, and define the standards for, signs within the Piemonte Overlay Area. The intent is to permit flexibility of design consistent with the proposed mix of land uses, and to provide a cohesive system of signs that are visually coordinated and aesthetically pleasing.

Various signs and monumentation within the Piemonte Overlay Area will provide Project identity and reinforce the land use plan and architectural design of the proposal. Sign design and details will relate to the architectural character of the Project, support the overall design concept, and reflect the proposed varied architectural styles.

The Sign Design Guidelines and Sign Regulations presented below constitute the basis of the Master Sign Program for the Piemonte Overlay District, which Program is subject to review and approval by the City of Ontario Planning Department/DAB. The Master Sign Program will illustrate and demonstrate thematic integration of signs within the overall Project design, as well as internal compatibility of signs with each other, and with other Project elements. Further, as verified by the City through DAB review processes, all signage will comply with applicable provisions of the Manual on Uniform Traffic Control Devices (MUCTD).

The Master Sign Program will be developed concurrent with design of the overall Project, with anticipated completion of the Program concurrent with other plan submittals. As a minimum, a draft of the Master Sign Program will be provided to the City for review prior to issuance of the first building permit within the Project site, with final approval of the Master Sign Program to be accomplished prior to issuance of the first Certificate of Occupancy. Signs proposed for individual development projects within the Piemonte Overlay Area will be reviewed by the Planning Department/DAB for consistency with the Piemonte Sign Program.

### **3.2.8.1 Sign Design Guidelines**

The following Sign Design Guidelines will establish and reinforce the identity of the Piemonte Project, and provide a cohesive informational and directional graphic system. The detailing and style of signs shall relate to the architectural themes proposed, and shall support the Piemonte development concept while contributing to the overall Project ambience.

#### **Thematic Character**

Interesting and colorful signs will serve to attract patrons and facilitate desired circulation within the Piemonte Project. Signs will also establish and reinforce the development character within the Piemonte Overlay Area. The goals of the Piemonte sign guidelines are to:

- Foster variety in signs, including variety of size, design, placement, detail, shape and color.
- Encourage the use of design elements which interpret and incorporate thematic architectural elements.

To achieve these goals, the following guidelines will be followed in the design and implementation of signs within the Piemonte Overlay Area:

- Signs shall exhibit a varied mix of designs, colors, shapes, materials, and fabrication technologies to reinforce the Project architectural themes. For example, signs within the central, Main Street portion of the Project will interpret and reinforce Italianate design themes and use of material and colors evidenced in this portion of the Project. Similarly, modern office buildings within the Piemonte Overlay Area will introduce signs evidencing modern designs, and which interpret architectural styles materials and styles of the buildings they (the signs) identify. The use of certain common sign colors, design elements, and/or language (e.g., “XYZ Business at Piemonte”), will lend to a cohesive sense of the Piemonte Project.

- Architecturally compatible monument signs will be employed to identify entrances to the Piemonte Project. At the southeast corner of Fourth Street and Haven Avenue, the Piemonte Project will construct, or allow for construction of, “Secondary Project Identification” landscaping and monumentation consistent with requirements of the encompassing Ontario Center Specific Plan. Please refer also to related discussions of Project Entry Statements presented previously within this Section.
- Monument entry signs shall be integrated into cohesive landscape treatments.

### Sign Categories

The following general categories of signs will be implemented by the Piemonte Project.

#### **Perimeter Identity Signs**

- **Perimeter Monumentation.** Entry and perimeter statements identifying the overall property and corporate identifications as applicable, consisting of vertical or horizontal monument signs which are integrated into landscape features.
- **Perimeter Project and Tenant Identification Signs.** Signs and identification statements denoting the Piemonte Project, as well as illuminated logos and tenant images which are integrated into building facades and roof edges.
- **Perimeter Directional Signs.** Directional signs located on the perimeter of Piemonte Project.

## Internal Directional/Informational Signs

- **Site Circulation Signs.** Signs which facilitate pedestrian and vehicle circulation and assist drivers identify areas within the Project, while reinforcing the overall Project identity. The character of these signs will reflect the varied architectural themes employed within Piemonte Project.
- **Interior Banners.** System of pole-mounted banners for identification purposes. It is anticipated that banners would be employed primarily in the more informal settings of the Project's Mixed-Use Areas and Verduzzo Plaza.
- **Information Kiosks.** Information and directional kiosks will be located at key intersections and activity areas. Kiosks will share common design themes and architectural features to make them easily identifiable throughout the Project site.
- **Regulatory Signs.** Regulatory signs will be provided consistent with City requirements. To the extent feasible, these signs will continue and interpret the Project's architectural and landscape/streetscape themes.

## Tenant Signs

Tenant signs will reflect individual occupancies, as determined by specific user requirements, including but not limited to: corporate logos, colors, and sign configurations. As a component of the DAB development review process, tenant signs will be evaluated for consistency with the Piemonte Sign Guidelines and Regulations.

### 3.2.8.2 Sign Regulations

Sign regulations are organized to address the two (2) primary categories of signs within the Piemonte Project as described above: Perimeter Identity Signs and Internal Informational/Directional Signs. Individual tenant improvements signs will be addressed as a component of DAB review processes for individual development proposals within the

Piemonte Overlay Area. Of primary concern are the visual attributes of internal signs, and public perception of the Project signs as seen from off-site vantages.

### **Perimeter Identity Signs**

The purpose of the Perimeter Identity Signs is to provide identification of the Piemonte Project at the property edges and entrances, the Project's key components, and primary tenants. The character and details of these signs will interpret and reinforce general architectural themes of the Piemonte Project, and will incorporate elements consistent with the design expressions common to prevailing architectural style(s). Perimeter Identity Signs shall be implemented consistent with the following guidelines:

#### **Perimeter Entry Monumentation**

Entry monumentation will be provided at each of the Project's perimeter entrances. (Please refer to the SPA topical discussion of Entry Statements). Monument signs provided at the Project entrances will incorporate and reflect architectural themes exhibited by structures within the Piemonte Overlay Area. These signs may incorporate corporate identifiers, electronic graphics or similar visual displays. Detailed dimensions and locations of perimeter entry monument signs will be as provided for within the Piemonte Sign Program.

#### **Perimeter Project and Tenant Identification**

Perimeter Project and tenant identification statements will consist of horizontal or vertical monuments integrated into landscaping features along perimeter roadways. Content may include the Project name and logo and names and logos of major tenants. Detailed dimensions and locations of perimeter Project and tenant identification monument signs will be as provided for within the Piemonte Sign Program.

#### **Perimeter Directional Signs**

Perimeter directional signs will typically be fabricated metal panels on posts, or panels mounted to lighting standards. Dimensions and general locations of perimeter directional signs will be as provided for within the Piemonte Sign Program.

### **Internal Informational/Directional Signs**

Internal Informational/Directional Signs shall be limited to the following:

#### **Vehicular Circulation**

Directional signs associated with on-site roadways and traffic circulation system.

#### **Pedestrian Circulation**

Directional signs associated with on-site pedestrian walkways and corridors.

#### **Information Kiosks**

Information kiosks will be located at key intersections and activity centers.

#### **Interior Banners**

Banners or similar informal signs may be implemented throughout the Piemonte Project as a means of introducing color, variety, and as a unifying thematic element.

#### **Parking Zone Markers**

Signs mounted on permanent poles to identify parking areas.

#### **Other Regulatory Signs**

Other regulatory signs, e.g., traffic controls signs, access control signs, will be provided throughout the Piemonte Overlay Area consistent with City or other applicable agency requirements.

Internal informational/directional signs will reflect the varied architectural themes and styles that are proposed throughout the Project. With the exception of signs mandated by City or other ordinances, dimensions and area of all Internal Informational/Directional Signs shall be as provided for within the Piemonte Sign Program.

## 3.2.9 LIGHTING

### 3.2.9.1 Lighting Design Guidelines

Lighting themes and fixtures will lend a varied ambience to the nighttime appearance of the Piemonte Project, while providing illumination that is consistent with customary municipal safety standards. A combination of light fixtures will be used to illuminate surfaces such as roadways, parking areas and walkways, as well as landscape areas and building facades. The overall effect to be achieved is a balanced composition of lighting elements consisting of warm color light for architecture and cool color light for landscaping. The utilization of varying shades of white light will bring out the most desirable color characteristics of each.

Illumination for roadways will be provided by decorative poles that are compatible with the architectural character of the Piemonte Project and its surroundings. Light sources will be energy-efficient fixtures selected for their durability and reliability. Finishes will be complementary to architectural and landscaping components.

Parking areas will receive “cut-off” luminaries that shield against light trespass. The fixtures will be pole-mounted and shall include optics which will allow all appropriate areas to receive an average light level of approximately 1.5 foot candles. Fixtures will be energy-efficient High Pressure Sodium (H.P.S.) or metal halide.

Facade lighting will consist of energy-efficient metal halide, fluorescent, and incandescent sources. The goal will be to accent architectural building details, and to create a unified appearance for all structures. Layers of light from multiple sources will help to control contrasts and to enhance 3-dimensional perspectives.

Low level path lighting and illuminated bollards will be used to accent walkways, plazas, paseos and other pedestrian access areas. Fluorescent sources are most desirable for this type of lighting.

Metal halide and fluorescent fixtures are the primary light source that will be used to highlight planting and trees. The intent is to bring out the green of tree canopies as well as the vibrant colors of seasonal plants at grade level.

Project signs may be internally or externally illuminated, consistent with provisions of the Piemonte Sign Program.

### **3.2.9.2 Lighting Development Standards**

As verified by the City through DAB review processes, all lighting along public roadways will comply with applicable City and OCSP requirements (as modified by the Piemonte SPA). Lighting and light fixtures within the Piemonte Project shall conform to the following standards:

- The use of lighting should be integrally designed as part of the built environment and should reflect a balance for the lighting needs with the contextual ambient light level and surrounding nighttime characteristics of the community.
- Lighting designs should be designed to minimize glare, light trespass, energy conservation, and to maintain dark skies.
- Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light trespass where possible.
- Lighting standards should support the overall intended theme of the Project. Lighting should be both aesthetically pleasing as well as functional.
- Lighting should meet all code requirements to properly achieve appropriate coverage.
- Lighting should provide a sense of safety and security for all site users.

All lighting within the Piemonte Overlay Area will be implemented and operated in conformance with the City of Ontario Environmental Performance Standards, Sec. 9-1.3325, "Light, Glare and Heat" which states in pertinent part:

All on-site lighting fixtures, including parking lot lighting, security lighting and decorative lighting, may be indirect or diffused, or, if not, shall be shielded or directed away from a Residential District. Where appropriate, lighting fixtures must also comply with the Ontario Building Security Ordinance. Lighting for outdoor court or field games within three hundred (300) feet of any Residential District shall require the issuance of a conditional use permit. Welding operations shall be conducted within a fully enclosed structure, or shall be shielded from public view.