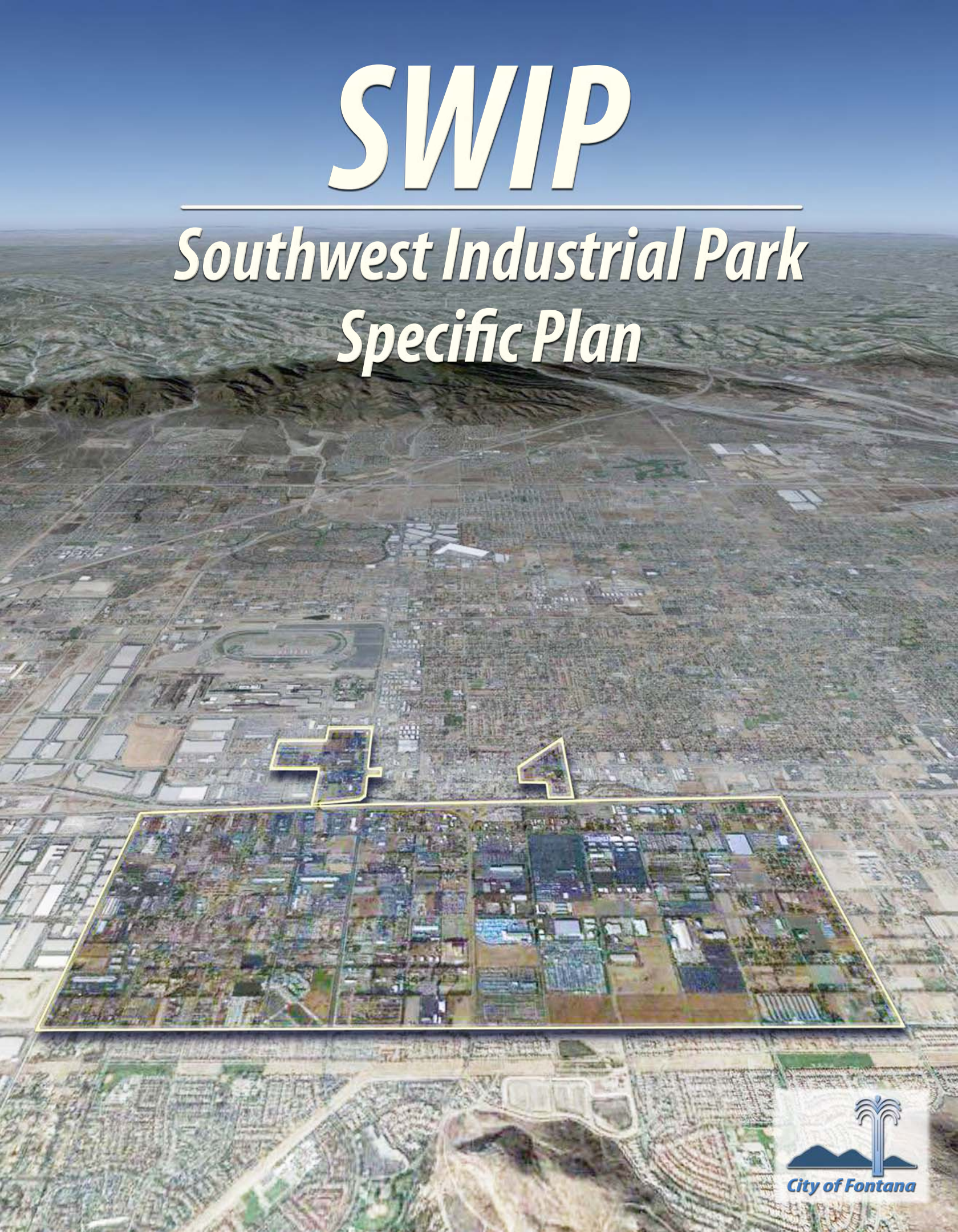


SWIP

Southwest Industrial Park Specific Plan



Southwest Industrial Park Specific Plan

Prepared for:

CITY OF FONTANA

8353 Sierra Avenue, Fontana, California 92335

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Adopted by Fontana City Council – June 12 , 2012

Southwest Industrial Park Specific Plan

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Adopted by Fontana City Council – June 12, 2012

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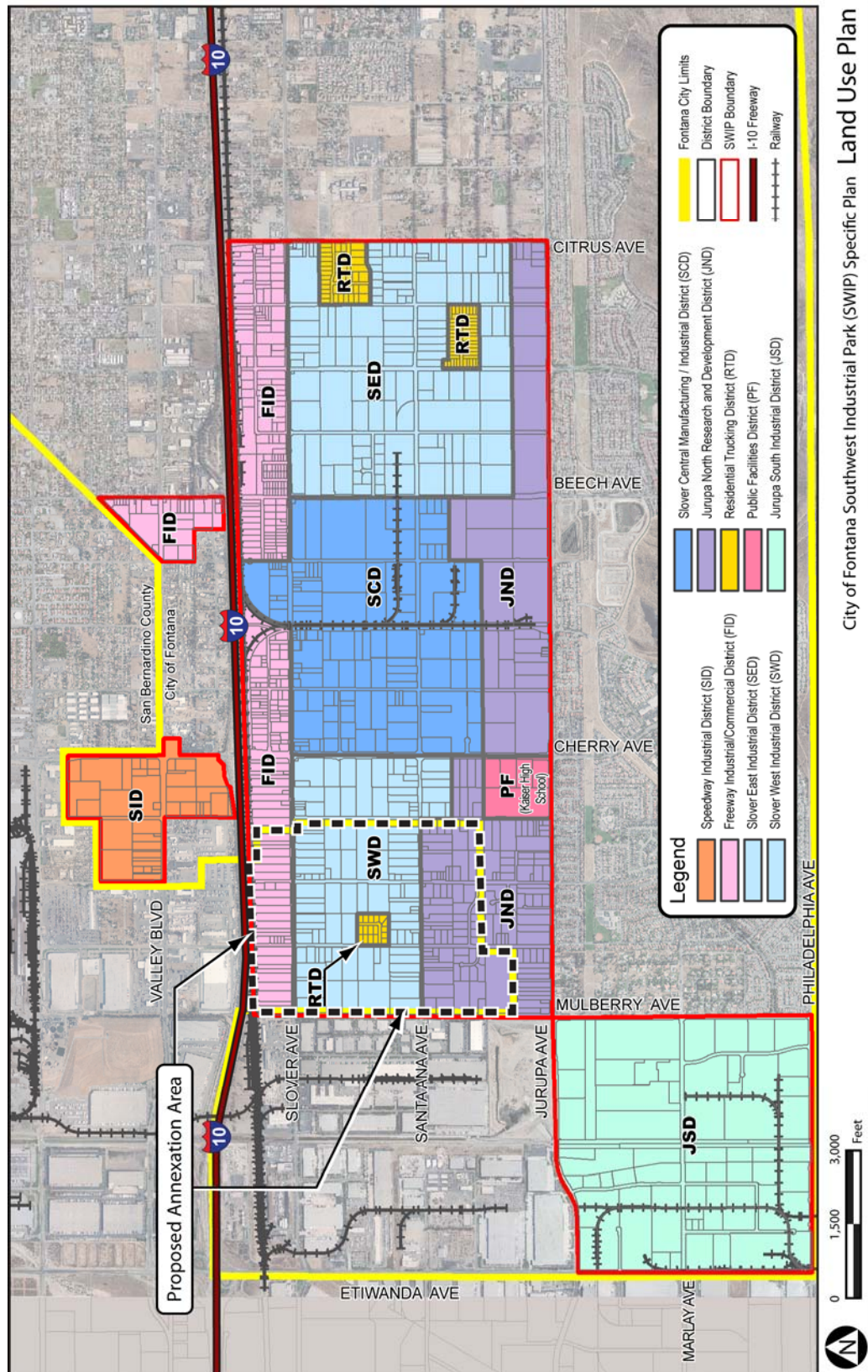
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Chapter 1.0 – Introduction



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1.1 Project Location

The SWIP Specific Plan is located on the southwestern edge of the City of Fontana, California (See Exhibit 1-1 – Regional Vicinity Map and Exhibit 1-2 – Local Vicinity Map). Fontana was incorporated on June 25, 1952 and became Southern California's leading producer of steel and related products. The steel industry dominated the City's economy until the late 1970's, when Kaiser Steel began to cut back on production and labor. In 1984, the Kaiser Steel facility closed, and the plate steel and rolling mill plants were both acquired by California Steel Company, which continues to produce steel products.

In addition to steel production, several industrial facilities, as well as warehousing and distribution facilities, are located in Fontana because of its strategic location along the I-15, I-210, I-10, and I-60 Freeways. As a result, this area is also home to several railroad and trucking facilities.



Exhibit 1-1 – Regional Vicinity Map

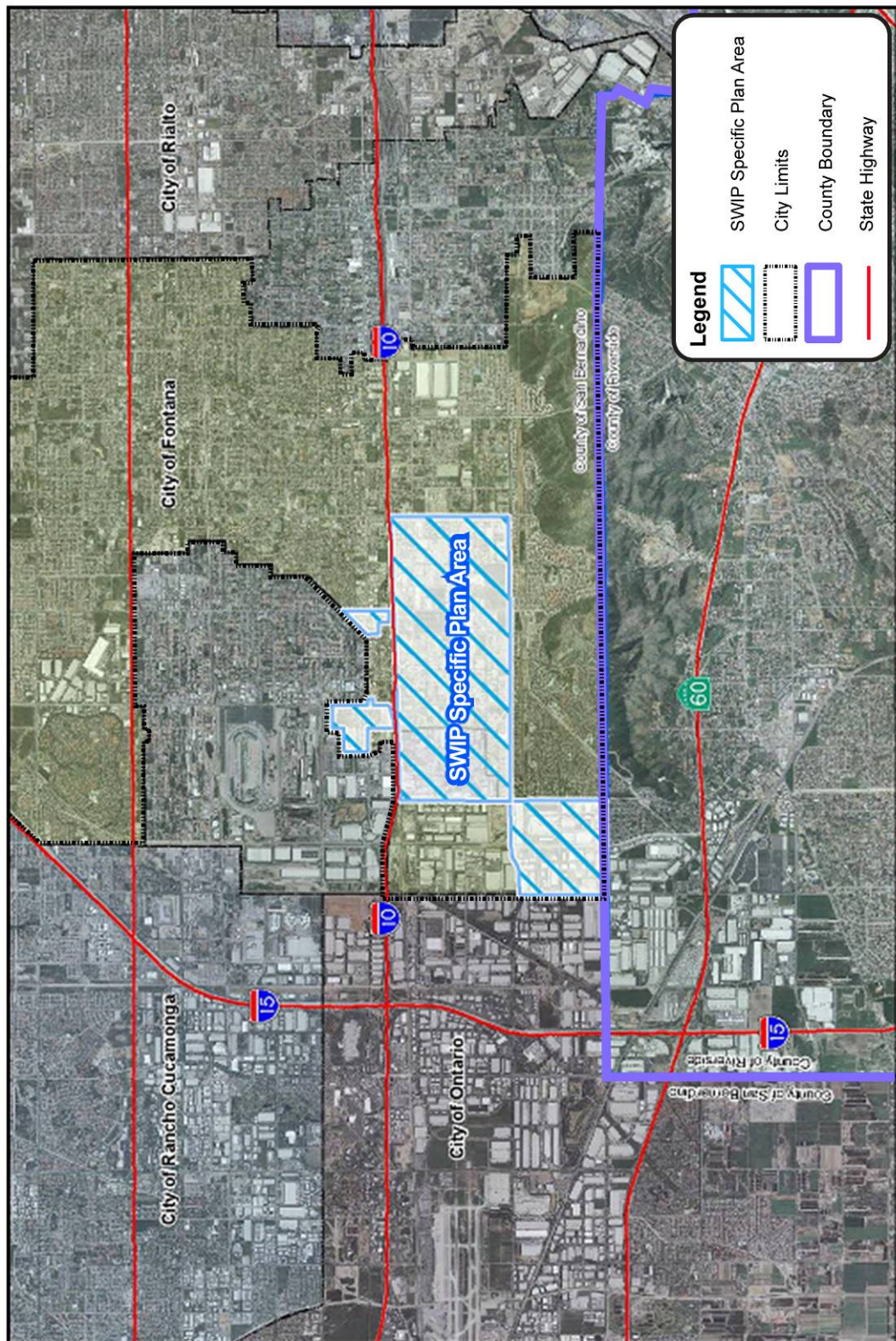


Exhibit 1-2 – Local Vicinity Map

1.2 Annexation

In 2005, the City of Fontana proposed the annexation of approximately 2,920.9 acres (4.6+/- square miles) of unincorporated land within its sphere of influence. This annexation action concluded in 2007 and included 32 separately identified unincorporated "islands." Of these, seven were located within the proposed boundaries of the SWIP Specific Plan.

As part of the 2005 Annexation process, the City prepared a Plan for Services for the proposed Annexation of Unincorporated Island Areas. The Plan for Services demonstrated that the population and service assumptions incorporated into the 2003 General Plan were consistent with the population projections and projections of service needs and capacities calculated for the annexation area in the 2005 Service Plan.

A portion (approximately 472 acres) in the northwest corner of the project site is currently in unincorporated San Bernardino County and is referred to as the Almond Avenue Annexation Area. The annexation area is bordered by interstate 10 on the north, Mulberry Avenue on the west, Almond Avenue on the east, and lies approximately 1,400 feet north of Jurupa Avenue. The City is proposing to annex this additional area into the City. The City is proposing to annex this additional area into the City as well as the SWIP Specific Plan.

1.3 Land Use Concept

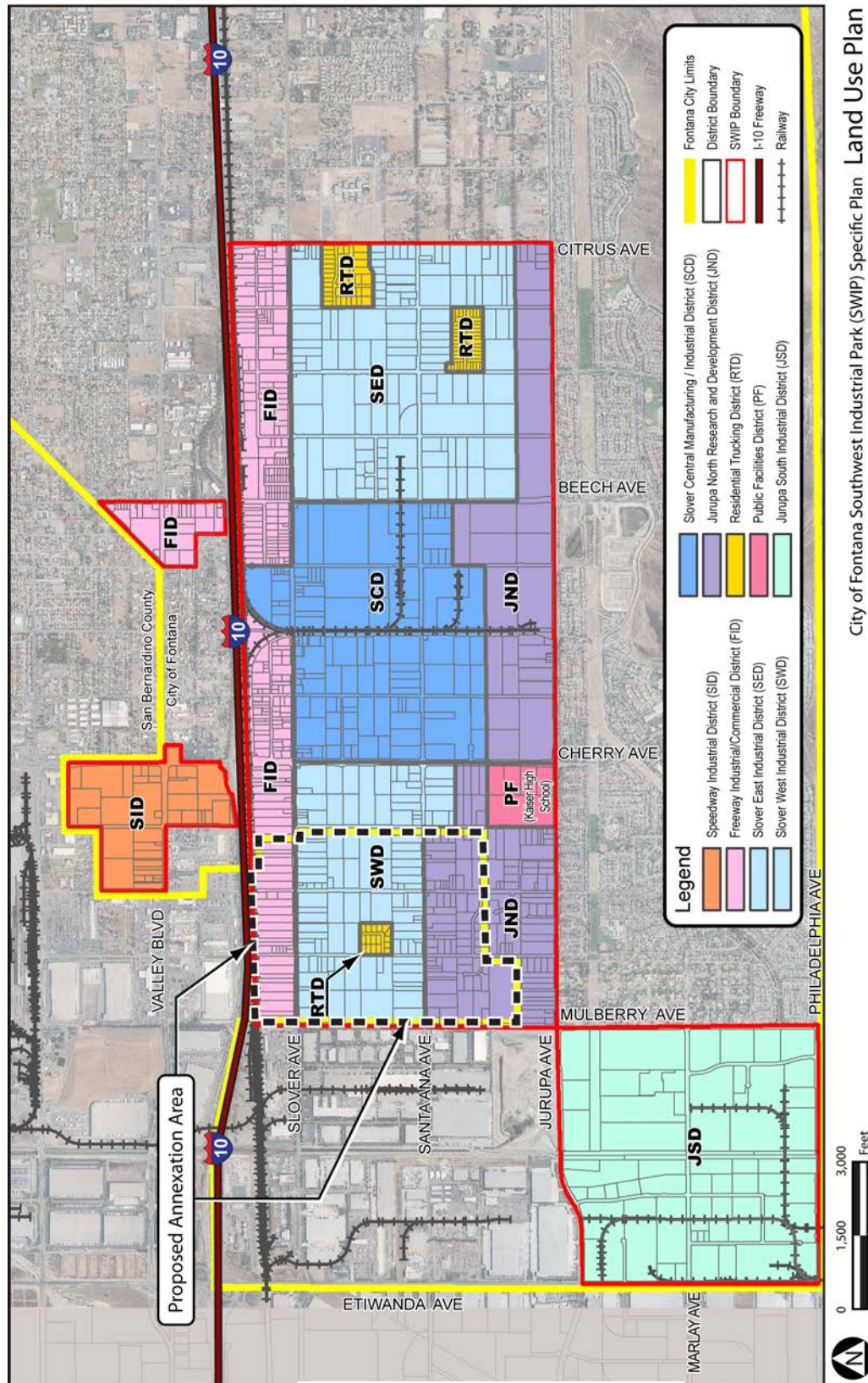
The SWIP Specific Plan ("Specific Plan") includes nine land use districts with approximately 3,110 acres of industrial, manufacturing, office, commercial, research and development, and flex-tech development. Some existing residential areas will be preserved. Exhibit 1-3 – Land Use Map depicts the boundaries for each land use district within the Specific Plan project area and Table 1-1 – Build-Out provides build-out statistics for each of them.

Table 1-1 – Build-Out

<i>SWIP Land Use District</i>	<i>Acres</i>	<i>Commercial (SF)¹</i>	<i>Office (SF)</i>	<i>Industrial (SF)²</i>	<i>Residential (DU)</i>	<i>Existing Development to Remain (SF)</i>	<i>Total (SF)/DU</i>	
Freeway Industrial/Commercial	333.7	2,185,057	546,264	2,731,321		478,645	5,462,642	
Speedway Industrial	126.2	762,191		1,778,446		31,508	2,540,637	
Slover West Industrial	289.1			5,025,953		88,068	5,025,953	
Slover Central Manufacturing	423.7			3,710,006		960,325	3,701,006	
Slover East Industrial	463.15	503,074		2,012,298		1,025,461	2,515,372	
Jurupa North Research and Development	515.1	2,033,109	1,219,865	4,879,460		392,934	8,132,434	
Jurupa South Industrial	535.6			2,249,874		7,241,326	2,249,874	
Residential Trucking	51.7				180*			180
Public Facilities (Kaiser High School)	37.7						N/A	
Right of Way	334.7						N/A	

Assumptions:

1. The Commercial Category includes service commercial and retail commercial land uses
 2. The Industrial Category includes industrial and manufacturing uses, including but not limited to warehousing, flex-tech developments.
- * Existing residential units to remain within the Specific Plan area.



City of Fontana Southwest Industrial Park (SWIP) Specific Plan Land Use Plan

Exhibit 1-3 – Land Use Map

Chapter 2.0 – Policy Framework



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2.1 Policy Framework

A primary objective of the SWIP Specific Plan is to establish a policy and regulatory document that is a result of community participation and input. Several methods of outreach were used to inform citizens of Fontana, as well as citizens of San Bernardino County. These methods are listed below:

- Community Mail Brochures with contact information about the project were mailed to city and county residents.
- The project was discussed at Public Meetings.
- Information was made available on the City of Fontana Website.
- A Toll-Free Hotline was set up at City Hall.
- A SWIP Annexation/Open House was conducted.

2.2 Planning Factors

As part of the development of the Specific Plan, an extensive opportunities and constraints analysis was conducted. This analysis identified the opportunities, constraints, issues, concerns, and positive/negative attributes that influence and contribute to the successful implementation of the SWIP Specific Plan. The following planning factors highlight and summarize the facts and findings in the analysis:

- **Industrial Development History** - Fontana has had a longstanding history of Industrial Development. The Kaiser Steel Mill opened in 1942, and after closure in 1984, a shift in industrial services towards trucking and logistics-based distribution began within the area.
- **Gateway Opportunities** - The Specific Plan area abuts the I-10 Freeway for about 3.2 miles, which will provide an opportunity to serve as a gateway to the City and establish the image of the City.
- **Locational Factors** - The Specific Plan area is located in close proximity to some of the most heavily traveled freeways in the State of California. SR-60, I-10 and I-15 all provide major thoroughfares for truckers and motorists. In addition, Slover Avenue, located in the northern portion of the Specific Plan area, is a heavily traveled frontage road that provides access to the area.
- **Emerging Development Trends** - Market research indicates that demand for Industrial and logistics-based warehousing and distribution services will continue to increase in the Inland Empire through 2030. The Fontana industrial market is considered to have a healthy vacancy rate and healthy lease rates when compared to surrounding cities.

- **Existing Development Standards** - The existing industrial development standards need to be updated so the Specific Plan area can be competitive with surrounding market areas.
- **Existing Parcel Sizes and Development Availability** - The recent and proposed annexations within the Specific Plan area will result in an increase in the amount of parcels available for development. This in turn will provide opportunities for larger district areas within the overall Specific Plan area.
- **Infrastructure Upgrades** - Many roadways require improvements such as additional lanes, street signs/lights, additional traffic signals and medians to conform to the General Plan Circulation Element. Interchange improvements are being proposed at the I-10/Cherry Avenue, I-10/Beech Avenue, and I-10/Citrus Avenue interchanges. These infrastructure upgrades will improve access and mobility throughout the project site, as well as surrounding areas.
- **Underutilized Land** - A large percentage of acreage in the Specific Plan area is ready for more intensive development.
- **Non-Conforming Land Use and Sensitive Receptors** - Many of the uses within the Specific Plan Area were developed under San Bernardino County regulations and do not conform with current Fontana City regulations. As a result, several residential areas, and several sensitive uses will need to be accommodated through the use of additional development standards and buffers.

2.3 Guiding Principles

This Specific Plan contains Guiding Principles that are general statements of direction to guide decision-makers when evaluating development proposals and design concepts and determining if they support the overall intent of the Specific Plan.

- **Guiding Principle 1.0**
Increase and maintain an increased daytime employment population.
- **Guiding Principle 2.0**
Coordinate land uses and transportation with infrastructure planning.
- **Guiding Principle 3.0**
Embrace flexible and diverse industrial land uses that foster economic development opportunities for the City of Fontana and surrounding areas.
- **Guiding Principle 4.0**
Retain and expand existing businesses and business opportunities.

- ***Guiding Principle 5.o***
Improve pedestrian accessibility, vehicular access, and parking to establish safety throughout the Specific Plan Area.
- ***Guiding Principle 6.o***
Enhance the streetscape as well as the parking and loading areas throughout the Specific Plan area.
- ***Guiding Principle 7.o***
Tailor land use regulations and design guidelines to custom-fit the Specific Plan area.
- ***Guiding Principle 8.o***
Improve visual and functional linkages between I-10, Slover Avenue, and the City of Fontana.
- ***Guiding Principle 9.o***
Identify and prioritize development area and property assemblage opportunities to serve as economic development catalysts.
- ***Guiding Principle 10.o***
Coordinate and focus change in the Specific Plan area to enhance the sense of place and promote aesthetic improvements.
- ***Guiding Principle 11.o***
Incorporate planning policy that encourages viable development in the future, while paying tribute to Fontana's past.

2.4 Policy Objectives

Objectives provide more explicit policy statements that implement the Specific Plan's Guiding Principles and provide consistency with policies contained in the Fontana General Plan.

Specific Plan Land Use (LU) Objectives include:

- ***Objective LU-1***
Establish incentives to encourage private development and investment in this sector of the City by creating a gateway along the I-10 corridor.
- ***Objective LU-2***
Contribute positively to the City-wide employment and economic base through implementation of a viable southern employment center within the City of Fontana.

- **Objective LU-3**
Create land use districts that encourage high quality development responsive to market demands and Fontana development objectives.
- **Objective LU-4**
Incorporate modulated building volumes, mass, height, and articulated facades to create spaces suitable for industrial development throughout the SWIP Specific Plan Area.
- **Objective LU-5**
Create a gateway district which will incorporate wayfinding mechanisms and will create transportation and aesthetic linkages between the I-10 and the City of Fontana.
- **Objective LU-6**
Develop incentives to encourage the reuse of underutilized land.
- **Objective LU-7**
Provide specific requirements that enhance public amenities for new development and rehabilitation.
- **Objective LU-8**
Allow a mix of industrial uses to capitalize on the market potential within the City of Fontana and surrounding region.

2.5 Circulation, Parking and Infrastructure (CIR) Objectives

- **Objective CIR-1**
Create a street system capable of handling large transportation flows from trucks.
- **Objective CIR-2**
Provide work opportunities near existing housing to reduce traffic congestion along major freeways and local roads.
- **Objective CIR-3**
Ensure potential transportation impacts on the Specific Plan are identified and mitigated to the greatest extent feasible.
- **Objective CIR-4**
Ensure vehicular traffic Level of Service (LOS) meets or exceeds adopted City wide Standards.

- **Objective CIR-5**

Ensure infrastructure capacity within the Specific Plan Area meets future demands.

2.6 Environmental (ENV) Objectives

- **Objective ENV-1**

Ensure potential environmental effects of the Specific Plan are mitigated to a less than significant level where feasible.

- **Objective ENV-2**

Establish methods and strategies for the conservation of resources, including water use and drought tolerant landscaping.

2.7 Landscape (LS) Objectives

- **Objective LS-1**

Incorporate landscaped parkways, parking lots, and pedestrian walkways separated from the street to enhance safety and enjoyment of residents and employees.

- **Objective LS-2**

Incorporate a system of on- and off-street bicycle pathways with access from the residences to employment areas.

2.8 Design (D) Objectives

- **Objective D-1**

Enhance the area through a streetscape improvement and gateway plan with an implementation program that reinforces the identity of each district and includes a hierarchy of entry monumentation and landscaping.

- **Objective D-2**

Prepare design guidelines as a tool to facilitate exemplary and innovative design; promote development that is compatible with the surrounding environment; serve as a resource of ideas for project applicants; and perform as an objective reference for City review of project applications.

2.9 Implementation and Administration (IMP) Objectives

- **Objective IMP-1**

Establish a tier-review process for discretionary development application review to streamline the approval process.

- **Objective IMP-2**

Prepare an Environmental Impact Report as the primary tiering clearance document to streamline additional project level environmental reviews.

- ***Objective IMP-3***

Integrate design guidelines within the design review process to streamline discretionary review.

Chapter 3.0 – Transportation and Circulation



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3.1 Circulation Master Plan

The Circulation Master Plan for the SWIP Specific Plan focuses on connectivity to the I-10, I-15, and SR-60 Freeways, as well as connectivity along primary major roadways and truck routes. The Circulation Plan, illustrated in Exhibit 3-1, provides necessary roadway improvements to accommodate traffic generated by the anticipated Land Use Plan. As a component of this project, a comprehensive traffic analysis was prepared, which identified existing conditions, forecasted future conditions, and provided recommended roadway segment and intersection improvements to address project-related significant impacts associated with the build-out of the anticipated land use plan. This analysis is provided in the technical appendices of the SWIP Specific Plan EIR.

The traffic analysis prepared for the SWIP Specific Plan determined that the anticipated build-out of the SWIP Specific Plan will impact local roadways.

3.2 Initial Roadway Segment Improvements

To prevent the identified local impacts, the following initial improvements are recommended to keep roadway segments functioning as 2030 build-out is approached. Recommended improvements are noted below.

Improvement No. 1 – Mulberry Avenue

Construct Mulberry Avenue connection from Slover Avenue to Valley Boulevard over I-10 freeway in order to provide additional north-south capacity, reducing forecast traffic on Etiwanda Avenue and Cherry Avenue. This improvement is consistent with City of Fontana General Plan Circulation Master Plan.

Improvement No. 2 – Beech Avenue

Construct Beech Avenue from Slover Avenue to Valley Boulevard including an interchange with I-10 in order to provide additional north-south capacity and freeway access, reducing forecast traffic on Cherry Avenue and Citrus Avenue. This improvement is consistent with City of Fontana Circulation General Plan Circulation Master Plan.

Improvement No. 3 – Jurupa Avenue between Etiwanda Avenue and Mulberry Avenue

Widen the study roadway segment from a 4-lane divided roadway segment to a 6-lane divided roadway segment. This improvement is consistent with the City of Fontana General Plan Circulation Master Plan.

Improvement No. 4 – Mulberry Avenue between Slover Avenue and Santa Ana Avenue

Widen the study roadway segment from a 2-lane undivided roadway segment to a 4-lane undivided roadway segment. This improvement is consistent with the City of Fontana Circulation Master Plan.

Southwest Industrial Park Specific Plan

Transportation and Circulation

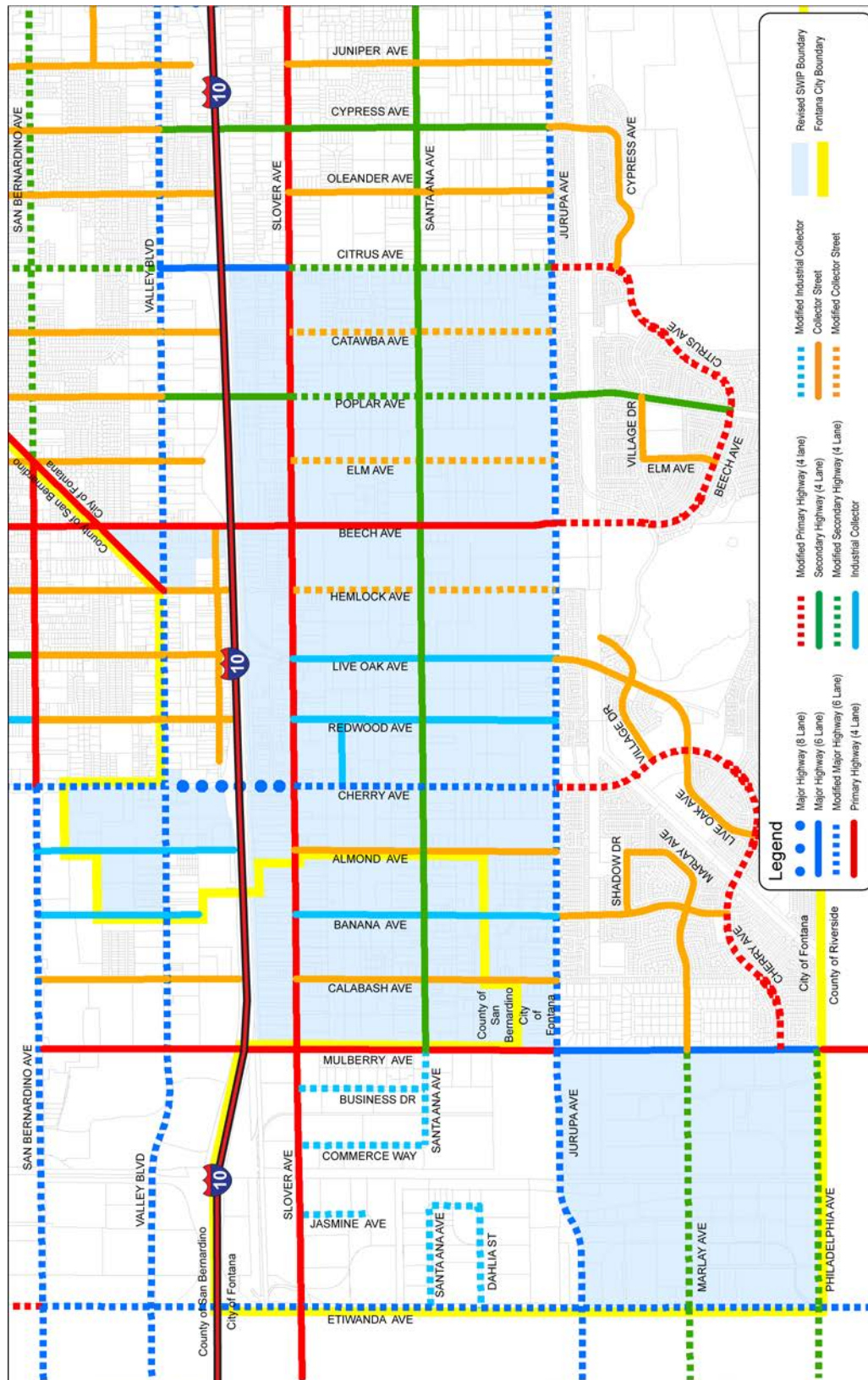


Exhibit 3-1 – Circulation Master Plan

Improvement No. 5 – Slover Avenue east of Mulberry Avenue

Widen the study roadway segment from a 4-lane divided roadway segment to a 6-lane divided roadway segment. Requires General Plan Circulation Master Plan update.

Improvement No. 6 – Jurupa Avenue between Mulberry Avenue and Calbash Avenue

Widen the study roadway segment from a 4-lane divided roadway to a 6-lane divided roadway. This improvement is consistent with the City of Fontana General Plan Circulation Master Plan.

Improvement No. 7 – Slover Avenue between Redwood Avenue and Live Oak Avenue

Widen the study roadway segment from a 4-lane divided roadway segment to a 6-lane divided roadway segment. Requires General Plan Circulation Master Plan update.

Improvement No. 8 – Beech Avenue between Slover Avenue and Santa Ana Avenue

Widen the study roadway segment from a 2-lane divided roadway to a 4-lane divided roadway. Requires General Plan Circulation Master Plan update.

Improvement No. 9 – Citrus Avenue between Slover Avenue and Santa Ana Avenue

Widen the study roadway segment from a 2-lane undivided roadway segment to a 4-lane undivided roadway segment. Requires General Plan Circulation Master Plan update.

Improvement No. 10 – Citrus Avenue between Santa Ana Avenue and Jurupa Avenue

Widen the study roadway segment from a 2-lane undivided roadway segment to a 4-lane undivided roadway segment. Requires General Plan Circulation Master Plan update.

Improvement No. 11 – Slover Avenue between Oleander Avenue and Cypress Avenue

Widen the study roadway segment from a 4-lane divided roadway segment to a 6-lane divided roadway segment. Requires General Plan Circulation Master Plan update.

3.3 Additional Roadway Segment Improvements

The ultimate 2030 build-out of the SWIP Specific Plan will be addressed in the SWIP Environmental Impact Report (EIR). These improvements are needed because anticipated 2030 build-out will generate more impacts to the local circulation system, even with the previously identified improvements in place.

3.4 Intersection Improvements

A total of 45 intersections have been chosen as study intersections within the SWIP Specific Plan area. The traffic congestion generated by the 2030 buildout of the SWIP Specific Plan have been addressed in the SWIP Environmental Impact Report (EIR).

3.5 Truck Routes

Many of the roads within and around the SWIP Specific Plan area are designated as truck routes. The SWIP Specific Plan proposes multiple truck routes, in accordance with the Fontana General Plan Circulation Element. Truck routes within the SWIP Specific Plan area are depicted in Exhibit 3-2 – Truck Routes, along the following roadways:

East to West

- Valley Boulevard
- I-10
- Slover Avenue
- Santa Ana Avenue
- Jurupa Avenue
- Marlay Avenue

North to South

- Etiwanda Avenue
- Mulberry Avenue
- Cherry Avenue
- Beech Avenue
- Citrus Avenue

3.6 Pedestrian and Bicycle Circulation

Pedestrian and bicycle circulation routes are anticipated within the SWIP Specific Plan, consistent with the Trails Plan and Bicycle Plan shown in the General Plan Circulation Element. It is anticipated that the provision of pedestrian and bicycle trails will foster multi-modal transportation opportunities and connections in a project area heavily centered on the automobile and truck. Pedestrian routes include a Southern California Edison Utility easement just south of Jurupa Avenue and a pedestrian trail that connects through the Jurupa South Industrial Sub-District, between Etiwanda and Mulberry Avenue. Class I Bike Paths are proposed just south of Jurupa Avenue, within the existing SCE Utility easement, and along the San Sevaine Creek Channel, which runs in a north to south direction through the JSD Sub-District between Etiwanda and Mulberry Avenue. Class II Bike Lanes are proposed along San Bernardino Avenue, Santa Ana Avenue, and Poplar Avenue within the SWIP Specific Plan area. Proposed pedestrian and bicycle routes can be seen in Exhibit 3-3 – Pedestrian and Bicycle Circulation Plan.



Exhibit 3-2 – Truck Routes



Exhibit 3-3 – Pedestrian and Bicycle Circulation Plan

Chapter 4.0 – Infrastructure Improvements



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4.1 Water Services and Recycled Water

A. Domestic and Recycled Water

1. Background

The SWIP Specific Plan area is within the service area of the Fontana Water Company (FWC), a private water purveyor which provides water service to the City of Fontana. Based on the 2005 Water System Master Plan, FWC will rely on up to 75 percent of its total water supply from local groundwater sources drawing from the Chino Basin. Therefore, FWC plans to develop new water supply sources based on this percentage, which will require construction of new water facilities for, and possibly within, the SWIP Specific Plan area. The Chino Basin is an adjudicated basin which requires imported sources for basin replenishment. The new facilities are expected to be required due to the estimated increase in water demands of the SWIP Specific Plan area to approximately 3.47 Million Gallons per Day (MGD) on average, and 6.93 MGD during a maximum summer day.

2. Existing Conditions

The existing water system serves the current land uses within the SWIP Specific Plan area with potable (domestic) water, and is owned and operated by the Fontana Water Company (FWC). Water supply is from local groundwater and surface water sources, and imported water from San Bernardino Valley Municipal Water District (SBVMWD) and Inland Empire Utilities Agency (IEUA). In order to accommodate the expected increase in water demands for the SWIP Specific Plan area, FWC will require increased capacity from these sources. The 2005 FWC Water System Master Plan (WSMP) indicates the Company has interest in re-activating groundwater production at sites within, and adjacent to, the SWIP Specific Plan. The existing FWC water distribution system is necessarily divided into service pressure zones to maintain operating pressures within acceptable limits and for water service redundancy and reliability.

The SWIP Specific Plan area is within the FWC Juniper pressure zone and serves the existing land uses. Due to the range of service elevations, the Juniper system is divided into high and low subzones. The SWIP topography generally slopes southwesterly with the highest elevations at Citrus and Slover Avenues. The service boundary is generally defined by Santa Ana Avenue and Live Oak Avenue. Development to the north and east are served by the Juniper-high subzone, while the remainder of the SWIP area to the south and west are served through pressure-reducing stations for the Juniper-low subzone.

The service pressure zone serving the SWIP Specific Plan area operates at supply hydraulic gradient of approximately 1,260 feet above mean sea level. The SWIP Specific Plan area is at approximate service elevations ranging from 850 feet to 1100 feet. For efficient service to the existing land uses, FWC pressure-reduces the Juniper Zone for manageable service pressures south and west of Santa Ana Avenue and Live Oak Avenue.

3. Domestic Water Analysis

Distribution storage and pumping work in unison with the pipeline conveyance system in order to effectively distribute service flows to all customers within the Juniper Zone. Juniper Zone storage tanks directly "float" the Juniper-high subzone from off-site storage facilities with a

total capacity of 7.1 MG. Optimum distribution storage capacity is typically 50- to 100-percent of daily demand volume, depending on operational needs and desired level of service redundancy. In addition, fire flow volume may also be included in distribution storage tanks. Optimum pumping capacity is typically between 100- and 150- percent of maximum daily flow, plus fire flow if fire flow volume is not included in “floating” storage. According to the WSMP, the ultimate Juniper Zone storage requirement is 4.56 MG. The SWIP water demand estimated for the WSMP should be verified; however, it appears any increase in proposed Specific Plan land use densities over those anticipated in the WSMP can be accommodated in existing storage.

Existing distribution capacity may be sufficient for ultimate SWIP land uses. However, hydraulic analysis using computer simulation should be performed as part of master planning and preliminary design of the initial system upgrades. This will provide FWC engineering staff alternative looping and pipe size configurations, for flexibility and constructability, to meet critical service scenarios. For the purposes of the SWIP Specific Plan Domestic Water Study, it is assumed that fire flow requirements would dictate the sizing of the distribution system.

In order to meet standard accepted velocity and headloss criteria during fire flow conditions, Table 4-1 provides figures to use as a general rule to guide minimum pipe sizes:

Table 4-1 – Minimum Pipe Sizes			
<i>Land Use Designation</i>	<i>Possible FF Requirement</i>	<i>Planning-Level Minimum Pipe size</i>	
		<i>Dead end</i>	<i>Looping</i>
Commercial, Retail	3,500 gpm	12-inch	10-inch
Commercial, Office	5,000 gpm	16-inch	12-inch
Service Commercial	3,500 gpm	12-inch	10-inch
Light Industrial	5,000 gpm	16-inch	12-inch
Flex Tech	5,000 gpm	16-inch	12-inch
Warehousing	5,000 gpm	16-inch	12-inch
Manufacturing	5,000 gpm	16-inch	12-inch
Residential	1,500 gpm	10-inch	8-inch
Note: Fire Department flow requirements should be validated on a case by case basis, and hydraulic analysis simulation should be performed to verify service capacity and reliability for adequate service.			

Based on the anticipated build-out of the SWIP Specific Plan, it is recommended that the SWIP area domestic water distribution system be upgraded pursuant to all pipe sizes shown in Table 4-1 and Exhibit 4-1 – Water Master Plan.

It should be noted that a significant component of the ultimate domestic water demands may be served from future non- domestic water sources, such as recycled water, which is discussed below.

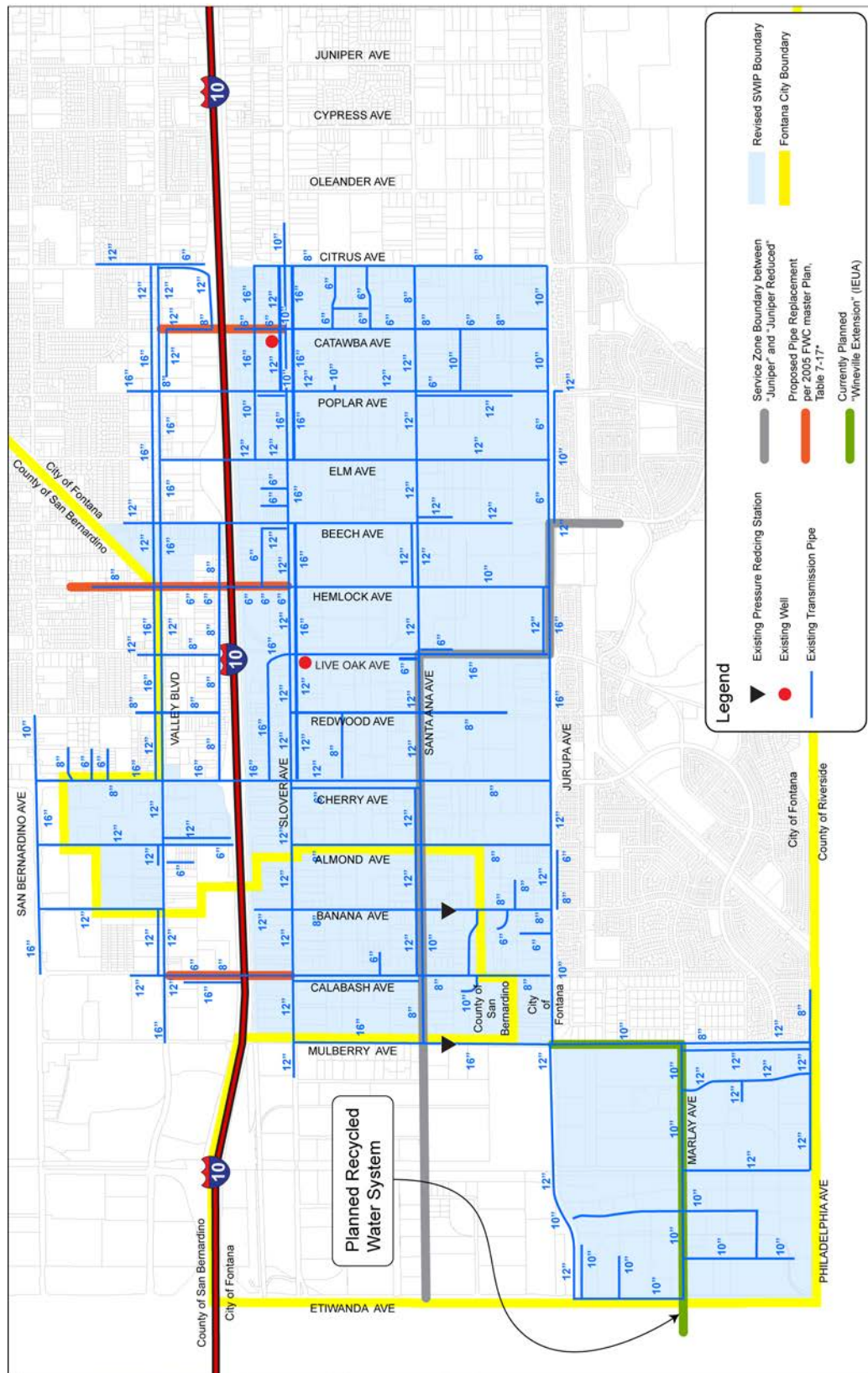


Exhibit 4-1 – Water Master Plan

4. Recycled Water Analysis

Currently, Fontana Water Company (FWC) does not operate a separate recycled water distribution system within the SWIP Specific Plan area. However, IEUA plans to construct the Wineville Extension for delivery of recycled water from their Regional Plant (RP-4) wastewater treatment plant, located in Rancho Cucamonga. This delivery system could allow for direct service within the west SWIP sub-area. Exhibit 4-1 – Water Master Plan shows the currently planned location of the Wineville Extension in Marlay Avenue. It is estimated that this system could serve candidate non-domestic water uses and conserve potable water sources.

With the proposed implementation of recycled (non-domestic) water service to the SWIP Specific Plan, the increase in domestic water demands can be reduced. The Inland Empire Utilities Agency (IEUA) recognizes that the availability of critical imported water sources continue to decline, both in capacity and reliability while the region continues to develop, outpacing water conservation efforts. The Chino Basin Water master has also documented the economic benefits of maximizing the use of recycled water. Each of IEUA's member agencies are expected to take advantage of the opportunities to offset the need for expensive imported water supplies. IEUA plans to achieve this by maximizing recycled water from their regional distribution system for candidate uses within their member agencies' service areas. The SWIP Specific Plan area may provide the City with industrial customers that will implement centralized boiler and chiller systems, material cooling and washdown systems, as well as landscape irrigation. All of these could potentially be candidate uses of recycled water.

4.2 Sewer Services

A. Waste Water

The SWIP Specific Plan area is within the sewer service area of the City of Fontana and the Inland Empire Utilities Agency (IEUA). Fontana is a member agency of the IEUA, which provides the City contracting privileges with the Agency for off-site collection, treatment, disposal and reuse. In order to accommodate the expected increase in wastewater from the SWIP Specific Plan, the City will require increased capacities from IEUA treatment and disposal facilities, and City collection facilities. In addition, the two agencies have plans to expand recycled water service from off-site treatment plants to the SWIP area.

1. Existing Conditions

The current wastewater collection system serves only current land uses within city limits and is owned and operated by the City of Fontana. Current land uses within the SWIP Specific Plan area, but not within current city limits, are served by private wastewater systems. Two major collection systems owned and operated by the IEUA serve City flows and are located within the western portion of the Specific Plan area within Jurupa Avenue and Marlay Avenue. These systems collect all flow from the SWIP Specific Plan area and much of the eastern portion of Fontana. A City flow control structure at Jurupa Avenue and Beech Avenue allows the City to optimize the capacities of each system. Exhibit 4-2 Sewer Master Plan, shows existing waste water infrastructure.

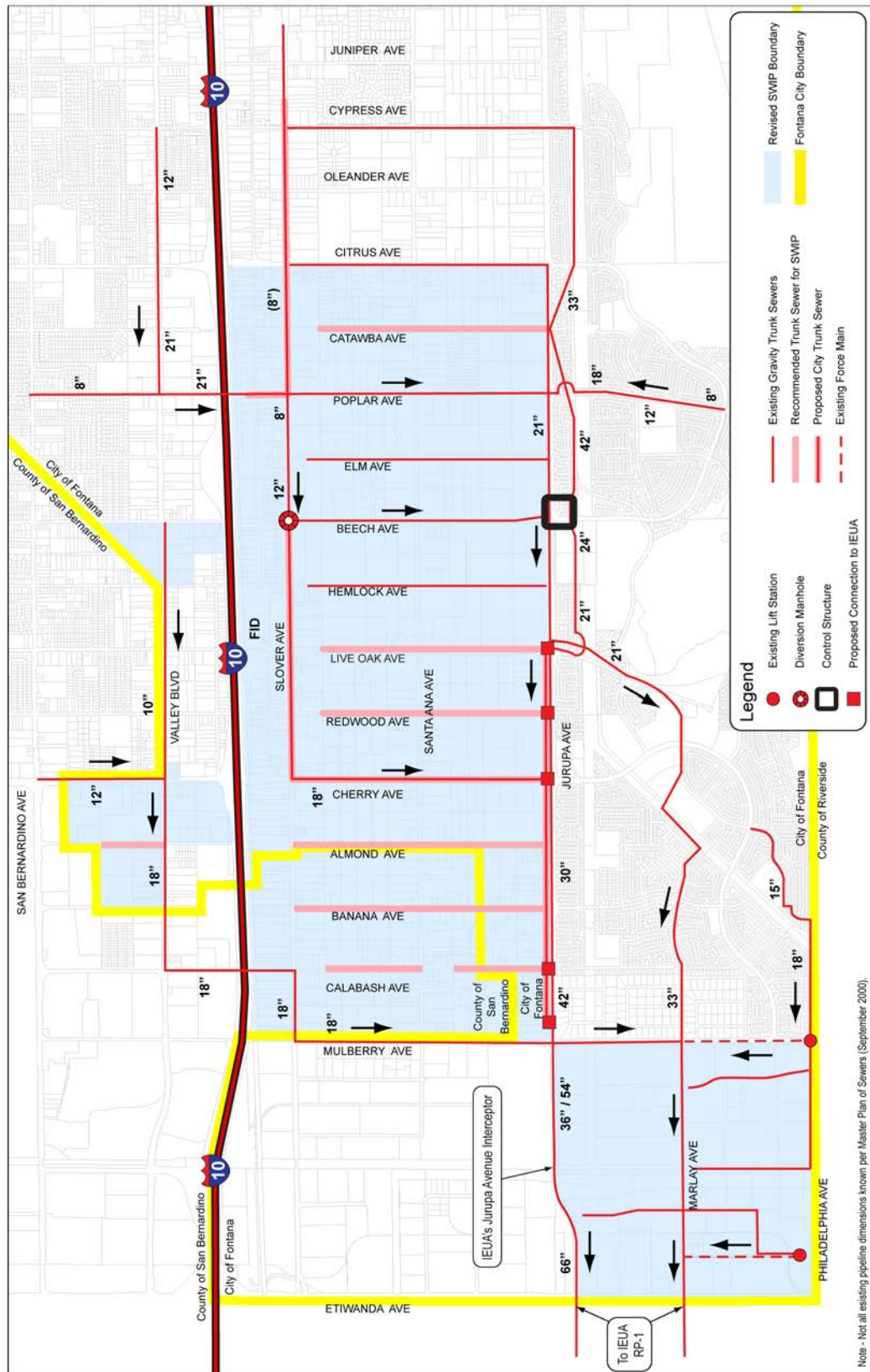


Exhibit 4-2 – Sewer Master Plan

2. Waste Water System Analysis

The existing topography within the SWIP Specific Plan area ranges in elevation from 1100 feet (above mean sea level) at the northeast end to 850 feet at the southwest end. The general drainage direction from the northeast to the southwest is at an average slope of approximately one percent. Although this would seem favorable for gravity sewer systems (which have been considered), potential unidentified constraints for areas not currently sewered, as well as those areas that may require sewer upgrades, will likely prove challenging to maintaining gravity flow conditions during future design and construction. During interim operating conditions of the expanded use areas to be annexed into the City, temporary lifting for service flows from individual development projects may be necessary.

Existing sewerage collection capacity may be sufficient for ultimate proposed SWIP land uses for the areas currently within the City limits. However, new sewer systems will be required for all annexed areas. Hydraulic analysis using computer simulation should be performed as part of master planning and preliminary design of the initial system upgrades, in order to provide the City engineering staff alternative collection alignments and pipe size configurations to meet critical service flow scenarios of the annexed areas. Alternative configurations will be essential as the City moves into the design phase for system expansion to serve development and redevelopment projects within the Specific Plan area. For the purposes of the Specific Plan, and to meet standard minimum velocity criteria during dry weather conditions, Table 4-2 provides a guide to determine future pipe sizes:

Table 4-2 – Future Sewer Pipe Sizes			
<i>Size</i>	<i>Allowable d/D</i>	<i>Minimum Slope</i>	<i>Maximum Allowable Flow (gpm)</i>
8-inch	50%	0.0040	172
10-inch	50%	0.0028	278
12-inch	50%	0.0022	375
15-inch	67%	0.0015	886
18-inch	75%	0.0012	1,489
21-inch	75%	0.0010	2,051
24-inch	75%	0.0008	2,619

Note: Hydraulic analysis using computer simulation should be performed as part of master planning and preliminary design of the initial system upgrades on a case-by-case basis.

3. Wastewater System Improvements

The anticipated build-out of the SWIP Specific Plan will result in a need for upsizing wastewater facilities. In order to accommodate the expected increase in wastewater generated by the SWIP Specific Plan, the City will require increased capacities from IEUA treatment and disposal facilities, and City collection facilities. Recycled water service from off-site treatment plants to the SWIP area is also planned in the future. Thus, upsizing of waste water pipes will be necessary to handle increased wastewater volumes. All recommended future waste water system improvements may be seen in Exhibit 4-2 – Sewer Master Plan.

4.3 Solid Waste

Solid waste disposal services for the City of Fontana are handled by Burrtec Waste Industries (Burrtec). Burrtec is a private company with a franchise agreement with the City of Fontana. In addition to solid waste disposal, Burrtec also operates the City's curbside recycling program. The Mid-Valley Landfill located in Rialto, adjacent to the City of Fontana, is the primary solid waste depository in the area. The landfill is projected to have approximately 34 years of capacity left. The City of Fontana operates a number of programs to reduce, recycle and properly divert solid waste from the sanitary landfills to meet the State of California's mandate. These programs include, but are not limited to, a permanent Household Hazardous Waste Collection facility; xeriscaping/grass recycling programs; and a Household Material Reuse Center.

4.4 Flood Control and Hydrology

A. Storm Drain System

1. Background

In 1992 the City of Fontana developed a Master Plan of Drainage for the entire City and the Fontana Sphere of Influence. The study was divided into several areas with additional sub-drainage areas. The Southwest Industrial Park (SWIP) lies in the South Fontana Drainage Area. This drainage area is located southerly of the West Fontana Channel and northerly of the ridge line of the Jurupa Mountains. This area drains to the San Sevaine Channel via the I-10 channel and the Declez Chanel and major storm drains in Randall Avenue, San Bernardino Avenue and Valley Boulevard. Several smaller storm drains also join the San Sevaine Channel directly.

2. Existing Conditions

The Specific Plan area does not currently have a system of organized storm drain facilities. There are reinforced concrete pipe (RCP) storm drains in both Beech and Hemlock Avenue that extend south from Slover Avenue to 1,300 feet north of Jurupa Avenue. Most of the study area drains to the Declez Channel via storm drain facilities. A portion of the study area drains to the San Sevaine Channel via existing storm drain system.

The San Sevaine Channel lies on the west end of the specific plan area. It provides drainage for the San Gabriel Mountains and a substantial part of the city north of I-10. The channel is improved where it traverses the SWIP Specific Plan Area. A small part of the SWIP Specific Plan area is within a FEMA flood zone AE. Zone AE is an area with a 1% (100-yr flood) chance of flooding and the Base Flood Elevations (BFE) have been determined from detailed analyses.

The Declez Channel generally follows the base of the Jurupa Mountains on their northern slope. The channel is fully improved and discharges to the San Sevaine Channel approximately one mile south of the City of Fontana, in Riverside County. Existing storm drain infrastructure identified in portions of Mulberry Avenue, Almond Avenue, Cherry Avenue, Hemlock Avenue, Beech Avenue, Elm Avenue, and Citrus Avenue, is shown in Exhibit 4.3 – Storm Drain Master Plan.

3. Analysis

Impervious surfaces contribute to the volume of storm water runoff. To complete the storm water runoff analysis, the SWIP Specific Plan area is divided into 17 sub-areas. Existing percentages of impervious surfaces (such as building surfaces or pavement) were noted and the percent of existing impervious surface within each sub area was identified. Following the establishment of existing impervious surfaces, the anticipated 2030 build-out of the SWIP Specific Plan was analyzed, and concluded that anticipated build-out will substantially increase the amount of impervious surface area, as shown in Table 4-3.

Table 4-3 – Existing Impervious Surface and 2030 Impervious Surface Comparison			
<i>Sub-Area</i>	<i>Existing Impervious Surface</i>	<i>2030 Build-out Impervious Surface</i>	<i>% Increase</i>
1A	0.52	0.76	31.45
2A	0.51	0.80	36.42
3A	0.50	0.81	38.38
4A	0.49	0.83	41.20
5A	0.49	0.83	41.29
6A	0.48	0.83	41.53
7A	0.52	0.80	34.52
8A	0.55	0.87	36.49
9A	0.56	0.88	36.53
1B	0.54	0.63	14.29
2B	0.54	0.63	14.29
3B	0.54	0.63	14.29
4B	0.54	0.63	14.29
5B	0.54	0.63	14.29
6B	0.54	0.63	14.29
1C	0.71	0.90	21.11
1D	0.56	0.87	35.63

It is not anticipated that existing storm drain facilities in and around the SWIP Specific Plan area will be adequate enough to handle the increased flows that will result from increasing impervious surfaces in the SWIP Specific Plan area through the 2030 build-out. Improvements to the storm drain system are required.

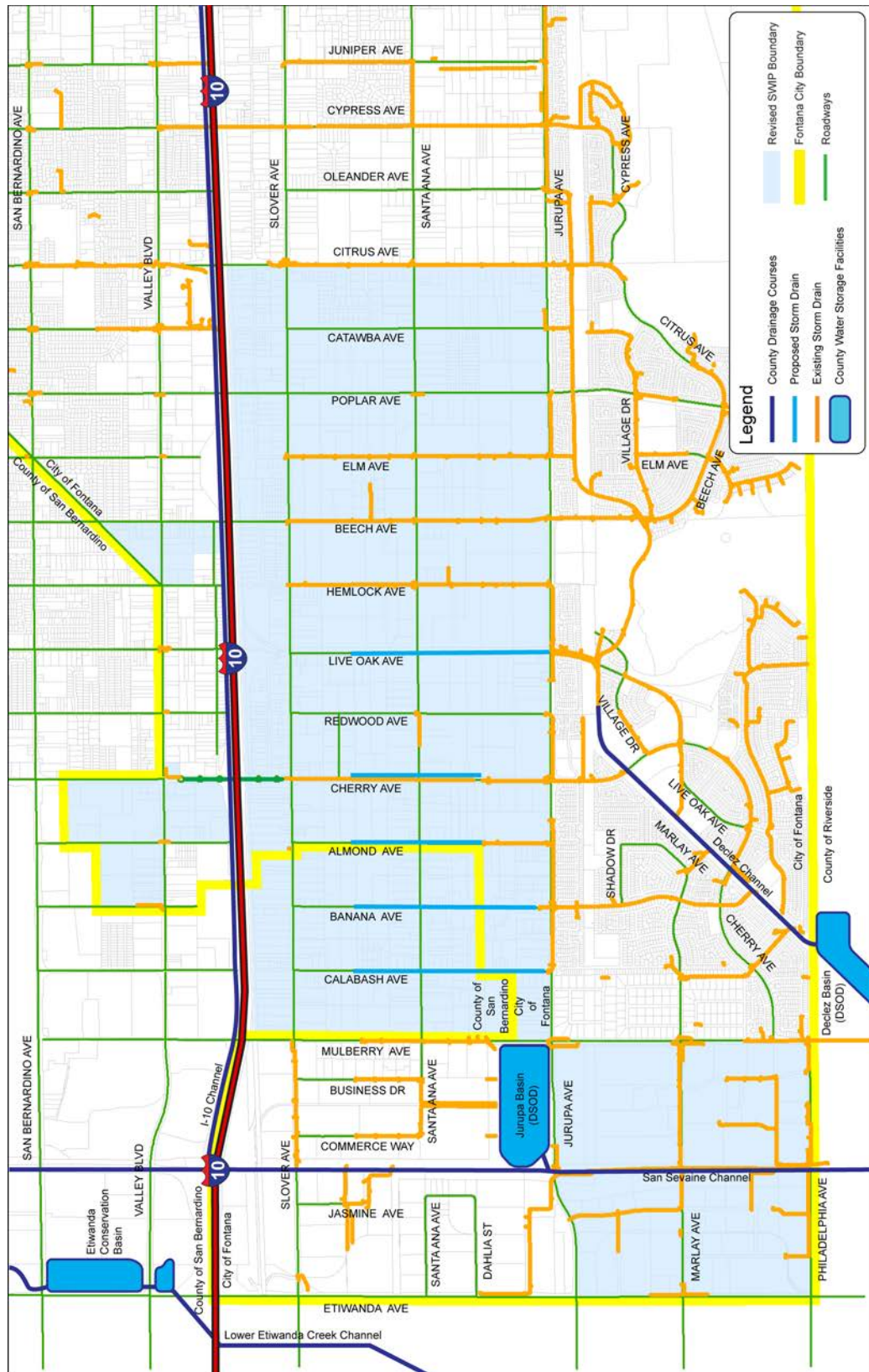


Exhibit 4-3 – Storm Drain Master Plan

B. Proposed Improvements

The Fontana Master Plan of Drainage identifies necessary improvements within the Specific Plan area as the City of Fontana approaches build-out thresholds. All necessary upgrades associated with the 2030 build-out of the SWIP Specific Plan are to be done in accordance with the Fontana Master Plan of Drainage, as shown in Exhibit 4-3 – Storm Drain Master Plan. These improvements are as follows:

Improvement No. 1 – Calabash Avenue

Construct 51" storm drain facility along Calabash Avenue which drains south to existing storm drain facility along Jurupa Avenue.

Improvement No. 2 – Banana Avenue

Construct 42" storm drain facility along Banana Avenue which drains south to existing storm drain facility along Jurupa Avenue.

Improvement No. 3 – Almond Avenue

Construct 36" storm drain facility along Almond Avenue which drains south to existing storm drain facility along Jurupa Avenue.

Improvement No. 4 – Cherry Avenue

Construct 39" storm drain facility along Cherry Avenue which drains south to existing storm drain facility along and south of Jurupa Avenue.

Improvement No. 5 – Live Oak Avenue

Construct 45" storm drain facility which drains south to existing storm drain facility along and south of Jurupa Avenue.

It should be noted that in addition to each of the storm drain improvements listed above, project proponents will be required to submit a Storm Water Pollution Prevention Plan (SWPPP) prior to commencement of project construction. A Notice of Intent (NOI) is required to be filed with the State Water Resources Control Board (WRCB) before construction begins, and a Notice of Termination is required to be filed with the WRCB once construction is complete. This process is required on a site-by-site basis throughout the anticipated build-out of the SWIP Specific Plan.

4.5 Natural Gas

Natural gas service for the Project Area is provided by The Gas Company. The Gas Company operates a planning office in Riverside that maintains information on existing lines, forecasts future needs, and analyzes the size and location of future service pipelines. The Gas Company supplies natural gas to nearly all of Southern and Central California. The Gas Company's primary sources include the El Paso Natural Gas Company and the Transwestern Pipeline Company.

4.6 Electric Service, Telephone, Cable Television and Internet

The proposed land use changes in the Specific Plan will have some impacts on the demands for telephone, cable television, internet and electricity services. Purveyors of these utilities, including AT&T, Verizon, Time Warner Cable, and Southern California Edison, will be responsible for necessary improvements.

4.7 Fire Protection

Fire protection services for the Southwest Industrial Park will be provided by the Fontana Fire Protection District.

The following Valley Division Stations service the City of Fontana:

- **Valley Division - Station 71**
16980 Arrow Blvd.
- **Valley Division - Station 72**
15380 San Bernardino Ave
P.O. Box 1040
- **Valley Division - Station 73**
14360 Arrow
- **Valley Division - Station 74**
11500 Live Oak
- **Valley Division - Station 77**
17459 Slover
- **Valley Division - Station 78**
7110 Citrus
- **Valley Division - Station 79**
5075 Coyote Canyon Rd

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Chapter 5.0 – Implementation and Administration



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No Tables

EXHIBITS

No Exhibits

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5.1 Establishment and Adoption

A. Statutory Authority

The Southwest Industrial Park (SWIP) Specific Plan is established through the authority granted to the City of Fontana by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans).

B. Adoption

This Specific Plan is a regulatory document, adopted by ordinance.

C. California Environmental Quality Act

The SWIP Specific Plan has been prepared in compliance with the requirements of the California Environmental Quality Act (CEQA). Pursuant to State and Local CEQA Guidelines, the City of Fontana prepared an expanded Notice of Preparation. The City has determined that the Specific Plan will result in additional environmental impacts, and therefore, required environmental analysis. As a supplement to this Specific Plan, an Environmental Impact Report (EIR) has been prepared to respond to the anticipated environmental impacts associated with the project. The Southwest Industrial Park Specific Plan EIR is a program-level EIR and includes an Introduction, Project Description, description of existing environmental conditions, assessment of impacts and mitigation measures as directed by the City of Fontana, in accordance with CEQA.

5.2 Applicability

A. Relationship to the General Plan

The current City of Fontana General Plan was last updated in 2003. Chapter 1 (Introduction) provides current land use build-out estimates and Chapter 2 (Policy Framework) provides other development policies that supplement the General Plan Land Use Element. The Specific Plan's regulations are consistent with the directives of the General Plan's goals, policies, and actions.

B. Relationship to the Zoning and Development Code

The provisions contained in this SWIP Specific Plan constitute the primary land use and development standards for the Specific Plan area. These regulations are in addition to the provisions in the City of Fontana Municipal Code.

This Specific Plan provides all development standards and guidelines necessary to approve subsequent project applications, unless otherwise noted. Permit processing procedures (e.g., noticing, hearing, appeals, and expiration procedures) and enforcement procedures are provided in Municipal Code Chapter 30 (Zoning and Development Code) shall apply, unless otherwise noted. Where there is a conflict between the provisions in this Specific Plan and those in the Zoning and Development Code, the Specific Plan provisions shall prevail to the extent allowable under Federal or State law. Where there is no conflict, both shall be applied concurrently.

5.3 General Plan Amendments

Amendments to the appropriate General Plan Elements and other related conforming amendments to the General Plan Land Use Map and General Plan Exhibits shall be performed to ensure that the SWIP Specific Plan and the City General Plan, as amended, are internally consistent.

5.4 Zoning Code/Map Amendments

The existing zoning classifications within the SWIP Specific Plan area, include Community Commercial, Light Industrial, General Industrial and Public Facilities. Upon adoption of the SWIP Specific Plan, these zoning designations shall be revoked and replaced with a Specific Plan Area zoning designation. The following amendments to the Fontana Zoning Code and Zoning Map shall apply:

- **Specific Plan.** The City of Fontana shall adopt the of the SWIP Specific Plan by Ordinance thereby establishing the regulatory policy for the Specific Plan area, inclusive of each zoning sub-district of the Specific Plan. The Specific Plan shall provide land use and development regulations, as well as design guidelines applicable to legal parcels within the Specific Plan area
- **Zone Change.** Change the current zoning classifications for parcels of land within the Specific Plan area from their current zoning classifications to a Southwest Industrial Park Specific Plan zoning classification.
- **Zoning Map Amendment.** The City of Fontana Zoning Map shall be amended to indicate the geographic boundaries of the Specific Plan . The SWIP Specific Plan shall be indicated by a SP classification on the City of Fontana Zoning Map.

5.5 Specific Plan EIR and Mitigation Monitoring

The Specific Plan has been prepared in conjunction with a program-level Environmental Impact Report that identifies potential impacts resulting from proposed development and establishes mitigation measures to reduce the impacts to a less than significant level, where feasible.

As the Lead Agency the City of Fontana will implement a monitoring program for the identified mitigation measures. A Mitigation Monitoring Program will be developed by the City as part of environmental findings and included in the Final Specific Plan approved by the Fontana City Council. The approved Mitigation Monitoring program shall comply with all applicable sections of the Fontana Municipal Code.

The Specific Plan Environmental Impact Report (EIR) will serve as the primary environmental clearance document for the SWIP Specific Plan and all future development undertaken within the Specific Plan area. The EIR is considered the primary environmental clearance document for project implementation within the Specific Plan area, including serving as a Project EIR for purposes of infrastructure improvements. Development applications that require discretionary review will be examined in consultation with the EIR to determine if additional environmental

documentation is required. Developments that do not require additional discretionary review will not be subject to additional environmental documentation. However, the project applicant will be required to submit documentation substantiating said development is allowed and in conformance with the Specific Plan, and the potential environmental effects are within the parameters analyzed within the Specific Plan EIR.

Future development projects proposed within the Specific Plan area may be required to prepare their own environmental documentation pursuant to State law. However, subsequent site-specific projects may use the “tiering” concept, as provided by Section 15385 of the CEQA Guidelines. The tiering concept is a process by which the City of Fontana, as the Lead Agency, can adopt a programmatic EIR focusing on the “big picture,” and can then use streamlined CEQA review for subsequent individual development projects in the SWIP Specific Plan area. The streamlined CEQA review may be utilized for each subsequent individual development application so long as the project is consistent with the analysis and findings provided in the EIR, and the City’s General Plan and Municipal Code. This tiering concept allows the City to address the broad environmental issues detailed in the accompanying EIR during the planning stages of the proposed Specific Plan. Future site-specific development projects are evaluated on a project-by-project basis, and may be excused from repeating the broad environmental analysis examined in this comprehensive, programmatic EIR for the entire proposed SWIP Specific Plan area.

5.6 Severability

In the event that any regulation, condition, program, portion, or policy of this Specific Plan or the application thereof to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, the provision(s) shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof, which can be implemented without the invalid provision or application.

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Chapter 6.o – Freeway Industrial/Commercial District



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6.1 Purpose

The Freeway Industrial/Commercial District (FID) is intended to encourage a mixture of commercial and light industrial uses. Service commercial activities, such as restaurants, gas stations, and truck stops, will be allowed around the existing/proposed freeway interchanges at Cherry Avenue, Beech Avenue, and Citrus Avenue. The district will also encourage activities that combine industrial and commercial uses, such as businesses that require a mixture of warehouse, showroom, and office spaces. General features of this District include:

- Landscape/Streetscape Enhancement and edge treatments along the I-10 Corridor to create an appealing gateway for the City
- Promotion of lot consolidation
- Activity nodes around improved freeway interchanges
- Establishment of uses that capitalize on regional market potential as well as local demand, such as trucking uses to capitalize on the various truck routes in the area
- Light industrial and service commercial uses that are auto-oriented and pedestrian-sensitive
- Interesting, appropriately-massed facade development that serves as a gateway into Fontana and enhances the I-10 Corridor

6.2 Applicability

A. Projects Subject to Development Regulations

This Chapter contains the Development Regulations that govern all future private development actions in the FID, including new construction, additions or renovations to existing structures and/or new land uses proposed for existing facilities.

B. Right of Continued Use

This Chapter shall not require any change in any existing building or structure for which a building permit has been previously issued or for approved plans on file in the Community Development Department before the effective date of this Specific Plan. Changes in the property's ownership or tenants of legal existing uses shall likewise require no change in any existing building or structure. Nonconforming standards and provisions shall be governed by Section 6.11 Entitlement Procedures.

C. Other Requirements

This Chapter does not eliminate the need for obtaining any other permits required by the City, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulations of any State or Federal agency.

D. Types of Development Regulations

The Development Regulations are of two types – Standards and Guidelines – as follows:

1. Standards address those aspects of development that are essential to achieve the goals of the Specific Plan. They include specifications for allowable land uses and site development (e.g., building height, setbacks, etc.). Conformance with Standards is mandatory. Standards are indicated by use of the words "shall," "must," or "is / is not permitted."
2. Guidelines provide guidance for new development in terms of aesthetics and design details. They are intended to direct building and site design in a way that results in the desired character for the FID. Whereas conformance with the Standards is mandatory, conformance with the Guidelines is preferred and/or recommended. Provisions that fall into this category are indicated by the use of the words "should," "may" or "are encouraged to." In various cases, the Guidelines provide a choice of treatments that will achieve the desired effect. Developers are permitted to propose alternative design details if they are able to show that such details implement the Specific Plan objectives with respect to the desired character of the FID.

E. Minimum Requirements

The provisions in this Chapter shall be minimum requirements. When this Chapter provides for discretionary authority on the part of the Director of Community Development, Planning Commission, or City Council, that discretion may be exercised to impose more stringent requirements if deemed necessary to accomplish the objectives of the FID.

F. Overview of Development Regulations

1. Relationship of Land Use Districts. The Development Regulations in this Chapter are applied to those properties that are within the FID. Exhibit 6-1 – Land Use Plan indicates the location of the FID and its relationship to the other land use districts in the Specific Plan area.
2. Standards, Guidelines, and Procedures. The Development Regulations are divided into the following sections: 6.3 Allowable Land Uses and Permit Requirements; 6.4 Development Standards; 6.5 Landscape Standards; 6.6 Parking and Loading Standards; 6.7 Sign Standards; 6.8 Public Right-of-Way Streetscape; 6.9 Design Guidelines, 6.10 Development Incentives, and 6.11 Entitlement Procedures. Projects must meet all development standards in order to achieve approval in the development review process. Projects are encouraged to adhere to the guidelines contained in 6.9 Design Guidelines.
3. Steps for Using Chapter. Table 6-1 – Process Procedures illustrates the steps for using this Chapter.

Table 6-1 – Process Procedures		
<i>Instructions</i>	<i>Information Source</i>	<i>Where to Find in this Chapter</i>
Locate property and its street frontage	Land Use Plan	Exhibit 6-1
Identify the allowable uses and refer to the definitions of the uses	Allowable Land Uses & Permit Requirements	Table 6-2
	Definitions	Appendix A
Comply with the requirements for intensity, lot dimensions, height limits, and setbacks	Intensity and Dimensional Standards	Table 6-3
Comply with fence, wall, and screening standards	Fence, Wall, and Screening Standards	Table 6-4
Comply with landscaping requirements	Landscape Standards Public Right-of-Way Streetscape	Section 6.5 Section 6.8
Comply with parking requirements	Parking and Loading Standards	Section 6.6
Comply with sign requirements	Sign Standards	Section 6.7
Review the design guidelines for preferred site layout, building orientation and architectural detail, fencing, and parking	Design Guidelines	Section 6.9
Determine if development is eligible for incentives	Development Incentives	Section 6.10
Submit project application and proceed through project approval process	Entitlement Procedures	Section 6.11

Southwest Industrial Park Specific Plan

Freeway Industrial/Commercial District

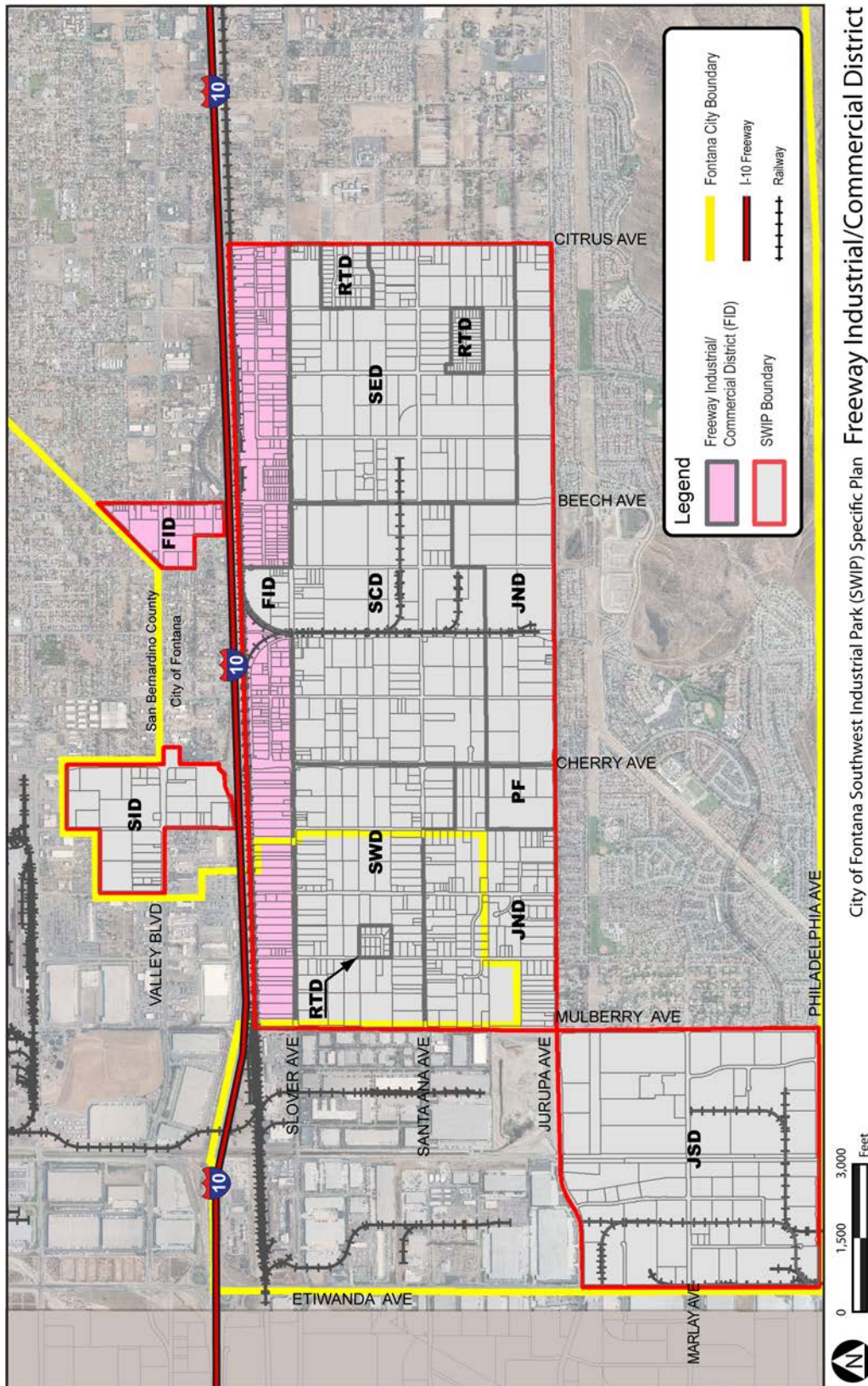


Exhibit 6-1 – Land Use Plan

6.3 Allowable Land Uses and Permit Requirements

This Section identifies allowable land uses and their permit requirements.

A. Allowed Uses

Table 6-2 – Allowable Land Uses and Permit Requirements identifies the types of land uses allowed in the FID and the use permit required to establish each use.

B. Uses Not Listed

Uses not listed in Table 6-2 are prohibited land uses, until and unless the Director of Community Development makes a similar use determination in compliance with Subsection 6.11.C Entitlement Procedures – Similar Use Determination.

C. Other Applicable Regulations

The provisions contained in this SWIP Specific Plan constitute the primary land use and development standards for the Specific Plan area. These regulations are in addition to the provisions in the City of Fontana Municipal Code.

This Specific Plan provides all development standards and guidelines necessary to approve subsequent project applications, unless otherwise noted. Permit processing procedures (e.g., noticing, hearing, appeals, and expiration procedures) and enforcement procedures are provided in Municipal Code Chapter 30 (Zoning and Development Code) shall apply, unless otherwise noted. Where there is a conflict between the provisions in this Specific Plan and otherwise noted. Where there is a conflict between the provisions in this Specific Plan and those in the Zoning and Development Code, the Specific Plan provisions shall prevail to the extent allowable under Federal or State law. Where there is no conflict, both shall be applied concurrently.

D. Definitions

Definitions for land uses are provided in Appendix A Definitions. If a definition is not provided, the definitions in the Municipal Code shall apply. The Director of Community Development shall interpret the definitions; make a similar use determination in compliance with Subsection 6.11.C Entitlement Procedures – Similar Use Determination; and/or refer any questions to the Planning Commission for its determination. For the purposes of this Specific Plan, the following definitions shall apply:

1. Commercial Use: Activity involving the sale of goods or services carried out for profit.
2. Industrial Use: Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Table 6-2 – Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement	
	"P"= Use Permitted by Right	
	"C"= Conditional Use Permit Required	
	"M" = Minor Use Permit Required	
Freeway Industrial/Commercial District		
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII	
Open Space / Park	P	
Public Assembly Facilities	C	
Recreational Facilities	M	
Industry, Manufacturing, and Processing Uses		
Flex-Tech Multi-Use Facilities (3)	P	
Handcraft Industry/Small-Scale Manufacturing	P	
Manufacturing, Light		
• Appliance Manufacturing	P	
• Electronics & Equipment	P	
• Glass Product Fabrication	P	
• Paper Product Manufacturing	P	
• Product Assembly and Distribution	P	
Research and Development	P	
Residential Uses		
Caretaker Housing (2)	C	
Retail Uses		
Alcohol Sales, Off-Site/On-Site	C	
Factory/Warehouse Outlet Store	P	
Retail Sales, General (4)	P	
Service Uses		
Business Support Services	P	
Catering Services	P	
Financial Facilities	P	
Food Service		
• Outdoor Dining	P	
• Restaurants	P	
Hotel	P	
Motel (1)	C	
Industrial Repair	C	
Mini Storage Facility (not allowed adjacent to I-10 freeway)(4)	P	
Offices	P	
Personal Services	P	
School, Commercial	M	

Table 6-2 – Allowable Land Uses and Permit Requirements (continued)

Land Use	Permit Requirement	
	"P"= Use Permitted by Right	"C"= Conditional Use Permit Required
	"M" = Minor Use Permit Required	
Freeway Industrial/Commercial District		
Motor Vehicle		
Car Wash/ Detailing		M
Motor Vehicle Rental, Sales, and Leases		C
Service Stations (4)		C
Specialty or Antique Automotive Sales		C
Truck Sales		C
Truck Stops (4)		C
Vehicle Auctions		P
Distribution, Wholesaling and Warehousing Uses		
Warehousing Facilities		P
Transportation, Communications and Infrastructure Uses		
Antennas		M
Broadcasting Offices or Studios		P
Parking Structures (4)		P
Recycling Facility		
<ul style="list-style-type: none">Consumer Recycling Facilities (not allowed on parcels fronting the I-10 freeway) (4)		C
Other Uses		
Drive-Through Uses (4)		M
Outdoor Display & Sales		M
Public Facilities		P
Temporary Uses	Municipal Code Chapter 30, Division 14 (Temporary Use)	

(1) Motels are only permitted at Truck Stop locations

(2) See Section 6.4D

(3) See Section 6.9E

(4) See Section 6.9F

6.4 Development Standards

New land uses and structures and alterations to existing land uses and structures in the FID shall be designed, constructed, and established in compliance with the requirements in this Section.

A. Intensity and Dimensional Standards

Table 6-3 Intensity and Dimensional Standards provides the required intensity and dimensional standards for proposed development. The Director of Community Development is authorized to approve modifications of 10 percent or less of any land use district setback, lot width, lot depth, building coverage, building height, or wall height standard in compliance with the administrative variance procedures in Municipal Code Section 30-51.6 (Findings necessary for granting a variance). See Exhibit 6-2 – Dimensional Standards.

Municipal Code Section 30-51.6 : Findings necessary for granting a variance

The Director of Community Development may grant an administrative variance from the requirements of this chapter where practical difficulties, unnecessary hardships, or results contrary to the intent of this chapter would occur from the strict and literal interpretation and enforcement of the Code. An administrative variance may be granted upon conditions which will ensure the protection of the public safety, health and welfare. To grant an administrative variance, the Director of Community Development must find from the facts presented that the following conditions exist.

1. That because of circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of this chapter will deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
2. That the granting of such an administrative variance will be subject to conditions assuring that the variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located;
3. That the administrative variance does not authorize a use or activity which is not a specifically allowed use in the zoning district in which the property is located; and
4. That the granting of one administrative variance will not be contrary to the general plan.

Table 6-3 – Intensity and Dimensional Standards

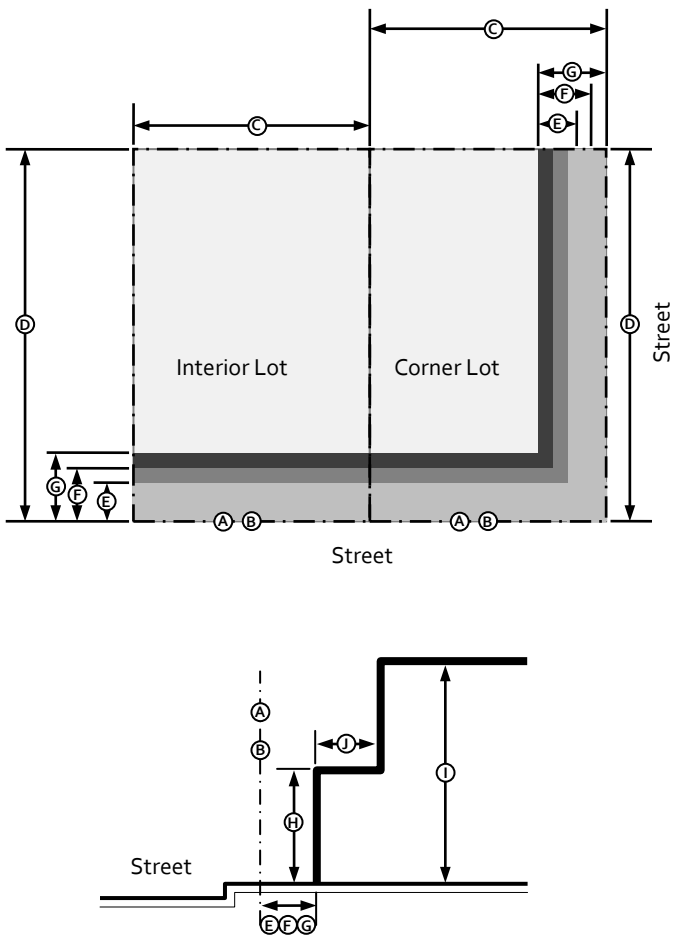
Lot Size and Building Placement		
	Industrial Use	Commercial Use
INTENSITY		
Floor Area Ratio (3)	0.55 max. FAR	1.0 max. FAR
LOT DIMENSIONS		
Lot Size	35,000 sq ft min.	20,000 sq ft min
Lot Width (C)		
Lots abutting railroad/freeway	200 ft min.	150 ft min.
Lots not abutting railroad/freeway	150 ft min.	100 ft min.
Lot Depth (D)	150 ft min.	150 ft min.
BUILDING SETBACKS		
Front Setback (1)		
Major Highway (Cherry, Citrus, and Valley) (G)		
without building setback	30 ft min. (4)	20 ft min. (4)
with 15 ft min. building setback	30 ft min. (4)	15 ft min. (4)
Primary Highway (Beech, Fontana, Mulberry, and Slover) (F)		
without building setback	25 ft min. (4)	20 ft min.(4)
with 15 ft min. building setback	25 ft min. (4)	25 ft min. (4)
Secondary Highway/Collector Street (Poplar) (E)		
without building setback	20 ft min. (4)	15 ft min. (4)
with 15 ft min. building setback	20 ft min. (4)	20 ft min. (4)
Side (Street) Setback (1)		
Major Highway (Cherry, Citrus, and Valley) (G)	20 ft min. (4)	20 ft min. (4)
Primary Highway (Beech, Fontana, Mulberry, and Slover) (F)	25 ft min. (4)	20 ft min. (4)
Secondary Highway/Collector Street (Poplar) (E)	20 ft min. (4)	15 ft. min. (4)
Side (Interior) Setback (2)	None	None
Rear Setback (2)	None	None
I-10 Freeway Setback (1)	20 ft min.	10 ft min.
Railroad Setback (1)	Comply with Public Utilities Commission Regulations	
Accessory Building Setback	Comply with setbacks applicable to primary structures	
(Continued)		
(See footnotes next page)		

Table 6-3 – Intensity and Dimensional Standards (continued)

Building Height and Mass		
	Industrial Use	Commercial Use
HEIGHT		
Primary Building (3)	60 ft max (I)	60 ft max (I)
Accessory Building	1-story or 14 ft max. to eave/parapet line	1-story or 14 ft max. to eave/parapet line
Interior (Floor-to-Floor, excluding parking levels)	Ground floor – 12 ft min.	Ground floor – 12 ft min.
UPPER STORY STEPBACKS		
All buildings regardless of street frontage	Allowed	Allowed
Adjacent to Major Highways (<i>Cherry, Citrus, and Valley</i>) and residential zones for buildings that have a front setback of between 15 and 30 feet from the public right-of-way line.	Allowed	Required: 15-foot upper story stepback for part of buildings above 30 feet from finished grade (H) (I) (J)

Notes:

- (1) *Setback is measured from public right-of-way line.*
- (2) *Setback is measured from property line.*
- (3) *See Section 6-10 Development Incentives.*
- (4) *Corner cut-off setbacks per Specific Plan.*



- Ⓐ = Public Right-of-Way Line
- Ⓑ = Property Line
- Ⓒ = Lot Width
- Ⓓ = Lot Depth
- Ⓔ = Front/Side Setbacks – Secondary Highway/Collector Street
- Ⓕ = Front/Side Setback – Primary Highway
- Ⓖ = Front/Side Setback – Major Highway
- Ⓗ = 30 foot Height
- Ⓘ = 60 foot Height
- Ⓢ = 15 foot Stepback above 30 foot Building Height

Exhibit 6-2 – Dimensional Standards.

B. Fences, Walls, and Screening

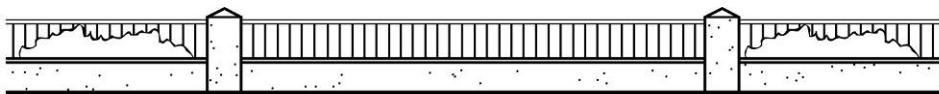
1. Standards and Guidelines. Table 6-4 contains standards for fences, walls, and screening. Refer to Section 6.9 Design Guidelines for guidelines about the design, materials, and construction of fences, walls, and screening.

Table 6-4 – Fence, Wall, and Screening Standards		
Location	Materials <i>See Section 6.9 Design Guidelines</i>	Maximum Height (1)
Within front setback area	Solid fencing/wall	36 inches; or 42 inches if abutting residential front yard
	Open fencing/wall	6 ft
Within street side setback area	Tubular steel construction allowed in required setback area if set back at least 15 ft from lot line. Solid masonry wall not allowed in required setback area.	8 ft if necessary for security purposes, with 18-inch maximum width pilasters See 2e below
Within interior side setback area	Any type of fence, hedge, or wall allowed, except that if abutting residential zone, solid masonry wall only	8 ft
Within rear setback area	Any type of fence, hedge, or wall allowed, except that if abutting residential zone, solid masonry wall only	8 ft
Within freeway setback area	Tubular or wrought iron fencing with pilasters	8 ft tall pilasters at 30 ft on center with 8 ft tall tubular or wrought iron fencing between pilasters
Outside of a required setback area	Solid or open fencing/wall	No height limit
At intersections of alleys, streets, and driveways	Solid or open fencing/wall	30 inches
Within I-10 Freeway setback area	See Section 6.5.C. (Freeway Edge Design Criteria)	
Within Railroad setback area	Open fencing/wall	8 ft
Note: (1) All fences and walls shall meet the City's line of sight regulations, as determined by the City Engineer.		

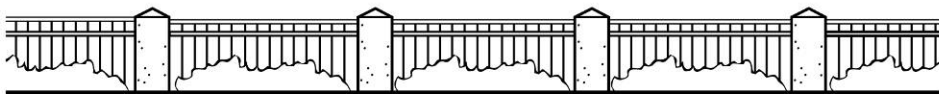
2. Materials

- a. Open fencing shall mean fencing with over 50 percent of the surface area open for free passage of light and air and through which the area behind the fence is visible to public view. See Exhibit 6-3 – Open and Solid Fencing.
- b. Solid fencing shall mean fencing with 50 percent or less of the surface area open for free passage of light and air and designed to conceal the area behind the fence from public view. See Exhibit 6-3 – Open and Solid Fencing.
- c. Barbed wire fences, electric fences, or similar fencing material is prohibited.
- d. Chain link fencing is allowed on interior property lines that are not visible from public rights-of-way.
- e. For fences up to 100 linear feet, one pilaster shall be provided for every 10 linear feet. For fences more than 100 linear feet and less than 300 linear feet, one pilaster shall be

provided for every 30 feet. For fences 300 leaner feet or longer, one pilaster shall be provided for every 60 feet.

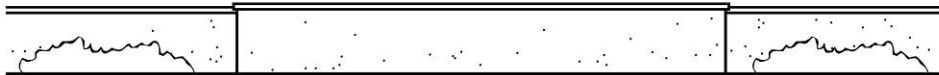


Elevation of Wall / Wrought Iron Combination

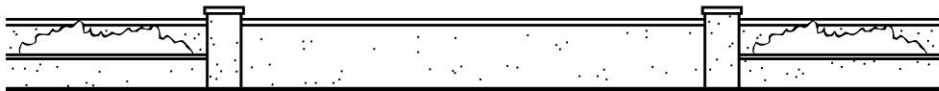


Elevation of Wrought Iron with Pilasters

Examples of Open Fencing



Elevation of Staggered Wall



Elevation of Planters / Wall



Elevation of Wall with Breaks

Examples of Solid Fencing

Exhibit 6-3 – Open and Solid Fencing.

3. Screening and Buffering

- a. Roof-mounted and ground-mounted mechanical equipment, utilities, storage, and solid waste storage areas shall be screened from adjoining properties and public right-of-ways by a visual barrier (e.g., wall, fence, landscape material, etc.) to the satisfaction of the Director of Community Development. Where only landscaping is used for screening, it shall be planted with five-gallon (minimum size) shrubs spaced to provide a continuous dense screen.
- b. Parking lot perimeters shall be screened and planted in compliance with Section 6.6 Parking and Loading Standards.

C. Outdoor Activities and Storage

1. Storage in Setback Areas. Material or equipment shall not be stored anywhere in the front yard. Temporary storage of construction materials during construction on the same site is permitted. Boats, campers, motor vehicles, trailers, equipment, materials, or antenna may be stored in side and rear yards, provided that they are outside the required side and rear setback areas identified in Table 6-3 Intensity and Dimensional Standards.
2. Limitations on Outdoor Uses
 - a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation, except approved outdoor dining areas, vehicle sales and rental businesses, parking areas, nursery growing areas, industrial activities, and other approved uses that require outdoor activities.
 - b. Areas used for the approved outdoor storage of vehicles, equipment and/or building materials (raw or finished) may use compacted slag, gravel, or other similar material deemed suitable by the Director of Community Development.
3. Outdoor Wholesaling. Outdoor wholesaling of goods and materials shall comply with the following:
 - a. A building shall be provided on the same parcel or on an adjacent parcel associated with the same business.
 - b. All display materials, including vehicles, shall be set back five feet from any landscaped area and shall not be located on required parking areas.
 - c. The entire area used for display purposes shall be surfaced with asphalt or an equally serviceable hard pavement surface. The surface shall be maintained in good condition.
 - d. Storage of equipment or materials, with the exception of the display of vehicles for sale or rent, shall be screened by a visually solid masonry wall of minimum height six feet. The approving authority may determine through the design review process that the subject use requires a solid masonry wall higher than six feet.
 - e. Outdoor display areas shall be maintained in a neat and orderly condition.

D. Caretaker Housing

Caretaker housing shall be:

1. Accessory to a principal use;
2. A maximum of 1,500 square feet total floor area unless otherwise approved by the planning commission;
3. Limited to one unit per lot; and
4. Subject to the setback requirements applicable to the principal structure with which it is associated.

E. Solar Access

A structure, fence, or wall shall not be constructed or modified, and vegetation shall not be placed or allowed to grow so as to obstruct more than 10 percent of the absorption area of a solar energy system on an abutting or adjacent lot at any time.

F. Undergrounding of Utilities

1. Utility service laterals to new development shall be installed underground.
2. Temporary overhead power and telephone facilities are permitted only during construction.
3. Placement, location and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission prior to any administrative or discretionary approval.
4. Transformer enclosures shall be designed of durable materials with finishes and colors used that are compatible and harmonious with the overall architectural theme.
5. All utilities including, but not limited to drainage systems, sewers, gas lines, water lines, and electrical, telephone, and communications wires and equipment shall be installed and maintained underground. Placement, location, and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission before any administrative or discretionary approval.

G. Consumer/Non-Consumer Recycling Facility.

Consumer Recycling Facility. A facility where recyclable and other discarded materials are sorted, cleaned, treated or reconstituted for the purpose of using the altered form. Includes, aluminum collection centers, and paper, bottle, can, newspaper, and glass recycling centers. Consumer Recycling Facilities does not include the following:

1. Auto wreckers primarily engaged in dismantling motor vehicles for the purpose of wholesaling scrap as identified in Section 423930 of the North American Industry Classification System (NAICS).

2. Solid Waste Collection or any similar activities as described in Section 562111 of the NAICS.
3. Other waste collection or any similar activities as described in Section 562119 of the NAICS.
4. Materials Recovery Facilities or any similar activities as described in Section 562920 of the NAICS.
5. Waste Treatment and Disposal or any similar activities as defined in Section 56221 of the NAICS; and
6. Hazardous Waste Collection or any similar activities as defined in Section 562112 of the NAICS.

Non-Consumer Recycling Facility. A facility where recyclable and other discarded materials are sorted, cleaned, treated or reconstituted for the purpose of using the altered form. Includes all activities as defined in "Consumer Recycling Facility", and the following:

1. Auto wreckers primarily engaged in dismantling motor vehicles for the purpose of wholesaling scrap as identified in Section 423930 of the North American Industry Classification System (NAICS).
2. Solid Waste Collection or any similar activities as described in Section 562111 of the NAICS.
3. Other waste collection or any similar activities as described in Section 562119 of the NAICS.
4. Materials Recovery Facilities or any similar activities as described in Section 562920 of the NAICS.

The placement, construction and operation of consumer/non-consumer recycling facilities, shall be subject to the following development standards:

- a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation, except approved uses that require outdoor activities. A building shall be provided on the same parcel or on an adjacent parcel associated with the same business. All parcels associated with the recycling facility shall be contiguous.
- b. Recyclable materials or any equipment used in operation of the recycling facility shall not be anywhere in the front yard. Materials or equipment may be located in side and rear yards, provided that they are outside the required side and rear setback areas identified in the Intensity and Dimensional Standards.
- c. Storage of recyclable materials or any equipment used in operation of the recycling facility shall be screened by a solid masonry wall of minimum height six (6) feet and a maximum of eight (8) feet where appropriate. The approving authority may determine through the design review process that the subject use requires a solid masonry wall higher than six feet. All materials shall not be visible above the

constructed masonry wall with the exception of materials/equipment which cannot be screened entirely (e.g. cranes, windmills, etc.).

- d. The recycling facility shall be surfaced with asphalt or an equally serviceable hard pavement surface. The surface shall be maintained in good condition.
- e. Recycling facilities shall be maintained in good repair and shall be maintained in a litter-free condition.
- f. Recycling facilities shall be designed in a manner consistent with the Design Guidelines.
- g. Signage required for a recycling facility shall comply with the Sign Standards of the Southwest Industrial Specific Plan.
- h. Recycling facilities which are operated by an on-site attendant and located within 100 feet of a property zoned or occupied for residential uses shall operate only during the hours of 8:00 a.m. to 6:00 p.m., unless otherwise established in the conditional use permit.

6.5 Landscape Standards

A. Required Landscaping

This section provides the required minimum standards for all landscaped areas within any new and rehabilitated private and public development project.

1. Landscaped area means the entire parcel less the building footprint, driveways, non-irrigated portions of parking lots, and hardscapes (e.g., driveways, approaches, sidewalks, etc.). Decorative hardscapes used to enhance the landscape will be considered as part of the landscape area; this would include cobble rock, decomposed granite, brickwork, stamped concrete, gravel, pavers, and water features.
2. Landscape setbacks along public right-of-ways within commercial and industrial areas shall incorporate landscape buffers with undulating and variable height earth mounding (berms), and/or low walls, and required plant materials as shown in Table 6-5 Landscape Standards.
3. Block wall and wrought iron fencing shall be located behind landscape setback area(s).
4. The developer shall submit to the City's Department of Engineering, a Landscape Documentation Package that conforms to the Water Efficient Landscape Ordinance in Municipal Code Chapter 28 Vegetation.
5. All new development landscaping shall comply with the standards shown in Table 6-5 – Landscape Standards. Additional guidelines that should be considered are provided in Section 6.9 Design Guidelines.
6. The Recommended Plant Materials Palette, Table 6-6, can be found immediately after this section. The plant materials palette is provided to ensure the installation of drought-tolerant, water-efficient landscaping that will provide wind breaks and thrive in the local climate conditions. In an effort to provide visual elements that distinguish this district from others, turf (grass) does not appear in the Plant Materials Palette and shall be prohibited, in lieu of drought-tolerant ground covers.
7. Public right-of-way improvements, including street improvements, streetscape/landscape (parkway) improvements, and street tree requirements, are in Section 6.8 Public Right-of-Way Streetscape.

Table 6-5 – Landscape Standards

Note: The Director of Community Development may require additional setbacks.

Minimum Landscaped Area Mixture of ground cover, shrubs, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15 % of the total required landscaping of site area
Minimum plant sizes in landscaped areas	Minimum Ratio 1 tree/500 SF of landscape area
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized. Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer in front setback requirements from right-of-way	Major Highways: Cherry Ave, Citrus Ave, and Valley Blvd: 30 ft minimum width Primary Highway: Mulberry, Beech, Slover and Fontana Avenues: 25 ft minimum width Secondary Highways and Collector/Local Streets: Poplar Ave: 20 ft minimum width

B. Recommended Plant Materials Palette

Table 6-6 – Recommended Plant Materials Palette provides a listing of primarily drought-tolerant trees, shrubs, and ground covers to provide water-efficient landscaping in new projects. The limited selection of landscape material in the palette is envisioned to assist the user in incorporating sustainable landscaping into the project, while including enough variety of size, form, and density, to meet the requirements within buffer setbacks and screening techniques. Final selection shall be approved the City. The Director of Community Development shall approve artificial turf.







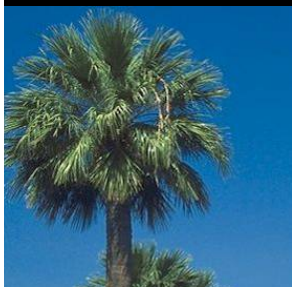
Table 6-6 (a) – Recommended Plant Materials Palette Recommended Trees			
	Aleppo Pine <i>Pinus halepensis</i>		Date Palm <i>Phoenix dactylifera</i>
	African Sumac <i>Rhus lancea</i>		Desert Willow <i>Chilopsis linearis</i>
	Bottle Tree <i>Brachychiton populneus</i>		Holly Oak <i>Quercus ilex</i>

Table 6-6 (a) – Recommended Plant Materials Palette
Recommended Trees (continued)



California Fan Palm
Washingtonia filifera



Honey Locust
Gleditsia triacanthos



Chitalpa
Chitalpa tashkentensis



Mexican Fan Palm
Washingtonia robusta

Table 6-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs



Agave
Agave species



Kangaroo Paw
Anigozanthus hybrids



Aloe
Aloe species



Lantana
Lantana species

Table 6-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs (continued)



Gray-Leaved Euryops
Euryops pectinatus



Lavender
Lavandula species



Grevillea
Grevillea species



Purple Fountain Grass
Pennisetum setaceum
'Cupreum'



Red Hot Poker
Kniphofia uvaria



Rosemary
Rosmarinus officinalis
cultivars



Red Yucca
Hesperaloe parviflora



Silverberry
Elaeagnus pungens



Rockrose
Cistus species

Table 6-6 (c) – Recommended Plant Materials Palette
Recommended Groundcover



Dymondia
Dymondia margaretae



Stone Crop
Sedum species



Peruvian Verbena
Verbena peruviana



Trailing Indigo Bush
Dalea Greggii



Prostrate Myoporum
Myoporum parvifolium

6.6 Parking and Loading Standards

A. Applicability

This section contains regulations for off-street parking and loading. Regulations identify required number of parking and loading spaces for all new development projects and those proposing substantial modification to existing buildings. Please refer to Municipal Code Chapter 30 Zoning and Development Code for all parking and loading-related information or regulations not specifically addressed in this section.

B. General Parking and Loading Regulations

1. Methods of Calculation.
 - a. Multiple Uses. If more than one use is located on a site, the total number of required off-street parking and loading spaces shall be the sum of the requirements for the various uses computed separately. If individual uses on the same site have a floor area less than that for which loading spaces would be required, then the total gross floor area of all uses on the site or lot shall be used in determining the required number of loading spaces.
 - b. Fractional Number. Whenever the computation of the required number of off-street parking or loading spaces results in a fractional number, one additional space shall be required for a fraction of more than one-half, but shall not be required for a fraction of one-half or less.
2. Off-Site Location. Required off-street parking spaces shall be located on the same property as the use that they are intended to serve. Where the required parking spaces cannot be accommodated on the same property, they may be located in a separate off-site parking facility that is not more than 300 feet from the use(s) they serve.
3. Shared Use. Required off-street parking and loading spaces shall not be considered as providing parking or loading spaces for any other use, except where shared use facilities are approved in compliance with Subparagraph 5 Adjustments to Parking Requirements, below.
4. Uses Not Specified. For uses not specified, the Director of Community Development shall determine parking requirements based upon the requirements of the most similar use. See Subsection 6.11.C Entitlement Procedures – Similar Use Determination.
5. Adjustments to Parking Requirements.
 - a. Administrative Variance. The Director of Community Development is authorized to approve alternate parking plans involving a modification of 10 percent or less of any of the off-street parking and loading standards in compliance with Section 30-51.5 of Municipal Code Chapter 30.
 - b. Parking Study Option. An applicant may submit a separate parking and loading study for new development to the Director of Community Development for review. A parking and

loading study shall provide sufficient data and information to justify the need for adjustments to the parking and loading requirements and shall analyze whether:

- i. Adequate off-street parking will be provided for the project;
 - ii. The project demonstrates the use of creative design concepts, including but not limited to shared parking facilities, transit accessibility, pedestrian amenities, and bicycle amenities;
 - iii. Environmental impacts associated with the project will not be increased by the modification of standards; and
 - iv. Traffic safety and pedestrian safety will be enhanced by the modifications.
- c. Shared Use Facility. Required off-street parking and loading spaces may be considered as providing parking or loading spaces for another use where joint facilities serving more than one use contain no less than the total number of spaces deemed necessary for each individual use added together with other uses. Where adjoining uses on the same site have different hours of operation with minimal conflict, the Director of Community Development may determine that some or all of the same spaces may be counted as satisfying the requirements for both uses, provided that the number of spaces shall not be less than the prescribed for the use requiring the greater number.

C. Required Number of Parking Spaces

Each land use shall provide the number of off-street parking spaces indicated in Table 6-7 – Parking Requirements by Land Use, except where an adjustment has been granted in compliance with Subparagraph B.5 Adjustments to Parking Requirements, above. For the purposes of this Section, the following definitions shall apply:

1. Commercial Use: Activity involving the sale of goods or services carried out for profit.
2. Industrial Use: Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Southwest Industrial Park Specific Plan

Freeway Industrial/Commercial District

Table 6-7 – Parking Requirements by Land Use

<i>Land Use</i>	<i>Vehicle Spaces (Minimum #) GFA = Gross Floor Area</i>	<i>Bicycle Spaces (Minimum #)</i>
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Subject to Parking Plan required by Municipal Code §15-918	
Open Space / Park	Public - Determined by Parks and Recreation Department Private - .25 spaces/1,000 sq ft of total park area	1 space/ 33 vehicle parking spaces
Public Assembly Facilities	With fixed seats – 1 space/3 fixed seats; Without fixed seats – 25 spaces/1,000 sq ft of seating area; and 4 spaces/1,000 sq ft GFA outside assembly area	1 space/33 vehicle parking spaces
Recreational Facilities – Indoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 6.6.B.5–Adjustments to Parking Requirements	
Amusement Arcade	1 space/each 4 persons of the facility's allowed maximum capacity	1 space/ 3 games up to 20 games; and 1 space/5 games for over 20 games
Athletic Club/Gym	4 spaces/1,000 sq ft GFA; 20 spaces/1,000 sq ft of exercise floor area; 3 spaces/outdoor ball court	.4 spaces/1,000 sq ft GFA
Bowling Alley	4 spaces/lane, and additional spaces required for restaurant and other accessory uses	1 space/33 vehicle parking spaces
Dancing	14 spaces/1,000 sq ft GFA	
Pool/Billiard Hall	2 spaces/table	1 space/5 tables
Skating Rink	14 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Recreational Facilities – Outdoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 6.6.B.5 –Adjustments to Parking Requirements	
• Golf driving range, batting cage	1 space/tee, cage, or similar; and 1 space/employee at maximum shift	1 space/33 vehicle parking spaces
• Swimming pools	14 spaces/1,000 sq ft of water surface area	1 space/33 vehicle parking spaces
Industry, Manufacturing, and Processing Uses		
Flex-Tech Multi-Use Facilities	3.5 spaces per 1,000 sq ft GFA	1 space/33 vehicle parking spaces
Handcraft Industry/ Small-Scale Manufacturing	2 spaces per 1,000 sq ft GFA	None
Light Manufacturing All uses listed under "Manufacturing, Light" in Table 6-2	1.85 spaces/1,000 sq ft GFA; 4 spaces/1,000 sq ft GFA of office space, sales, or similar use where those uses exceed 10% GFA; and 1 space/1 facility vehicle Where multiple tenants and or uses occupy the same building, the parking shall be calculated based upon the floor area used by each tenant or use	1 space/33 vehicle parking spaces
Research and Development	2 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Residential Uses		
Caretaker Housing	2 spaces in an enclosed garage	None

Table 6-7 – Parking Space Requirements by Land Use (continued)

<i>Land Use</i>	<i>Vehicle Spaces (Minimum #) GFA = Gross Floor Area</i>	<i>Bicycle Spaces (Minimum #)</i>
Retail Uses		
Alcohol Sales, Off-Site/On-Site	Same as required spaces for the underlying use (e.g., restaurant, public assembly facility, retail store, etc.), unless otherwise modified in compliance with Section 6.6.b.5 – Adjustments to Parking Requirements	
Factory/Warehouse Outlet Store	5 spaces/1,000 sq ft GFA	None
Retail Sales, General <ul style="list-style-type: none"> Not in shopping center or factory/warehouse outlet mall) 	4 spaces/1,000 sq ft GFA	1 space/33 vehicle parking
<ul style="list-style-type: none"> Shopping Center 	5 spaces/1,000 sq ft GFA for the initial 10,000 sq ft; and 4 spaces/1,000 sq ft GFA for over 10,000 sq ft	1 space/33 vehicle parking spaces
Service Uses		
Business Support Services	4 spaces/1,000 sq ft GFA	None
Catering Services	2.5 spaces/1,000 sq ft GFA	None
Financial Facilities	4 spaces/1,000 sq ft GFA	2 spaces
Food Service:		
<ul style="list-style-type: none"> Fast food restaurant with drive through, walk-in area 	Indoor Seating: 13 spaces/1,000 sq ft GFA* *GFA shall not include play areas without seating. Outdoor Seating (patio area): Less than 50% of indoor area: 6.5 spaces/1,000 sq ft 50% or more of indoor area: 13 spaces/1,000 sq ft	4 spaces
<ul style="list-style-type: none"> Other restaurant 	Indoor Seating: 10 spaces per 1,000 sq ft GFA Outdoor Seating (patio area): Less than 50% of indoor area: 5 spaces/1,000 sq ft 50% or more of indoor area: 10 spaces/1,000 sq ft	2 spaces
Hotel	1.25 spaces per guest room; 10 spaces/1,000 sq ft GFA for lounge/restaurant; Spaces at following rates for conference/banquet facilities: Less than 20 sq ft per room – 0 spaces 20 sq ft per room – 30 spaces/1,000 sq ft GFA 1 space per employee on maximum shift	1 space/33 vehicle parking spaces
Industrial Repair	2 spaces/1,000 sq ft GFA for the initial 40,000 sq ft 1.3 spaces/1,000 sq ft additional GFA greater than 40,000 sq ft 4 spaces/1,000 sq ft GFA of office space, where those uses exceed 10% of GFA OR 1 space for each employee on the maximum shift as determined by Director of Community Development	None
Mini-Storage Facility	1.75 spaces/100 units; and 1 space/employee	
Offices	4 spaces/1,000 sq ft GFA	Under 50,000 sq ft – 2 spaces 50,001 – 100,000 sq ft – 3 spaces Over 100,000 sq ft – 5 spaces
Personal Services	4.4 spaces/1,000 sq ft GFA	None
School, Commercial	1 space/teaching and non-teaching position on maximum shift; and 1 space/2 students on maximum enrollment	1 space/33 vehicle parking spaces

Southwest Industrial Park Specific Plan

Freeway Industrial/Commercial District

Table 6-7 – Parking Space Requirements by Land Use (continued)

<i>Land Use</i>	<i>Vehicle Spaces (Minimum #) GFA = Gross Floor Area</i>	<i>Bicycle Spaces (Minimum #)</i>
Motor Vehicle		
<ul style="list-style-type: none"> Car Wash Full-Service 	1 space/employee; Stacking for 5 vehicles for car wash lane Reserve spaces equal to 3 times the wash lane capacity	None
<ul style="list-style-type: none"> Car Wash Self-Service 	2 spaces/bay	None
<ul style="list-style-type: none"> Motor Vehicle Rental, Sales, and Leases 	Indoor display/sale/service = 3.3 spaces/1,000 sq ft GFA; Outdoor display/sale = .40 spaces/1,000 sq ft GFA; and 1 space/employee	None
<ul style="list-style-type: none"> Service Stations 		
<ul style="list-style-type: none"> -With convenience market 	5 spaces/1,000 sq ft GFA; and 5 spaces/service bay	1 space/10 vehicle parking spaces
<ul style="list-style-type: none"> -Without convenience market 	3.3 spaces/1,000 sq ft or 5 spaces/service bay, whichever is more; minimum of 4 spaces	
<ul style="list-style-type: none"> Specialty/Antique Automotive Sales 	Indoor display/sale/service = 3.3 spaces/1,000 sq ft GFA; Outdoor display/sale = .40 spaces/1,000 sq ft GFA; and 1 space/employee	None
<ul style="list-style-type: none"> Truck Sales 	Indoor display/sale/service = .20 spaces/1,000 sq ft GFA; Outdoor display/sale/service = .33 spaces/1,000 sq ft GFA; and 1 space/employee	None
<ul style="list-style-type: none"> Truck Stops 	1 truck parking space/10,000 sq ft of site area; 5 vehicle parking spaces/1,000 sq ft of building area; and additional spaces required for restaurant, lodging, and other accessory uses	None
<ul style="list-style-type: none"> Vehicle Auctions 	Automobile or boat sales (new/used/auction) 1 space/300 sq ft of indoor display, sales, or service area; 1 space/2,500 sq ft of outdoor sales or display area; and 1 space/employee Truck sales/services (new/used/auction) 1 space/250 sq ft of sales area; 1 space/3,000 sq ft of outdoor sales or display area; and 1 space/employee	None
Distribution, Wholesaling and Warehousing Uses		
Warehousing Facilities	1 space/1,000 sq ft GFA for the initial 40,000 square feet; plus 1 space/4,000 sq ft of additional GFA greater than 40,000 sq ft; plus 1 space/250 sq ft of GFA of office space. Where multiple tenants and/or uses occupy the same building, parking shall be calculated based upon floor area used by each tenant or use	None
Transportation, Communications and Infrastructure Uses		
Ancillary Parking Facilities	Per approved plan	None
Antennas	1 space	None
Broadcasting Offices or Studios	5 spaces/1,000 sq ft GFA	None
Consumer/Non-Consumer Recycling Facilities	1 space/employee; 1 space/facility vehicle; and Sufficient spaces to accommodate all visitors to establishment at any one time under normal operating conditions	None
Other Uses		
Drive-Through	Stacking for 7 vehicles at each bay, window, lane, ordering station, or machine	None
Outdoor Display & Sales	1 space/1,000 sq ft of outdoor merchandise areas	None
Public Facilities	Per public agency	
Temporary Uses	Per Temporary Use Permit	

Note: Sources consulted to compile the table entries include the Municipal Code; The Dimensions of Parking, ULI and National Parking Association, 5th Edition, 2010; Recommended Zoning Ordinance Provisions, National Parking Association, December 2006; and Parking Standards, APA Planning Advisory Service Report 510/511; November 2002.

D. Required Number of Loading Spaces

Each land use shall provide the number of off-street loading spaces indicated in Table 6-8 – Loading Space Requirements by Land Use. Requirements for uses not specifically listed shall be determined by the Director of Community Development based upon the requirements for comparable uses and upon the particular characteristics of the proposed use. For other standards (e.g., size of loading spaces, location, turning radius, etc.), refer to Article XI Off-Street Parking and Loading Standards, Division 4 Loading Area Regulations, in Municipal Code Chapter 30 Zoning and Development Code.

Table 6-8 – Loading Space Requirements by Land Use		
Land Use	Loading Spaces (Minimum #)	Type
Entertainment, Recreation and Public Assembly Uses		
Public Assembly Facilities	1 space; and Additional spaces as required by design review	Van (1)
Recreational Facilities	0 – 29,999 sq ft: 1 space 30,000 – 99,999 sq ft: 2 spaces Over 100,000 sq ft: 3 spaces	Truck (2)
Industry, Manufacturing, and Processing Uses		
Flex-Tech Multi-Use Facilities	5,000 – 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck (2)
Handcraft Industry/ Small-Scale Manufacturing		
All uses listed under “Manufacturing, Light” in Table 6-2		
Research and Development		
Retail Uses		
Retail Sales, General and Factory/Warehouse Outlet Store	Up to 10,000 sq ft: 1 space	Truck (2)
	10,001 – 30,000 sq ft: 1 space 30,001 – 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer (3)
Service Uses		
All uses listed under “Service Uses” in Table 6-2; except for the following:	Up to 10,000 sq ft: 1 space	Truck (2)
	10,001 – 30,000 sq ft: 1 space 30,001 – 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer (3)
Hotel	10,000 – 50,000 sq ft: 1 space	Van (1)
	Over 50,000 sq ft: 1 space	Truck (2)
Industrial Repair	5,000 – 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck (2)
Offices	5,000 – 50,000 sq ft: 1 space	Van (1)
	Over 50,000 sq ft: 1 space	Truck (2)

Table 6-8 – Loading Space Requirements by Land Use (continued)		
Land Use	Loading Spaces (Minimum #)	Type
Personal Services	Up to 10,000 sq ft: 1 space	Van (1)
	10,001 - 30,000 sq ft: 1 space	Truck (2)
	30,001 - 90,000 sq ft: 2 spaces	
	Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	
School, Commercial	1 space; and additional spaces required by design review	Van (1)
Motor Vehicle		
• Motor Vehicle Rental, Sales, and Leases	1 space	Tractor Trailer (3)
• Service Stations	1 space	Tractor Trailer (3)
• Specialty or Antique Automotive Sales	1 space	Tractor Trailer (3)
• Truck Sales	1 space	Tractor Trailer (3)
• Truck Stops	1 space	Tractor Trailer (3)
Distribution, Wholesaling and Warehousing Uses		
Warehousing Facilities	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Tractor Trailer (3)
Notes:		
(1) A van loading space shall be a minimum of 12 ft wide by 19 ft long with a minimum 10 ft overhead clearance.		
(2) A truck loading space shall be a minimum of 12 ft wide by 45 ft long with a minimum 14 ft overhead clearance.		
(3) A tractor trailer loading space shall be a minimum of 12 ft wide by 70 ft long with a minimum 14 ft overhead clearance.		

E. Landscaping Standards for Parking Areas

Within any parking area, one tree shall be planted for every five single-row parking stalls or 10 double-row parking stalls. Eighty percent of these shall be 15 gallons in size and the remaining 20 percent shall be 24-inch box or larger in size. If for some reason the contractor is unable to distribute trees in the interior of the parking area in compliance with these standards, the Director of Community Development may approve the placement of no more than 40 percent of the trees within the perimeter of the parking area. Planters shall not have a dimension less than four feet, excluding the thickness of the curbing. These requirements may be reduced for industrial parking areas that are screened from public view.

1. Parking areas shall contain a minimum landscape area equivalent to 30 percent of the total required 15 percent landscaping for the total site area.
2. Parking area perimeter landscaping.
 - a. Parking areas for nonresidential uses abutting or adjacent to residentially zoned property shall provide a landscape strip that is a minimum of 10 feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line bordering the residentially zoned property. Parking areas shall be screened from the residentially zoned property by a solid decorative masonry wall that is a minimum of six feet in height.
 - b. Parking areas for nonresidential uses abutting or adjacent to non-residentially zoned property or a street shall install a landscape strip that is a minimum of five feet in width,

excluding overhang, curb, and walkways, between the parking area and the common property line, or the parking area and the street right-of-way. This requirement may be reduced or modified if a joint access agreement exists that is satisfactory to the Director of Community Development. Parking areas shall be screened from streets through combinations of plant materials, earth berms, raised planters, grade separations, or low walls not more than 42 inches in height. Slopes shall not exceed three to one or exceed 36 inches in height measured from the parking lot surface.

- c. Plant materials, walls, or structures within a traffic sight area shall not block sight lines from driveways to streets and shall not exceed 36 inches in height.
 - d. The minimum width of a landscape finger shall be five (5) feet.
 - e. End of aisle spaces adjacent to landscape finger shall be two feet wider for step out area.
3. Parking area interior landscaping.
- a. Tree number and location. One tree shall be provided for each four parking spaces and shall be evenly spaced throughout the interior parking area at a rate of one tree for every eight parking spaces. The required number of trees in the interior area shall not include trees required around the parking area perimeter. Trees are not required for tractor-trailer parking areas. A minimum of one cluster of trees shall be provided for each 100 feet of a row or double row of parking spaces. Trees shall be located in planters that are bounded on at least two sides by parking area paving. Planters shall have a minimum exterior dimension of five feet.

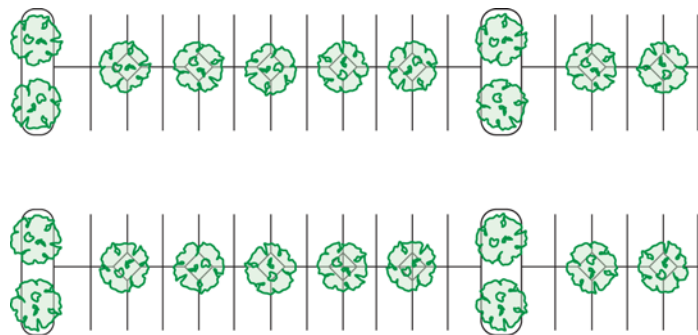


Exhibit 6-4 – Parking Lot Landscaping

- b. Tree size. All trees within the parking area shall be a minimum 24-inch box container at time of planting.
- c. Landscape protection. Landscaping shall be protected by concrete curbs of at least six inches in height. An end-of-aisle planter shall be provided at the ends of all parking aisles. Finger aisle planters shall be a minimum of nine feet wide and end-of-aisle planters shall be a minimum of seven feet wide, as measured from the inside of the curb. The parking space side of finger and end-of-aisle planters shall have a 24-inch wide concrete surface measured from the face of the curb. Planters shall be landscaped with a mixture of trees, shrubs, and ground cover. Planting areas shall have round corners instead of 90 degree

corners and shall be shaped to allow vehicle movements. The Director of Community Development may approve alternative barriers designed to protect landscaped areas from vehicle damage. Wheel stops may be placed to allow for two feet of vehicle overhang area within the dimension of the parking space. To increase the parking lot landscaped area, a maximum of two feet of the parking stall depth may be landscaped with low-growth, hardy materials in-lieu of paving, allowing a bumper overhang while maintaining the required parking dimensions. However, the overhang area shall not be counted as part of the minimum landscape area required by paragraph (1) above, and when adjacent to a required landscaping strip shall be in addition to the minimum required width. Fixtures (e.g., lights, sprinklers) that are higher than the curb are prohibited within a bumper overhang area. Curbing that creates a bumper overhang barrier shall not exceed a height of five inches.

- d. Parking areas with more than 100 spaces shall provide an appropriate entry feature consisting of a concentration of landscape elements, including trees, flowering plants, enhanced paving, and project identification.
4. Parking structures. A landscaping strip 10 feet wide shall be provided on all sides of a parking structure. One tree shall be provided for each 20 to 40 feet of perimeter of the structure, based on species selected. These trees shall be distributed evenly throughout the subject landscape area.

6.7 Sign Standards

A. Applicability

This section contains standards and guidelines for signage to ensure that signs are consistent with the overall quality and character of anticipated new development. Regulations identify permitted sign types; provide standards for number of signs, size, and location; and provide design guidelines for color, materials, and illumination. Refer to the Fontana Municipal Code for all sign-related information or regulations not specifically addressed in this section.

B. Standards and Guidelines

1. Standards. The following standards shall apply to all signs, regardless of type:
 - a. Sign types not listed in this Section are not permitted.
 - b. Linear Frontage Ratio. For each establishment, one and one-half (1 ½) square feet of total sign area shall be allowed for each linear foot of building frontage ("Linear Frontage Ratio"). Unless otherwise noted, all signs (including temporary signs) shall count toward the total sign area permitted based on the Linear Frontage Ratio. For multi-tenant buildings, each establishment shall be calculated individually. For corner establishments, each facade shall be calculated individually. Permitted sign area based on the linear frontage of one establishment or facade shall not be placed on another establishment or facade.
 - c. Signs shall not be animated.
 - d. Commercial messages that identify, advertise, or attract attention to a business, product, service, or event or activity sold, existing, or offered elsewhere than upon the same property where the sign is displayed are expressly prohibited.
 - e. In the event of a conflict between this Section and any other City regulation, the provisions of this Section shall apply.
 - f. All issues not specifically addressed herein (e.g., signage in the public right-of-way, exempt signs, permit processing, etc.) shall be addressed pursuant to the Fontana Municipal Code.
2. Guidelines. The following guidelines shall apply to all signs, regardless of type.
 - a. Design compatibility.
 - Provide signage that is compatible with the building architecture and coordinate sign materials and colors with the building facade/storefront design.
 - Place signs in accordance with facade rhythm, scale, and proportion.
 - Ensure that signs associated with multi-tenant buildings are complementary to one another. A consistent location for tenant identification signs is recommended.

b. Location.

- Signs shall be placed at or near the public entrance to a building or main parking area to indicate the most direct access to the business.
- Signs shall not be located so that they cover or interrupt the architectural details or ornamentation of a building's facade.
- Signs shall not project above the edge of the rooflines and shall not obstruct windows and/or doorways.

c. Sign legibility.

- Avoid hard-to-read, intricate typefaces. Typefaces that are difficult to read reduce the sign's ability to communicate.
- Avoid spacing letters and words too close together. Lettering shall not occupy more than 75 percent of the sign face.
- Limit the number of lettering styles in order to increase legibility. Signs shall be limited to no more than two styles for small signs (generally up to 10 square feet) and three styles for larger signs.
- Use significant contrast through incorporating light colored letters and a darker, contrasting background to provide the most visible and best-looking image.
- Incorporate business identity symbols and logos.
- Logo means any symbol or any combination thereof adopted and used by an individual or corporation to identify goods made or sold or services rendered by an individual or corporation and to distinguish them from goods made or sold or services rendered by others and that is nationally or State of California registered.

d. Color and materials.

- Bright day-glo (fluorescent) colors shall be avoided as they are distracting and do not blend well with other background colors.
- Sign colors shall relate to and complement the materials or color scheme of the buildings, including accent and trim colors.
- Sign materials shall be selected with consideration for the architectural design of the building's façade and also contribute to the legibility of the sign.
- Construct signs of durable, high-quality materials.
- Wood, paper and cloth signs, and painted wall signs are prohibited.

e. Illumination.

- Individually illuminated letters, either internally illuminated or back-lighted solid letters (reverse channel), are a preferred alternative to internally illuminated plastic-faced cabinet signs.
- Signs shall be comprised of individual letters.
- The use of backlit, individually cut letter signs is strongly encouraged for all types of business and signs, including monument-type signs.
- Whenever indirect lighting fixtures are used, care shall be taken to properly shield the light source.

- f. Electrical raceways and conduits.
- Electrical transformer boxes and raceways shall be concealed from public view.
 - All exposed conduit and junction boxes shall be appropriately concealed from public view.

C. Sign Types

For the purposes of this plan, Table 6-9 – Sign Types indicates the signs that are allowed in the Freeway Industrial/Commercial District.

Table 6-9 – Sign Types	
1	Grand Wall Sign Non-residential uses with unfenestrated wall areas of 2,000 square feet or greater
2	Wall Sign Non-residential uses with a dedicated ground floor entrance
3	Projecting Sign Non-residential uses with a dedicated ground floor entrance
4	Awning Valance Sign Non-residential uses with a dedicated ground floor entrance
5	Awning Side Sign Non-residential uses with a dedicated ground floor entrance
6	Canopy Fascia Sign Non-residential uses with a dedicated ground floor entrance
7	Under-Awning and Under-Canopy Sign Non-residential uses with a dedicated ground floor entrance
8	Recessed Entry Sign Non-residential uses with a dedicated ground floor entrance
9	Window Sign Non-residential uses with a dedicated ground floor entrance
10	Temporary Window Sign Non-residential uses with a dedicated ground floor entrance
11	Temporary Wall Sign Non-residential uses with a dedicated ground floor entrance
12	Monument Sign Any building with continuous linear street frontage of 200 feet or greater
13	Pylon Sign Any building with continuous linear street frontage of 200 feet or greater
14	Freeway Identification Sign Any building with continuous linear freeway frontage of 200 feet or greater
15	Directional Sign Each vehicle entrance
16	Accessory Sign Specific identified uses

D. Sign Type Standards and Guidelines

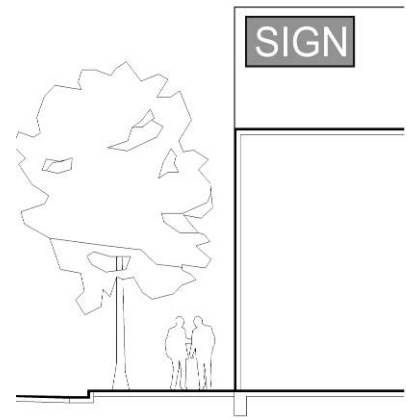
This section provides Standards and Guidelines for each Sign Type.

1. Grand Wall Sign

Grand Wall Signs are large signs located on, and parallel to, large unfenestrated building wall areas.

a. Standards

- i. A Grand Wall Sign shall only be located on unfenestrated wall areas of 2,000 square feet in size or greater.
- ii. Only one (1) Grand Wall Sign shall be permitted per establishment.
- iii. The Grand Wall Sign area shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. A Grand Wall Sign shall not exceed 1,000 square feet or 25 percent of the total wall area, whichever is less.
- v. A Grand Wall Sign shall project no more than one (1) foot from the façade of the building.



1) Grand Wall Sign.

b. Commercial Guidelines

- i. Materials used in Grand Wall Signs shall be wood, ceramic, metal, or paint only.
- ii. Grand Wall Signs shall be illuminated by external illumination only.

c. Industrial Guidelines

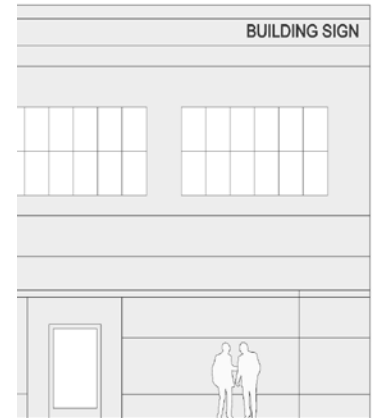
- i. Materials used in Grand Wall Signs shall be ceramic or metal.
- ii. Grand Wall Signs shall be illuminated by external illumination only.

2. Wall Sign

Wall Signs are signs that located on, and parallel to, a building wall. Business Identification Wall Signs are signs that announce the name of a business within a building and Building Identification Wall Signs are signs that announce the name of a building. Both are located on, and parallel to, a building wall.

a. Standards

- i. Wall Signs shall be located below the second floor and within the middle 50 percent of the building or tenant frontage measured from lease line to lease line. Building Identification Wall Signs shall be located only on the frieze or fascia (articulated banding across the top of every building floor) area of storefront level; frieze or fascia, parapet of the uppermost floor; or above the entrance to main building lobby.
- ii. No Wall Sign shall exceed 150 square feet in size. Building Identification Wall Signs shall be no taller than 24 inches in height.
- iii. Wall Signs shall count towards the total sign area permitted based on the Linear Frontage Ratio, except that the area of Building Identification Wall Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. Wall Signs shall project no more than one (1) foot from the façade of the building.



2) Building Identification Wall Sign.

b. Commercial Guidelines

- i. Materials used in wall signs shall be wood, ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs shall be inscribed into the façade or constructed of individual metal letters.
- ii. Wall Signs shall be illuminated by external illumination or halo illumination only.
- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. New wall signs for individual businesses in a shopping center shall be placed consistent with the location of signs for other businesses in the center. This will establish visual continuity among storefronts and create a unified appearance for the center.
- v. When signs that are attached to a wall are removed, holes and other disfigurements of the wall's surface shall be patched and painted to match surrounding areas.



2) Business Identification Wall Sign.

c. Industrial Guidelines

- i. Materials used in wall signs shall be ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs shall be inscribed into the façade or constructed of individual metal letters.
- ii. Wall signs shall be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only. Building Identification Wall Signs shall be illuminated by external illumination or halo illumination only.
- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. When signs that are attached to a wall are removed, holes and other disfigurations of the wall's surface shall be patched and painted to match surrounding areas.



3) Suspended Projecting Sign.

3. **Projecting Sign**

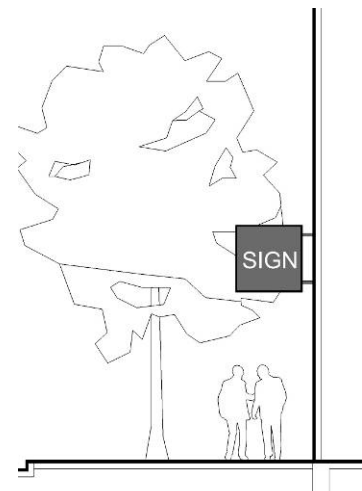
Projecting Signs are signs that are oriented perpendicularly to the building façade and are either (1) suspended under a bracket, armature, or other mounting device or (2) are cantilevered (i.e., structurally affixed to the building).

a. Standards

- i. Projecting Signs shall only be mounted on the wall area below the second floor.
- ii. No Projecting Sign shall exceed 16 square feet in size.
- iii. Projecting Signs shall project no more than four feet from the façade of the building.
- iv. No portion of a Projecting Sign shall be lower than eight feet above the level of the walkway over which it projects.

b. Commercial and Industrial Guidelines

- i. Projecting Signs that are suspended under a bracket, armature, or other mounting device shall be metal and paint materials only and shall be illuminated by external illumination only.
- ii. Projecting Signs that are cantilevered signs shall be metal and paint only and shall be illuminated by external illumination or halo illumination only.
- iii. Sign supports and brackets shall be compatible with the design and scale of the sign and the architectural design of the building.



3) Cantilevered Projecting.

4. *Awning Valance Sign*

Awning Valance Signs are signs applied to the awning valance and are contained completely within the valance.

- a. Standards
 - i. Lettering for Awning Valance Signs shall include one (1) line of lettering not to exceed two-thirds ($2/3$) the height of the valance or 12 inches, whichever is less.
 - ii. Awning Valance Signs shall project no farther from the building than its associated awning.
 - iii. No portion of an Awning Valance Sign shall be less than eight feet above the level of the walkway over which it projects.



- b. Commercial and Industrial Guidelines

- i. Awning Valance Signs shall consist of metal, or vinyl or paint applied directly to the awning.
- ii. Awning Valance Signs shall be illuminated by external illumination only.
- iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
- iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
- v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
- vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

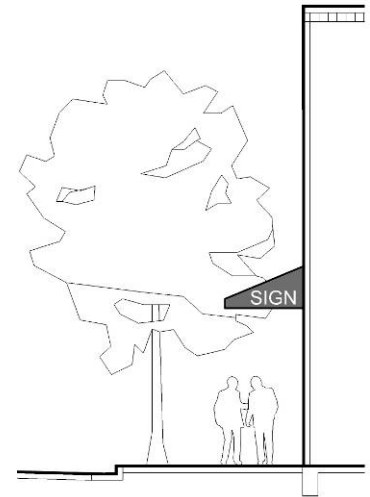
4) Awning Valance Sign.

5. *Awning Side Sign*

Awning Side Signs are signs applied to the side panel of an awning.

- a. Standards
 - i. The area of Awning Side Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.

- ii. Lettering for Awning Side Signs shall not exceed 12 inches in height with total sign area not to exceed 20 percent of the area of the awning side area.
 - iii. Awning Side Signs shall project no farther from the building than its associated awning.
 - iv. No portion of an Awning Side Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial and Industrial Guidelines
- i. Awning Side Signs shall consist of vinyl or paint applied directly to the awning.
 - ii. Awning Side Signs shall be illuminated by external illumination only.
 - iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
 - iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
 - v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
 - vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

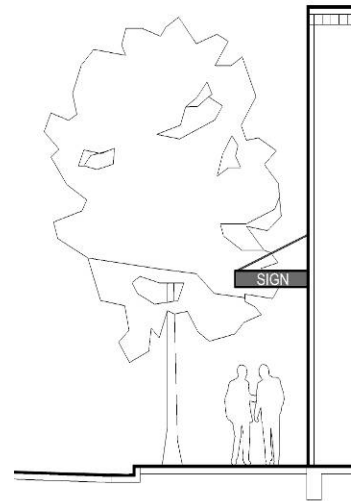


5) Awning Side Sign.

6. *Canopy Fascia Sign*

Canopy Fascia Signs are signs that are mounted to the front or side fascia of a canopy and contained completely within that fascia.

- a. Standards
 - i. The height of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) the height of the fascia or 12 inches, whichever is less.
 - ii. The width of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) of the canopy width.
 - iii. Canopy Fascia Signs shall project no farther from the building than its associated canopy.
 - iv. No portion of a Canopy Fascia Sign shall be less than eight feet above the level of the walkway over which it projects.
 - v. Canopy Fascia Signs shall consist of only one (1) line of lettering articulated as individual letters mounted directly to the canopy.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Canopy Fascia Signs shall be metal and paint only.
 - ii. Canopy Fascia Signs shall be illuminated by external illumination only.

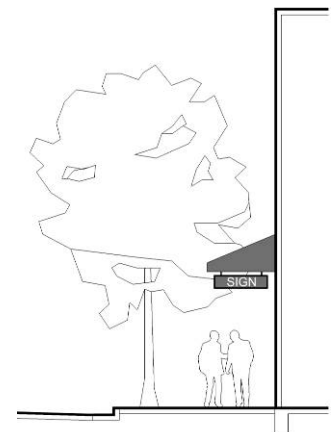


6) Canopy Fascia Sign.

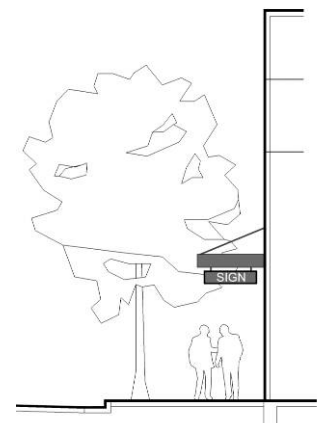
7. *Under-Awning or Under-Canopy Sign*

Under-Awning or Under-Canopy Signs are signs that are suspended under an awning or canopy, perpendicular to the building facade.

- a. Standards
 - i. Under-Awning or Under-Canopy Signs shall be located adjacent to a public entrance.
 - ii. No more than one (1) Under-Awning or Under-Canopy Sign shall be permitted per establishment per façade.
 - iii. The area of Under-Awning or Under-Canopy Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - iv. Under-Awning or Under-Canopy Signs shall not exceed three (3) square feet in area.
 - v. Under-Awning or Under-Canopy Signs shall project no farther from the building than its associated awning or canopy.
 - vi. No portion of an Under-Awning or Under-Canopy Sign shall be less than eight feet above the level of the walkway over which it projects.



7) Under-Awning Sign.



7) Under-Canopy Sign.

b. Commercial Guidelines

- i. Materials used in Under-Awning or Under-Canopy Signs shall be wood, metal, and paint only.
- ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.

c. Industrial Guidelines

- i. Materials used in Under-Awning or Under-Canopy Signs shall be metal and paint only.
- ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.

8. Recessed Entry Sign

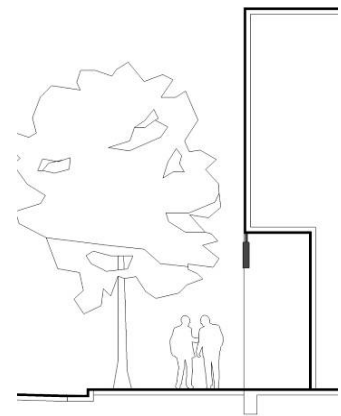
Recessed Entry Signs are signs that are oriented parallel to the building façade and that are suspended over a recessed entry.

a. Standards

- i. No Recessed Entry Sign shall exceed twenty (20) square feet in size.
- ii. Recessed Entry Signs shall not project beyond the façade of the building.
- iii. A Recessed Entry Sign shall not be lower than eight feet above the level of the walkway.

b. Commercial Guidelines

- i. Materials used in Recessed Entry Signs shall be wood, metal, and paint only.
- ii. Recessed Entry Signs shall be illuminated by external illumination only.



8) Recessed Entry Sign-
Section View.



8) Recessed Entry Sign-
Elevation View.

c. Industrial Guidelines

- i. Materials used in Recessed Entry Signs shall be metal and paint only.
- ii. Recessed Entry Signs shall be illuminated by external illumination only.

9. Window Sign

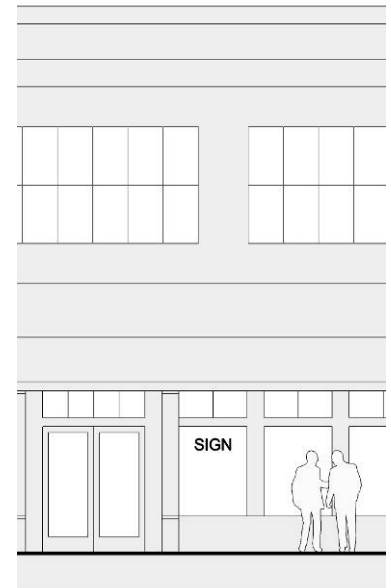
Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window.

a. Standards

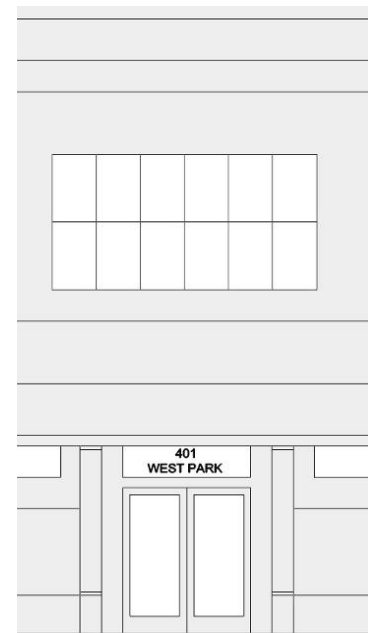
- i. Window Signs shall be permitted on windows below the second floor level only. A Window Sign that only identifies a building shall be located on a transom window above a primary entrance, or the glazed area of primary door.
- ii. Window signs shall count towards total sign area permitted based on the Linear Frontage Ratio, except that the area of a Window Sign that only identifies a building shall not count towards the total sign area permitted based on the Linear Frontage Ratio. One (1) Window Sign that only identifies a building shall be permitted per building per street-facing façade.
- iii. A maximum of 25 percent of any individual window area shall be covered or otherwise occupied by signage.
- iv. The letter height of each Window Sign shall not exceed 12 inches.

b. Commercial and Industrial Guidelines

- i. Ground-floor Window Signs shall consist of vinyl or paint applied to the glass, neon mounted or suspended behind the glass, or framed and mounted paper signs. Window Signs that only identify a building shall consist of vinyl or paint applied to the glass only.
- ii. Ground-floor Window Signs may be illuminated by external illumination only. A Window Sign that only identifies a Building Identification shall not be illuminated.



9) Window Sign – Business Identification.

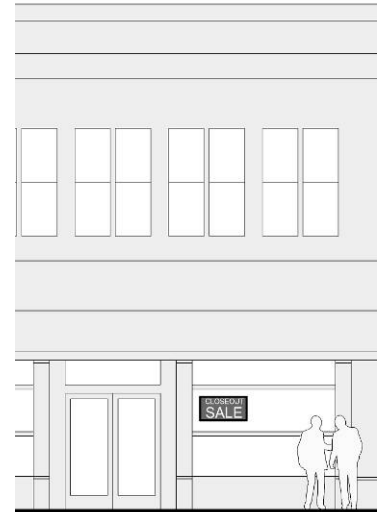


9) Window Sign – Building Identification.

10. Temporary Window Sign

Temporary Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window and are designed, constructed, and intended for display on private property for a period of not more than 90 consecutive days per year. Examples include “grand opening”, “special sale,” and seasonal signage.

- a. Standards
 - i. Temporary Window Signs shall be located only on ground floor windows on building facades that face a public street or a parking lot.
 - ii. Temporary Window Signs shall not exceed six square feet in size.
 - iii. Temporary Window Signs shall not cause the total amount of the window area covered with signage to exceed 25 percent.
 - iv. Temporary Window Signs that satisfy the above standards and General Standards do not require a permit.
- b. Commercial and Industrial Guidelines
 - i. Temporary Window Signs shall be constructed of paint applied directly to the glass or framed paper signs placed behind the glass.
 - ii. Temporary Window Signs shall not be illuminated.
 - iii. Temporary Window Signs that satisfy the above guidelines and General Guidelines do not require a permit.



10) Temporary Window Sign.

11. Temporary Wall Sign

Temporary Wall Signs are signs that are located on, and parallel to, a building wall and are designed, constructed, and intended for display on private property for a period of not more than ninety (90) consecutive days per year. Examples include “grand opening”, “special sale,” and seasonal temporary banner signage.

- a. Standards
 - i. Temporary Wall Signs shall only be mounted on a wall area below the second floor level that faces a public street or a parking lot.
 - ii. A maximum of one (1) Temporary Wall Sign is allowed per establishment.
 - iii. Temporary Wall Signs shall not exceed 32 square feet in area.



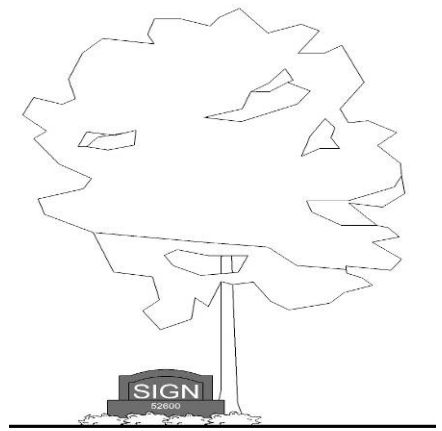
11) Temporary Wall Sign.

- iv. Temporary Wall Signs shall project no more than one (1) foot from the façade of the building.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Temporary Wall Signs shall consist of a flexible vinyl material with grommet holes installed around the edges to accommodate attachment to a building.
 - ii. Temporary Wall Signs shall not be illuminated.

12. Monument Sign

A Monument Sign is a freestanding sign supported by a solid architectural element at its base.

- a. Standards
 - i. A maximum of one Monument Sign is allowed per street frontage for single-purpose buildings, multi-tenant buildings or complexes and shopping centers on a parcel with one or more street frontages of at least 100 feet.
 - ii. A Monument Sign shall not exceed eight feet in length or six feet in height.
 - iii. Monument Signs shall be placed perpendicular or parallel to the street. The base of a Monument Sign shall be set back a minimum of five feet from any public right-of-way or interior property line; a minimum of 10 feet from the edge of a driveway; and a minimum of 50 feet from any Monument Signs or Pylon Signs on adjoining sites. Monument Signs shall not block sight lines at entry driveways and circulation aisles.
 - iv. The sign copy for a Monument Sign shall only identify the name of the center, complex, or building and the address; however, the name of the primary tenant, if any, may be included in the copy. The minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy. Between 5 to 10 percent of the sign area should be dedicated to identification of the street address.
 - v. The area of Monument Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - vi. Monument Signs shall not project over any on-site driveway or vehicle circulation area.
 - vii. Landscaping with automatic irrigation shall be provided at the base of the supporting structure equal to twice the area of one face of the sign or 75 square feet, whichever is greater. For example, 40 sq. ft. of sign area = 80 sq. ft. of landscaped area.



12) Monument Sign.

b. Commercial and Industrial Guidelines

- i. Monument Signs may be illuminated, however the sign copy should be the only portion of the sign face that is illuminated. The sign background or field shall be opaque with a nonglossy, nonreflective finish.
- ii. The sign area and height of the sign should be in proportion to the site and surrounding buildings. Signs shall not be overly large so as to be a dominant feature of the site.
- iii. Monument Signs shall incorporate architectural elements, details, and articulation as follows:
 - Provide a solid architectural base that supports the sign. The base shall be a minimum of one-foot in height.
 - Provide architectural elements on the sides and top to frame the sign pane(s). Use columns, pilasters, cornices, and similar details to provide design interest.
 - Incorporate materials and colors into the sign support structures to match or be compatible with materials and colors of the development the sign serves so it does not appear out of scale with its adjacent building(s).
 - Keep the overall size of the sign in proportion with the development it serves so it does not appear out of scale with its adjacent building(s).

13. Pylon Sign

A Pylon Sign is a freestanding sign that is supported by two or more uprights, or braces in or upon the ground that are not a part of a building or enclosed within the exterior walls of a building and are separated from any other structures by a distance of at least six inches. This includes a sign that is supported by two or more uprights that are surrounded by a decorative cover to form one solid sign support. The following standards and guidelines do not apply to pylon signs oriented towards the I-10 Freeway. Pylon signs shall only be allowed for commercial properties.

a. Standards

- i. A maximum of one Pylon Sign is allowed per street frontage for single-purpose buildings, multi-tenant buildings or complexes, and shopping centers on a -parcel with one or more street frontages of at least 200 feet. Either a Pylon Sign or a Monument Sign is allowed on a street frontage, but not both.
- ii. A Pylon Sign shall not exceed 20 feet in height.
- iii. Pylon Signs are only allowed when a building is set back from the front property line a minimum of 40 feet. The base of a



13) Pylon Sign.

Pylon Sign shall be set back a minimum of five feet from any public right-of-way or interior property line; a minimum of 10 feet from the edge of a driveway; and a minimum of 50 feet from a property line of any residentially zoned property and from any Monument Signs or Pylon Signs on adjoining sites. Pylon Signs shall not block sight lines at entry driveways and circulation aisles.

- iv. The sign copy for a Pylon Sign shall only identify the name of the center, complex, or building and the address; however, the name of the primary tenant, if any, may be included in the copy. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy.
 - v. The area of Pylon Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - vi. Pylon Signs shall not project over any building, on-site driveway, or vehicle circulation area.
 - vii. Landscaping with automatic irrigation shall be provided at the base of the supporting structure equal to twice the area of one face of the sign or 75 square feet, whichever is greater. For example, 40 sq. ft. of sign area = 80 sq. ft. of landscaped area.
- b. Guidelines
- i. Pylon Signs may be illuminated; however the sign copy shall be the only portion of the sign face that is illuminated. The sign background or field shall be opaque with a nonglossy, nonreflective finish.
 - ii. The sign area and height of the sign should be in proportion to the site and surrounding buildings. Signs shall not be overly large so as to be a dominant feature of the site.
 - iii. Pylon Signs should incorporate architectural elements, details, and articulation as follows:
 - The supporting structures of Pylon Signs shall not include exposed metal pole(s), but shall be surrounded by a decorative cover that is architecturally compatible with the sign cabinet and the architectural character of buildings on the site.
 - Incorporate materials and colors into the sign support structures to match or be compatible with materials and colors of the development the sign serves so it does not appear out of scale with its adjacent building(s).
 - Keep the overall size of the sign in proportion with the development it serves so it does not appear out of scale with adjacent building(s).

14. Freeway Adjacent Sign

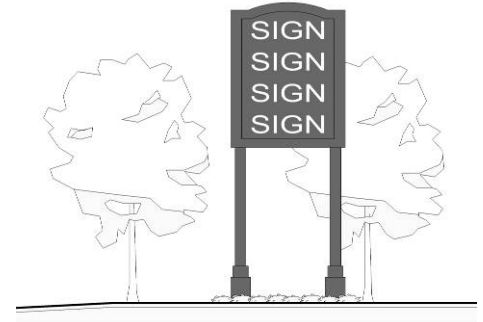
A Freeway Adjacent Sign is an on-site sign of a pylon-type design that is oriented towards traffic traveling on the I-10 freeway.

a. Standards

- i. One Freeway Adjacent Sign is allowed for single-purpose buildings, multi-tenant buildings, or complexes with at least 20,000 square feet of building area on a parcel that has at least 200 linear feet of continuous frontage along the I-10 freeway easement or right-of-way and is at least four net acres in size. A parcel with a Freeway Adjacent Sign shall not be permitted any other freestanding sign of any type.
- ii. Freeway Identification Signs shall not exceed 200 square feet in area and a maximum height of 40 feet. If additional sign height and/or area is requested, the Planning Commission, at the Planning Commission's discretion, may approve additional sign height and/or area (up to a maximum height of 50 feet and maximum sign area of 250 square feet) after either or both of the following modeling simulations is conducted by the applicant as a part of the Design Review:
 - A "flag test" to simulate the visual impact of the proposed sign structure;
 - A line of sight study to determine what size of sign could be seen from any given distance, and whether the additional height and/or area are warranted.

b. Commercial and Industrial Guidelines

- i. Freestanding freeway-oriented signs shall be of a pylon-type design, supported by two or more appropriately dimensioned columns. Pole signs are not allowed.
- ii. Signs should incorporate architectural design elements into the sign copy portion of the sign as well as the supporting structure. The overall design theme shall be compatible with the associated development.
- iii. Materials and colors used on the sign and supporting structure shall be compatible with those of the development the sign serves.
- iv. Signs shall be internally illuminated, however, the sign copy shall be the only portion of the sign face that is illuminated.
- v. Signs shall incorporate a significant landscaped area at the base of the sign equal to two times the size of the sign face.

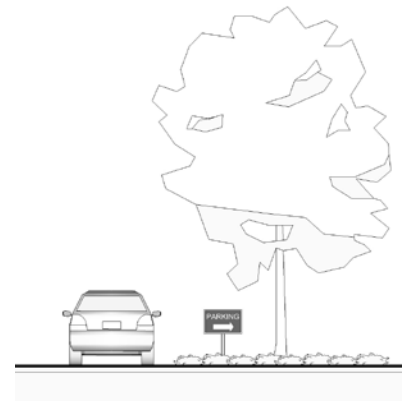


14) Freeway Adjacent Sign.

15. Directional Sign

A Directional Sign is an on-premise sign giving directions, instructions, or facility information of an establishment (e.g., parking signs, exit and entrance signs, etc.).

- a. Standards
 - i. One (1) directional sign for each vehicle entry to a site with a maximum area of three square feet per sign. Maximum sign height shall be four feet. Additional directional signs may be allowed with approval of a Comprehensive Sign Program.
- b. Commercial and Industrial Guidelines
 - i. Directional signs and their supports shall use the same color palette of the proposed building.
 - ii. Directional signs shall be located to maintain sight lines along major circulation routes and shall be illuminated for visual clarity and safety.
 - iii. Directional signs shall be designed with easy-to-read fonts, contrasting colors from the surrounding support panels, and durable materials.
 - iv. Double-sided parking directional signs shall incorporate messaging and direction arrows on both sides of sign.
 - v. Parking directional signage shall be used consistently throughout each individual development.

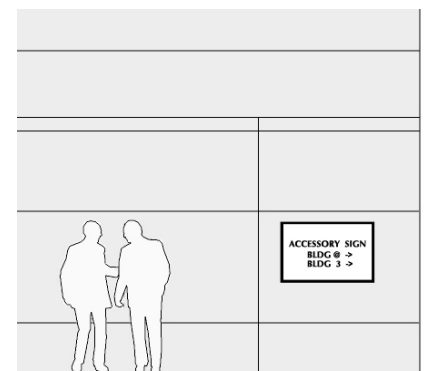


15) Directional Sign.

16. Accessory Signs

Accessory Signs are signs that provide incidental information about a project site or a business and its goods or services. For the purposes of this plan, Accessory Signs include:

- Directory Sign. A sign listing the tenants or occupants of a building or building complex.
- Fuel Price Sign. Fuel price signs only advertise the price and grade of fuel for sale at a service station.
- Nameplate Sign. A sign indicating the name and/or address of a building or occupant.
- Restaurant Menu Sign. Menus displayed on the exterior premises of a restaurant.



16) Accessory Sign.

- a. Standards
 - i. The area of Accessory Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - ii. Directory Signs: Limited to a total sign area of 10 square feet.
 - iii. Fuel Price Signs: One per street frontage with a maximum sign area of 12 square feet and a maximum height of four feet. Fuel price signs shall only advertise the price and grade of fuel and no other advertising shall be allowed. Located in a landscaped planter with a minimum area equal to the area of the sign.
 - iv. Nameplate Sign: One non-illuminated sign not to exceed one square foot in area.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Accessory Signs shall be wood and metal.
 - ii. Accessory Signs shall be illuminated by internal or external illumination as appropriate.

6.8 Public Right-of-Way Streetscape

This section establishes standards for streetscape landscaping improvements within the public rights-of-way along the major highways, primary highways, and secondary highways as identified in the General Plan, Circulation Master Plan, as well as district gateway/intersection enhancements. The intent of these streetscape improvement concepts, and gateway enhancements is to provide a “sense of place” or identity, while interweaving the standards and tree palettes that may be provided by any overriding Master Street Tree Plan.

A. Street Classifications

Streets within the FID are classified as follows:

- 1. Major highways:
 - a. Six-lane major highway – Citrus Avenue.
 - b. Modified six-lane no median major highway – Valley Boulevard.
 - c. Eight-lane major highway – Cherry Avenue.
- 2. Primary highways – Beech Avenue, Fontana Avenue, Mulberry Avenue, and Slover Avenue.
- 3. Secondary highway – Poplar Avenue.

B. General Design Criteria

The following general design criteria are intended to articulate consistent landscape treatments on similar classifications of corridors and provide a hierarchy of conceptual treatments for district gateway/intersection enhancements, within the FID.

1. Landscaping should be used to accentuate and frame important view corridors.
2. Landscaping shall employ a common three-tiered approach to design:
 - a. Trees
 - b. Shrubs, vines and tall grass-like materials
 - c. Groundcovers (does not include turf)
3. Landscaping should be consistent and accentuated along arterial corridors and gateway intersections to emphasize district areas.
4. Street trees on major highways, and primary highways shall consist of on-center planting of deciduous trees in medians (whenever medians are required) and evergreen trees in parkways to provide seasonal variations of views during fall and winter months (clearer air and snow-capped peaks).
5. Secondary highways shall provide single species of evergreen trees planted in parkways.
6. Gateway intersection enhancements should incorporate the adjacent property tree species (used in buffer setback) in order to provide background and screening, and be enhanced with accent trees selected for their character and shape.
7. Primary and secondary gateways will include thematic monumentation for district identification and reflect elements of local identity (i.e. river rock, concrete, City logo, etc.).
8. All gateway intersection enhancements shall incorporate decorative paving at corner areas and plant materials that promote the best of water-efficient landscaping.

C. Streetscape Concept

The Streetscape Concept Plan for the project area is shown on Exhibit 6-5. The plan identifies major, primary, and secondary highways, as well as collector streets and the gateway intersections within the Specific Plan area. Roadway classifications are consistent with the General Plan, Circulation Master Plan.

1. Major Highway Streetscape. Major highway streetscapes define the image of the City and its districts, while providing arterial linkages within and beyond the City. There are four streetscape concepts for major highways: Six-Lane Major Highway, Modified Six Lane No Median Major Highway, Modified Six Lane Residential Adjacent Major Highway, and Eight-Lane Major Highway. These major highway streetscapes are designed in response to special design needs, right-of-way, and adjacencies. Major highways within the FID are short sections of

Cherry Avenue, Citrus Avenue, and Valley Boulevard. Streetscape cross-sections are in Exhibits 6-6, 6-7, and 6-8.

2. Primary/Secondary Highway Streetscape. Primary/Secondary highway streetscapes define thoroughfares throughout the City. Primary highways within the FID are Beech Avenue, Fontana Avenue, Mulberry Avenue, and Slover Avenue. The only secondary highway is Poplar Avenue. Streetscape cross-sections are in Exhibit 6-9 and 6-10.

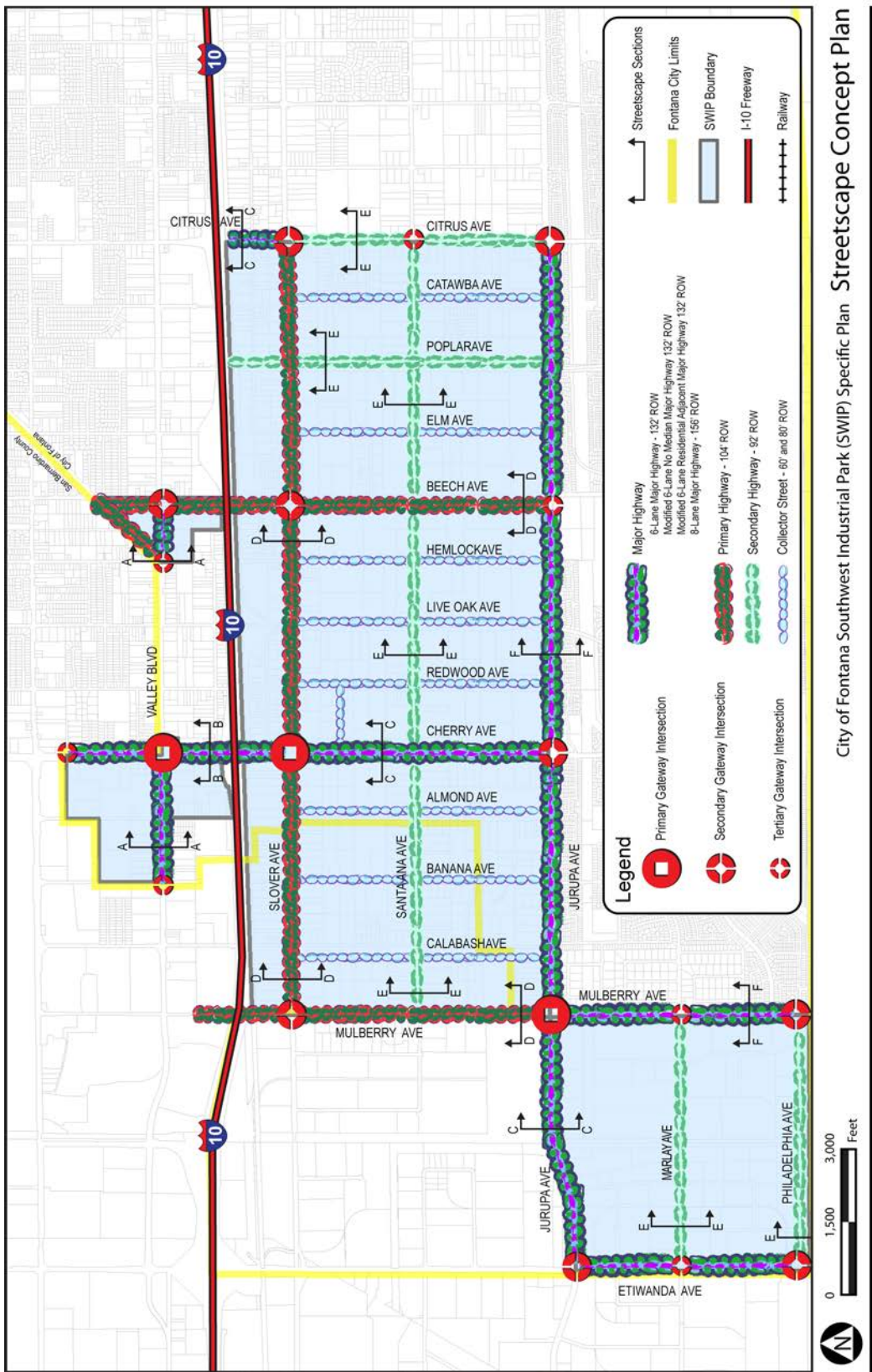


Exhibit 6-5 – Streetscape Concept Plan

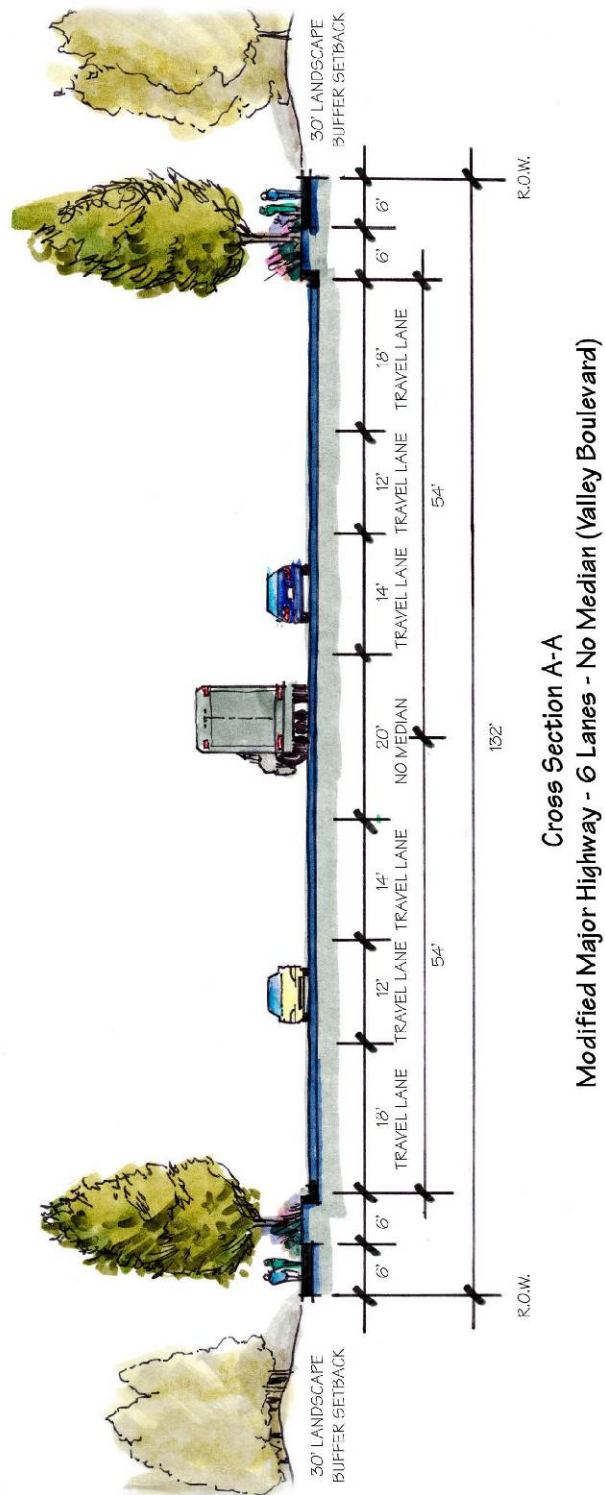


Exhibit 6-6 – Modified Major Highway – 6 Lanes – Cross-Section A-A (Valley Boulevard)

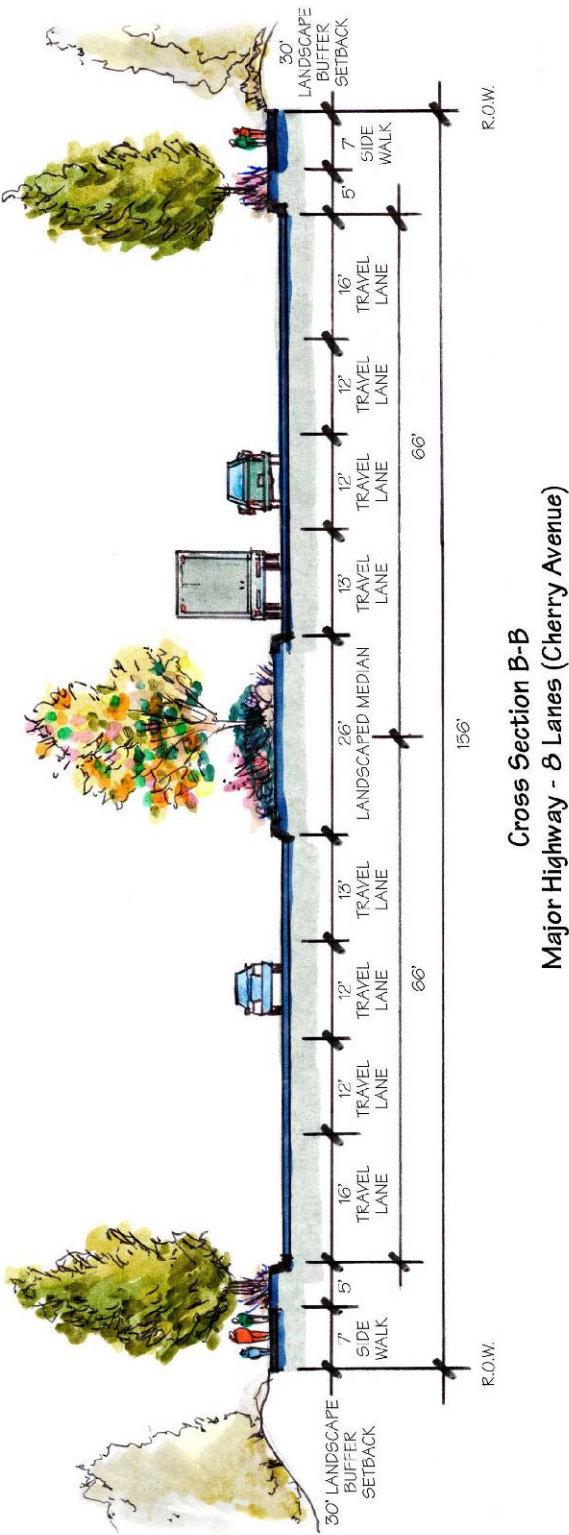


Exhibit 6-7 – Major Highway – 8 Lanes – Cross-Section B-B (Cherry Avenue)

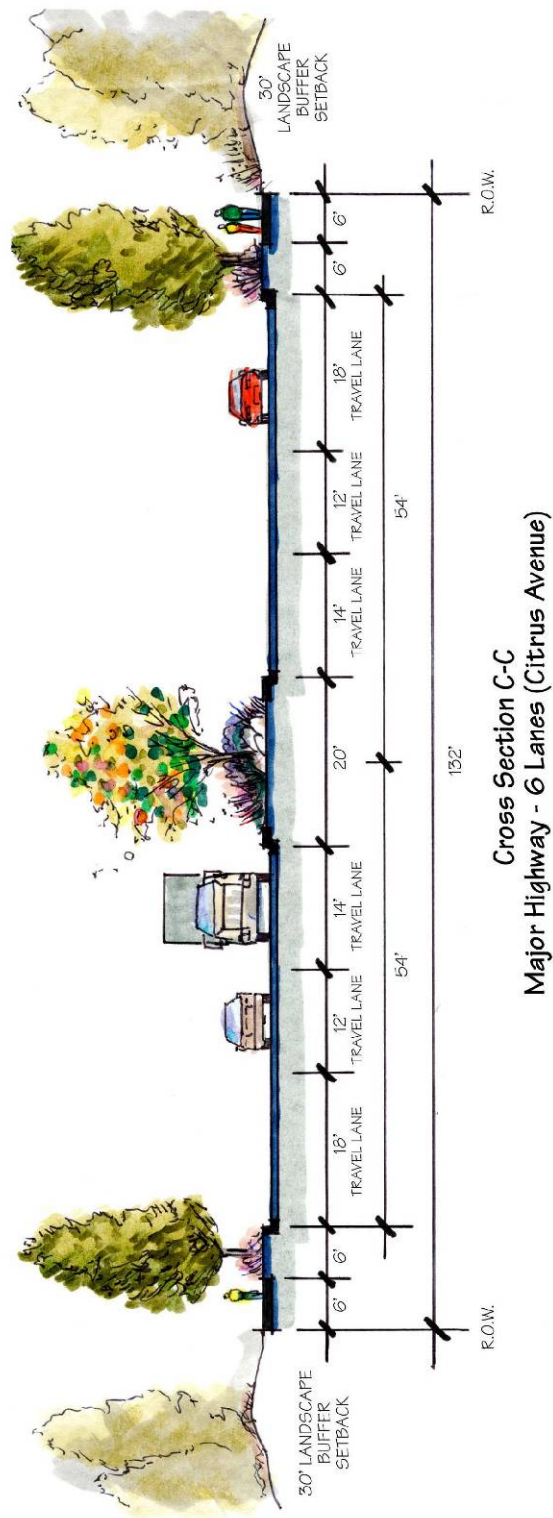


Exhibit 6-8 – Major Highway – 6 Lanes – Cross-Section C-C (Citrus Avenue)

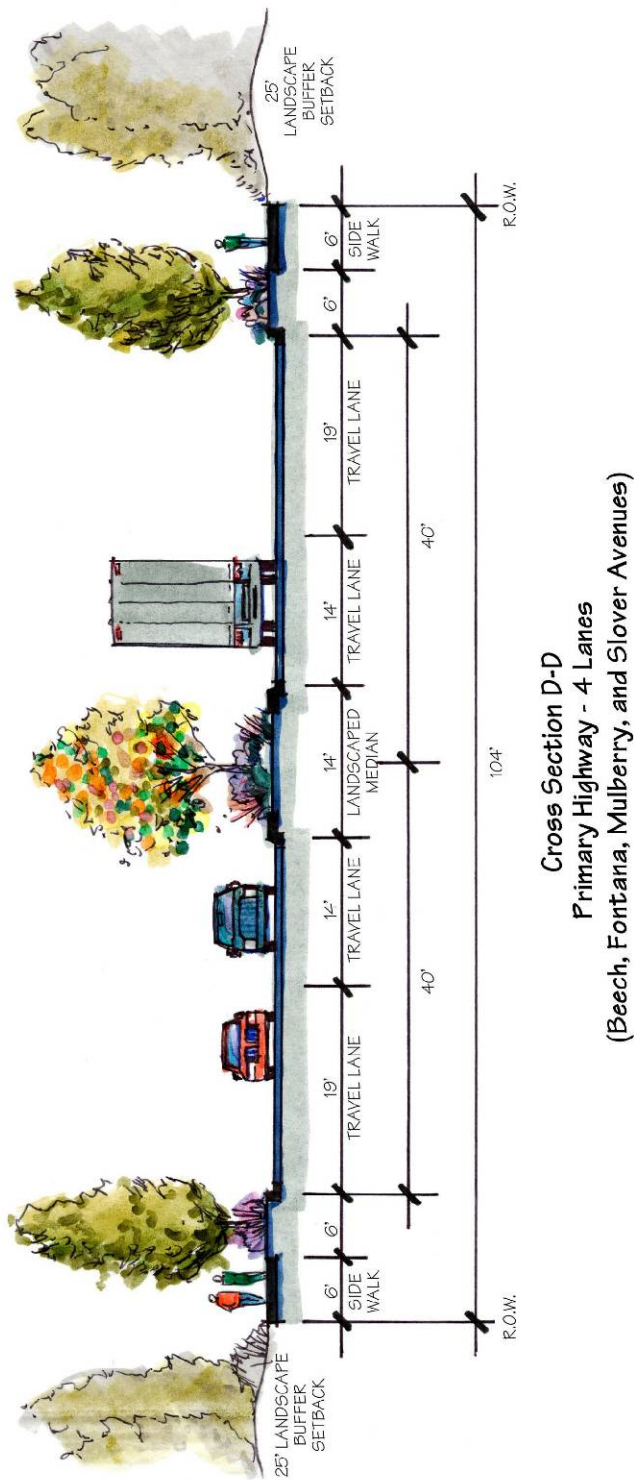
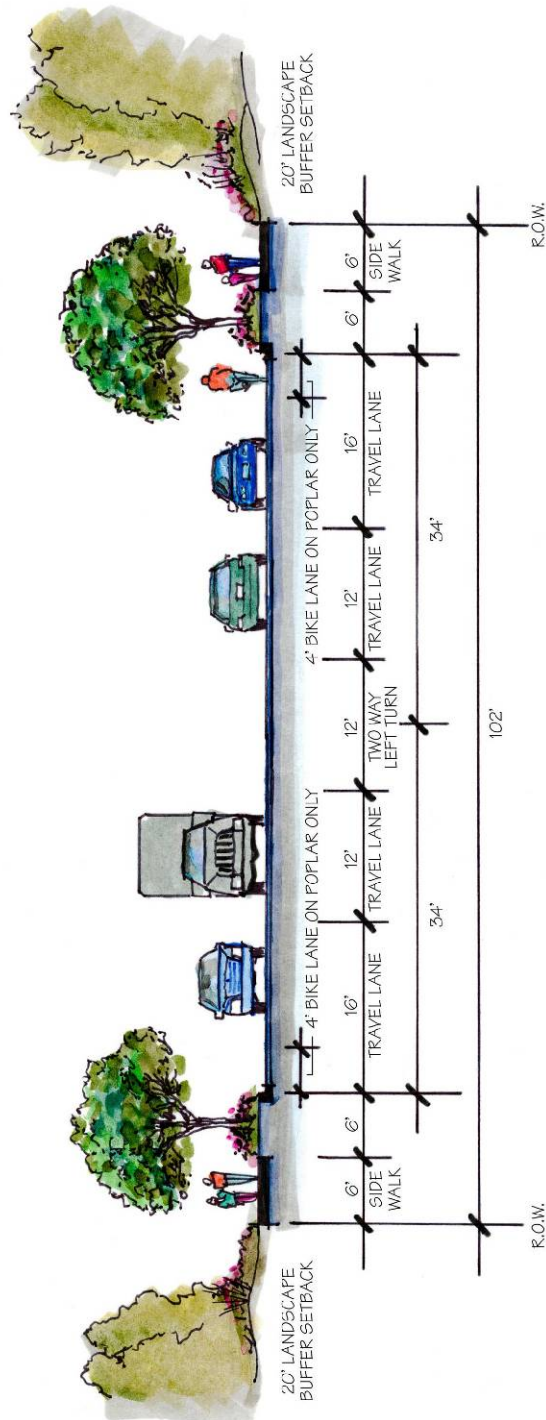


Exhibit 6-g – Primary Highway – 4 Lanes – Cross-Section D-D (Beech Avenue, Fontana Avenue, Mulberry Avenue, and Slover Avenue)



Cross Section E-E
Secondary Highway - 4 Lanes (Poplar Avenue)
**Poplar Avenue will have a bike lane*

Exhibit 6-10 – Secondary Highway – 4 Lanes – Cross-Section E-E (Poplar Avenue)

3. Gateways

A. Concept Plan

The Streetscape Concept Plan Exhibit 6-5 identifies a hierarchy of primary, secondary, and tertiary gateways. The intent of the gateway intersection enhancements is to provide a visual statement that you are within the Specific Plan area.

The gateway intersection enhancements should all incorporate uniform treatments (to varying degrees) within expanded corner setback areas (45 degree diagonal right-of-way). Depending on the hierarchy level, each gateway shall include special corner/sidewalk paving, planting schemes that highlight drought tolerant species, and monumentation signage. Monument signs are optional on tertiary gateway intersections.

Each corner planting scheme shall incorporate the three-tiered planting concept, consisting of accent trees, shrubs, or tall grass-like plant material, and a ground cover. Dense planting of evergreen tree species consistent with adjacent buffer setback plantings shall provide a background/screen for each corner setback area.

Gateway conceptual designs with typical dimensions (plan views) are illustrated in Exhibits 6-11, 6-12, and 6-13. The monument sign concept as it would appear in front of the planting treatment is illustrated in Exhibit 6-14.

Gateway enhancements and monument sign enhancements shall meet the City's line of sight regulations, as determined by the City Engineer. Dimensions of monument signs shall comply with Section 6.7.D.12. Monument Sign.

B. Dedication and Maintenance of Gateway Intersection Enhancements

1. When dedication and maintenance is required.
 - a. Whenever a development project is proposed on land that is designated as a location for gateway intersection enhancements in Section 6.8.B Public Right-of-Way Streetscape-Gateways, the developer shall:
 - i. Dedicate any necessary right-of-way area to the City or provide an easement in favor of the City for the installation of gateway intersection enhancements;
 - ii. Construct the gateway intersection enhancements to the standards indicated in Section 6.5., Public Right-of-Way Streetscape; and

- iii. Enter into an agreement with the City that specifies perpetual maintenance.
 - b. The applicable review authority shall impose the dedication (or easement) requirement as a condition of project approval.
 - c. The City Attorney and the Director of Community Development shall approve the form and content of any dedication or easement instrument used to ensure the installation and perpetual maintenance of the gateway intersection enhancements.

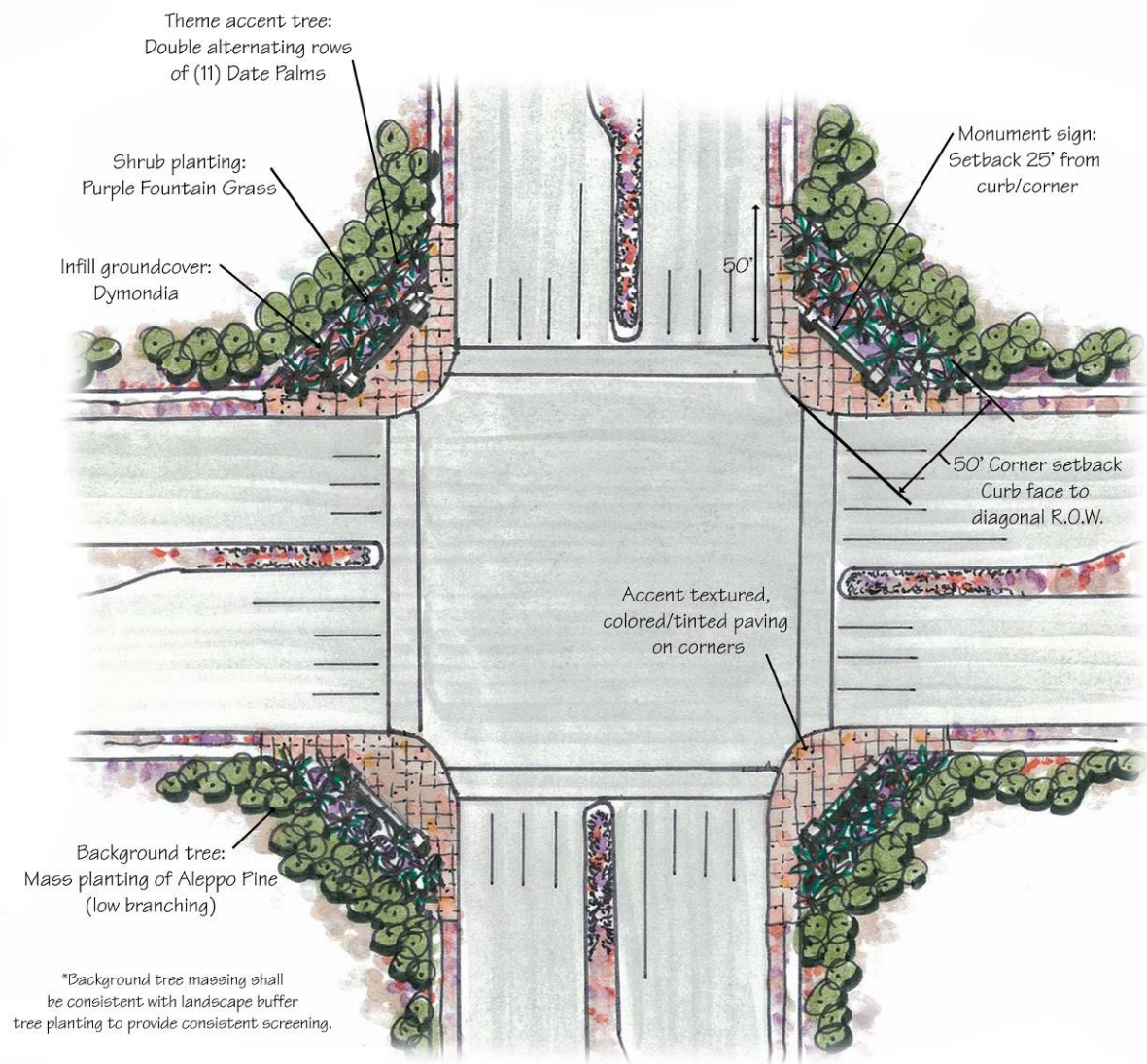


Exhibit 6-11 – Primary Gateway Intersection Enhancement Concept

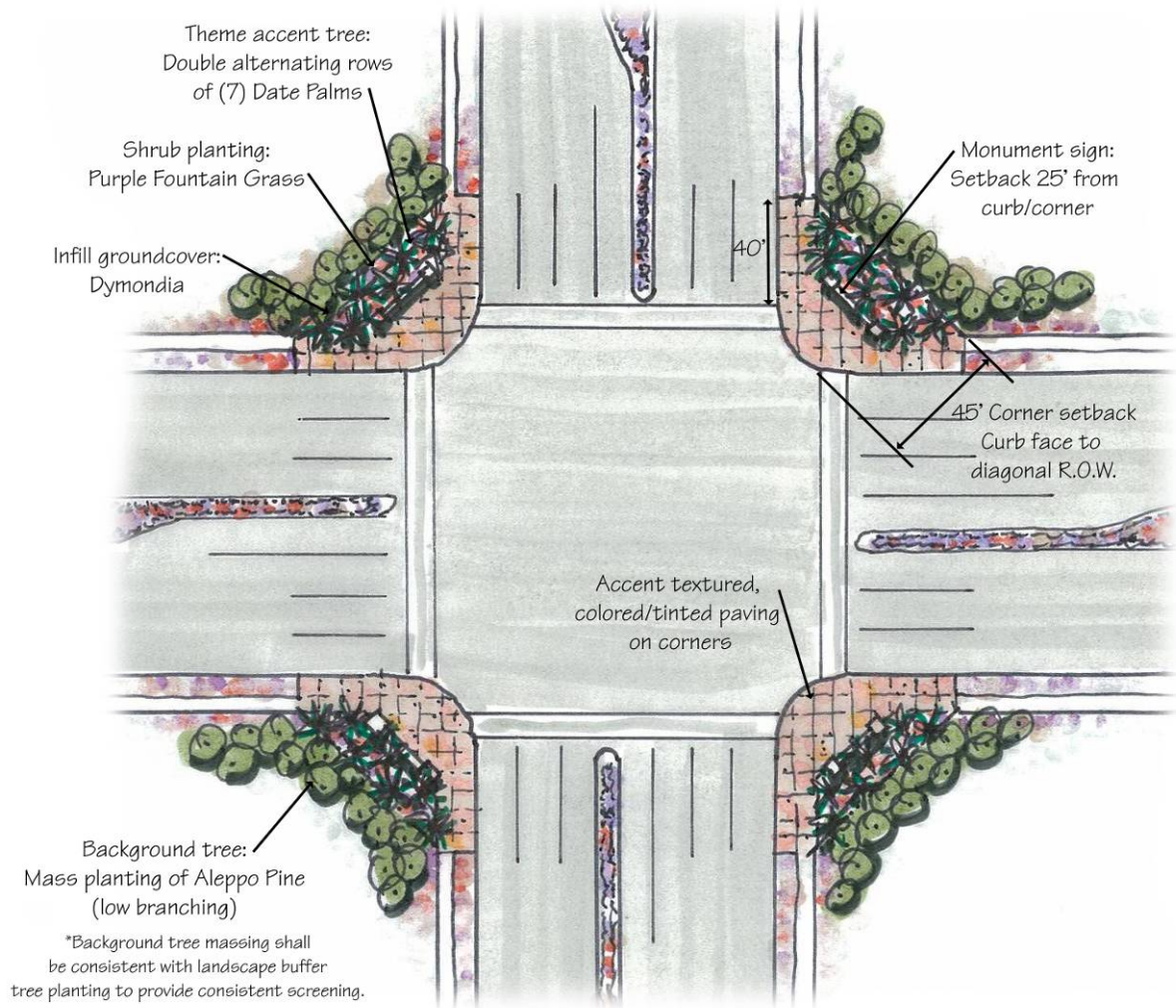


Exhibit 6-12 – Secondary Gateway Intersection Enhancement Concept

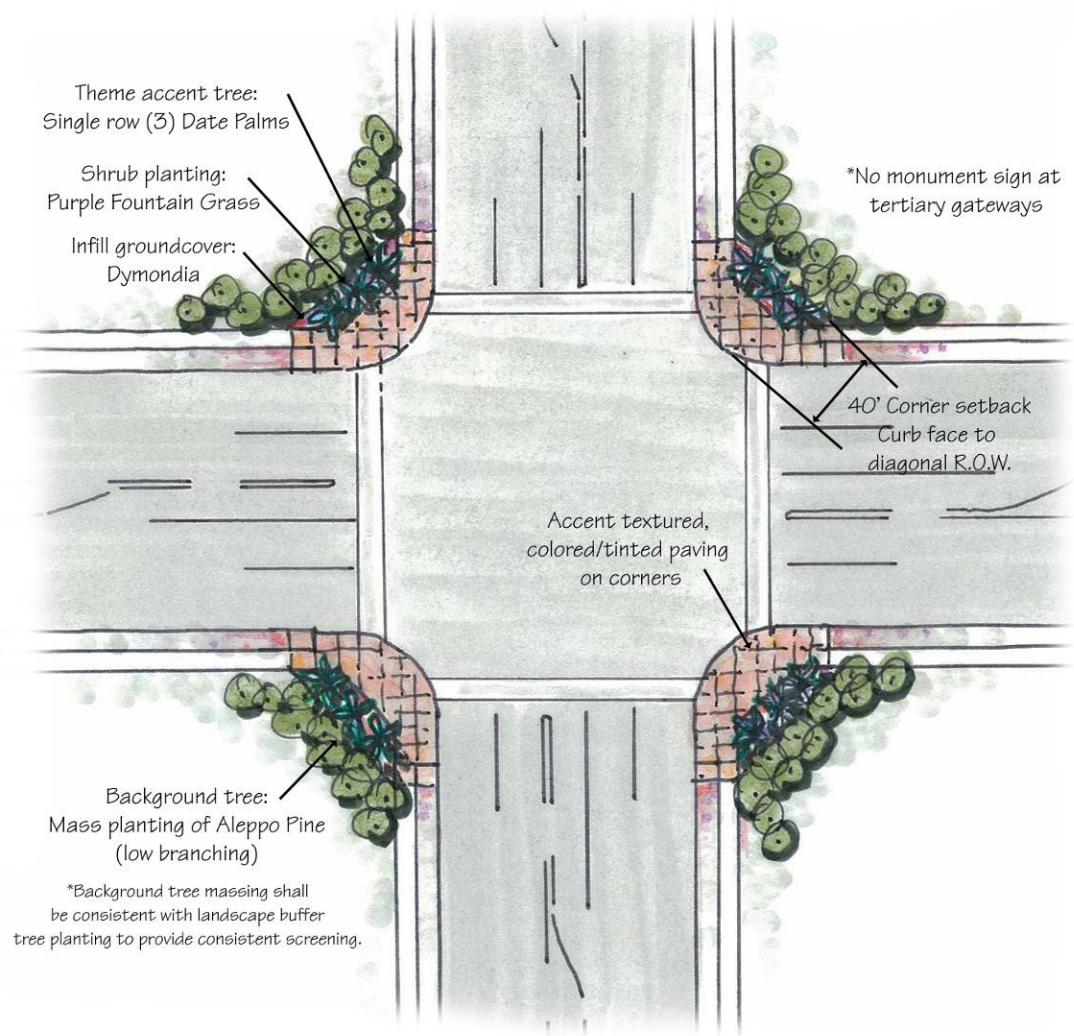


Exhibit 6-13 – Tertiary Gateway Intersection Enhancement Concept

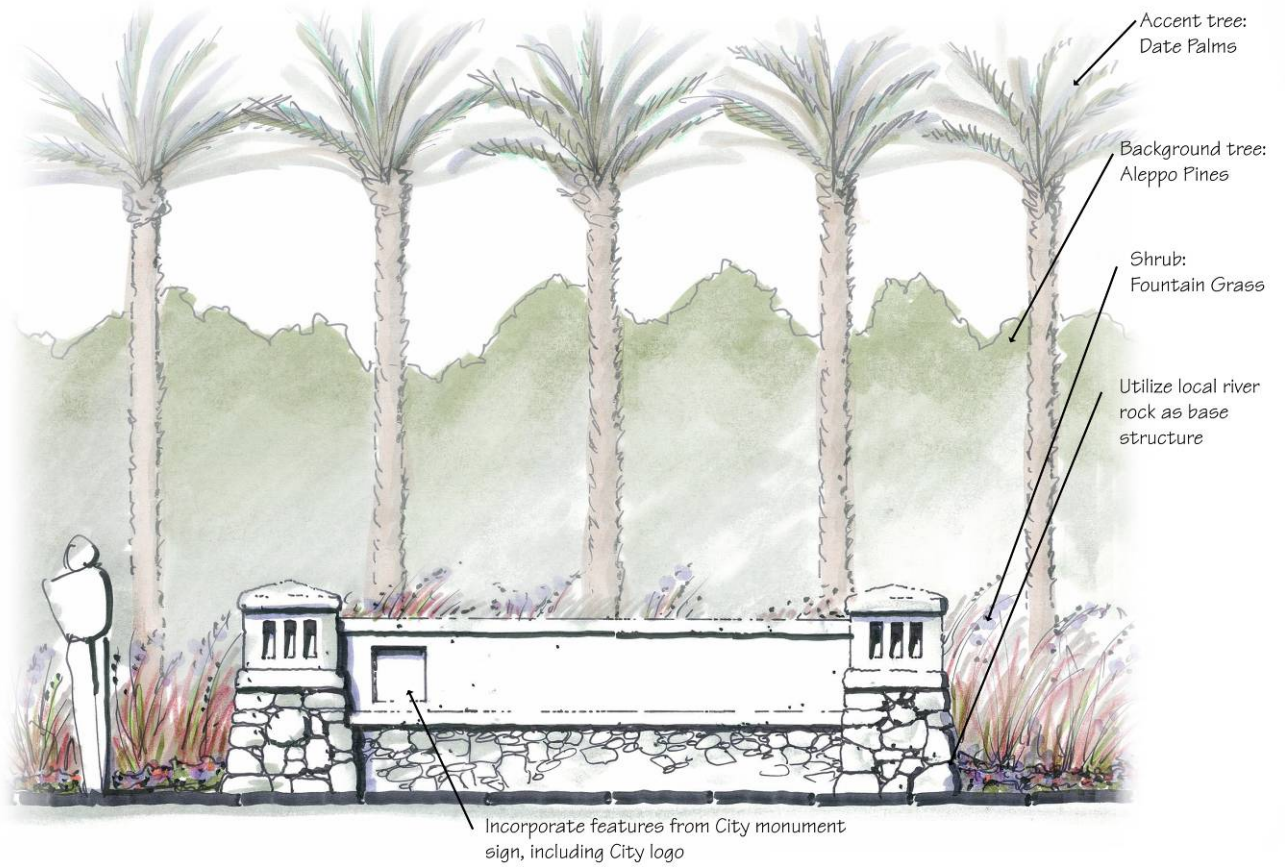


Exhibit 6-14 – Monument Sign Concept

4. Street Furniture

Exhibit 6-15 – Street Furniture Palette, identifies recommended street furniture components, including lighting, trash receptacles, and benches, for the district. The palette is intended to ensure a unified visual identity for the district, which is distinct from the other districts within the Specific Plan area.



Wall/building lighting
Domus Series Lighting
by Phillips Lumec
DMS 55 - SG



Pole/pedestrian and parking lot lighting



Austin Series
Trash receptacle
and bench by
LandscapeForms



Exhibit 6-15 – Street Furniture Palette.

C. Freeway Edges Design Criteria

Freeway edges are an important part of the overall specific plan area and should be consistent with the overall Specific Plan landscape palette. General guidelines include:

1. A minimum of a 20-foot landscape zone (measured from the private property line to the adjacent I-10/railroad right of way). Plantings should reflect the primary highway planting palette to the extent feasible.
2. Landscape treatments along the freeway corridor should serve as a windbreak to protect the sites from seasonal strong winds. Windbreak elements include a row of medium height (20 to 25 feet) dense trees, a row of taller trees (40 to 45 feet) and a row of medium height (8 to 10 feet) dense shrubs.
3. Undesirable views such as parking lots and loading/service areas visible from the I-10 freeway are prohibited.

6.9 Design Guidelines

A. Design Objectives

The Design Guidelines will promote and reinforce the City's commitment to high quality development. In general, the guidelines are intended to ensure that development preserves or improves the positive characteristics of the City's image. The objectives of these guidelines are to:

- Promote orderly development by implementing the SWIP Specific Plan objectives, policies, and principles found in Chapter 2.0.
- Protect and enhance property values by ensuring that development fits properly within the context of its surroundings and does not negatively impact adjacent uses.
- Encourage individual creativity and innovative solutions by allowing flexibility in how a particular guideline is met as long as the intent of the guideline is achieved.
- Ensure functional pedestrian and motor vehicle circulation within a project and convenient pedestrian linkages to and from adjacent residential, commercial, industrial, and school areas.

B. Design Intent

The FID encourages innovative architecture and site design that relate to the adjacent freeway, local roads, and surrounding neighborhoods. Scale, building articulation, on-site circulation patterns, and interface with adjacent uses are important in developing well-planned, integrated commercial and industrial uses.

C. Industrial, Distribution, and Business Park Uses

The design guidelines in this Subsection shall apply to all industrial projects within this land use district.

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation, and parking areas should reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas responsive to the public.
- Site development may utilize variations on building placement and landscaping adjacent to the public street. Appropriate configurations may include, but are not limited to the following:
 - Fully landscaped setback between building and street
 - Parking in front of building with a landscape buffer between parking and street. **See Figure 1.**



Figure 1. Appropriate building and landscape placement adjacent to public street.

- Visitor parking may be located at the front of the building adjacent to the main entry while employee parking and service areas are located at the sides and rear of the building. **See Figure 2.**
- Service and loading should not be located on building side(s) adjacent to a public street.
- When buildings abut residential properties or the I-10 freeway, parking and loading areas should be located at the side of the building instead of the rear. The rear setback area shall be fully landscaped. **See Figure 3.**
- The design and location of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) shall be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- With the exception of security kiosks, accessory buildings shall be located as far back from the front and street side setback area as possible.
- Sea/train-type metal containers are prohibited.
- Noise-generating activities and storage areas shall be located as far as possible from adjacent properties. Sound attenuation walls shall be used where appropriate to reduce noise.
- Outdoor storage, work, and loading areas shall be incorporated within the building design and located to the rear or side of buildings and screened from view from adjacent public streets. **See Figure 4.**

Courtyards and Plazas

- Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas, recreation areas, etc.).

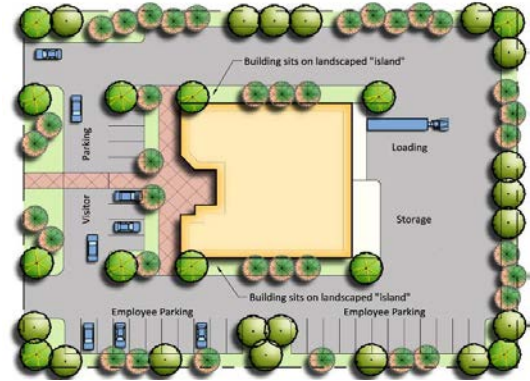


Figure 2. Parking layout.



Figure 3. Fully landscaped setback adjacent to freeway.

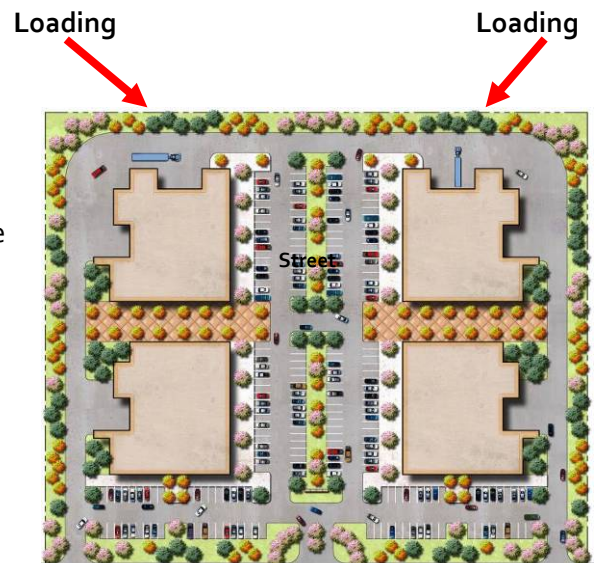


Figure 4. Appropriate location of loading areas.

- Business park developments should provide recreational facilities (e.g., bicycle paths, tennis courts, volleyball courts, gymnasiums, etc.).

2. Building Orientation

- Multiple building developments should be oriented in a manner that will form gateways through facade enhancement, maximize public view, and capture public interest along adjacent major streets. **See Figure 5.**
- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Buildings should generally be placed at or near setback lines with development oriented in a manner that will provide visual interest, especially for development located along the I-10 Freeway. **See Figure 6.**
- Buildings should be oriented in a manner that takes advantage of passive solar design.
- Buildings shall be oriented to provide a buffer between sensitive uses and outdoor work areas, loading, and storage.

3. Site Elements

Fences and Walls

- Walls and fencing materials shall consist of wrought iron, tubular steel, stone, stucco, or brick, and shall be compatible with the overall design character/style of the development. The use of chain-link fence material is not allowed if visible from the public right-of-way. **See Figure 7.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.
- Wall heights and surfaces shall be articulated with varying facade depths or pilasters to promote architectural interest, and shall include a cap along the top of the wall. **See Figure 8.**



Figure 5. Buildings are oriented to create gateway into development.



Figure 6. Buildings are oriented to provide architectural features visible from the freeway.



Figure 7. Tubular steel and stone pillars are appropriate fencing materials.



Figure 8. Wall is articulated with pillars and incorporates landscaping at the base and vines to deter graffiti.

- Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti. **See Figure 8.**

Screening

- Loading bays and service areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 9.**
- Trash storage enclosures and outdoor mechanical equipment shall be screened from public view, especially adjacent to the I-10 freeway.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. Special consideration shall be given to the screening of roof-mounted equipment on building rooftops that are visible from the I-10 freeway. **See Figure 10.**

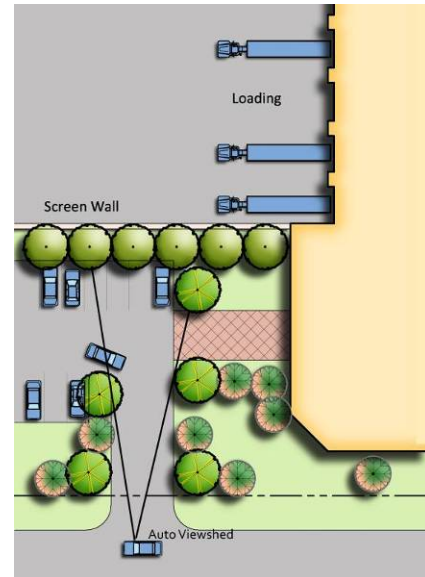


Figure 9. Appropriate placement, orientation and screening of service areas.

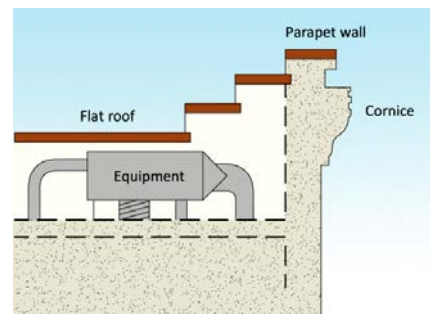


Figure 10. Screening of roof mounted equipment.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.

- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site. **See Figure 11.**
- Trash enclosures shall integrate horizontal screening such as trellises.



Figure 11. Trash enclosures with architectural screening elements.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets and the I-10 freeway and adjacent to residential zones, and to prevent light spillover onto adjacent properties. **See Figure 12.**
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 13.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures.
- Decorative light fixtures shall be consistent with the architectural design of the building. **See Figure 14.**



Figure 12. Hooded light fixture directs light downward.



Figure 13. Bollard lighting along pedestrian walkway.



Figure 14. Decorative light fixtures.

4. Parking and Access

Parking

- Parking lots shall not be the dominant visual element on the site.
- Parking lots adjacent to and visible from public streets shall be appropriately screened to minimize undesirable visual impacts.
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 15.**

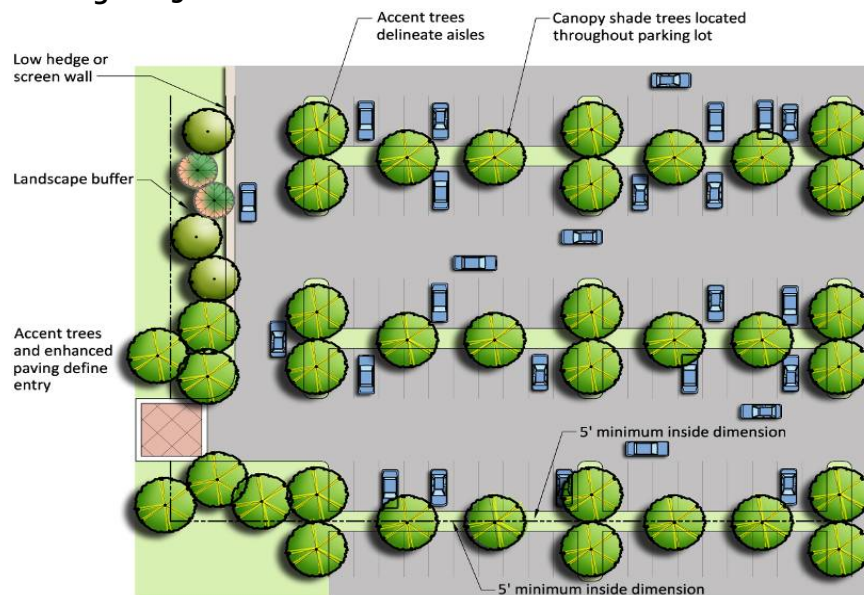


Figure 15. Parking lot landscaping.

- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat and the visual impacts of large parking areas.
- Employee parking areas should be located behind the building or alongside of the building so as not to be visible from adjacent streets.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 16.**

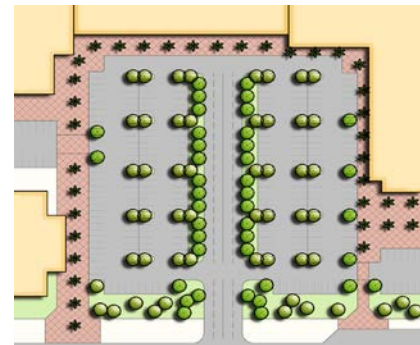


Figure 16. Pedestrian circulation is consistent along perimeter of parking lot.

- Parking shall be provided within walking distance of all tenants and public sidewalks.
- Parking lot design shall include water quality stormwater facilities consistent with City standards. **See Figure 17.**

Access

- The use of common (shared) access points and driveways is encouraged; placement of vehicle access points close to building entries shall be avoided to minimize pedestrian and vehicular conflicts. **See Figure 18.**



Figure 17. On-site stormwater capture system.



Figure 18. Shared parking access.

- Entry drives shall be clearly marked by special features, (e.g., enhanced paving, prominent landscape features, low-level decorative walls, and well-designed monument-type signs). **See Figure 19.**
- Access to each development site shall be clearly visible to pedestrians and motorists.
- Service and loading areas should take access from shared access points to reduce curb cuts along streets.



Enhance project entries with landscaping and special paving for visual impact.

Figure 19. Entry drive.

5. Architecture

Mass and Scale

- The mass and scale of the buildings shall respect the visual and physical relationship to the

adjacent buildings and surrounding sensitive uses. Taller building elements should be placed towards the center of the site, with lower elements adjacent to surrounding properties.

- Buildings should be stepped back when adjacent to or in close proximity to sensitive uses (e.g., residential, schools, etc.).
- Vertical and horizontal offsets shall be provided to reduce the visual bulk of the building. **See Figure 20.**

Building Facades

- Building facades shall incorporate architectural elements such as windows, pillars, wall plane breaks to minimize blank walls and to create visual interest. **See Figure 21.**
- All building elevations, whether front, side, or rear shall be architecturally detailed.
- Architectural accents (e.g., cornices, tiles, trim around windows, grooves in building faces, accent band details, bulkheads, etc.) shall be used to create variation along building facades. **See Figure 22.**



Figure 20. Incorporation of vertical offsets and material changes.



Figure 21. Façade articulation.



Figure 22. Use of cornices, window trim and grooves.

- Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale shall be considered for the remainder of the building spanning public street frontage. **See Figure 23.**
- The orientation of windows in buildings adjacent to a residential zone shall preclude a direct line of sight into residential properties.
- Primary building entries shall be easily identified through the use of prominent architectural elements, signage, landscaping, lighting, canopies, roof form, hardscape, architectural projections, columns, vertical elements, or other design features that help emphasize a building's entry. **See Figure 24.**



Figure 23. Enhanced corner elements.



Figure 24. Articulated Entries.

Roofs shall be designed as an integral component of building form, mass, and facade. Building form should be enhanced by sloped or offset roof planes, eave heights, and rooflines. **See Figure 25.**

- Locate and/or screen rooftop equipment so that it is not visible from the street. Rooftop screening shall be integral to the building's form.



Figure 25. Offset roof planes.

Color and Materials

- Colors and materials for all structures on-site should consist of earth tones. Use of at least two to three different colors, materials or textures is encouraged.
- Building materials shall be durable and able to withstand long-term exposure to the elements.
- Large expanses of smooth material (e.g., concrete) shall be broken up with expansion joints, reveals, or changes in texture and color. **See Figure 26.**
- To the fullest extent feasible, buildings should use large windows along walls and skylights in rooftop designs to capture natural light during working hours.



Figure 26. Use of expansion joints.

6. Landscaping

- Landscaping shall be in scale with adjacent structures, streets, and public spaces, and shall be sized appropriately when fully grown.
- Landscaped areas should incorporate a three-tiered planting system:
 - 1) trees;
 - 2) shrubs and vines; and
 - 3) ground covers

See Figure 27.

See suggested Plant Palette in Table 6-6.



Figure 27. Three-tiered planting system: trees, shrubs, and ground covers.

- Special landscape features, such as specimen trees, shall be provided at major focal points (e.g., project entries, building entries, and pedestrian gathering areas).

- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. Incorporation of appropriate public art is highly encouraged.
- Development on corner lots shall be enhanced with a combination of specimen trees, accent plantings, upgraded perimeter wall surfaces, hardscape treatments and landscape lighting adjacent to the street intersection.
- Drought-tolerant and low-maintenance trees, vines, and groundcovers shall be used on-site. Drip irrigation systems shall be installed where feasible to ensure the highest possible level of water conservation.
- Planting materials shall be used in plaza areas to provide shade and soften the appearance of hard walls. Water features and public art are also encouraged. **See Figure 28.**
- The use of vines is encouraged on walls to soften the appearance of buildings and screen walls, and to help deter graffiti. **See Figure 29.**
- Planting materials shall be installed to provide a buffer against noise and should be integrated with walls or fences to achieve desired sound reduction. **See Figure 30.**



Figure 28. Plaza area.



Figure 29. Wall incorporates landscaping to soften appearance and deter graffiti.

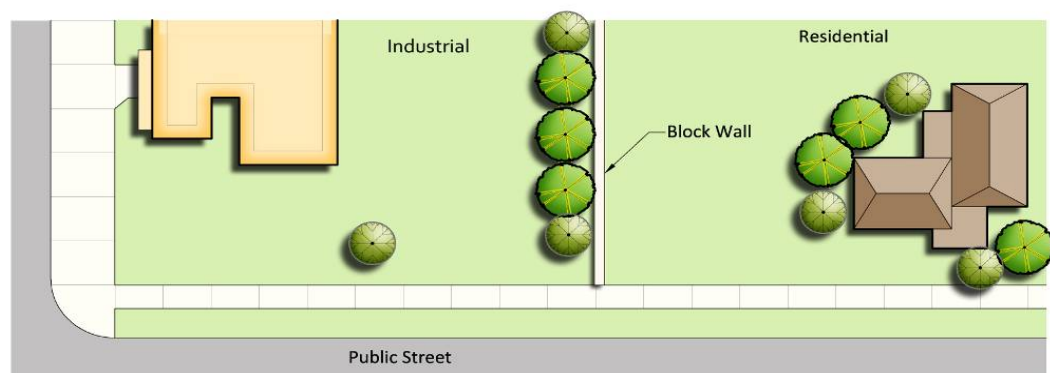


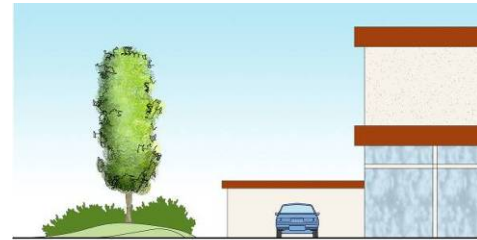
Figure 30. Plant material along buffer wall.

- Landscaping and trellises with vines are encouraged for screening trash storage areas, service areas and mechanical equipment.

- Setbacks adjacent to residential zones shall include dense landscaping to provide visual screening and noise abatement.
- Landscaped berms along site edges may be used to screen parking, loading and service areas and to serve as a sound reduction measure. **See Figure 31.**

Surface parking lots shall be well-landscaped to reduce heat island effect and visually reduce the expanse of paved area. **See Figure 32.**

- Pervious paving materials are strongly encouraged for sidewalks, pathways, parking lots, plazas or gathering areas or other paved surfaces on-site.
- An automatic irrigation system using current equipment and technology shall be provided for planted areas.
- Run-off retention and on-site water filtration/stormwater treatment features and bioswales should be a part of the overall landscape design, and can also serve as buffering methods for adjacent businesses. **See Figure 33.**
- Trees shall be selected and placed to provide canopy and shade for walkways, pedestrian open spaces, and parking areas.
- Landscape material in the setback and visible from the public right-of-way shall blend with and seem a part of the public right-of-way landscaping.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.



Wall, landscaping and berms screen industrial buildings and storage

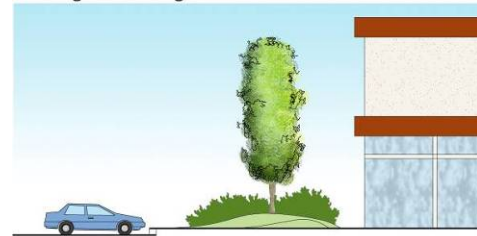


Figure 31. Landscaped berms.



Figure 32. Landscaped parking lot.

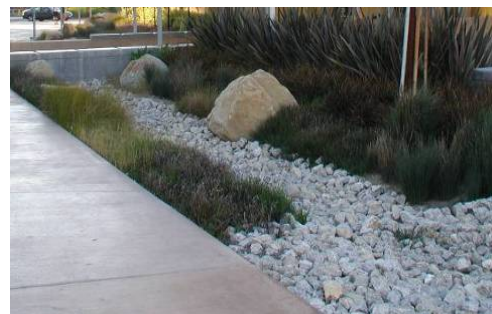


Figure 33. One site water filtration.

- Availability and specific site conditions should be considered in final selection.
- Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.

D. Commercial Uses

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation and parking shall reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas enhance publicly-accessible spaces. **See Figure 34.**
- Loading areas, access and circulation driveways, trash enclosures, storage areas, and rooftop equipment shall be located as far as possible from adjacent residentially zoned properties.
- Site design shall take into consideration the public street and relationship to freeway access and adjacent uses.
- Buildings may be located adjacent to the street with a fully landscaped setback or buildings may be set back with limited parking in front. **See Figure 35.**

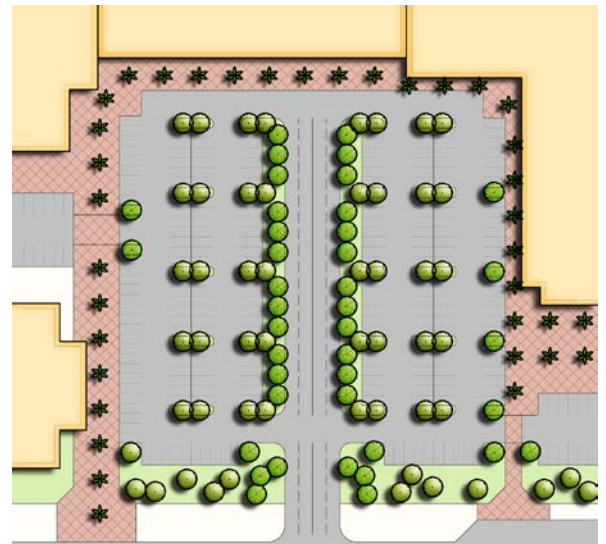


Figure 34. Site plan emphasizes pedestrian connectivity.



Figure 35. Limited parking adjacent to street with

Courtyards and Plazas

- The organization and design of buildings shall encourage and facilitate pedestrian activity.
- Buildings should be organized to create usable open space, courtyards, plazas and dining areas. **See Figure 36.**
- Pedestrian-oriented open spaces, courtyards and plazas shall include a focal element such as a sculpture and/or water feature and sitting areas. **See Figure 37.**

2. Building Orientation

- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Commercial buildings on corner parcels shall establish a strong tie to both streets and should encourage pedestrian activity at corner locations. **See Figure 38.**
- Buildings associated with service retail and restaurant uses shall be pedestrian-scaled, with entries fronting onto streets, plazas or courtyards to reinforce pedestrian orientation.
- Commercial development shall be oriented away from residential streets. At corner locations, if the side street primarily serves a residential neighborhood, development and access shall be oriented away from the side street.



Figure 36. Buildings create courtyard.



Figure 37. Open plaza areas with seating.



Figure 38. Commercial/retail buildings on corners should establish strong tie to the street.

- Buildings adjacent to sensitive uses (e.g. schools, residential) should be buffered. This may be accomplished by providing masonry walls, landscaped berms, appropriate building orientation, building height stepbacks and limitations on activities adjacent to sensitive uses. **See Figure 39.**

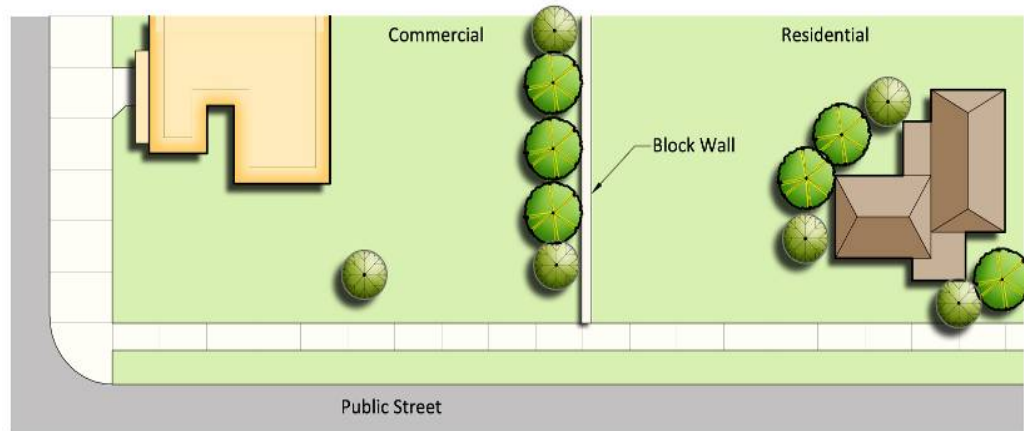


Figure 39. Masonry wall and landscaping separates uses.

- Commercial and retail buildings should generally be placed at or near setback lines with developments oriented in a manner that will provide visual interest, especially for developments located along I-10 Freeway.
- Buildings should be oriented in a manner that takes advantage of passive solar design to the maximum extent feasible.

3. Site Elements

Fences and Walls

- Wall heights and surfaces shall be articulated with varying façade depths or pilasters to promote architectural interest, and may include a cap along the top of the wall. **See Figure 40.**
- Walls visible from public streets shall be decorative and complement the design of on-site buildings.



Figure 40. Wall incorporates pilasters and cap.

- Wall and fencing materials may consist of brick, stone, stucco, wrought iron or tubular steel. Wall and fencing colors should match building colors, with neutral earth tones.
- Walls and fences shall be integrated with landscaping along the base of the wall or fence. **See Figure 41.**
- Electric fences, barbed wire, concertina wire, or other security wire is prohibited.



Figure 41. Stone wall.

Screening

- Service and delivery areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 42.**
- Outdoor mechanical equipment shall be screened from public view, especially adjacent to the I-10 freeway.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. Special consideration shall be given to the screening of roof-mounted equipment on building rooftops that are visible from the I-10 freeway. **See Figure 43.**

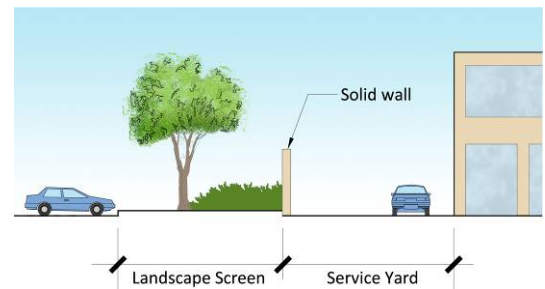


Figure 42. Screened delivery area.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site.
- Trash enclosures visible from the public view shall integrate horizontal screening such as trellises.

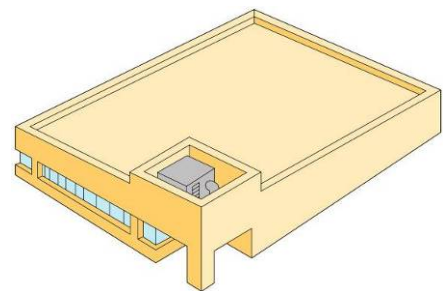


Figure 43. Screening of roof-mounted equipment.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets and the I-10 freeway and adjacent to residential zones, and to prevent light spillover into adjacent properties. **See Figure 44.**
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 45.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures. **See Figure 46**
- Decorative light fixtures are encouraged, as long as fixtures are consistent with the architectural design of the building. **See Figure 47.**



Figure 44. Hooded light fixture directs light downward.



Figure 45. Bollard lighting along pedestrian walkway.



Figure 46. Pole mounted light.

4. Parking and Access

Parking

- Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking.
- Large commercial and retail parking areas should be located behind building facades so as not to be visible from major streets.



Figure 47. Decorative light fixtures.

- Parking lots shall not be the dominant visual element on the site.
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 48.**
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat gain and the visual impacts of large parking areas.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 49.**
- Parking lot design shall include water quality stormwater facilities consistent with City standards. **See Figure 50.**

Access - Vehicular

- Access to parking lots shall be from commercially developed streets to discourage cut through traffic from adjacent residential neighborhoods.
- Site access shall promote safety by providing an adequate stacking distance for vehicles between the back of the sidewalk and the first parking stall or circulation aisle.
- Conflict between vehicles and pedestrians shall be avoided at access driveways by providing a walkway on at least one side of the driveway.
- The number of access driveways shall be minimized and located as far as possible from street intersections.
- Site access locations shall be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.



Figure 48. Landscaped parking lot.

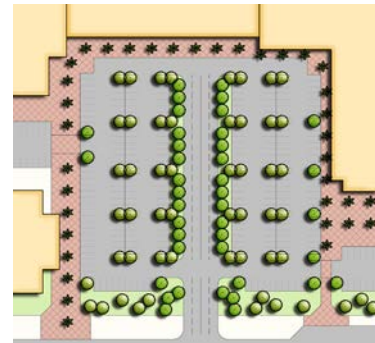


Figure 49. Pedestrian circulation is consistent along perimeter of parking lot.



Figure 50. On-site storm water capture.

- Unobstructed line of sight at corners and driveways shall be provided to reduce vehicular conflicts. **See Figure 51.**
- Avoid placing primary vehicle access in close proximity to major building entrances in order to minimize pedestrian and vehicular conflicts. **See Figure 52.**

Access - Pedestrian

- Clearly defined pedestrian walkways or paths should be provided from parking areas to primary building entrances. Clear and convenient pedestrian access shall be provided between the public sidewalk and the pedestrian areas of the development. **See Figure 53.**
- Raised walkways, decorative paving, landscaping and/or bollards shall be used to separate pedestrian paths from vehicular circulation areas. **See Figure 54.**

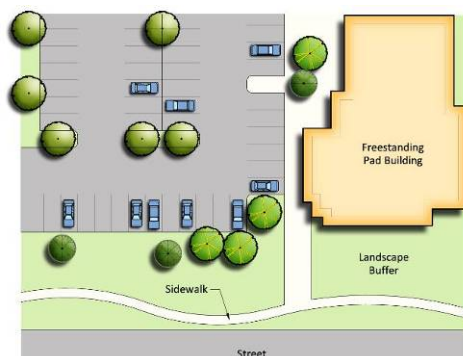


Figure 53. Clearly defined pedestrian walkways.

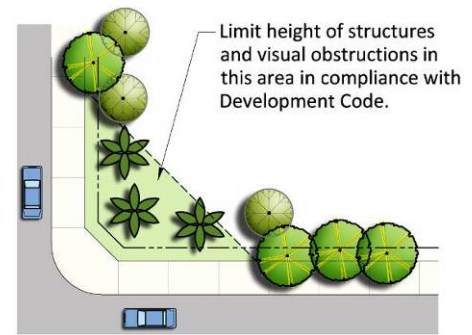


Figure 51. Unobstructed sight lines.

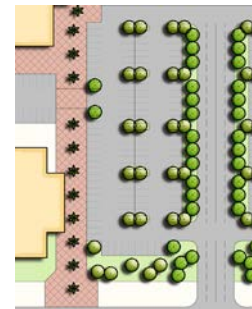


Figure 52. Vehicle access is placed away from building entrances.



Figure 54. Raised walkway and landscaping in parking lot.

Parking areas should be designed so that pedestrians walk parallel to moving cars. **See Figure 55.**

Loading and Delivery

- Loading and delivery service areas shall be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts to the maximum extent feasible.
- Loading and delivery service areas shall be screened with portions of the building, architectural wing walls, freestanding walls or landscape planting.
- When commercial buildings abut a residential zone or the I-10 freeway, loading areas shall not be visible from adjacent residentially-zoned properties or the I-10 Freeway.
- Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street. **See Figure 56.**
- Service, loading and delivery areas should take access from planned shared access points to reduce curb cuts along project frontages.

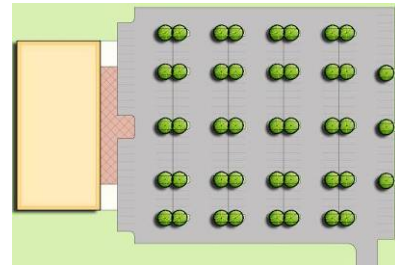
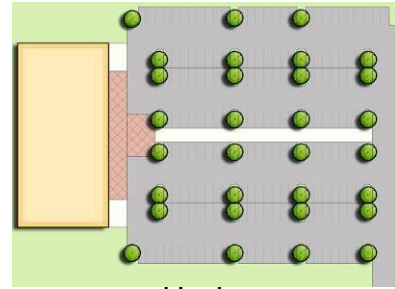


Figure 55. Pedestrian circulation.



Figure 56. Loading area placed behind building outside of circulation lanes.

5. Architecture

Mass and Scale

- The mass and scale of new developments shall be compatible with the existing, adjacent structures. This can be accomplished by transitioning from the height of adjacent buildings to the tallest elements of the new development by stepping back the upper portions of taller buildings.
- Human-scale elements, such as pedestrian-scaled doors, windows and building modules shall be used to emphasize pedestrian orientation.
- The size and location of various building elements (e.g., roofs, parapet walls, wing walls, etc.) shall be in scale to the building as a whole and provide visual interest. **See Figure 57.**



Figure 57. Building elements add visual

Building Facades

- Buildings shall include enhanced and articulated facades along public streets.
- Design details shall be continued or repeated upon all building elevations.
- Building entrances should be readily identifiable. The use of recesses, projections, columns, and other design elements to articulate entrances are encouraged. **See Figure 58.**
- Facades shall provide visual interest with vertical and horizontal variations in wall and roof planes, building projections, door and window bays, arcades, and similar elements/techniques. **See Figure 59.**
- Buildings shall undergo a break in façade approximately every 40 feet, to create a varied wall surface along public areas. Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale shall be considered for the remainder of the building spanning public right-of-way frontage.



Figure 58. Building Entry.



Figure 59. Horizontal and vertical articulation.

- Buildings shall be well-articulated along the freeway frontage with a high degree of architectural detail.
- Buildings should include vertical elements (e.g., clock tower, building articulation) that create points of visual interest when viewed from the freeway.
- Roof designs that are visually interesting and designed to completely screen all roof-top equipment from public streets and freeway views are required. **See Figure 60.**
- The location of windows in commercial buildings adjacent to residential zones shall preclude a direct line of sight into residential properties.
- Buildings should use large windows along walls and skylights in rooftop designs to capture natural light during operating hours.
- The interior areas of commercial development should have shaded or covered walkways.

Storefronts

- Storefronts shall be comprised predominantly of transparent surfaces (windows). **See Figure 61.**
- The use of clear glass on the first floor strongly encouraged.
- Storefront windows shall be large and a minimum of 24 inches off the ground. The maximum bulkhead (wall plane between the ground and the bottom of the windows) height should be approximately 36 inches.
- Storefront entries should promote a sense of entry into the structure as well as provide a sense of shelter by incorporating elements such as overhangs, canopies, awnings, and recesses. **See Figure 62.**
- If security grilles are necessary, they shall be placed inside the building behind the window display area at a minimum distance of two feet behind the window.



Figure 60. Full roof screens all equipment and provides visual interest.



Figure 61. Storefront windows.



Figure 62. Storefront overhangs provide a sense of shelter and entry.

- Product storage racks shall not block views through storefront windows.

Colors and Materials

- The use of a coordinated three-color palette for the base color and major and minor trim accents is encouraged.
- Colors for all structures on-site should be varied and should consist of neutral, earth tones. **See Figure 63.**
- Exterior finish materials shall be appropriate for the architectural style and/or theme of the entire development and should contribute towards a high-quality image. **See Figure 64.**
- Changes in materials shall occur at inside corners to make building volumes appear substantial.
- Materials shall be varied to provide architectural interest; however, the number of materials shall be limited and not exceed what is required for contrast and accent of architectural features.
- Exterior materials and architectural details shall relate to each other in ways that are traditional and logical. For example, heavy materials should appear to support lighter ones. **See Figure 65**

6. Landscaping

Plants and Irrigation

- Landscaping should help complete the design of the site and enhance the quality of commercial developments by framing and softening the appearance of buildings, screening undesirable views, and buffering incompatible uses.
- Landscaped areas should generally incorporate planting utilizing a three-tiered system:
 - 1) trees
 - 2) shrubs and vines, and
 - 3) ground covers (including flowering plants—annuals and perennials).



Figure 63. Use of neutral, earth tones.



Figure 64. Exterior finish materials.



Figure 65. Heavy materials at base of building with lighter materials above.

- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. **See Figure 66.**
- Planting materials shall be used in plazas or gathering areas to provide shade and soften the appearance of hard surfaces. Water features and public art are also encouraged in these places. **See Figure 67.**
- Trees located along street frontages shall be selected to match or complement existing or proposed street trees in the public right-of-way.
- A minimum five-foot landscape strip shall be used along circulation aisles in parking lots, and along building side/rear elevations if a walkway is not used. A landscape strip is also encouraged in nonpublic areas and service areas between pavement and buildings.
- On-site water filtration features and bioswales are strongly encouraged, and can also be used as buffering methods for adjacent businesses.
- Drought-tolerant and low-water trees, vines, and groundcovers shall be used on-site. When feasible, drip irrigation systems shall be installed to provide on-site vegetation with appropriate irrigation and ensure the highest possible volume of water conservation.
- Planting materials shall be used to provide a buffer against noise, and may be integrated with walls or fences to achieve desired sound reduction and appearance.
- Tree and shrub planting shall be done in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.



Figure 66. Highlighting entry points.



Figure 67. Public plaza area within commercial development incorporates water feature.

- Availability and specific site conditions should be considered in final selection. Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.

Site Furniture

- Outdoor furniture and fixtures (e.g., lighting, directional signs, trellises, raised planters, works of art, benches, trash receptacles, fencing, etc.) shall be integral elements of the building and landscape design. **See Figure 68.**
- Outdoor furniture shall be of a sturdy construction to withstand daily use. Wood should be avoided.
- Outdoor furniture shall be located so it will not conflict with the pedestrian and motor vehicle circulation patterns. **See Figure 69.**
- Outdoor seating should be shaded.

Paving

- Decorative paving shall be incorporated into courtyards, plazas, pedestrian walkways, and crosswalks. **See Figure 70.**
- Paving materials shall complement the architectural design of the building and landscape design of the project. The use of stamped concrete, stone, brick, permeable pavers, exposed aggregate, or colored concrete is encouraged. The use of slippery materials (e.g., polished marble or granite) is prohibited.



Figure 68. Trellis.



Figure 69. Outdoor furniture outside of pedestrian walkway.



Figure 70. Enhanced paving in pedestrian areas.

E. Flex-Tech Multi-Use Facility

The design guidelines in this Subsection shall apply to all flex-tech projects within this land use district.

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation, and parking areas should reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas responsive to the public.
- Site development may utilize variations on building placement and landscaping adjacent to the public street. Appropriate configurations may include, but are not limited to the following:
 - Fully landscaped setback between building and street. **See Figure 71.**
 - Parking in front of building with a landscape buffer between parking and street.
- Visitor parking may be located at located near the front/visitor entries to the businesses, while employee parking and service areas are located at the sides and rear of the building.
- Service and loading area should not be located on building side(s) adjacent to a public street. Service and loading areas should be located to the rear of the buildings or in the interior of a multiple building complex. **See Figure 72.**
- When buildings abut residential properties or the I-10 freeway, parking and loading areas should be located at the side of the building instead of the rear. The rear setback area shall be fully landscaped.
- Outdoor storage, work, and loading areas shall be incorporated within the building design and located to the rear or side of buildings and screened from view from adjacent public streets. Accessory buildings such as equipment enclosures or storage buildings should be



Figure 71. Fully landscaped setback.



Figure 72. Loading and service areas accessed between buildings in a multiple building complex.

minimized. These service areas should be incorporated into the building design to the greatest extent feasible. **See Figure 73.**

- The design and location of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) shall be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- With the exception of security kiosks, accessory buildings shall be located as far back from the front and street side setback area as possible.
- Sea/train-type metal containers are prohibited.
- Noise-generating activities and storage areas shall be located as far as possible from adjacent properties. Sound attenuation walls shall be used where appropriate to reduce noise.

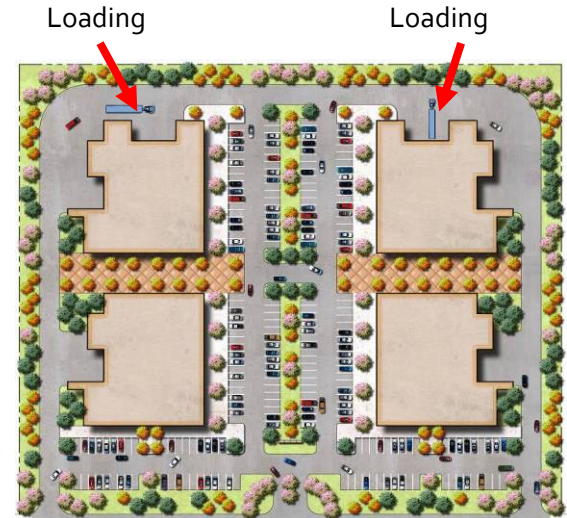


Figure 73. Appropriate location of loading areas.

Street

Courtyards and Plazas

- Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas, recreation areas, etc.). **See Figure 74.**
- Larger developments should provide recreational facilities (e.g., bicycle paths, tennis courts, volleyball courts, gymnasiums, etc.).

2. Building Orientation

- Multiple building developments should be oriented in a manner that will form gateways through facade enhancement, maximize public view, and capture public interest along adjacent major streets.
- Retail and office space should be located on the front of the building, visible from the public realm and adjacent to visitor parking. Flex areas used for warehousing, distribution, light manufacturing, research and development and other uses without a visitor component should be located to the sides or rear of the building.

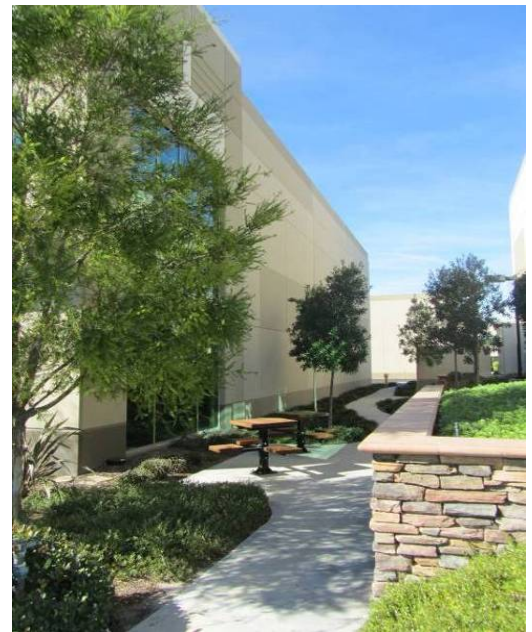


Figure 74. Outdoor seating area provided between buildings.

- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Buildings should generally be placed at or near setback lines with development oriented in a manner that will provide visual interest, especially for development located along the I-10 Freeway.
- Buildings should be oriented in a manner that takes advantage of passive solar design.
- Buildings shall be oriented to provide a buffer between surrounding properties and outdoor work areas, loading, and storage.

3. Site Elements

Fences and Walls

- Walls and fencing materials shall consist of wrought iron, tubular steel, stone, stucco, or brick, and shall be compatible with the overall design character/style of the development. The use of chain-link fence material is not allowed if visible from the public right-of-way.
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.
- Wall heights and surfaces shall be articulated with varying facade depths or pilasters to promote architectural interest, and shall include a cap along the top of the wall.
- Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti.

Screening

- Loading bays and service areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from visitor areas and adjacent public streets.
- Trash storage enclosures and outdoor mechanical equipment shall be screened from public view, especially adjacent to the I-10 freeway.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. Special consideration shall be given to the screening of roof-mounted equipment on building rooftops that are visible from the I-10 freeway. **See Figure 75.**

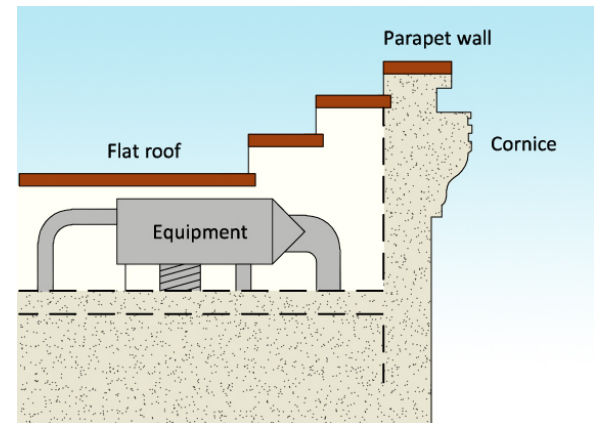


Figure 75. Screening of roof mounted equipment.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site. **See Figure 76.**
- Trash enclosures shall integrate horizontal screening such as trellises.

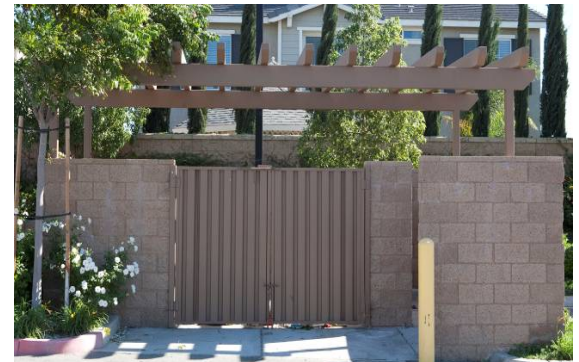


Figure 76. Trash enclosures with architectural screening elements.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light

pollution, especially along major streets and the I-10 freeway and adjacent to residential zones, and to prevent light spillover onto adjacent properties.

- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 77.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures.
- Decorative light fixtures shall be consistent with the architectural design of the building.



Figure 77. Lighting along pedestrian walkway.

4. Parking and Access

Parking

- Parking lots shall not be the dominant visual element on the site.
- Parking lots adjacent to and visible from public streets shall be appropriately screened to minimize undesirable visual impacts.
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect.
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat and the visual impacts of large parking areas.
- Employee parking areas should be located behind the building or alongside of the building so as not to be visible from adjacent streets.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 78.**

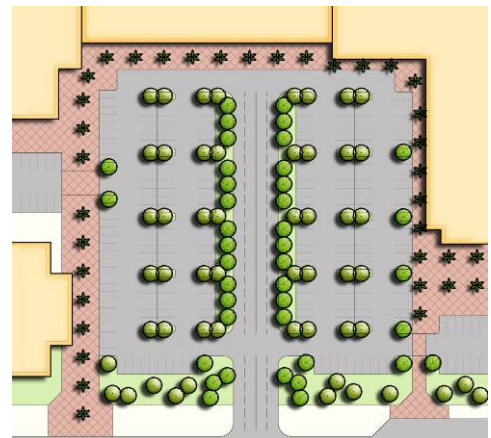


Figure 78. Pedestrian circulation is consistent along perimeter of parking lot.

- Parking shall be provided within walking distance of all tenants and public sidewalks.
- Parking lot design shall include water quality stormwater facilities consistent with City standards. **See Figure 79.**

Access

- The use of common (shared) access points and driveways is encouraged; placement of vehicle access points close to building entries shall be avoided to minimize pedestrian and vehicular conflicts.
- Entry drives shall be clearly marked by special features, (e.g., enhanced paving, prominent landscape features, low-level decorative walls, and well-designed monument-type signs). **See Figure 80.**
- Access to each development site shall be clearly visible to pedestrians and motorists.
- Service and loading areas should take access from shared access points to reduce curb cuts along streets.

5. Architecture

Mass and Scale

- The mass and scale of the buildings shall respect the visual and physical relationship to the adjacent buildings and surrounding sensitive uses. Taller building elements should be placed towards the center of the site, with lower elements adjacent to surrounding properties.
- Buildings should be stepped back when adjacent to or in close proximity to sensitive uses (e.g., residential, schools, etc.).
- Vertical and horizontal offsets shall be provided to reduce the visual bulk of the building. **See Figure 81.**



Figure 79. On-site stormwater capture system.



Figure 80. Entry drive.



Figure 81. Façade articulation.

- Buildings should be designed to accommodate a wide range of uses, from office to small scale retail and service to light manufacturing. Interior spaces should allow for a variety of configurations, combining and dividing spaces as needed based on the uses.

Building Facades

- Building facades shall incorporate architectural elements such as windows, pillars, wall plane breaks to minimize blank walls and to create visual interest.
- All building elevations, whether front, side, or rear shall be architecturally detailed.
- Architectural accents (e.g., cornices, tiles, trim around windows, grooves in building faces, accent band details, bulkheads, etc.) shall be used to create variation along building facades. **See Figure 82.**
- Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale shall be considered for the remainder of the building spanning public street frontage. **See Figure 82.**
- The orientation of windows in buildings adjacent to a residential zone shall preclude a direct line of sight into residential properties.
- Visitor entries to retail and office uses shall be easily identified through the use of prominent architectural elements, signage, landscaping, lighting, canopies, roof form, hardscape, architectural projections, columns, vertical elements, or other design features that help emphasize a space's entry. **See Figure 83.**
- Roofs shall be designed as an integral component of building form, mass, and facade. Building form should be enhanced by sloped or offset roof planes, eave heights, and rooflines. **See Figure 84.**



Figure 82. Enhanced corner elements.



Figure 83. Awnings articulate entries to tenant spaces.



Figure 84. Offset roof planes.

Color and Materials

- Colors and materials for all structures on-site should consist of earth tones. Use of at least two to three different colors, materials or textures is encouraged.
- Building materials shall be durable and able to withstand long-term exposure to the elements.
- Large expanses of smooth material (e.g., concrete) shall be broken up with expansion joints, reveals, or changes in texture and color.
- To the fullest extent feasible, buildings should use large windows along walls and skylights in rooftop designs to capture natural light during working hours.

6. Landscaping

- Landscaping shall be in scale with adjacent structures, streets, and public spaces, and shall be sized appropriately when fully grown.
- Landscaped areas should incorporate a three-tiered planting system:
 - 1) trees;
 - 2) shrubs and vines; and
 - 3) ground covers

See suggested Plant Palette in Table 6-6.

- Special landscape features, such as specimen trees, shall be provided at major focal points (e.g., project entries, building entries, and pedestrian gathering areas).
- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features.
- Development on corner lots shall be enhanced with a combination of specimen trees, accent plantings, upgraded perimeter wall surfaces, hardscape treatments and landscape lighting adjacent to the street intersection.

- Drought-tolerant and low-maintenance trees, vines, and groundcovers shall be used on-site. Drip irrigation systems shall be installed where feasible to ensure the highest possible level of water conservation.
- Planting materials shall be used in plaza areas to provide shade and soften the appearance of hard walls.
- The use of vines is encouraged on walls to soften the appearance of buildings and screen walls, and to help deter graffiti. **See Figure 85.**
- Planting materials shall be installed to provide a buffer against noise and should be integrated with walls or fences to achieve desired sound reduction.
- Landscaping and trellises with vines are encouraged for screening trash storage areas, service areas and mechanical equipment.
- Setbacks adjacent to residential zones shall include dense landscaping to provide visual screening and noise abatement.
- Landscaped berms along site edges may be used to screen parking, loading and service areas and to serve as a sound reduction measure. **See Figure 86.**
- Surface parking lots shall be well-landscaped to reduce heat island effect and visually reduce the expanse of paved area.
- Pervious paving materials are strongly encouraged for sidewalks, pathways, parking lots, plazas or gathering areas or other paved surfaces on-site.
- An automatic irrigation system using current equipment and technology shall be provided for planted areas.
- Run-off retention and on-site water filtration/stormwater treatment features and



Figure 85. Wall incorporates landscaping at the base.



Figure 86. Landscaped berm buffers parking.

bioswales should be a part of the overall landscape design, and can also serve as buffering methods for adjacent businesses. **See Figure 87.**

- Trees shall be selected and placed to provide canopy and shade for walkways, pedestrian open spaces, and parking areas.
- Landscape material in the setback and visible from the public right-of-way shall blend with and seem a part of the public right-of-way landscaping.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection.
- Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.



Figure 87. One site water filtration.

F. Special Commercial Uses

1. Drive-Through Uses

Site Design

- The predominant feature along the street frontage should be the building, not parking lots or the drive-through aisle.
- The building shall be located to maximize the distance for vehicle queuing while screening the drive-through operations. **See Figure 88.**
- When adjacent to residential zones, outdoor order kiosks, loading/unloading areas, and storage areas shall be located as far as possible from residential properties.
- Drive-through aisles shall be located in the rear of the building away from the street frontage whenever possible. If the drive-through aisle is located between the building and the street, dense landscaping and landscaped berms shall be provided to screen the drive-through aisle from street view or provide screen wall (42' or less). **See Figure 89.**

Building Design

- All building elevations shall receive the same level of architectural detailing.
- Buildings shall incorporate roof designs with built-in equipment wells or other built-in screening methods, so that screening devices do not appear added-on.
- If the drive-through facility is a pad building within a shopping center, the architecture shall relate to and be compatible with the design of the center. The only feature that identifies the franchise shall be the company's logo and signs.

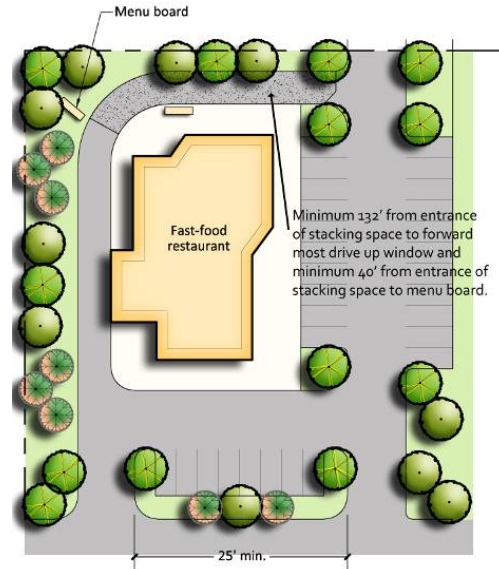


Figure 88. Vehicle queuing.



Figure 89. Example of appropriately landscaped and screened drive-through

2. Mini-Storage Facilities

Site Design

- Offices and customer service areas shall be located adjacent to the street frontage to provide convenient access and help visually break up the front façade.

Building Design

- Long, flat, unarticulated walls shall be avoided along street frontages. **See Figure 90.**
- Building walls and screen walls shall incorporate substantial articulation, and changes in plane and height to add visual interest.
- A minimum of two different building materials shall be used on building walls and screen walls adjacent to street frontages (e.g., stucco, brick, stone).
- Building materials, textures and landscaping shall be chosen to deter graffiti.

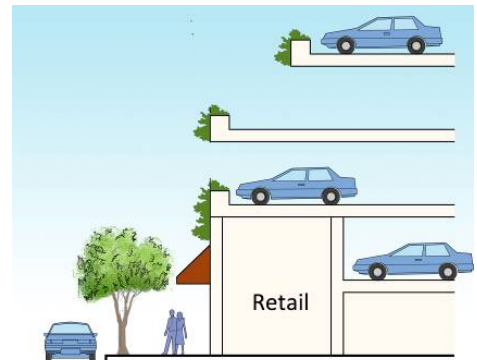


Figure 90. Articulated wall of mini-storage facility.

3. Parking Structures

Site Design

- Where appropriate, parking garages should incorporate ground floor retail adjacent to the public sidewalk. **See Figure 91.**
- A minimum 5-foot wide landscaped strip shall be provided on all sides of the parking structure except where ground floor retail space is provided.



Incorporate retail or other compatible uses on ground floor whenever possible.

Figure 91. Liner shops.

Building Design

- Parking garages shall be designed to help reduce the mass and scale of the garage and to ensure their compatibility with surrounding uses.
- Conceal view of vehicles in the garage through a combination of screen walls and plantings. **See Figure 92.**
- Avoid a monolithic appearance. This can be accomplished as follows:
 - Minimize horizontal and vertical banding by balancing both horizontal and vertical elements.
 - Use simple, clean geometric forms, and coordinated massing.
 - Step back upper levels of the garage 5 to 10 feet above the first floor. **See Figure 93.**
- Coordinate openings in the parking garage with the size and modulation of adjacent windows, structural bays, and storefronts if the parking garage contains other uses.
- Size openings in the parking garage to resemble large windows as in an office building.
- Use masonry materials that are predominantly light in color, but avoid unpainted concrete.
- Avoid a sloping ramp appearance by providing level and uniform wall panels between floors.
- Visually define and differentiate between pedestrian and vehicular entrances through appropriate architectural detailing. **See Figure 94.**



Figure 92. Parking structure with landscaping.



Figure 93. Horizontal and vertical articulation breaks up parking structure elevation.



Figure 94. Paving differentiates between pedestrian and vehicular entries.

Access and Circulation

- Vehicle stacking areas for entering and exiting traffic shall be sufficient in length to minimize traffic backup into surrounding streets or within the garage. A minimum of two vehicle lengths of stacking distance shall be provided between the back of the sidewalk and the control gate.
- One inbound lane shall be provided for a garage with a capacity of up to 500 vehicles. At least two inbound lanes shall be provided for garages with a capacity of more than 500 vehicles.
- The maximum aisle length shall not exceed 400 feet without providing a cross aisle.
- Ramp grades shall not exceed 10 percent and parking areas shall not exceed a slope of four to five percent.

Security and Lighting

- The design of the garage shall eliminate possible hiding places and openings that could allow random pedestrian access.
- During periods when parking activity is substantially less than the garage capacity (i.e., during night operations), there shall be a means of securing unused parking levels from use, including stairwells and elevators. If the garage is not operated on a 24-hour basis the entire facility shall be secured from access during hours when the facility is closed.
- For security reasons, at least one or two sides of the stair tower shall include glass running vertically the height of the tower. Elevators shall be provided with glass-back cabs and shafts. **See Figure 95.**
- Stairs and elevators shall be located adjacent to a street on the exterior of the structure where lobbies can be exposed to outside view.
- The use of security cameras is required.
- A minimum of five foot-candles shall be provided inside the structure and a minimum of three foot-



Figure 95. Glass-back elevator cab and shaft.

candles for exterior parking areas. Higher levels are recommended for remote areas subject to security problems such as stairways, elevators, and other pedestrian access points.

- Lighting levels shall be equally distributed to provide uniform illumination over all parking areas.
- Light sources shall be shielded so that the source of the illumination is not seen from outside the structure.

5. Service Stations

Site Design

- The site shall be designed to accommodate anticipated circulation patterns and those patterns should be defined by paving and by well-placed landscaped areas.
- In areas developed with buildings adjacent to the sidewalk, service stations shall also be oriented to the sidewalk, placing any service bay door and car wash openings on the rear of the structure.
- Where commercial development abuts the service station, two-way vehicular access integrated with the adjacent commercial development shall be provided where feasible.
- The site design for projects located at street corners shall provide a strong design element at the corner to help frame the public right-of-way and anchor the corner. **See Figure 96.**
- Parking spaces for vehicles left for repair shall be located in the least visible areas of the site and screened from public view.
- Service or car wash bays shall not face toward a public street or toward residential zone if the building is within 200 feet of a residential zone.
- Work bays shall be oriented so that the interior of the bays are not visible or audible from a public street, adjacent residential zones, or designated open space. **See Figure 97.**



Figure 96. Corner landscaping element.

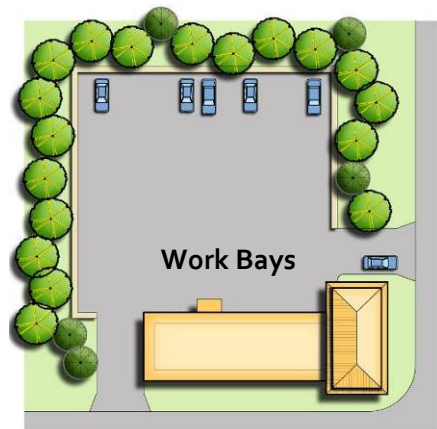


Figure 97. Work bays face interior.

- Each pump island shall include a vehicle stacking area for at least two vehicles (38-feet), on at least one end of the pump island and shall not restrict vehicle circulation and parking areas.
- A gasoline tanker truck unloading zone shall be provided and shall not obstruct vehicle circulation and parking areas.

Building Design

- Service station buildings shall be designed to complement and be compatible with the predominant architectural theme and scale of the area. If located within a multi-use center, the architectural design shall be compatible with the design of the center.
- The design of the building should be clean and simple, and shall relate to surrounding buildings through use of similar scale, materials, colors, and/or detailing.
- Building elevations facing public streets and residential zones shall be architecturally detailed to provide interest and the appearance of quality development.
- The roof design of service stations, including pump island canopies, shall incorporate full, pitched roof treatments with a low to moderate slope. **See Figure 98.**
- Building materials shall have the appearance of substance and permanency (e.g., masonry).



Figure 98. Sloped roof on pump island canopies.



Figure 99. Landscaped Berm.

Landscaping and Walls

- A three-foot high, landscaped berm, a dense hedge, or a low-profile wall shall be provided along all street frontages where parking is provided. **See Figure 99.**
- A minimum six-foot high decorative masonry wall shall be provided along side and rear property lines not abutting public streets. A minimum 5-foot wide landscaped planter shall be provided

adjacent to the wall in areas accessible to the public.

Site Elements

- Gates, fencing, and walls shall remain free of signs or other advertisements.
- The use of chain-link fencing is prohibited.
- Where security is an issue, fencing shall consist of open grille work, and the use of surveillance cameras is encouraged.
- Electric fences, barbed wire, concertina wire, or other security wire is prohibited.

6. Truck Stops

Site Design

- The site shall be designed to accommodate anticipated circulation patterns and those patterns should be defined through paving and well-placed landscaped areas.
- In truck stops that provide maintenance facilities, any service bay doors and car wash openings shall be oriented away from the public street or freeway or placed to the rear of the site.
- The site design for projects located at street corners shall provide a strong design element at the corner to help frame the public right-of-way and anchor the corner.
- Parking spaces for vehicles left for minor repair shall be located in the least visible areas of the site and screened from public view.
- Truck stops shall be located within an industrial area within close proximity to an I-10 freeway on/off ramp..
- Service or car wash bays shall not face toward a public street nor toward a residential zone if the building is within 200 feet of a residential zone.

- Work bays shall be oriented so that the interior of the bays are not visible or audible from a public street, adjacent residential zones, or designated open space.
- A gasoline tanker truck unloading zone shall be provided and shall not obstruct vehicle circulation and parking areas.

Building Design

- Truck stop buildings shall be designed to complement and be compatible with the predominant architectural theme and scale of the area.
- The design of the building should be clean and simple, and shall relate to surrounding buildings through use of similar scale, materials, colors, and/or detailing.
- Building elevations facing public streets and residential zones shall be architecturally detailed to provide interest and the appearance of quality development.
- The roof design of fueling stations, including pump island canopies, shall incorporate full, pitched roof treatments with a low to moderate slope.
- Building materials shall have the appearance of substance and permanency (e.g., masonry).

Landscaping and Walls

- A three-foot high, landscaped berm or a dense hedge shall be provided along all street frontages where parking is provided.
- A minimum six-foot high decorative masonry wall shall be provided along side and rear property lines not abutting public streets. A minimum five-foot wide landscaped planter shall be provided adjacent to the wall in areas accessible to the public.

Site Elements

- Gates, fencing, and walls shall remain free of signs or other advertisements.
- The use of chain-link fencing is prohibited if visible from a public street or the I-10 freeway.
- Where security is an issue, fencing shall consist of open grille work, and the use of surveillance cameras is encouraged.
- Electric fences, barbed wire, concertina wire, or other security wire is prohibited.

7. Shopping Centers

Site Design

- Large commercial sites shall be separated from residentially-zoned properties by streets, landscaped buffers and/or decorative masonry walls.
- Portions of primary buildings and/or freestanding satellite buildings shall be located at the street setback lines to enclose the site and help frame the street. **See Figure 100.**
- Buildings within the center shall have a logical spatial and functional relationship to each other and shall provide for convenient pedestrian circulation throughout the center.
- Parking shall be provided within convenient walking distances of all tenants. Walking paths to buildings from the public street shall be provided. **See Figure 101.**
- To reduce the visual impact of large paved areas, parking lots shall be broken up into smaller areas separated by landscaping, pedestrian circulation areas and drive aisles.
- Storage areas and loading facilities shall be limited in number and shall be designed, located, and screened to minimize their visibility from



Figure 100. Buildings placed at street setback lines.



Figure 101. Walking paths.

outside public areas, surrounding streets, freeways, and freeway on/off ramps.

Building Design

- Buildings, hardscape, landscape, site furnishings and signage should reflect a unified theme. **See Figure 102.**
- Where a shopping center is nearby residential zone, the scale of the shopping center shall be reduced to be compatible with the adjoining use by:
 - Keeping buildings as small as possible, particularly in height;
 - Reducing scale through building wall articulation, added detailing and avoiding large scale design elements;
 - Developing the center as a complex of smaller buildings connected by pedestrian-oriented open spaces; and/or
 - Setting the buildings further away from the residential zone and providing dense landscape screening .
- Long, linear buildings shall be avoided. Where such buildings are unavoidable, their length shall be mitigated by changes in building height, wall plane, and spatial volumes and by varied use of window areas, arcades, roof elements, and building materials. **See Figure 103.**
- If the shopping center contains a large scale building, integration of smaller-scale shops along the exterior of the building with entrances from the exterior of the building are desirable in order to create a more human scale and pedestrian-oriented character.
- Side and rear elevations of commercial buildings that are visible from residential zones or public rights-of-way shall be architecturally consistent with the front elevations of the building.
- Blank walls adjacent to main pedestrian areas shall be avoided.



Figure 102. Unified Theme.



Figure 103. Articulation along wall plane.

- Flat roofs, mansard roofs, and veneer parapets are strongly discouraged in favor of full, pitched roof treatments. In large centers, a combination of flat roofs with decorative cornices and full, pitched roofs may be acceptable if the design presents a balanced appearance. **See Figure 104.**
- All roof-top and ground-mounted equipment shall be screened from view.



Figure 104. Appropriate roofing.

- Outdoor sales and storage areas shall be designed to blend with the architecture of the main building. The height of the screening elements shall be tall enough to screen all stored materials. **See Figure 105.**



Figure 105. Outdoor sales area.

6.10 Development Incentives

This Section offers development incentives to produce greater land use efficiencies and reduce incremental costs for new development.

A. Applicability

The incentives in this Section shall apply to all new development that meet(s) the applicable eligibility criteria.

B. Definitions

For the purposes of this Section, lot consolidation and lot integration shall have the following meanings:

1. Lot consolidation. A legal action in which a lot line is removed or abandoned; a lot line is adjusted; lots are merged; or other equivalent action is taken, for the purpose of allowing a structure or development to be built so that it extends over what were previously two or more separate lots. A lot consolidation cannot create additional lots and cannot make existing lots nonconforming. All lots must be identical in ownership.

C. Lot Consolidation Incentives

1. Eligibility requirements. In order to be eligible for the by-right development incentives indicated in Subparagraph 1 and 2, the minimum consolidated lot size for a development shall be 97,500 square feet.
2. By-right incentives. Eligible projects shall receive one or more of the following incentives:
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review), irrespective of the number of lots involved.
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 6.6 Parking and Loading Standards.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio [FAR]) and in maximum height shall be in the amounts listed in Table 6-10 – Allowable Bonuses for Lot Consolidation or Integration. The intensity and height bonus incentives shall apply to the total gross square footage of the consolidated lots or integrated lots.

Table 6-10 – Allowable Bonuses for Lot Consolidation			
Base Intensity (FAR)	Allowable Intensity Bonus	Base Height	Allowable Height Bonus
0.55/1.0	15%	60 ft	15 ft

D. Green Building Incentives.

1. Eligibility requirements. Projects that are seeking green building certification by a third-party entity (e.g., LEED, etc.) shall be eligible for the by-right development incentives indicated in Subparagraph 2.
2. By-right incentives.
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review).
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 6.6 Parking and Loading Standards, as approved by the Director of Community Development.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio (FAR) and in maximum height shall be in the amounts listed in Table 6-11 – Allowable Bonuses for Green Building. The intensity and height bonus incentives shall apply to the total gross square footage of the project site.

Table 6-11 – Allowable Bonuses for Green Building			
<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.55/1.0	15%	60 ft	15 ft

E. Application and review process for incentives.

1. Written submittal. Interested parties shall submit a written request for approval of incentives to the Director of Community Development on forms provided by the Community Development Department.
2. Pre-application hearing. Before the approval of any incentives, the project applicant(s) shall attend a pre-application meeting with the Director of Community Development. Fees for pre-application meetings shall be waived.
3. Determination. The Director of Community Development shall determine whether the proposed new development meets the eligibility criteria in Paragraphs C.1 or D.1. Additional factors to be considered when reviewing applications for incentives shall include the following:
 - a. Detriment. The proposal will not detrimentally affect access, design, or other public safety and welfare concerns.
 - b. Covenants or conditions. The proposal will not violate recorded covenants.

- c. Right-of-way easements. The proposal will not invalidate any easement(s) unless the adjustment establishes replacement easement(s) that is properly filed with the city.
4. Conditions. Conditions may be imposed in connection with the granting of any incentive where the Director of Community Development deems that conditions are necessary to protect the public health, safety, and welfare.

6.11 Entitlement Procedures

A. Purpose

These administrative procedures have two major purposes:

1. Ensure that development conforms to the SWIP Specific Plan ("Plan").
2. Ensure that the City's review is as expedited as possible while remaining legal and proper.

B. Summary of Processing Procedures

1. Conformity with the Plan. The Director of Community Development shall review each application for conformity with the development regulations in this Chapter. Conformity has two components:
 - a. Standards. Compliance with the Standards is mandatory and the City may not approve a project that fails to comply with the Standards.
 - b. Guidelines. The City may exercise discretion in evaluating the project's compliance with the Guidelines.
2. Project Review. Applications for development approvals shall be filed with the Department and may be returned for revision. Applicants must meet all items identified as "Standards". Applications must strive to meet the "Guidelines," but applicants may propose alternate ways to achieve the goals of the Guidelines.
3. Timing of Permits and Approvals. Required planning approvals shall be obtained before the issuance of any grading, building, or other construction permit, and before the proposed use is constructed, otherwise established, or put into operation.
4. Processing Requirements. Applications for planning permits shall be processed in compliance with Table 6-12 – Hearing Bodies.
5. Timing of Project Review. Project review shall be required before the issuance of a Building or Grading Permit, Business License, or Certificate of Occupancy for any new structure (not including fences or walls) and/or existing structures to be reconstructed or remodeled (including facade improvements).

Southwest Industrial Park Specific Plan

Freeway Industrial/Commercial District

Table 6-12 – Hearing Bodies

<i>Reviewing Bodies</i>						<i>Appeal Bodies</i>	
	<i>D.A.B.</i>	<i>CD</i>	<i>PC</i>	<i>CC</i>	<i>PR</i>	<i>PC</i>	<i>CC</i>
Administrative site plan	X*	X				X	
Administrative site plan, amendment	X*	X				X	
Building relocation		X					X
Certificate of appropriateness							X
Code of the City of Fontana, Amendment	X		Xf	X			
Conditional Use Permit	X		X				X
Density bonus	X	X	Xf	X			
Design review	X		X				X
Design review, amendment	X	X	X				X
Design review, signs		X				X	
Development agreements	X	X	Xf	X			
Development agreements, amendment	X	X	Xf	X			
General plan amendments	X	X	Xf	X			
Home occupation		X				X	
Interpretation	X*		X				X
Lot line adjustment		X***					
Parcel maps, tentative	X	X	X				X
Parcel maps, final		X***					
Pre-Annexation Agreement			Xf	X			
Specific Plan			Xf	X	X**		
Specific plan, amendment			Xf	X	X**		
Tract maps, tentative	X		X				X
Tract maps, final				X			
Variances	X		X				X
Zone changes	X		Xf	X			
Administrative Variance	X	X				X	
Minor Use Permit	X	X				X	

Notes:

Decisions of any "Reviewing Body" may be appealed to the City Council, except where State law limits such appeal to the City Engineer. If the Planning Commission is listed above as the "Appeal Body", the Commission must first review an Appeal before it may be forwarded to the City Council for consideration.

DAB—Development Advisory Board

CD—Community Development Director

PC—Planning Commission

CC—City Council

PR—Parks and Recreation Commission

X*—At the discretion of the Director of Community Development or his/her designee

X**—If Public Park(s) are considered

X***—City Engineer has final approval

f—Recommending body to the City Council

C. Administration and Enforcement.

The Director of Community Development shall enforce the provisions in this Specific Plan. All officers, employees, and officials of the City of Fontana, who are vested with the duty or authority to issue permits or licenses shall conform with this Specific Plan and shall not issue any permit or license, or approve any use or building, which would be in conflict with this Specific Plan. Any permit, license or approval issued that is in conflict with the requirements of this Specific Plan shall be considered null and void.

D. Amendments to the Specific Plan.

The SWIP Specific Plan may be amended utilizing the same procedures by which it was originally adopted. In addition, subsequent amendments to this Specific Plan shall demonstrate the amendment meets the intent of the Specific Plan's existing policy framework, or specific findings to demonstrate the amendment enhances the Plan or is necessary to more effectively implement the Specific Plan. All sections or portions of the Specific Plan proposed to be amended or that may be affected by the amendment must be identified during the amendment process. A concurrent amendment to the General Plan would not be required provided that the Director of Community Development determines that substantive changes would not influence the goals, objectives, policies, or programs of the General Plan.

Allowing flexibility in the administration of the Specific Plan enhances the effectiveness of the Specific Plan as a comprehensive, "living" planning document. The following minor modifications to the Specific Plan qualify for processing as an administrative amendment to the Specific Plan subject to the review and approval of the Director of Community Development:

- Changes in the location of infrastructure and public facilities (e.g., internal roads, drainage facilities, etc.).
- Minor change in roadway alignment.
- Adjustment of planning area boundaries provided the total acreage of the affected planning area does not increase or decrease by more than 20 percent of the total stated in the approved Specific Plan.
- Minor changes to the Design Guidelines, which are intended to be flexible in nature.
- Minor deviations (less than 10 percent) from the development standards in this Chapter.
- Other minor modifications similar to those listed above and deemed minor by the Director of Community Development, which are in keeping with the intent of the SWIP Specific Plan.

E. Similar Use Determination

1. Applicability and Authority. Unlisted uses in Table 6-2 are prohibited uses, unless the Director of Community Development finds a proposed use to be similar to an expressly allowed use in compliance with this Section. A Similar Use Determination is a process for determining when an unlisted use is similar in nature to a permitted or conditionally permitted use and may be permitted. As specified by Municipal Code Section 30-4 Other Uses to be determined by the

- Director of Community Development, the Director of Community Development shall have the responsibility and authority to make Similar Use Determinations.
2. Ministerial Action. A Similar Use Determination shall constitute a ministerial action.
 3. Application Contents and Filing. An application for similar use shall be in writing on forms provided by the Director of Community Development.
 4. Determination Findings. In determining “similarity,” the Director of Community Development shall make all of the following findings:
 - a. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity or environmental impacts than the uses listed in the land use district;
 - b. The proposed use will be consistent with the purposes of the applicable land use district; and
 - c. The proposed use will be consistent with the General Plan and this SWIP Specific Plan.
 5. Notice. A Similar Use Determination shall be made in writing and shall contain the facts that support the determination. The Community Development Department shall maintain all determinations on record for review by the general public upon request. The notice shall include:
 - a. A brief statement explaining the criteria and standards considered relevant to the decision;
 - b. A statement of the standards and facts relied upon in rendering the decision; and
 - c. An explanation of appeal rights and appeal deadlines. The determination of similar use by the Director of Community Development shall be subject to appeal to the Planning Commission.

F. Nonconforming Lots, Structures and Uses

1. Nonconformance provisions are established to:
 - a. Bring all uses, structures, sites and signs into conformance with the developmental requirements and design guidelines in this Specific Plan;
 - b. Limit the occurrences and extent of nonconformance by prohibiting expansion, intensification, reinstatement, alteration, restoration after destruction, and reestablishment after abandonment; and
 - c. Gradually phase out nonconforming uses, structures, lots and signs.

2. Applicability
 - a. Nonconforming uses, structures, signs and lots may be maintained, expanded, altered and/or abated only in accordance with the provisions of this Specific Plan.
 - b. Any Designated Historic Landmark, or any property listed on the California Register of Historical Resources or National Register of Historic Places, shall be exempt from the provisions of this Section with respect to the restoration and maintenance of structures, provided that any construction plans are approved through a Certificate of Appropriateness by the Historic Preservation Commission/Planning Commission.
3. Nonconforming Uses. A use that lawfully occupied a building or land at the time this Specific Plan became effective, and that does not conform to the use regulations of the land use district in which it is located, is deemed a "legal nonconforming use." A legal nonconforming use may continue, subject to the following:
 - a. Discontinuation of Use
 - i. Loss of legal nonconforming status. If a legal nonconforming use is discontinued for a period of 180 or more days, regardless of the owner's intent, it shall lose its legal nonconforming status and the continued use of the property shall be required to conform to all provisions of this Specific Plan.
 - ii. Extension of legal nonconforming status. Wherein special circumstances exist, the Director of Community Development may extend the legal nonconforming status of a use, for up to an additional 90-day period. Furthermore, an additional extension may be granted by the Planning Commission, for up to an additional 90-day period. The total time period of all time extensions shall not exceed 180 days.
 - iii. Extension of legal nonconforming use.
 - (1) An application for a Minor Use Permit shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Community Development Department to process the application. The application shall be filed prior to the expiration of the 180-day period.
 - (2) The application shall be reviewed by the Director of Community Development within 30 days following application filing. The Director of Community Development shall notify the applicant, in writing, as to whether the application is complete. If the application is not complete, the Director of Community Development shall specify those parts of the application that are not complete and shall identify the manner by which it can be made complete. If written notification is not provided to the applicant within 30 days following application filing, the application shall be deemed complete.

- (3) The Director of Community Development shall investigate the facts bearing on the application and provide the information necessary for action on the application, consistent with this Specific Plan and the General Plan. The applicant shall have made a good faith effort through the submittal of documentation and has diligently pursued compliance with this Specific Plan.
- (4) The application shall be reviewed by the Director of Community Development at a duly noticed public hearing, whom shall then approve, modify or deny the application. The decision of the Director of Community Development shall be final and conclusive in the absence of a timely filed appeal to the Planning Commission. An appeal of the Director of Community Development's decision shall be filed within 10 days from the date of the decision. An appeal of the Director of Community Development's decision shall be reviewed by the Planning Commission. The decision of the Planning Commission shall be final and conclusive in the absence of a timely filed appeal to the City Council.
- (5) The applicant may appeal the decision of the Planning Commission to the final deciding body, the City Council. The City Council decision shall be final and conclusive. If the application to extend the legal nonconforming use is approved by the City Council, the extension shall be granted for 90 days from the date of approval.
- (6) If the Director of Community Development or appointed designee has determined that the applicant has failed to show a good faith effort towards continually processing the extension of legal nonconforming use application (i.e., revising plans, withdrawing the application, placing the project on hold, etc.), the legal nonconforming use shall cease within 60 days from the application submittal date.
- (7) In granting an extension of the legal nonconforming status, the Director of Community Development may attach reasonable conditions and restrictions to the request, in addition to those required by this Specific Plan, which will ensure that the use:
 - Will not endanger the public health, safety or general welfare;
 - Will not injure the value of adjoining or abutting property;
 - Will not result in any significant environmental impacts; and
 - Will be in harmony with the area in which it is located.
- (8) In approving an extension of the legal nonconforming status, the Director of Community Development or Planning Commission shall consider and clearly establish the following findings of fact:
 - The non-conforming use has been discontinued within the 180-day period.

- A physical and/or economic hardship has prevented the nonconforming use from being in compliance prior to the expiration of the 180-day period; and,
 - Approving the extension will not adversely affect the health, safety or general welfare.
- b. Change in Ownership, Tenancy or Management. A change in ownership, tenancy, or management of a nonconforming use shall not affect its legal nonconforming status, provided that the use did not discontinue pursuant to Section 3.ai entitled "Loss of legal nonconforming status," or the type of use and/or intensity of use does not change.
- c. New Development. New development on any lot or parcel upon which a legal nonconforming use exists shall require that all uses on the property conform to the provisions of this Specific Plan.
- d. Alterations and Expansion of Use
 - i. A nonconforming use shall not be enlarged or extended in such a way as to occupy any part of any structure or property that it did not occupy prior to the creation of the nonconformity.
 - ii. A structure fully or partially occupied by any nonconforming use shall not be moved, altered or enlarged, unless required by law, or unless the moving, alteration or enlargement will result in the elimination of the nonconforming use.
- e. Intensification of Use. A nonconforming use shall not be intensified in such a way as to increase the discrepancy between existing conditions and the standards set forth in this Specific Plan.
- 4. Nonconforming Structures. A structure lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of the land use district in which it is located, including setbacks, separations, height and design, is deemed a "legal nonconforming structure." A legal nonconforming structure may continue to exist, subject to the following:
 - a. Damage or Destruction
 - i. A legal nonconforming structure that is damaged or partially destroyed by fire, flood, wind, earthquake or other calamity, or the public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented by reasonable care and maintenance of the structure, may be reconstructed up to the original size, placement and density, provided that total cost of such reconstruction does not exceed more than 50 percent of the structure's current fair market value. The structure may be restored and the nonconforming use may be resumed, provided that restoration is started within 6 months, unless extended by the Director of Community Development, and diligently pursued.

- ii. In the event that the cost of repairing such damage exceeds 50 percent of the current fair market value of the structure prior to such damage occurring, the structure may be reconstructed up to the original size, placement and density, subject to all of the following:
 - The Planning Commission, at a duly noticed public hearing, must find that continuing the nonconforming structure will not result in an annoyance to and/or reduction of any surrounding property; and
 - The extent of damage or partial destruction shall be based upon a comparison of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction with its value at the time the structure was damaged or partially destroyed. Estimates for such purpose shall be made by or reviewed by the Building Official; and
 - The restoration is commenced within six months and diligently pursued to completion;
 - An application for a Nonconforming Structure shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Planning Division to process the application. The application shall be filed prior to the expiration of the 180-day period.
 - A structure or development that has been damaged or destroyed by fire, flood, wind, earthquake, or other calamity, or by public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented may be reconstructed up to the original size, placement and density, except a multiple family dwelling or development which has been abandoned for a period of 180 or more days prior to being involuntarily damaged or destroyed, or a multiple family dwelling or development constituting a public nuisance prior to being involuntarily damaged or destroyed may not be reconstructed unless the structure is made to comply to all provisions of this Specific Plan.
- b. Alterations and Expansion
 - i. A nonconforming structure shall not be moved, altered or enlarged so as to increase the discrepancy between existing conditions and the most current standard as prescribed by the land use district in which the structure is located, except alteration and/or enlargement to a single family dwelling conducted pursuant to section (e) "Nonconforming Single-Family Residential Structures".
 - ii. Within land use districts, reasonable repairs and alterations may be made to legal nonconforming structures, provided that no structural alterations shall be made which would prolong the life of supporting members of a structure, such as bearing walls, columns, beams or girders. Structural elements may be modified only if such modification or repair is immediately necessary to protect the public health and safety, occupants of the legal nonconforming structure, or adjacent property, as

determined by the Building Official. The total cost of such repairs or alterations may not exceed 50 percent of the replacement cost of the nonconforming structure.

- c. **New Structures.** Any new structure constructed on a lot or parcel with an existing legal nonconforming structure shall be constructed in conformance with all applicable provisions of this Specific Plan. However, in no case may a new nonresidential structure be constructed on the same lot as an existing legal nonconforming residential structure.
 - d. **Nonconforming Structures Posing a Threat to the Public Health, Safety, and General Welfare.** A structure which is nonconforming because of a violation or deficiency that poses a threat to the public health, safety or general welfare, as determined by the Building Official, and which fails to resolve, repair or improve such, or to fully mitigate the hazard involved, shall be removed, condemned or demolished upon the issuance by the City of a nuisance abatement, condemnations, or demolition order.
 - e. **Nonconforming Single-Family Residential Structures.** In addition to the requirements of subsections a and d above, a nonconforming single family residential lot and/or structure that was lawfully established and maintained before the adoption of this Specific Plan, but which under the provisions of this Specific Plan does not conform with the regulations of the land use district in which it is located with respect to use, design and/or development standards, and which is continuously used and maintained for single family residential purposes, shall be subject to the following:
 - i. **Alterations and expansions to structures within nonresidential zones.**
 - 1. Necessary repairs and desirable alterations, as deemed appropriate by the Director of Community Development, may be made to a legal nonconforming single family residential structure that is nonconforming as to use.
 - 2. A single family dwelling that is nonconforming as to its location within a land use district that does not permit single family dwellings, and in which the residential use was lawfully established and continuously maintained, shall be subject to the development regulations of the Municipal Code Chapter 30 Zoning and Development Code that pertain to the R1 zoning district and off-street parking and loading regulations.
5. **Nonconforming Signs.** A sign lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of Section 6.7 Sign Standards, is deemed a "legal nonconforming sign." A sign that presents a hazard to public safety, as determined by the City, shall be removed upon the issuance of a notice by the City. A legal nonconforming sign may continue to exist, subject to the following:
- a. A nonconforming sign may not be altered, enlarged, extended, or moved, except in conformity with the requirements of Section 6.7 Sign Standards, or as otherwise required by law;

- b. Where a use or a structure associated with a nonconforming sign is abandoned or discontinued, any sign associated with a new use of the site shall be in full conformity with the requirements of Section 6.7 Sign Standards.
- 6. Nonconforming to Development Standards. The development that is not in compliance with the site development standards prescribed by the regulations of the zoning district in which the lot or parcel is located, including area, coverage, configuration, dimensions, parking, landscaping, screen walls, fences and enclosure trash receptacles, is deemed "legal nonconforming," provided such development was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
 - a. A development that is nonconforming as to landscaping, screen walls, fences and enclosure of trash receptacles, shall be altered to comply with the district regulations covering the following standards, or as a condition of any subsequent plan or Conditional Use Permit approval.
- 7. Nonconforming Lots. A lot or parcel that is not in compliance with the site development standards prescribed by the regulations of the land use district in which the lot or parcel is located, including area and configuration is deemed a "legal nonconforming lot," provided such lot or parcel was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
 - a. A lot or parcel that is nonconforming as to minimum area or dimension shall be granted all development rights and uses of the land use district within which it is located, *when such lot or parcel complies with the following:*
 - i. The landscaping of setback areas *as prescribed by the Specific Plan;*
 - ii. The landscaping of parking areas, provided fulfilling the requirement does not reduce off-street parking or loading spaces to fewer than prescribed in this Specific Plan;
 - iii. The screening of storage areas *as prescribed by the Specific Plan;* and
 - iv. The enclosure of trash receptacles *as prescribed by the Specific Plan.*
- 8. Elimination of Nonconforming Adult Business Uses. Nonconforming adult business uses shall be eliminated in compliance with Chapter 15 of the Fontana Municipal Code.

Chapter 7.0 – Jurupa North Research and Development District



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7.1 Purpose

The Jurupa North Research and Development District (JND) is intended to encourage small business development by allowing a mixture of development types and uses including light industrial, warehousing, logistics-based distribution, office, flex tech, research and development, and service commercial. In addition to industrial uses, this area will promote the development of community serving commercial uses, such as grocery stores, restaurants, dry cleaners, and gas stations. Adjacent existing residential and public facilities uses are buffered from potential adverse impacts of these higher intensity uses. General features of this District include:

- Landscape/Streetscape Enhancement
- Promotion of lot consolidation
- Promotion of the development of office, low intensity industrial, and flex tech uses
- Establishment of uses that capitalize on regional market potential
- Development that is compatible with surrounding residential development
- Encouragement of green technology and research and development-oriented uses
- Emphasize mixed use developments

7.2 Applicability

A. Projects Subject to Development Regulations

This Chapter contains the development regulations that govern all future private development actions in the JND, including new construction, additions or renovations to existing structures and/or new land uses proposed for existing facilities.

B. Right of Continued Use

This Chapter shall not require any change in any existing building or structure for which a building permit has been previously issued, or for approved plans on file in the Community Development Department before the effective date of this Specific Plan. Changes in the property's ownership or tenants of legal existing uses shall likewise require no change in any existing building or structure. Nonconforming standards and provisions shall be governed by Section 7.11 Entitlement Procedures.

C. Other Requirements

This Chapter does not eliminate the need for obtaining any other permits required by the City, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulations of any State or Federal agency.

D. Types of Development Regulations

The development regulations are of two types – Standards and Guidelines – as follows:

1. Standards address those aspects of development that are essential to achieve the goals of the Specific Plan. They include specifications for allowable land uses and site development (e.g., building height, setbacks, etc.). Conformance with Standards is mandatory. Standards are indicated by use of the words "shall," "must," or "is / is not permitted."
2. Guidelines provide guidance for new development in terms of aesthetics and design details. They are intended to direct building and site design in a way that results in the desired character for the JND. Whereas conformance with the Standards is mandatory, conformance with the Guidelines is preferred and/or recommended. Provisions that fall into this category are indicated by the use of the words "should," "may" or "are encouraged to." In various cases, the Guidelines provide a choice of treatments that will achieve the desired effect. Developers are permitted to propose alternative design details if they are able to show that such details implement the Specific Plan objectives with respect to the desired character of the JND.

E. Minimum Requirements

The provisions in this Chapter shall be minimum requirements. When this Chapter provides for discretionary authority on the part of the Director of Community Development, Planning Commission, or City Council, that discretion may be exercised to impose more stringent requirements if deemed necessary to accomplish the overall objectives of the JND.

F. Overview of Development Regulations

1. Relationship of Land Use Districts. The development regulations in this Chapter apply to those properties that are within the JND. Exhibit 7-1 – Land Use Plan indicates the location of the JND and its relationship to the other land use districts in the Specific Plan area.
2. Standards, Guidelines, and Procedures. The development regulations are divided into the following sections: 7.3 Allowable Land Uses and Permit Requirements; 7.4 Development Standards; 7.5 Landscape Standards; 7.6 Parking and Loading Standards; 7.7 Sign Standards; 7.8 Public Right-of-Way Streetscape; 7.9 Design Guidelines; 7.10 Development Incentives; and 7.11 Entitlement Procedures. Projects must meet all development standards in order to achieve approval in the development review process. Projects are encouraged to adhere to the guidelines contained in 7.9 Design Guidelines.
3. Steps for Using Chapter. Table 7-1 – Process Procedures describes the steps for using this Chapter.

Table 7-1 – Process Procedures		
<i>Instructions</i>	<i>Information Source</i>	<i>Where to Find in this Chapter</i>
Locate property and its street frontage	Land Use Plan	Exhibit 7-1
Identify the allowable uses and refer to the definitions of the uses	Allowable Land Uses & Permit Requirements Definitions	Table 7-2 Appendix A
Comply with the requirements for intensity, lot dimensions, height limits, and setbacks	Intensity and Dimensional Standards	Table 7-3
Comply with fence, wall, and screening standards	Fence, Wall, and Screening Standards	Table 7-4
Comply with landscaping requirements	Landscaping Standards Public Right-of-Way Streetscape	Section 7.5 Section 7.8
Comply with parking requirements	Parking and Loading Standards	Section 7.6
Comply with sign requirements	Sign Standards	Section 7.7
Review the design guidelines for preferred site layout, building orientation and architectural detail, fencing, and parking	Design Guidelines	Section 7.9
Determine if development is eligible for incentives	Development Incentives	Section 7.10
Submit project application and proceed through project approval process	Entitlement Procedures	Section 7.11

Southwest Industrial Park Specific Plan

Jurupa North Research and Development District

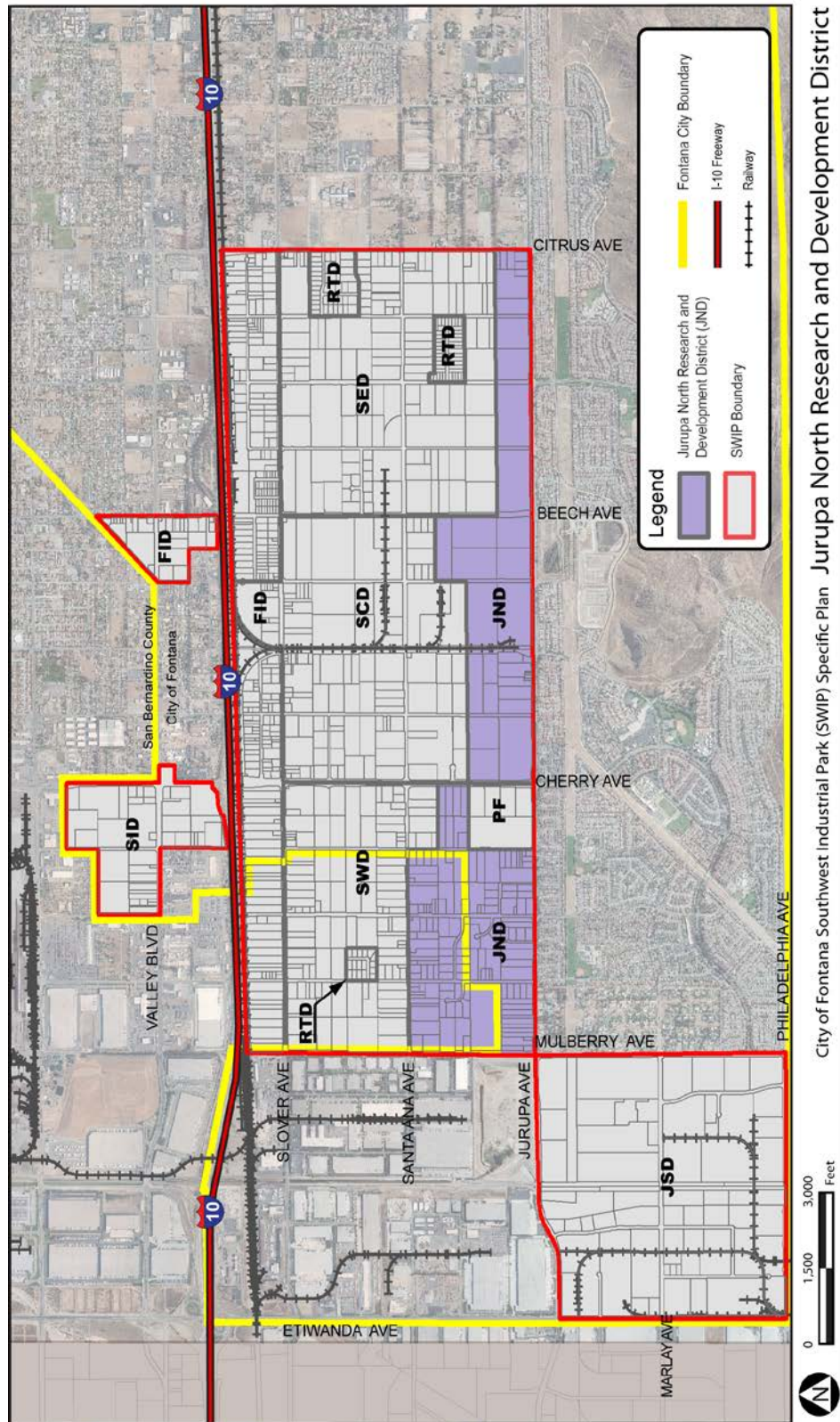


Exhibit 7-1 – Land Use Plan.

7.3 Allowable Land Uses and Permit Requirements

This Section identifies allowable land uses and their permit requirements.

A. Allowed Uses

Table 7-2 – Allowable Land Uses and Permit Requirements identifies the types of land uses allowed in the JND and the permit required to establish each use.

B. Uses Not Listed

Uses not listed in Table 7-2 are prohibited land uses, until and unless the Director of Community Development makes a similar use determination in compliance with Subsection 7.11.C Entitlement Procedures - Similar Use Determination.

C. Other Applicable Regulations

The provisions contained in this SWIP Specific Plan constitute the primary land use and development standards for the Specific Plan area. These regulations are in addition to the provisions in the City of Fontana Municipal Code.

This Specific Plan provides all development standards and guidelines necessary to approve subsequent project applications, unless otherwise noted. Permit processing procedures (e.g., noticing, hearing, appeals, and expiration procedures) and enforcement procedures are provided in Municipal Code Chapter 30 (Zoning and Development Code) shall apply, unless otherwise noted. Where there is a conflict between the provisions in this Specific Plan and otherwise noted. Where there is a conflict between the provisions in this Specific Plan and those in the Zoning and Development Code, the Specific Plan provisions shall prevail to the extent allowable under Federal or State law. Where there is no conflict, both shall be applied concurrently.

D. Definitions

Definitions for land uses are provided in Appendix A Definitions. If a definition is not provided, the definitions in the Municipal Code shall apply. The Director of Community Development shall interpret the definitions; make a similar use determination in compliance with Subsection 7.11.C Entitlement Procedures – Similar Use Determination; and/or refer any questions to the Planning Commission for its determination. For the purposes of this Specific Plan, the following definitions shall apply:

1. Commercial Use: Activity involving the sale of goods or services carried out for profit.
2. Industrial Use: Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Table 7-2 – Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement	
	"P" = Use Permitted by Right	
	"C" = Conditional Use Permit Required	
	"M" = Minor Use Permit Required	
Jurupa North Research and Development District (JND)		
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Refer to Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII	
Open Space / Park	P	
Public Assembly Facilities	C	
Recreational Facilities	C	
Industry, Manufacturing, and Processing Uses		
Flex-Tech Multi-Use Facilities (1)	P	
Handcraft Industry/ Small-Scale Manufacturing	P	
Manufacturing, Light		
• Appliance Manufacturing	M	
• Electronics & Equipment	P	
• Furniture and Fixture Manufacturing	M	
• Glass Product Fabrication	P	
• Product Assembly and Distribution	P	
Research and Development	P	
Residential Uses		
Caretaker Housing (2)	C	
Retail Uses		
Alcohol Sales, Off-Site/On-Site	C	
Factory/Warehouse Outlet Store	P	
Retail Sales, General (3)	P	
Service Uses		
Business Support Services	P	
Financial Facilities	P	
Catering Services	P	
Food Service		
• Outdoor Dining	P	
• Restaurants	P	
Hotel	P	
Industrial Repair	C	
Mini Storage Facility (3)	P	

Table 7-2 – Allowable Land Uses and Permit Requirements (continued)

Land Use	Permit Requirement	
	"P" = Use Permitted by Right	
	"C" = Conditional Use Permit Required	
	"M" = Minor Use Permit Required	
Jurupa North Research and Development District (JND)		
Motor Vehicle		
Car Wash / Detailing		M
Motor Vehicle Rental, Sales, and Leases		C
Service Stations (3)		C
Vehicle Auctions (not fronting on Jurupa Avenue)		P
Offices		P
Personal Services		P
School, Commercial		M
Distribution, Wholesaling and Warehousing Uses		
Logistics and Distribution Facilities (not fronting on Jurupa Avenue)		P
Warehousing Facilities		P
Transportation, Communications and Infrastructure Uses		
Antennas		M
Broadcasting Offices or Studios		P
Parking Structures (3)		P
Other Uses		
Drive-Through Uses (3)		M
Outdoor Display & Sales		M
Public Facilities		P
Temporary Uses	Municipal Code Chapter 30, Division 14 (Temporary Use).	

(1) See Section 7.9E

(2) See Section 7.4D

(3) See Section 7.9F

7.4 Development Standards

New land uses and structures and alterations to existing land uses and structures in the JND shall be designed, constructed, and established in compliance with the requirements in this Section.

A. Intensity and Dimensional Standards

Table 7-3 – Intensity and Dimensional Standards provides the required intensity and dimensional standards for proposed development. The Director of Community Development is authorized to approve modifications of 10 percent or less of any land use district setback, lot width, lot depth, building coverage, building height, or wall height standard in compliance with the administrative variance procedures in Municipal Code Section 30-51.6 (Findings necessary for granting a variance). See Exhibit 7-2 – Dimensional Standards.

The Director of Community Development may grant an administrative variance from the requirements of this chapter where practical difficulties, unnecessary hardships, or results contrary to the intent of this chapter would occur from the strict and literal interpretation and enforcement of the Code. An administrative variance may be granted upon conditions which will ensure the protection of the public safety, health and welfare. To grant an administrative variance, the Director of Community Development must find from the facts presented that the following conditions exist.

- (1) That because of circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of this chapter will deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
- (2) That the granting of such an administrative variance will be subject to conditions assuring that the variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located;
- (3) That the administrative variance does not authorize a use or activity which is not a specifically allowed use in the zoning district in which the property is located; and
- (4) That the granting of one administrative variance will not be contrary to the general plan.

Table 7-3 – Intensity and Dimensional Standards

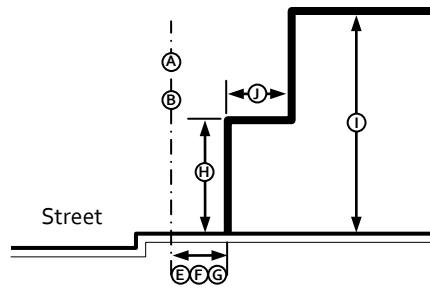
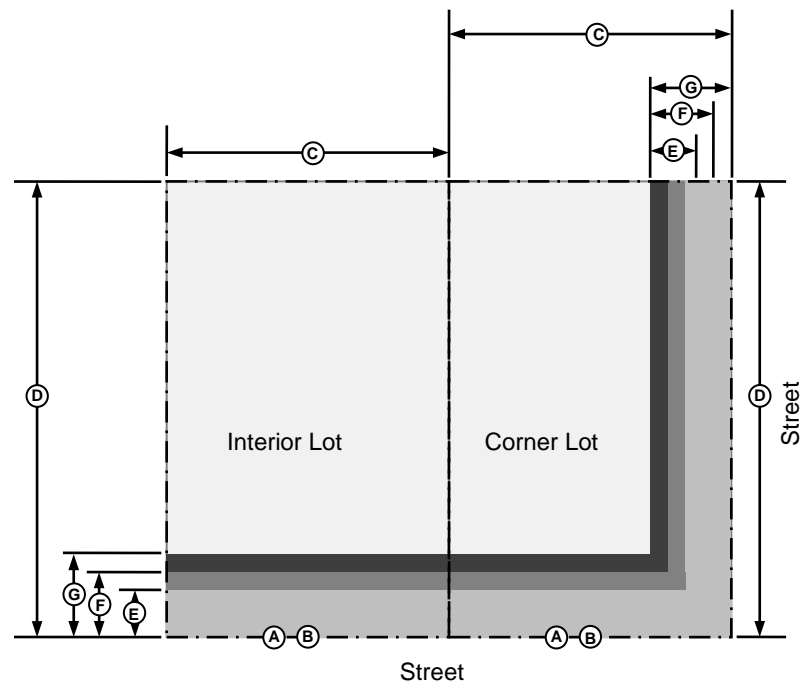
Lot Size and Building Placement		
	Industrial Use	Commercial Use
INTENSITY		
Floor Area Ratio (3)	0.55 max. FAR	1.0 max. FAR
LOT DIMENSIONS		
Lot Size	45,000 sq ft min.	35,000 sq ft min (4)
Lot Width (C)	200 ft min.	150 ft min.
Lot Depth (D)	200 ft min.	200 ft min.
BUILDING SETBACKS		
Front Setback (1)		
Major Highway (Cherry and Jurupa) (G)		
without building setback	30 ft min. (5)	20 ft min. (5)
with 15 ft min building setback	30 ft min. (5)	15 ft min. (5)
Primary Highway (Beech and Mulberry) (F)		
without building setback	25 ft min. (5)	20 ft min.(5)
with 15 ft min building setback	25 ft min. (5)	25 ft min. (5)
Secondary Highway/Collector Street (Citrus and Poplar/Almond, Banana, Calabash, Catawba, Elm, Hemlock, Live Oak, Redwood) (E)		
without building setback	20 ft min. (5)	15 ft min.(5)
with 15 ft min building setback	20 ft min. (5)	20 ft min. (5)
Side (Street) Setback (1)		
Major Highway (Cherry and Jurupa) (G)	20 ft min. (5)	20 ft min. (5)
Primary Highway (Beech and Mulberry) (F)	25 ft min. (5)	20 ft min. (5)
Secondary Highway/Collector Street (Citrus and Poplar/Almond, Banana, Calabash, Catawba, Elm, Hemlock, Live Oak, Redwood) (E)	20 ft min. (5)	15 ft min. (5)
Side (Interior) Setback (2)	None	None
Rear Setback (2)	None	None
Adjacent to Public Facilities District (2)	50 ft min.	50 ft min.
Railroad Setback (1)	Comply with Public Utilities Commission Regulations	Comply with Public Utilities Commission Regulations
Accessory Buildings (H)	Rear 50% of lot depth	Rear 50% of lot depth
Building Height and Mass		
	Industrial	Commercial
HEIGHT		
Primary Building	60 ft max (I)	60 ft max (I)
Accessory Building	1-story or 14 ft max. to eave/parapet line	1-story or 14 ft max. to eave/parapet line
Interior (Floor-to-Floor, excluding parking levels)	Ground floor – 12 ft min	Ground floor – 12 ft min
UPPER STORY STEPBACKS		
All buildings regardless of street frontage	Allowed.	Allowed.
Adjacent to Major Highways (Cherry and Jurupa) and residential zones for buildings that have a front setback of between 15 and 30 feet from the public right-of-way line.		Required: 15-foot upper-story setback for part of buildings above 30 feet from finished grade (H) (I) (J)

Notes:

- (1) Setback is measured from public right-of-way line.
- (2) Setback is measured from property line.
- (3) See Section 7-10 Development Incentives
- (4) Lots in commercial center may have a minimum lot size less than 40,000 square feet.
- (5) Corner cut off setbacks per Specific Plan.

Southwest Industrial Park Specific Plan

Jurupa North Research and Development District



- Ⓐ = Public Right-of-Way Line
- Ⓑ = Property Line
- Ⓒ = Lot Width
- Ⓓ = Lot Depth
- Ⓔ = Front/Side Setbacks – Secondary Highway/Collector Street
- Ⓕ = Front/Side Setback – Primary Highway
- Ⓖ = Front/Side Setback – Major Highway
- Ⓗ = 30 foot Height
- Ⓘ = 60 foot Height
- ⓵ = 15 foot Stepback above 30 foot Building Height

Exhibit 7-2 – Dimensional Standards.

B. Fences, Walls, and Screening

1. Standards and Guidelines. Table 7-4 – Standards for Fences, Walls, and Screening contains standards for fences, walls, and screening. Refer to Section 7.9 Design Guidelines for guidelines about the design, materials, and construction of fences, walls, and screening.

Table 7-4 – Standards for Fences, Walls, and Screening

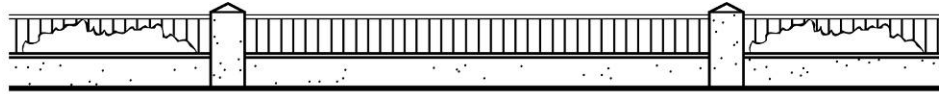
<i>Location</i>	<i>Materials See Section 7.9 Design Guidelines</i>	<i>Maximum Height (1)</i>
Within front setback area	Solid fencing/wall	36 inches
	Open fencing/wall	6 ft
Within street side or railroad right-of-way setback area	Tubular steel construction allowed in required setback area if set back at least 15 ft from lot line. Solid masonry wall not allowed in required setback area.	8 ft if necessary for security purposes, with 18-inch maximum width pilasters
Within interior side setback area	Any type of fence, hedge, or wall allowed, except that if abutting Public Facility District, solid masonry wall only	8 ft
Within rear setback area	Any type of fence, hedge, or wall allowed, except that if abutting Public Facility District or railroad right-of-way, solid masonry wall only	8 ft
Outside of a required setback area	Solid or open fencing/wall	No height limit
Screening of outside storage materials and equipment from view from the public right-of-way	Solid fencing/wall	8 ft
At intersections of alleys, streets, and driveways	All materials, including solid/open fencing and walls	30 inches

Note: (1) All fences and walls shall meet the City's line of sight regulations, as determined by the City Engineer.

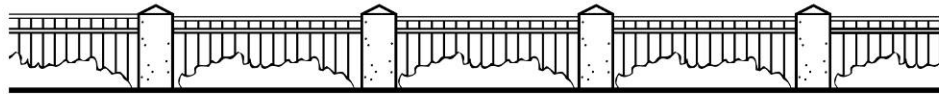
2. Materials

- a. Open fencing shall mean fencing with over 50 percent of the surface area open for free passage of light and air and through which the area behind the fence is visible to public view. See Exhibit 7-3 – Open and Solid Fencing.
- b. Solid fencing shall mean fencing with 50 percent or less of the surface area open for free passage of light and air and designed to conceal the area behind the fence from public view. See Exhibit 7-3 – Open and Solid Fencing.
- c. Barbed wire fence, electric fences, or similar fencing material is prohibited.
- d. Chain link fencing is allowed on interior property lines that are not visible from public rights-of-way.

- e. For fences up to 100 linear feet, one pilaster shall be provided for every 10 linear feet. For fences more than 100 linear feet and less than 300 linear feet, one pilaster shall be provided for every 30 feet. For fences 300 linear feet or longer, one pilaster shall be provided for every 60 feet.

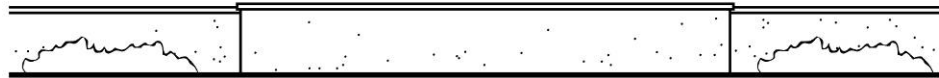


Elevation of Wall / Wrought Iron Combination

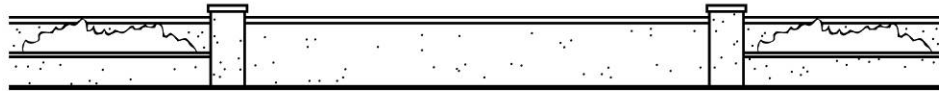


Elevation of Wrought Iron with Pilasters

Examples of Open Fencing



Elevation of Staggered Wall



Elevation of Planters / Wall



Elevation of Wall with Breaks

Examples of Solid Fencing

Exhibit 7-3 – Open and Solid Fencing.

3. Screening and buffering

- a. Roof-mounted and ground-mounted mechanical equipment, utilities, storage, and solid waste storage areas shall be screened from adjoining properties and public right-of-ways by a visual barrier (e.g., wall, fence, landscape material, etc.) to the satisfaction of the Director of Community Development. Where only landscaping is used for screening, it shall be planted with five-gallon (minimum size) shrubs spaced to provide a continuous dense screen.
- b. Parking lot perimeters shall be screened and planted in compliance with Section 7.6 Parking and Loading Standards.

C. Outdoor Activities and Storage

- 1. Storage in Setback Areas. Material or equipment shall not be stored anywhere in the front yard. Temporary storage of construction materials during construction on the same site is permitted. Boats, campers, motor vehicles, trailers, equipment, materials, or antenna may be stored in side and rear yards, provided that they are outside the required side and rear setback areas identified in Table 7-3 – Intensity and Dimensional Standards.
- 2. Limitations on Outdoor Uses.
 - a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation, except approved outdoor dining areas, vehicle sales and rental businesses, parking areas, nursery growing areas, industrial activities, and other approved uses that require outdoor activities.
 - b. Areas used for the approved outdoor storage of vehicles, equipment and/or building materials (raw or finished) may use compacted slag, gravel, or other similar material deemed suitable by the Director of Community Development.
- 3. Outdoor Wholesaling. Outdoor wholesaling of goods and materials shall comply with the following:
 - a. A building shall be provided on the same parcel or on an adjacent parcel associated with the same business.
 - b. All display materials, including vehicles, shall be set back five feet from any landscaped area and shall not be located on required parking areas.
 - c. The entire area used for display purposes shall be surfaced with asphalt or an equally serviceable hard pavement surface. The surface shall be maintained in good condition.

- d. Storage of equipment or materials, with the exception of the display of vehicles for sale or rent, shall be screened by a visually solid masonry wall of minimum height six feet. The approving authority may determine through the design review process that the subject use requires a solid masonry wall higher than six feet.
- e. Outdoor display areas shall be maintained in a neat and orderly condition.

D. Caretaker Housing

Caretaker housing shall be:

- 1. Accessory to a principal use;
- 2. A maximum of 1,500 square feet total floor area unless otherwise approved by the Planning Commission;
- 3. Limited to one unit per lot; and
- 4. Subject to the setback requirements applicable to the principal structure with which it is associated.

E. Solar Access

A structure, fence, or wall shall not be constructed or modified, and vegetation shall not be placed or allowed to grow so as to obstruct more than 10 percent of the absorption area of a solar energy system on an abutting or adjacent lot at any time.

F. Undergrounding of Utilities

- 1. Utility service laterals to new development shall be installed underground.
- 2. Temporary overhead power and telephone facilities are permitted only during construction.
- 3. Placement, location and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission prior to any administrative or discretionary approval.
- 4. Transformer enclosures shall be designed of durable materials with finishes and colors used that are compatible and harmonious with the overall architectural theme.
- 5. All utilities including, but not limited to drainage systems, sewers, gas lines, water lines, and electrical, telephone, and communications wires and equipment shall be installed and maintained underground. Placement, location, and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission prior to any administrative or discretionary approval.

7.5 Landscape Standards

A. Required Landscaping

This section provides the required minimum standards for all landscaped areas within any new and rehabilitated development.

1. Landscaped area means the entire parcel less the building footprint, driveways, nonirrigated portions of parking lots, and hardscapes (driveways, approaches, sidewalks, etc.). Decorative hardscapes used to enhance the landscape will be considered as part of the landscape area; this would include such things as cobble rock, decomposed granite, brickwork, stamped concrete, gravel, pavers, and water features.
2. Landscape setbacks along public right-of-ways shall incorporate landscape buffers with undulating and variable height earth-mounding (berms), and/or low walls, and required plant materials as shown in Table 7-5 – Landscape Standards.
3. Block wall and wrought iron fencing shall be located behind landscape setback area(s).
4. The developer shall submit to the City's Department of Engineering, a Landscape Documentation Package that conforms to the Water Efficient Landscape Ordinance, specified in the Municipal Code, Chapter 28 Vegetation.
5. All new development landscaping shall comply with the standards shown in Table 7-5 – Landscape Standards. Additional guidelines that should be considered are addressed in Section 7.10 Design Guidelines.
6. The Recommended Plant Materials Palette, Table 7-6 can be found immediately after this section. The plant materials palette is provided to ensure the installation of drought-tolerant, water efficient landscaping that will provide wind breaks and thrive in the local climate conditions. In an effort to provide visual elements that distinguish this district from others, please note that turf (grass) does not appear in the Plant Materials Palette, and shall be prohibited, in lieu of drought-tolerant ground covers.
7. Public right-of-way improvements, including street improvements, streetscape/landscape (parkway) improvements, and street tree requirements, are in Section 7.8 – Public Right-of-Way Streetscape.

Table 7-5 – Landscape Standards (1)

Minimum Landscaped Area Mixture of ground cover, shrubs, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15 % of the total required landscaping of site area
Minimum plant sizes in landscaped areas	Minimum Ratio of 1 tree/500 SF of landscape area
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized. Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer Front setback area and street-side setback area	Major Highway: 30 ft minimum width Primary Highway: 25 ft minimum width Collector/Local Streets: 20 ft minimum width

Notes: (1) The Director of Community Development may require additional setbacks.

B. Recommended Plant Materials Palette

The Recommended Plant Materials Palette in Table 7-6 provides a listing of primarily drought-tolerant trees, shrubs, and ground covers to provide water-efficient landscaping in new projects. The limited selection of landscape material in the palette is envisioned to assist the user in incorporating sustainable landscaping into the project, while including enough variety of size, form, and density, to meet the requirements within buffer setbacks and screening techniques. Final selection shall be approved the City. The Director of Community Development shall approve artificial turf.

**Table 7-6 (a) – Recommended Plant Materials Palette
Recommended Trees**



Aleppo Pine
Pinus halepensis



Floss Silk Tree
Chorisia speciosa



Bottle Tree
Brachychiton populneus



Holly Oak
Quercus ilex



Canary Island Date Palm
Phoenix canariensis



Mexican Fan Palm
Washingtonia robusta

Table 7-6 (a) – Recommended Plant Materials Palette
Recommended Trees (continued)



Canyon Live Oak
Quercus chrysolepis



Sonoran Palo Verde
Cercidium praecox



Date Palm
Phoenix dactylifera



Stone Pine
Pinus pinea



Agave
Agave species



Coyote Brush
Baccharis pilularis



Aloe
Aloe species



India Hawthorne
Rhamnus indica

Table 7-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs (continued)



Blue Hibiscus
Alyogyne huegelii



Kangaroo Paw
Anigozanthus hybrids



Bush Morning Glory
Convolvulus cneorum



Lavender
Lavandula species



Coffeeberry
Rhamnus californicus



Natal Plum
Garissa grandiflora



Purple Fountain Grass
Pennisetum setaceum
'Cupreum'



Silverberry
Elaeagnus pungens

Table 7-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs (continued)



Teus



Toyon
Heteromeles
arbutifolia



Red Hot Poker
Kniphofia uvaria



Yaupon
Ilex vomitoria

(c) – Recommended Plant Materials Palette
Recommended Groundcover



Bearberry
Arctostaphylos uva-
ursi



Snow-in-Summer
Cerastium
tomentosum



Dymondia
Dymondia margaretae



Trailing Lantana
Lantana
montevidensis

Table 7-6 (c) – Recommended Plant Materials Palette
Recommended Groundcover (continued)



Peruvian Verbena
Verbena peruviana



Wholly Thyme
Thymus species



Rosea Ice Plant
*Drosanthemum
floribundum*

7.6 Parking and Loading Standards

A. Applicability

This section contains regulations for off-street parking and loading. Regulations identify required number of parking and loading spaces for all new development projects and those proposing substantial modification to existing buildings. Please refer to Municipal Code Chapter 30 Zoning and Development Code for all parking and loading-related information or regulations not specifically addressed in this section.

B. General Parking and Loading Regulations

1. Methods of Calculation.
 - a. Multiple Uses. If more than one use is located on a site, the total number of required off-street parking and loading spaces shall be the sum of the requirements for the various uses computed separately. If individual uses on the same site have a floor area less than that for which loading spaces would be required, then the total gross floor area of all uses on the site or lot shall be used in determining the required number of loading spaces.
 - b. Fractional Number. Whenever the computation of the required number of off-street parking or loading spaces results in a fractional number, one additional space shall be required for a fraction of more than one-half, but shall not be required for a fraction of one-half or less.
2. Off-Site Location. Required off-street parking spaces shall be located on the same property as the use that they are intended to serve. Where the required parking spaces cannot be accommodated on the same property, they may be located in a separate off-site parking facility that is not more than 300 feet from the use(s) they serve.
3. Shared Use. Required off-street parking and loading spaces shall not be considered as providing parking or loading spaces for any other use, except where shared use facilities are approved in compliance with Subparagraph 5 Adjustments to Parking Requirements, below.
4. Uses Not Specified. For uses not specified, the Director of Community Development shall determine parking requirements based upon the requirements of the most similar use. See Subsection 7.11.C Entitlement Procedures - Similar Use Determination.
5. Adjustments to Parking Requirements.
 - a. Administrative Variance. The Director of Community Development is authorized to approve alternate parking plans involving a modification of 10 percent or less of any of the off-street parking and loading standards in compliance with Section 30-51.5 of Municipal Code Chapter 30.
 - b. Parking Study Option. An applicant may submit a separate parking and loading study for new development to the Director of Community Development for review

and approval. A parking and loading study shall provide sufficient data and information to justify the need for adjustments to the parking and loading requirements and shall analyze whether:

- i. Adequate off-street parking will be provided for the project;
 - ii. The project demonstrates the use of creative design concepts, including but not limited to shared parking facilities, transit accessibility, pedestrian amenities, and bicycle amenities;
 - iii. Environmental impacts associated with the project will not be increased by the modification of standards; and
 - iv. Traffic safety and pedestrian safety will be enhanced by the modifications.
- c. Shared Use Facility. Required off-street parking and loading spaces may be considered as providing parking or loading spaces for another use where joint facilities serving more than one use contain no less than the total number of spaces deemed necessary for each individual use added together with other uses. Where adjoining uses on the same site have different hours of operation with minimal conflict, the Director of Community Development may determine that some or all of the same spaces may be counted as satisfying the requirements for both uses, provided that the number of spaces shall not be less than the prescribed for the use requiring the greater number.

C. Required Number of Parking Spaces

Each land use shall provide the number of off-street parking spaces indicated in Table 7-7 – Parking Requirements by Land Use, except where adjustment has been granted in compliance with Subparagraph 7.6.B.5 Adjustments to Parking Requirements, above. For the purposes of this Section, the following definitions shall apply:

1. Commercial Use: Activity involving the sale of goods or services carried out for profit.
2. Industrial Use: Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

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Table 7-7 – Parking Requirements by Land Use

Land Use	Motor Vehicle Spaces (Minimum #) GFA—Gross Floor Area	Bicycle Spaces (Minimum #)
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Subject to Parking Plan required by Municipal Code §15-918	
Open Space / Park	Public - Determined by Parks and Recreation Department Private - .25 spaces/1,000 sq ft of total park area	1 space/ 33 vehicle parking spaces
Public Assembly Facilities	With fixed seats – 1 space/3 fixed seats; Without fixed seats – 25 spaces/1,000 sq ft of seating area; and 4 spaces/1,000 sq ft GFA outside assembly area	1 space/33 vehicle parking spaces
Recreational Facilities – Indoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 7.6.B.5 – Adjustments to Parking Requirements	
Amusement Arcade	1 space/each 4 persons of the facility's allowed maximum capacity	1 space/ 3 games up to 20 games; and 1 space/5 games for over 20 games
Athletic Club/Gym	4 spaces/1,000 sq ft GFA; 20 spaces/1,000 sq ft of exercise floor area; 3 spaces/outdoor ball court	.4 spaces/1,000 sq ft GFA
Bowling Alley	4 spaces/lane, and additional spaces required for restaurant and other accessory uses	1 space/33 vehicle parking spaces
Dancing	14 spaces/1,000 sq ft GFA	
Pool/Billiard Hall	2 spaces/table	1 space/5 tables
Skating Rink	14 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Recreational Facilities – Outdoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 7.7.b.5 – Adjustments to Parking Requirements	
• Golf driving range, batting cage	1 space/tee, cage, or similar; and 1 space/employee at maximum shift	1 space/33 vehicle parking spaces
• Swimming pools	14 spaces/1,000 sq ft of water surface area	1 space/33 vehicle parking spaces
Industry, Manufacturing, and Processing Uses		
Flex-Tech Multi-Use Facilities	3.5 spaces per 1,000 sq ft GFA	1 space/33 vehicle parking spaces
Handcraft Industry/ Small-Scale Manufacturing	2 spaces per 1,000 sq ft GFA	None
Light Manufacturing All uses listed under “Manufacturing, Light” in Table 7-2	1.85 spaces/1,000 sq ft GFA; 4 spaces/1,000 sq ft GFA of office space, sales, or similar use where those uses exceed 10% GFA; and 1 space/1 facility vehicle Where multiple tenants and or uses occupy the same building, the parking shall be calculated based upon the floor area used by each tenant or use	1 space/33 vehicle parking spaces
Research and Development	2 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces

Table 7-7 – Parking Requirements by Land Use (continued)		
<i>Land Use</i>	<i>Motor Vehicle Spaces (Minimum #) GFA—Gross Floor Area</i>	<i>Bicycle Spaces (Minimum #)</i>
Residential Uses		
Caretaker Housing	2 spaces in an enclosed garage	None
Retail Uses		
Alcohol Sales, Off-Site/On-Site	Same as required spaces for the underlying use (e.g., restaurant, public assembly facility, retail store, etc.), unless otherwise modified in compliance with Section 7.7.b.5 –Adjustments to Parking Requirements	
Factory/Warehouse Outlet Store	5 spaces/1,000 sq ft GFA	None
Retail Sales, General Not in shopping center or factory/warehouse outlet mall)	4 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Shopping Center	5 spaces/1,000 sq ft GFA for the initial 10,000 sq ft; and 4 spaces/1,000 sq ft GFA for over 10,000 sq ft	1 space/33 vehicle parking spaces
Service Uses		
Business Support Services	4 spaces/1,000 sq ft GFA	None
Catering Services	2.5 spaces/1,000 sq ft GFA	None
Financial Facilities	4 spaces/1,000 sq ft GFA	2 spaces
Food Service:		
<ul style="list-style-type: none"> Fast food restaurant with drive through, walk-in area 	Indoor Seating: 13 spaces/1,000 sq ft GFA* <i>*GFA shall not include play areas without seating.</i> Outdoor Seating (patio area): Less than 50% of indoor area: 6.5 spaces/1,000 sq ft 50% or more of indoor area: 13 spaces/1,000 sq ft	4 spaces
<ul style="list-style-type: none"> Other restaurant 	Indoor Seating: 10 spaces per 1,000 sq ft GFA Outdoor Seating (patio area): Less than 50% of indoor area: 5 spaces/1,000 sq ft 50% or more of indoor area: 10 spaces/1,000 sq ft	2 spaces
Hotel	1.25 spaces per guest room; 10 spaces/1,000 sq ft GFA for lounge/restaurant; Spaces at following rates for conference/banquet facilities: Less than 20 sq ft per room – 0 spaces 20 sq ft per room – 30 spaces/1,000 sq ft GFA 1 space per employee on maximum shift	1 space/33 vehicle parking spaces
Industrial Repair	2 spaces/1,000 sq ft GFA for the initial 40,000 sq ft 1.3 spaces/1,000 sq ft additional GFA greater than 40,000 sq ft 4 spaces/1,000 sq ft GFA of office space, where those uses exceed 10% of GFA OR 1 space for each employee on the maximum shift as determined by Director of Community Development	None

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Table 7-7 – Parking Requirements by Land Use (continued)

Land Use	Motor Vehicle Spaces (Minimum #) GFA—Gross Floor Area	Bicycle Spaces (Minimum #)
Mini-Storage Facility	1.75 spaces/100 units; and 1 space/employee	None
Offices	4 spaces/1,000 sq ft GFA	Under 50,000 sq ft – 2 spaces 50,001 – 100,000 sq ft – 3 spaces Over 100,000 sq ft – 5 spaces
Personal Services	4.4 spaces/1,000 sq ft GFA	None
School, Commercial	1 space/teaching and non-teaching position on maximum shift; and 1 space/2 students on maximum enrollment	1 space/33 vehicle parking spaces
Motor Vehicle		
• Car Wash Full-Service	1 space/employee; Stacking for 5 vehicles for car wash lane Reserve spaces equal to 3 times the wash lane capacity	None
• Car Wash Self-Service	2 spaces/bay	None
• Motor Vehicle Rental, Sales, and Leases	Indoor display/sale/service = 3.3 spaces/1,000 sq ft GFA; Outdoor display/sale = .40 spaces/1,000 sq ft GFA; and 1 space/employee	None
• Service Stations		
With convenience market	5 spaces/1,000 sq ft GFA; and 5 spaces/service bay	1 space/10 vehicle parking spaces
Without convenience market	3.3 spaces/1,000 sq ft or 5 spaces/service bay, whichever is more; minimum of 4 spaces	None
• Vehicle Auctions	Automobile or boat sales (new/used/auctions) 1 space/300 sq ft of indoor display, sales, or service area; 1 space/2,500 sq ft of outdoor sales or display area; and 1 space/employee Truck sales/services (new/used/auction) 1 space/250 sq ft of sales area; 1 space/3,000 sq ft of outdoor sales or display area; and 1 space/employee	None
Distribution, Wholesaling and Warehousing Uses		
Logistics and Distribution Facilities (High Cube)	Vehicle Parking: 1 space/1,000 sq ft GFA for the first 20,000 sq ft; 1 space/2,000 sq ft for the second 20,000 sq ft; 1 space/5,000 sq ft for that portion over 40,000 sq ft. No add'l spaces if office area less than 10% of total building square footage. Office space rate if office area over 10% of total building square footage. Truck and Trailer Parking: 1 oversized truck space/5,000 sq ft GFA* *Truck docks shall not be included in this calculation.	None
Warehousing Facilities	1 space/1,000 sq ft GFA for the initial 40,000 sq ft; 1 space/4,000 sq ft of additional GFA greater than 40,000 sq ft; 4 spaces/1,000 sq ft GFA of office space. Where multiple tenants and or uses occupy the same building, the parking shall be calculated based upon the floor area used by each tenant or use	None

Table 7-6 Parking Requirements by Land Use (continued)

Land Use	Motor Vehicle Spaces (Minimum #) GFA—Gross Floor Area	Bicycle Spaces (Minimum #)
Transportation, Communications and Infrastructure Uses		
Antennas	1 space	None
Broadcasting Offices or Studios	5 spaces/1,000 sq ft GFA	None
Other Uses		
Drive-Through	Stacking for 7 vehicles at each bay, window, lane, ordering station, or machine	None
Outdoor Display & Sales	1 space/1,000 sq ft of outdoor merchandise areas	None
Public Facilities	Per Public Agency	
Temporary Uses	Per Temporary Use Permit	
Note: Sources consulted to compile the table entries include the Municipal Code; The Dimensions of Parking, ULI and National Parking Association, 5th Edition, 2010; Recommended Zoning Ordinance Provisions, National Parking Association, December 2006; and Parking Standards, APA Planning Advisory Service Report 510/511; November 2002.		

D. Required Number of Loading Spaces

Each land use shall provide the number of off-street loading spaces indicated in Table 7-8 – Loading Space Requirements by Land Use. Requirements for uses not specifically listed shall be determined by the Director of Community Development based upon the requirements for comparable uses and upon the particular characteristics of the proposed use. For other standards (e.g., size of loading spaces, location, turning radius, etc.), refer to Article XI Off-Street Parking and Loading Standards, Division 4 Loading Area Regulations, in Municipal Code Chapter 30 Zoning and Development Code

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Table 7-8 – Loading Space Requirements by Land Use		
Land Use	Loading Spaces (Minimum #)	Type
Entertainment, Recreation and Public Assembly Uses		
Public Assembly Facilities	1 space; and Additional spaces as required by design review	Van (1)
Recreational Facilities	0 - 29,999 sq ft: 1 space 30,000 - 99,999 sq ft: 2 spaces Over 100,000 sq ft: 3 spaces	Truck (2)
Industry, Manufacturing, and Processing Uses		
Flex-Tech Multi-Use Facilities	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck (2)
Handcraft Industry/ Small-Scale Manufacturing		
All uses listed under “Manufacturing, Light” in Table 7-2		
Research and Development		
Retail Uses		
Retail Sales, General and Factory/Warehouse Outlet Store	Up to 10,000 sq ft: 1 space	Truck (2)
	10,001 - 30,000 sq ft: 1 space 30,001 - 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer (3)
Service Uses		
All uses listed under “Service Uses” in Table 7-2; except for the following:	Up to 10,000 sq ft: 1 space	Truck (2)
	10,001 - 30,000 sq ft: 1 space 30,001 - 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer (3)
Hotel	10,000 - 50,000 sq ft: 1 space	Van (1)
	Over 50,000 sq ft: 1 space	Truck (2)
Industrial Repair	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck (2)
Motor Vehicle		
• Motor Vehicle Rental, Sales, and Leases	1 space	Tractor Trailer (3)
• Service Stations	1 space	Tractor Trailer (3)
Offices	5,000 – 50,000 sq ft: 1 space	Van (1)
	Over 50,000 sq ft: 1 space	Truck (2)
Personal Services	Up to 10,000 sq ft: 1 space	Van (1)
	10,001 - 30,000 sq ft: 1 space 30,001 - 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Truck (2)

Table 7-8 – Loading Space Requirements by Land Use (continued)

Land Use		
	<i>Loading Spaces (Minimum #)</i>	<i>Type</i>
School, Commercial	1 space; and additional spaces required by design review	Van (1)
Distribution, Wholesaling and Warehousing Uses		
Warehousing Facilities	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Tractor Trailer (3)

Notes:

- (1) A van loading space shall be a minimum of 12 ft wide by 19 ft long with a minimum 10 ft overhead clearance.
- (2) A truck loading space shall be a minimum of 12 ft wide by 45 ft long with a minimum 14 ft overhead clearance.
- (3) A tractor trailer loading space shall be a minimum of 12 ft wide by 70 ft long with a minimum 14 ft overhead clearance.

E. Landscaping Standards for Parking Areas

Within any parking area, one tree shall be planted for every five single-row parking stalls or 10 double-row parking stalls. Eighty percent of these shall be 15 gallons in size and the remaining 20 percent shall be 24-inch box or larger in size. If for some reason the contractor is unable to distribute trees in the interior of the parking area in compliance with these standards, the Director of Community Development may approve the placement of no more than 40 percent of the trees within the perimeter of the parking area. Planters shall not have a dimension less than four feet, excluding the thickness of the curbing. These requirements may be reduced for industrial parking areas that are screened from public view.

1. Parking areas shall contain a minimum landscape area equivalent to 30 percent of the total required 15 percent landscaping for the total site area.
2. Parking area perimeter landscaping.
 - a. Parking areas for nonresidential uses abutting or adjacent to residentially zoned property shall provide a landscape strip that is a minimum of 10 feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line bordering the residentially zoned property. Parking areas shall be screened from the residentially zoned property by a solid decorative masonry wall that is a minimum of six feet in height.
 - b. Parking areas for nonresidential uses abutting or adjacent to non-residentially zoned property or a street shall install a landscape strip that is a minimum of five feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line or the parking area and the street right-of-way. This requirement may be reduced or modified if a joint access agreement exists that is satisfactory to the Director of Community Development. Parking areas shall be screened from streets through combinations of plant materials, earth berms, raised planters, grade separations, or low walls. Slopes shall not exceed three to one or exceed 36 inches in height measured from the parking lot surface.
 - c. Plant materials, walls, or structures within a traffic sight area shall not block sight lines from driveways to streets and shall not exceed 36 inches in height.

- d. The minimum width of a landscape finger shall be five (5) feet.
 - e. End of aisle spaces adjacent to landscape finger shall be two feet wider for step out area.
3. Parking area interior landscaping.
- a. Tree number and location. One tree shall be provided for each four parking spaces and shall be evenly spaced throughout the interior parking area at a rate of one tree for every eight parking spaces. See Exhibit 7-4 – Parking Lot Landscaping. The required number of trees in the interior area shall not include trees required around the parking area perimeter. Trees are not required for tractor-trailer parking. A minimum of one cluster of trees shall be provided for each 100 feet of a row or double row of parking spaces. Trees shall be located in planters that are bounded on at least two sides by parking area paving. Planters shall have a minimum exterior dimension of five feet.

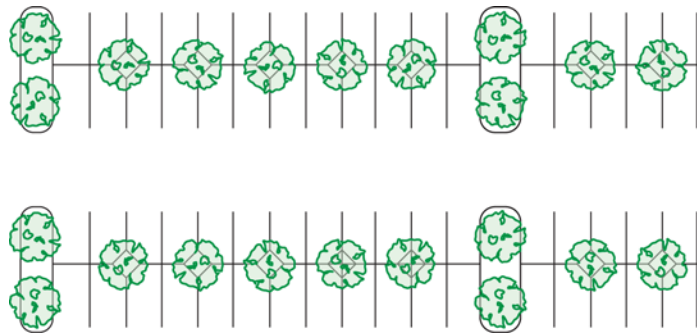


Exhibit 7-4 – Parking Lot Landscaping

- b. Tree size. All trees within the parking area shall be a minimum 24-inch box container at time of planting.
- c. Landscape protection. Landscaping shall be protected by concrete curbs of at least six inches in height. An end-of-aisle planter shall be provided at the ends of all parking aisles. Finger aisle planters shall be a minimum of nine feet wide and end-of-aisle planters shall be a minimum of seven feet wide, as measured from the inside of the curb. The parking space side of finger and end-of-aisle planters shall have a 24-inch wide concrete surface measured from the face of the curb. Planters shall be landscaped with a mixture of trees, shrubs, and ground cover. Planting areas shall have round corners instead of 90 degree corners and shall be shaped to allow vehicle movements. The Director of Community Development may approve alternative barriers designed to protect landscaped areas from vehicle damage. Wheel stops may be placed to allow for two feet of vehicle overhang area within the dimension of the parking space. To increase the parking lot landscaped area, a maximum of two feet of the parking stall depth may be landscaped with low-growth, hardy materials in-lieu of paving, allowing a bumper overhang while maintaining the required parking dimensions. However, the overhang area shall not be counted as part of the minimum landscape area required by paragraph (1) above, and when adjacent to a required landscaping strip shall be in addition to the

- minimum required width. Fixtures (e.g., lights, sprinklers) that are higher than the curb are prohibited within a bumper overhang area. Curbing that creates a bumper overhang barrier shall not exceed a height of five inches.
- d. Parking areas with more than 100 spaces shall provide an appropriate entry feature consisting of a concentration of landscape elements, including trees, flowering plants, enhanced paving, and project identification.
- 4. Parking structures. A landscaping strip 10 feet wide shall be provided on all sides of a parking structure. One tree shall be provided for each 20 to 40 feet of perimeter of the structure, based on species selected. These trees shall be distributed evenly throughout the subject landscape area.

7.7 Sign Standards

A. Applicability

This section contains standards and guidelines for signage to ensure that signs are consistent with the overall quality and character of anticipated new development. Regulations identify permitted sign types; provide standards for number of signs, size, and location; and provide design guidelines for color, materials, and illumination. Please refer to the Fontana Municipal Code for all sign-related information or regulations not specifically addressed in this section.

B. Standards and Guidelines

1. Standards. The following standards shall apply to all signs, regardless of type:
 - a. Sign types not listed in this Section are not permitted.
 - b. Linear Frontage Ratio. For each establishment, one and one-half (1 ½) square feet of total sign area shall be allowed for each linear foot of building frontage ("Linear Frontage Ratio"). Unless otherwise noted, all signs (including temporary signs) shall count toward the total sign area permitted based on the Linear Frontage Ratio. For multi-tenant buildings, each establishment shall be calculated individually. For corner establishments, each facade shall be calculated individually. Permitted sign area based on the linear frontage of one establishment or facade shall not be placed on another establishment or facade.
 - c. Signs shall not be animated.
 - d. Commercial messages that identify, advertise, or attract attention to a business, product, service, or event or activity sold, existing, or offered elsewhere than upon the same property where the sign is displayed are expressly prohibited.
 - e. In the event of a conflict between this Section and any other City regulation, the provisions of this Section shall apply.
 - f. All issues not specifically addressed herein (e.g., signage in the public right-of-way, exempt signs, permit processing, etc.) shall be addressed pursuant to the Fontana Municipal Code.

2. Guidelines. The following guidelines shall apply to all signs, regardless of type.
 - a. Design Compatibility
 - Provide signage that is compatible with the building architecture and coordinate sign materials and colors with the building facade/storefront design.
 - Place signs in accordance with facade rhythm, scale, and proportion.
 - Ensure that signs associated with multi-tenant buildings are complementary to one another. A consistent location for tenant identification signs is recommended.
 - b. Location
 - Signs shall be placed at or near the public entrance to a building or main parking area to indicate the most direct access to the business.
 - Signs shall not be located so that they cover or interrupt the architectural details or ornamentation of a building's facade.
 - Signs shall not project above the edge of the rooflines and shall not obstruct windows and/or doorways.
 - c. Sign Legibility
 - Avoid hard-to-read, intricate typefaces. Typefaces that are difficult to read reduce the sign's ability to communicate.
 - Avoid spacing letters and words too close together. Lettering shall not occupy more than 75 percent of the sign face.
 - Limit the number of lettering styles in order to increase legibility. Signs shall be limited to no more than two styles for small signs (generally up to 10 square feet) and three styles for larger signs.
 - Use significant contrast through incorporating light colored letters and a darker, contrasting background to provide the most visible and best-looking image.
 - Incorporate business identity symbols and logos.
 - Logo means any symbol or any combination thereof adopted and used by an individual or corporation to identify goods made or sold or services rendered by an individual or corporation and to distinguish them from goods made or sold or services rendered by others and that is nationally or State of California registered.
 - d. Color and Materials
 - Bright day-glo (fluorescent) colors shall be avoided as they are distracting and do not blend well with other background colors.
 - Sign colors shall relate to and complement the materials or color scheme of the buildings, including accent and trim colors.
 - Sign materials shall be selected with consideration for the architectural design of the building's façade and also contribute to the legibility of the sign.
 - Construct signs of durable, high-quality materials.
 - Wood, paper and cloth signs, and painted wall signs are prohibited.

e. Illumination

- Individually illuminated letters, either internally illuminated or back-lighted solid letters (reverse channel), are a preferred alternative to internally illuminated plastic-faced cabinet signs.
- Signs shall be comprised of individual letters.
- The use of backlit, individually cut letter signs is strongly encouraged for all types of business and signs, including monument-type signs.
- Whenever indirect lighting fixtures are used, care shall be taken to properly shield the light source.

f. Electrical Raceways and Conduits

- Electrical transformer boxes and raceways shall be concealed from public view.
- All exposed conduit and junction boxes shall be appropriately concealed from public view.

C. Sign Types

For the purposes of this plan, Table 7-9 – Sign Types indicates the signs that are allowed in the Jurupa North Research and Development District.

Table 7-9 – Sign Types	
1	Grand Projecting Sign Hotels, movie theaters, live performance theaters
2	Marquee Sign Movie theaters and live performance theaters with a capacity of 500 persons or greater
3	Grand Wall Sign Non-residential uses with unfenestrated wall areas of 2, 000 square feet or greater
4	Wall Sign Non-residential uses with a dedicated ground floor entrance
5	Projecting Sign Non-residential uses with a dedicated ground floor entrance
6	Awning Valance Sign Non-residential uses with a dedicated ground floor entrance
7	Awning Side Sign Non-residential uses with a dedicated ground floor entrance
8	Canopy Fascia Sign Non-residential uses with a dedicated ground floor entrance
9	Under-Awning or Under-Canopy Sign Non-residential uses with a dedicated ground floor entrance
10	Recessed Entry Sign Non-residential uses with a dedicated ground floor entrance
11	Window Sign Non-residential uses with a dedicated ground floor entrance
12	Temporary Window Sign Non-residential uses with a dedicated ground floor entrance
13	Temporary Wall Sign Non-residential uses with a dedicated ground floor entrance
14	Monument Sign Any building with continuous linear street frontage of 200 feet or greater
15	Directional Sign Each vehicle entrance
16	Accessory Sign Identified specific uses

D. Sign Type Standards and Guidelines

This section provides Standards and Guidelines for each Sign Type.

1. Grand Projecting Sign

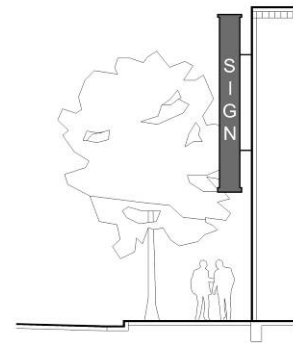
Grand Projecting Signs are tall, large, vertically-oriented signs that project from the building perpendicular to the façade and that are structurally integrated into the building.

a. Standards

- i. Only one (1) Grand Projecting Sign shall be permitted per establishment.
- ii. The Grand Projecting Sign areas shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iii. Grand Projecting Signs shall be no taller than 30 feet from the bottom-most part of the sign to the tallest part of the sign.
- iv. Grand Projecting Signs shall project no more than six feet from the façade of the building.
- v. No portion of a Grand Projecting Sign shall be lower than 12 feet above the level of the walkway over which it projects.
- vi. Letter width shall not exceed two-thirds ($\frac{2}{3}$) of the sign width.
- vii. No portion of a Grand Projecting Sign shall extend more than 10 feet above the roofline.

b. Commercial Guidelines

- i. Materials used in Grand Projecting Signs shall be metal and paint only.
- ii. Grand Projecting Signs may be illuminated.
- iii. Letters shall be oriented right-side-up and stacked in a single upright row with the first letter being at the top of the sign and the last letter being at the bottom.

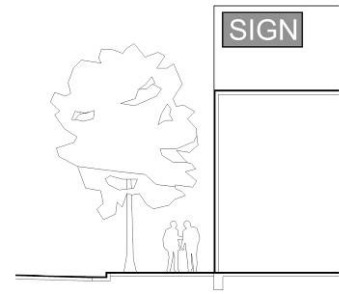


1) Grand Projecting Sign.

2. **Grand Wall Sign**

Grand Wall Signs are large signs located on, and parallel to, large unfenestrated building wall areas.

- a. Standards
 - i. A Grand Wall Sign shall only be located on unfenestrated wall areas of 2,000 square feet in size or greater.
 - ii. Only one (1) Grand Wall Sign shall be permitted per establishment.
 - iii. The Grand Wall Sign area shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - iv. A Grand Wall Sign shall not exceed 1,000 square feet or 25 percent of the total wall area, whichever is less.
 - v. Grand Wall Signs shall project no more than one (1) foot from the façade of the building.



2) Grand Wall Sign.

- b. Commercial Guidelines
 - i. Materials used in Grand Wall Signs shall be wood, ceramic, or metal.
 - ii. Grand Wall Signs shall be illuminated by external illumination only.
- c. Industrial Guidelines
 - i. Materials used in Grand Wall Signs shall be ceramic or metal.
 - ii. Grand Wall Signs shall be illuminated by external illumination only.

3. **Wall Sign**

Wall Signs are signs that are located on, and parallel to, a building wall. Business Identification Wall Signs are signs that announce the name of a business within a building and Building Identification Wall Signs are signs that announce the name of a building. Both are located on, and parallel to, a building wall.

- a. Standards
 - i. Wall Signs shall be located below the second floor and within the middle 50 percent of the building or tenant frontage measured from lease line to lease line. Building Identification Wall Signs shall be located only on the



3) Building Identification Wall Sign.

- frieze, cornice, or fascia area of storefront level; frieze, cornice, fascia, parapet of the uppermost floor; or above the entrance to main building lobby.
- ii. No Wall Sign shall exceed 150 square feet in size. Building Identification Wall Signs shall be no taller than 24 inches in height.
- iii. Wall Signs shall count towards the total sign area permitted based on the Linear Frontage Ratio, except that the area of Building Identification Wall Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. Wall Signs shall project no more than one (1) foot from the façade of the building.



3) Business Identification Wall Sign.

b. Commercial Guidelines

- i. Materials used in wall signs shall be wood, ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs shall be inscribed into the façade or constructed of individual metal letters.
- ii. Wall Signs shall be illuminated by external illumination or halo illumination only.
- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. New wall signs for individual businesses in a shopping center shall be placed consistent with the location of signs for other businesses in the center. This will establish visual continuity among storefronts and create a unified appearance for the center.
- v. When signs that are attached to a wall are removed, holes and other disfigurements of the wall's surface shall be patched and painted to match surrounding areas.

c. Industrial Guidelines

- i. Materials used in wall signs should be ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs should be inscribed into the façade or constructed of individual metal letters.
- ii. Wall signs shall be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only. Building

Identification Wall Signs shall be illuminated by external illumination or halo illumination only.

- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. When signs that are attached to a wall are removed, holes and other disfigurations of the wall's surface shall be patched and painted to match surrounding areas.

4. **Projecting Sign**

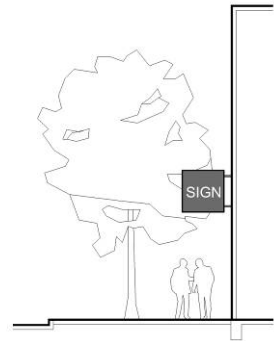
Projecting Signs are signs that are oriented perpendicularly to the building façade and are either (1) suspended under a bracket, armature, or other mounting device or (2) are cantilevered (i.e., structurally affixed to the building).

a. Standards

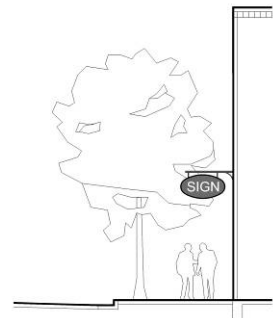
- i. Projecting Signs shall only be mounted on the wall area below the second floor.
- ii. No Projecting Sign shall exceed 16 square feet in size.
- iii. Projecting Signs shall project no more than four feet from the façade of the building.
- iv. No portion of a Projecting Sign shall be lower than eight feet above the level of the walkway over which it projects.

b. Commercial and Industrial Guidelines

- i. Projecting Signs that are suspended under a bracket, armature, or other mounting device shall be metal and paint materials only and shall be illuminated by external illumination only.
- ii. Projecting Signs that are cantilevered signs shall be metal and paint only and shall be illuminated by external illumination or halo illumination only.
- iii. Sign supports and brackets shall be compatible with the design and scale of the sign and the architectural design of the building.



4) Cantilevered Projecting Sign.



4) Suspended Projecting Sign.

5. Awning Valance Sign

Awning Valance Signs are signs applied to the awning valance and are contained completely within the valance.

- a. Standards
 - i. Lettering for Awning Valance Signs shall include one (1) line of lettering not to exceed two-thirds ($\frac{2}{3}$) the height of the valance or 12 inches, whichever is less.
 - ii. Awning Valance Signs shall project no farther from the building than its associated awning.
 - iii. No portion of an Awning Valance Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial and Industrial Guidelines
 - i. Awning Valance Signs shall consist of metal, or vinyl or paint applied directly to the awning.
 - ii. Awning Valance Signs shall be illuminated by external illumination only.
 - iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
 - iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
 - v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
 - vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

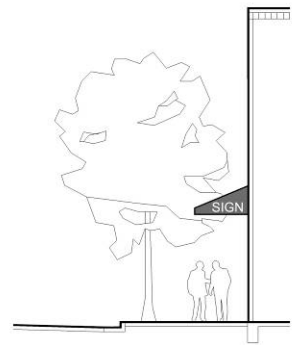


5) Awning Valance Sign.

6. *Awning Side Sign*

Awning Side Signs are signs applied to the side panel of an awning.

- a. Standards
 - i. The area of Awning Side Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - ii. Lettering for Awning Side Signs shall not exceed 12 inches in height with total sign area not to exceed 20 percent of the area of the awning side area.
 - iii. Awning Side Signs shall project no farther from the building than its associated awning.
 - iv. No portion of an Awning Side Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial and Industrial Guidelines
 - i. Awning Side Signs shall consist of vinyl or paint applied directly to the awning.
 - ii. Awning Side Signs shall be illuminated by external illumination only.
 - iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
 - iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
 - v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
 - vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

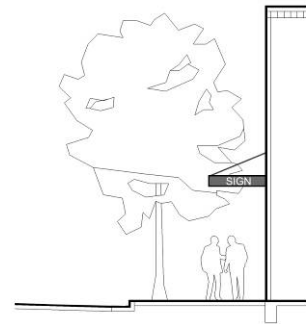


6) Awning Side Sign.

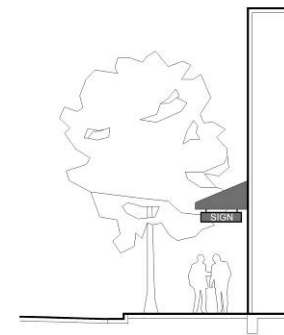
7. *Canopy Fascia Sign*

Canopy Fascia Signs are signs that are mounted to the front or side fascia of a canopy and contained completely within that fascia.

- a. Standards
 - i. The height of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) the height of the fascia or 12 inches, whichever is less.
 - ii. The width of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) of the canopy width.
 - iii. Canopy Fascia Signs shall project no farther from the building than its associated canopy.
 - iv. No portion of a Canopy Fascia Sign shall be less than eight feet above the level of the walkway over which it projects.
 - v. Canopy Fascia Signs shall consist of only one (1) line of lettering articulated as individual letters mounted directly to the canopy.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Canopy Fascia Signs shall be metal and paint only.
 - ii. Canopy Fascia Signs shall be illuminated by external illumination only.



7) Canopy Fascia Sign.

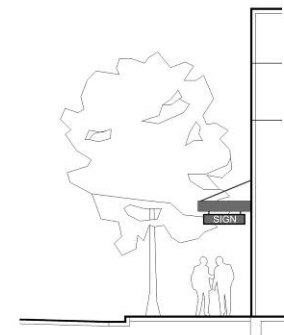


8) Under-Awning Sign.

8. *Under-Awning or Under-Canopy Sign*

Under-Awning or Under-Canopy Signs are signs that are suspended under an awning or canopy, perpendicular to the building facade.

- a. Standards
 - i. Under-Awning or Under-Canopy Signs shall be located adjacent to a public entrance.
 - ii. No more than one (1) Under-Awning or Under-Canopy Sign shall be permitted per establishment per façade.
 - iii. The area of Under-Awning or Under-Canopy Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - iv. Under-Awning or Under-Canopy Signs shall not exceed three (3) square feet in area.



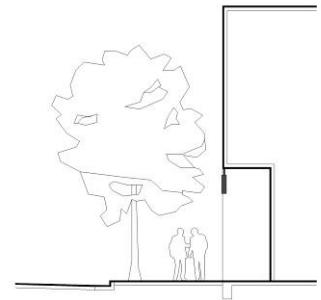
8) Under-Canopy Sign.

- v. Under-Awning or Under-Canopy Signs shall project no farther from the building than its associated awning or canopy.
- vi. No portion of an Under-Awning or Under-Canopy Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial Guidelines
 - i. Materials used in Under-Awning or Under-Canopy Signs shall be wood, metal, and paint only.
 - ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.
- c. Industrial Guidelines
 - i. Materials used in Under-Awning or Under-Canopy Signs shall be metal and paint only.
 - ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.

9. ***Recessed Entry Sign***

Recessed Entry Signs are signs that are oriented parallel to the building façade and that are suspended over a recessed entry.

- a. Standards
 - i. No Recessed Entry Sign shall exceed twenty (20) square feet in size.
 - ii. Recessed Entry Signs shall not project beyond the façade of the building.
 - iii. No portion of a Recessed Entry Sign shall be lower than eight feet above the level of the walkway.
- b. Commercial Guidelines
 - i. Materials used in Recessed Entry Signs shall be wood, metal, and paint only.
 - ii. Recessed Entry Signs shall be illuminated by external illumination only.



9) Recessed Entry Sign- Section View.



9) Recessed Entry Sign- Elevation View.

c. Industrial Guidelines

- i. Materials used in Recessed Entry Signs shall be metal and paint only.
- ii. Recessed Entry Signs shall be illuminated by external illumination only.

10. Window Sign

Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window.

a. Standards

- i. Window Signs shall be permitted on windows below the second floor level only. A Window Sign that only identifies a building shall be located on a transom window above a primary entrance, or the glazed area of primary door.
- ii. Window signs shall count towards total sign area permitted based on the Linear Frontage Ratio, except that the area of a Window Sign that only identifies a building shall not count towards the total sign area permitted based on the Linear Frontage Ratio. One (1) Window Sign that only identifies a building shall be permitted per building per street-facing façade.
- iii. No more than 25 percent of any individual window area shall be covered or otherwise occupied by signage.
- iv. The letter height of each Window Sign shall not exceed 12 inches and shall be taller than four inches.



10) Window Sign.



10) Building Identification Window Sign.

b. Commercial and Industrial Guidelines

- i. Ground-floor Window Signs shall consist of vinyl or paint applied to the glass, neon mounted or suspended behind the glass, or framed and mounted paper signs. Window Signs that only identify a building shall consist of vinyl or paint applied to the glass only.
- ii. Ground floor Window Signs shall not be illuminated.

11. Temporary Window Sign

Temporary Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window and are designed, constructed, and intended for display on private property for a period of not more than 90 consecutive days per year. Examples include “grand opening”, “special sale,” and seasonal signage.

a. Standards

- i. Temporary Window Signs shall be located only on ground floor windows on building facades that face a public street or a parking lot.
- ii. Temporary Window Signs shall not exceed six square feet in size.
- iii. Temporary Window Signs shall not cause the total amount of the window area covered with signage to exceed 25 percent.
- iv. Temporary Window Signs that satisfy the above standards and General Standards do not require a permit.



11) Temporary Window Sign.

b. Commercial and Industrial Guidelines

- i. Temporary Window Signs shall be constructed of paint applied directly to the glass or framed paper signs placed behind the glass.
- ii. Temporary Window Signs shall not be illuminated.
- iii. Temporary Window Signs that satisfy the above guidelines and General Guidelines do not require a permit.

12. Temporary Wall Sign

Temporary Wall Signs are signs that are located on, and parallel to, a building wall and are designed, constructed, and intended for display on private property for a period of not more than ninety (90) consecutive days per year. Examples include “grand opening”, “special sale,” and seasonal temporary banner signage.

a. Standards

- i. Temporary Wall Signs shall only be mounted on a wall area below the second floor level that faces a public street or a parking lot.
- ii. A maximum of one (1) Temporary Wall Sign is allowed per establishment.



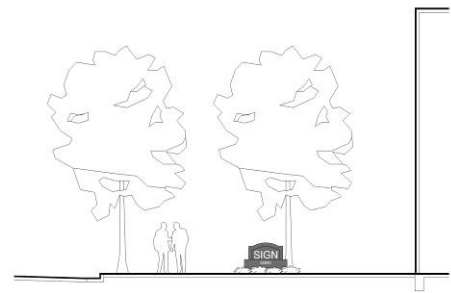
12) Temporary Wall Sign.

- iii. No Temporary Wall Signs shall exceed 32 square feet in area.
 - iv. Temporary Wall Signs shall project no more than one (1) foot from the façade of the building.
- b. Commercial and Industrial Guidelines
- i. Materials used in Temporary Wall Signs shall consist of a flexible vinyl material with grommet holes installed around the edges to accommodate attachment to a building.
 - ii. Temporary Wall Signs shall not be illuminated.

13. Monument Sign

A Monument Sign is a freestanding sign supported by a solid architectural element at its base.

- a. Standards
 - i. A maximum of one Monument Sign is allowed per street frontage for single-purpose buildings, multi-tenant buildings or complexes and shopping centers on a -parcel with one or more street frontages of at least 100 feet.
 - ii. A Monument Sign shall not exceed eight feet in length or six feet in height.
 - iii. Monument Signs shall be placed perpendicular or parallel to the street. The base of a Monument Sign shall be set back a minimum of five feet from any public right-of-way or interior property line; a minimum of 10 feet from the edge of a driveway; and a minimum of 50 feet and from any Monument Signs or Pylon Signs on adjoining sites. Monument Signs shall not block sight lines at entry driveways and circulation aisles.
 - iv. The sign copy for a Monument Sign shall only identify the name of the center, complex, or building and the address; however, the name of the primary tenant, if any, may be included in the copy. The minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy. Between 5 to 10 percent of the sign area should be dedicated to identification of the street address.
 - v. The area of Monument Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - vi. Monument Signs shall not project over any on-site driveway or vehicle circulation area.
 - vii. Landscaping with automatic irrigation shall be provided at the base of the supporting structure equal to twice the area of one face of the sign or 75 square feet, whichever is greater. For example, 40 sq. ft. of sign area = 80 sq. ft. of landscaped area.



13) Monument Sign.

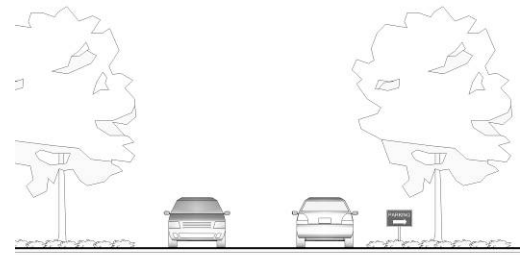
- b. Commercial and Industrial Guidelines
- i. Monument Signs may be illuminated, however the sign copy should be the only portion of the sign face that is illuminated. The sign background or field shall be opaque with a nonglossy, nonreflective finish.
 - ii. The sign area and height of the sign shall be in proportion to the site and surrounding buildings. Signs shall not be overly large so as to be a dominant feature of the site.
 - iii. Monument Signs shall incorporate architectural elements, details, and articulation as follows:
 - Provide a solid architectural base that supports the sign. The base shall be a minimum of one-foot in height.
 - Provide architectural elements on the sides and top to frame the sign pane(s). Use columns, pilasters, cornices, and similar details to provide design interest.
 - Incorporate materials and colors into the sign support structures to match or be compatible with materials and colors of the development the sign serves so it does not appear out of scale with its adjacent building(s).
 - Keep the overall size of the sign in proportion with the development it serves so it does not appear out of scale with its adjacent building(s).

14. Directional Sign

A Directional Sign is an on-premise sign giving directions, instructions, or facility information of an establishment (e.g., parking signs, exit and entrance signs, etc.).

a. Standards

- i. One (1) directional sign for each vehicle entry to a site with a maximum area of three square feet per sign. Maximum sign height shall be four feet. Additional directional signs may be allowed with approval of a Comprehensive Sign Program.



b. Commercial and Industrial Guidelines

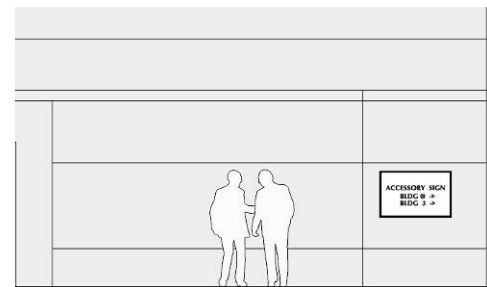
- i. Directional signs and their supports shall use the same color palette of the proposed building.
- ii. Directional signs shall be located to maintain sight lines along major circulation routes and shall be illuminated for visual clarity and safety.
- iii. Directional signs shall be designed with easy-to-read fonts, contrasting colors from the surrounding support panels, and durable materials.
- iv. Double-sided parking directional signs shall incorporate messaging and direction arrows on both sides of sign.
- v. Parking directional signage shall be used consistently throughout each individual development.

14) Directional Sign.

15. Accessory Signs

Accessory Signs are signs that provide incidental information about a project site or a business and its goods or services. For the purposes of this plan, Accessory Signs include:

- Directory Sign. A sign listing the tenants or occupants of a building or building complex.
- Nameplate Sign. A sign indicating the name and/or address of a building or occupant.
- Restaurant Menu Sign. Menus displayed on the exterior premises of a restaurant.



15) Accessory Sign.

a. Standards

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- i. The area of Accessory Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - ii. Directory Signs: Limited to a total sign area of 10 square feet.
 - iii. Nameplate Sign: One non-illuminated sign not to exceed one square foot in area.
- b. Commercial and Industrial Guidelines
- i. Materials used in Accessory Signs shall be wood and metal.
 - ii. Accessory Signs shall be illuminated by internal or external illumination as appropriate.

7.8 Public Right-of-Way Streetscape

This section establishes standards for streetscape landscaping improvements within the public rights-of-way along the major highways, primary highways, and secondary highways as identified in the General Plan, Circulation Master Plan, as well as district gateway/intersection enhancements. The intent of these streetscape improvement concepts, and gateway enhancements is to provide a “sense of place” or identity within each district, while interweaving the standards and tree palettes that may be provided by any overriding City Master Street Tree Plan.

A. Street Classifications

Streets within the JND are classified as follows:

1. Major highways:
 - a. Six-lane major highway – Cherry Avenue
 - b. Modified six-lane residential adjacent major highway – Jurupa Avenue.
 - c. Modified six-lane no median major highways – none within JND.
 - d. Eight-lane major highways – none within JND.
2. Primary highways – Beech Avenue and Mulberry Avenue.
3. Secondary highways – Citrus Avenue, Poplar Avenue, and Santa Ana Avenue.
4. Collector streets – Almond Avenue, Banana Avenue, Calabash Avenue, Catawba Avenue, Elm Avenue, Hemlock Avenue, Live Oak Avenue, and Redwood Avenue.

B. General Design Criteria

The following general design criteria are intended to articulate consistent landscape treatments on similar classifications of corridors and provide a hierarchy of conceptual treatments for district gateway/intersection enhancements.

1. Landscaping should be used to accentuate and frame important view corridors.
2. Landscaping shall employ a common three-tiered approach to design:
 - a. Trees
 - b. Shrubs, vines and tall grass-like materials
 - c. Groundcovers (does not include turf)
3. Landscaping should be consistent and accentuated along arterial corridors and gateway intersections to emphasize district areas.
4. Street trees on major highways and primary highways shall consist of on-center planting of deciduous trees in medians (whenever medians are required) and evergreen trees in parkways to provide seasonal variations of views during fall and winter months (clearer air and snow-capped peaks).

5. Secondary highways shall provide single species of evergreen trees planted in parkways.
6. Gateway intersection enhancements should incorporate the adjacent property tree species (used in buffer setback) in order to provide background and screening, and be enhanced with accent trees selected for their character and shape.
7. Primary and secondary gateways will include thematic monumentation for district identification and reflect elements of local identity (i.e. river rock, concrete, City logo, etc.).
8. All gateway intersection enhancement shall incorporate decorative paving at corner areas and plant materials that promote the best of water-efficient landscaping.

C. Streetscape Concept

The Streetscape Concept Plan for the project area is shown on Exhibit 7-5. The plan identifies major, primary, and secondary highways, as well as collector streets and the gateway intersections within the Specific Plan area. Roadway classifications are consistent with the General Plan, Circulation Master Plan.

1. **Major Highway Streetscape.** Major highway streetscapes define the image of the City and its districts, while providing arterial linkages within and beyond the City. There are four streetscape concepts for major highways: Six-Lane Major Highway, Modified Six Lane No Median Major Highway, Modified Six Lane Residential Adjacent Major Highway, and Eight-Lane Major Highway. These major highway streetscapes are designed in response to special design needs, right-of-way, and adjacencies. Major highways within the JND are Cherry Avenue (six-lane) and Jurupa Avenue (modified six-lane residential adjacency). Streetscape cross-sections are in Exhibits 7-6, 7-7, and 7-8.
2. **Primary/Secondary Highway Streetscape.** Primary/Secondary highway streetscapes define areas within the Specific Plan and its districts, and connect to the major thoroughfares throughout the City. Primary highways within the JND are Beech Avenue and Mulberry Avenue. Secondary highways within the JND are Citrus Avenue and Poplar Avenue. Streetscape cross-sections is shown in Exhibit 7-9.

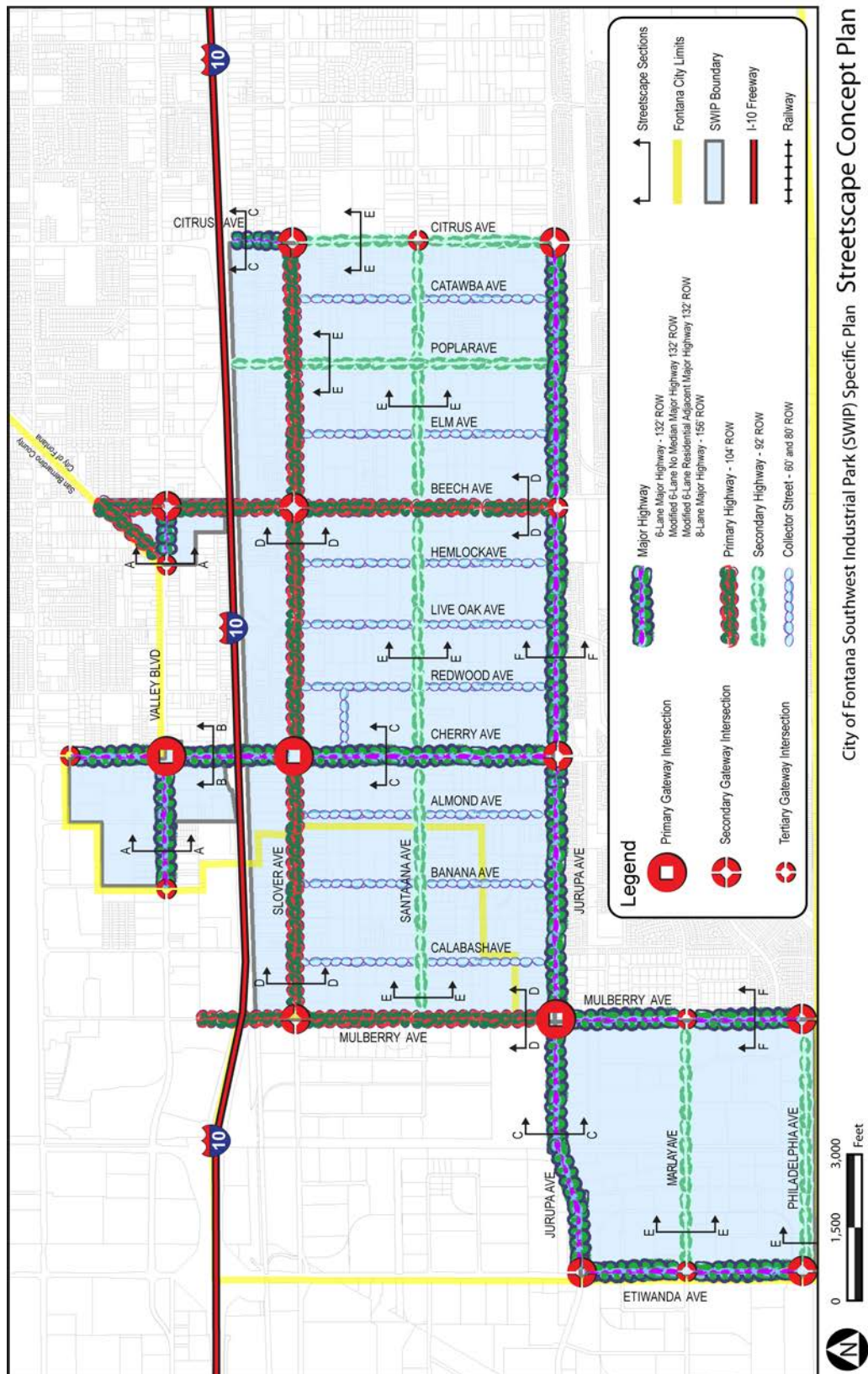


Exhibit 7-5 – Streetscape Concept Plan

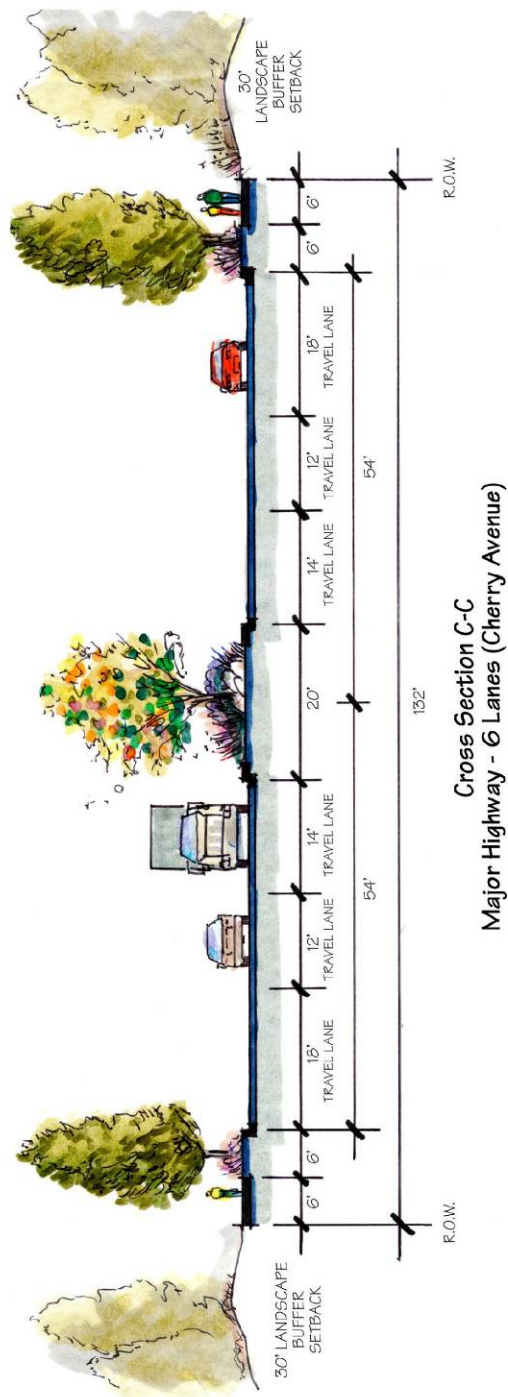


Exhibit 7-6 – Major Highway – 6 Lanes – Cross-Section C-C (Cherry Avenue)

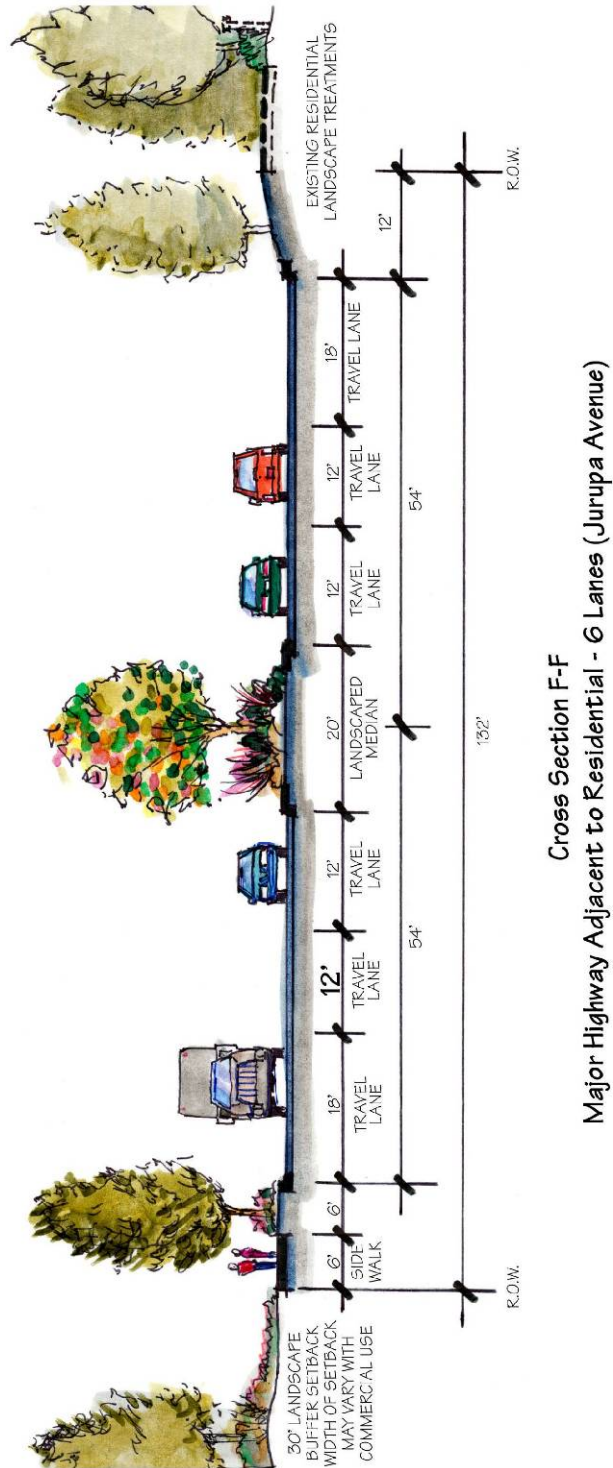


Exhibit 7-7 – Major Highway Adjacent to Residential – 6 Lanes –
Cross-Section F-F (Jurupa Avenue)

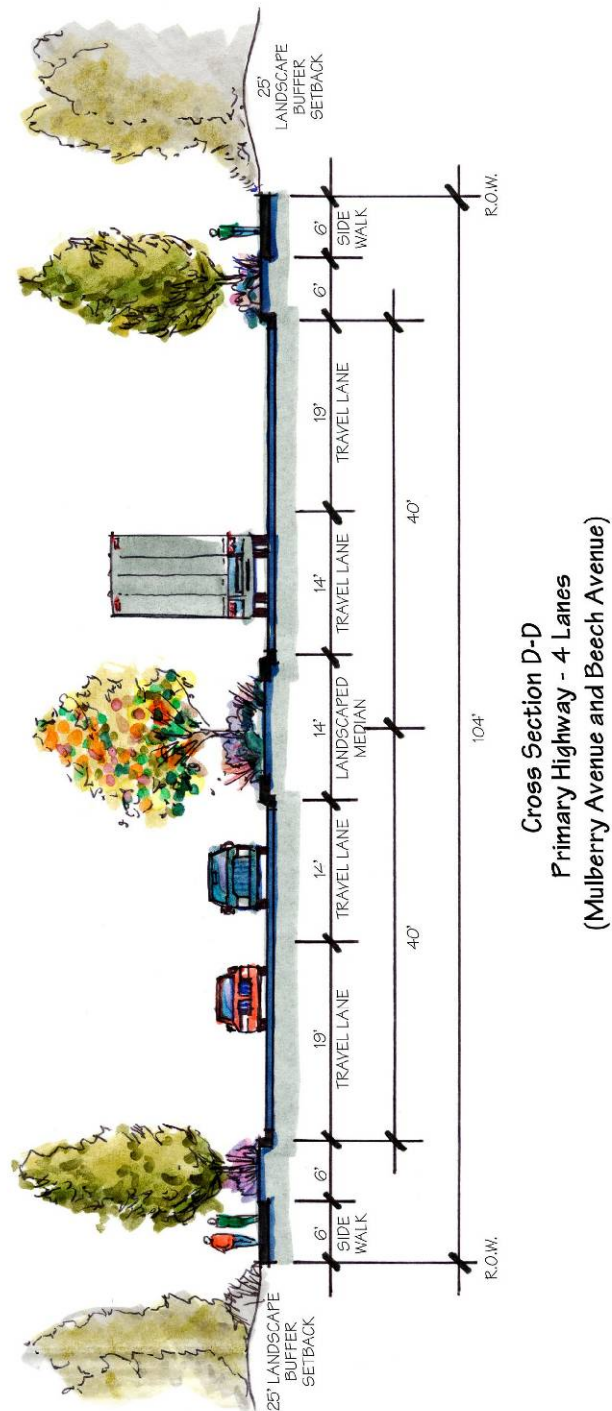


Exhibit 7-8 – Primary Highway – 4 Lanes – Cross Section D-D
(Beech Avenue and Mulberry Avenue)

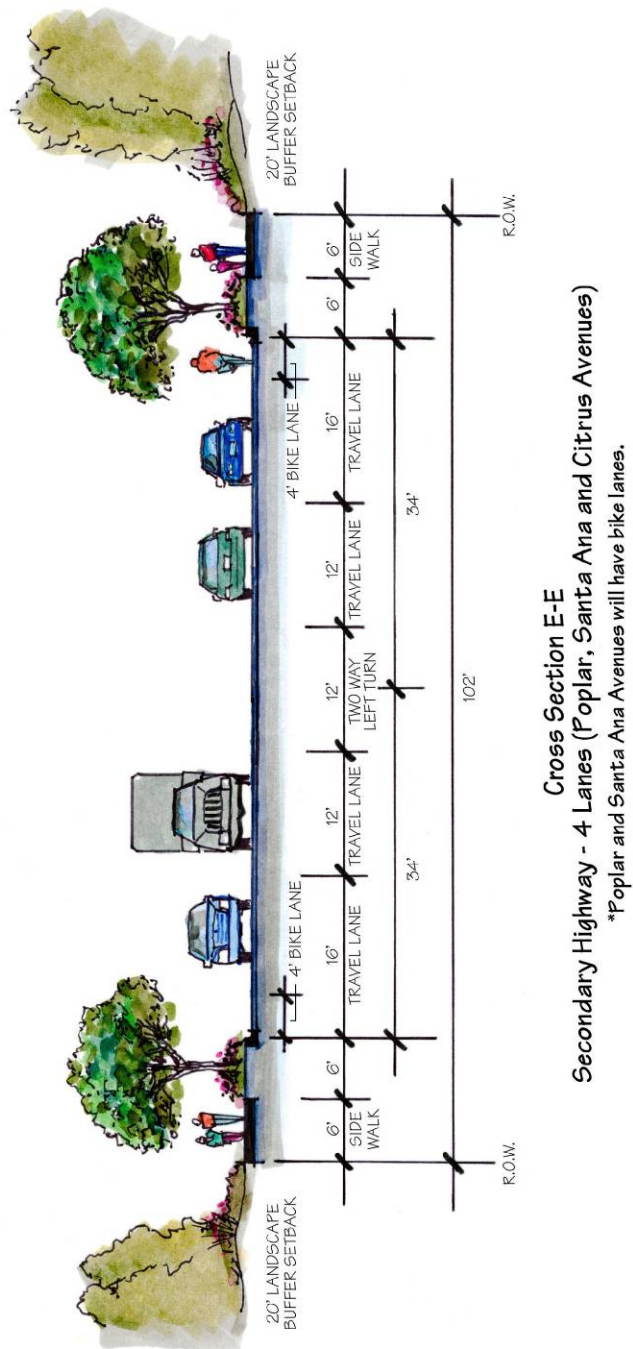


Exhibit 7-9 – Secondary Highway – 4 Lanes – Cross Section E-E
 (Citrus Avenue, Poplar Avenue, and Santa Ana Avenue)

3. Gateways

A. Concept Plan

The Streetscape Concept Plan – Exhibit 7-10 identifies a hierarchy of primary, secondary, and tertiary gateways. The intent of the gateway intersection enhancements is to provide a visual statement that you are within the Specific Plan area.

The gateway intersection enhancements should all incorporate uniform treatments (to varying degrees) within expanded corner setback areas (45 degree diagonal right-of-way). Depending on the hierarchy level, each gateway shall include special corner/sidewalk paving, planting schemes that highlight drought tolerant species, and monumentation signage. Monument signs are optional on tertiary gateway intersections.

Each corner planting scheme shall incorporate the three-tiered planting concept, consisting of accent trees, shrubs, or tall grass-like plant material, and a ground cover. Dense planting of evergreen tree species consistent with adjacent buffer setback plantings shall provide a background/screen for each corner setback area.

Gateway conceptual designs with typical dimensions (plan views) are illustrated in Exhibits 7-10, 7-11, and 7-12. The monument sign concept as it would appear in front of the planting treatment is illustrated in Exhibit 7-13.

Gateway enhancements and monument sign enhancements shall meet the City's line of sight regulations, as determined by the City Engineer. Dimensions of monument signs shall comply with Section 7.7.D.13 Monument Sign.

B. Dedication and Maintenance of Gateway Intersection Enhancements

1. When dedication and maintenance is required.
 - a. Whenever a development project is proposed on land that is designated as a location for district gateway improvements in Section 7.8 Public Right-of-Way Streetscape, the developer shall:
 - i. Dedicate any necessary right-of-way area to the City or provide an easement in favor of the City for the installation of gateway intersection enhancements;
 - ii. Construct the Gateway Intersection Enhancements to the standards indicated in Section 7.8 Public Right-of-Way Streetscape; and
 - iii. Enter into an agreement with the City that specifies perpetual maintenance.
 - b. The applicable review authority shall impose the dedication (or easement) requirement as a condition of project approval.
 - c. The City Attorney and the Director of Community Development shall approve the form and content of any dedication or easement instrument used to ensure the

installation and perpetual maintenance of the Gateway Intersection Enhancements.

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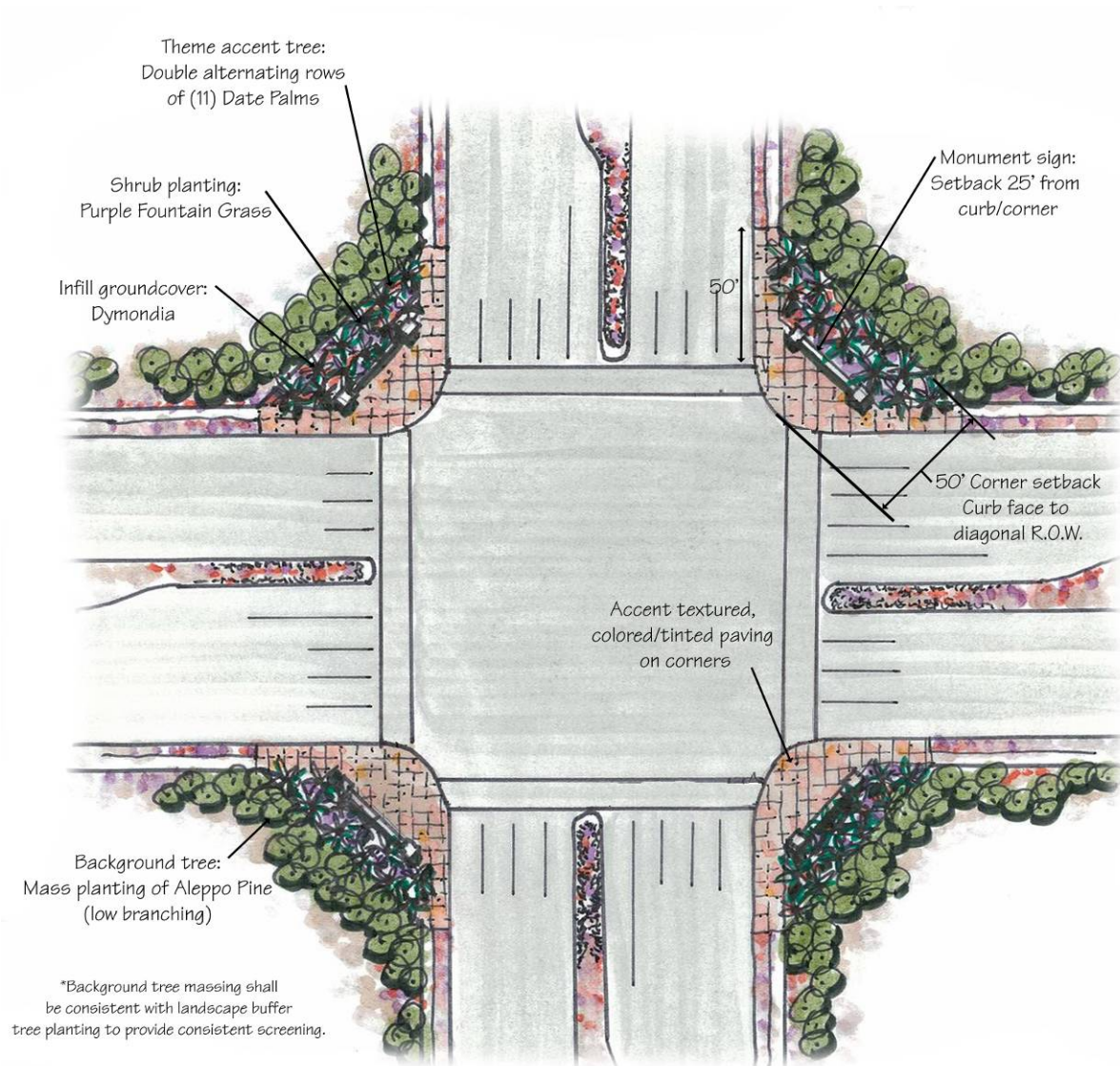


Exhibit 7-10 – Primary Gateway Intersection Enhancement Concept

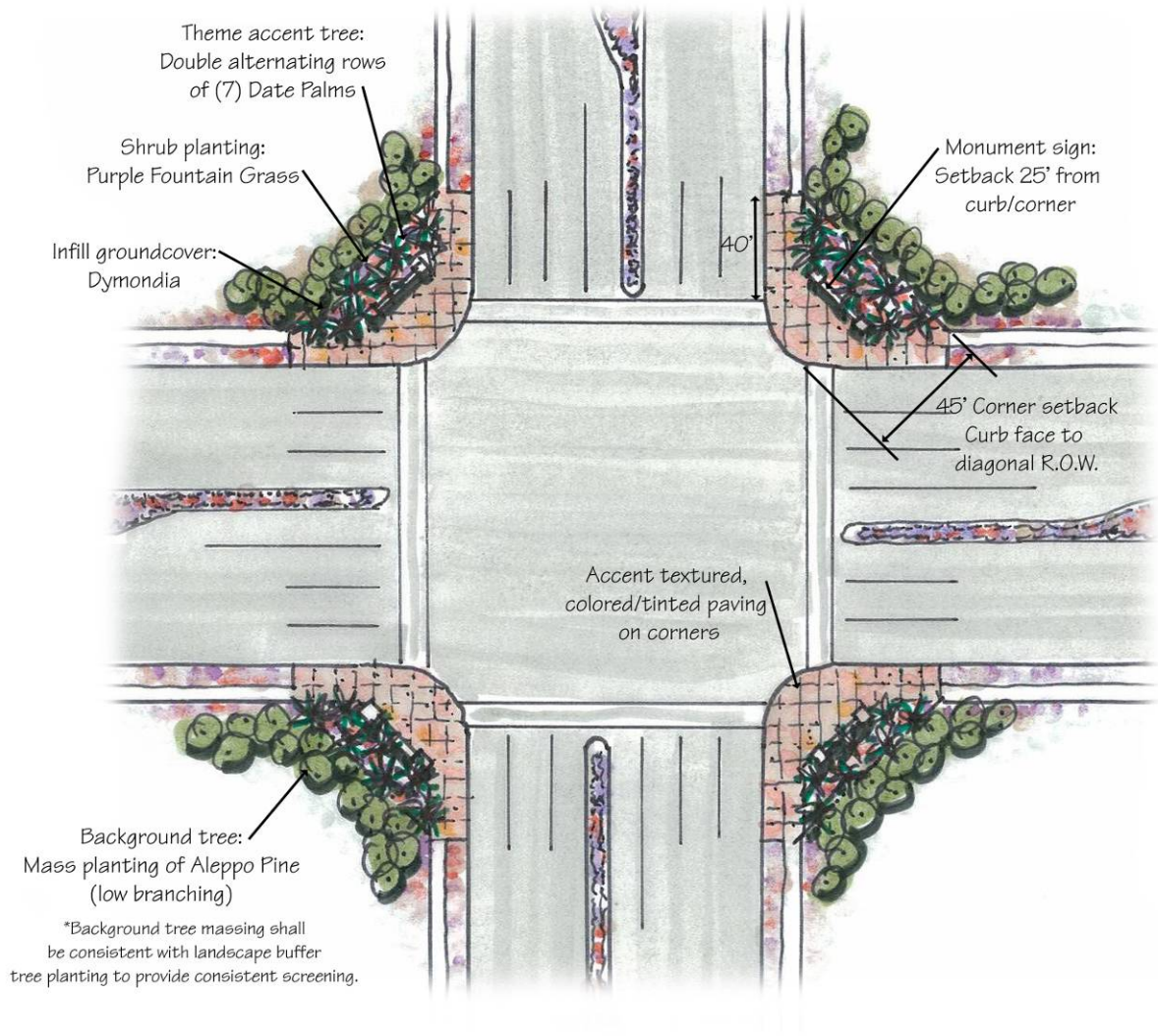


Exhibit 7-11 – Secondary Gateway Intersection Enhancement Concept

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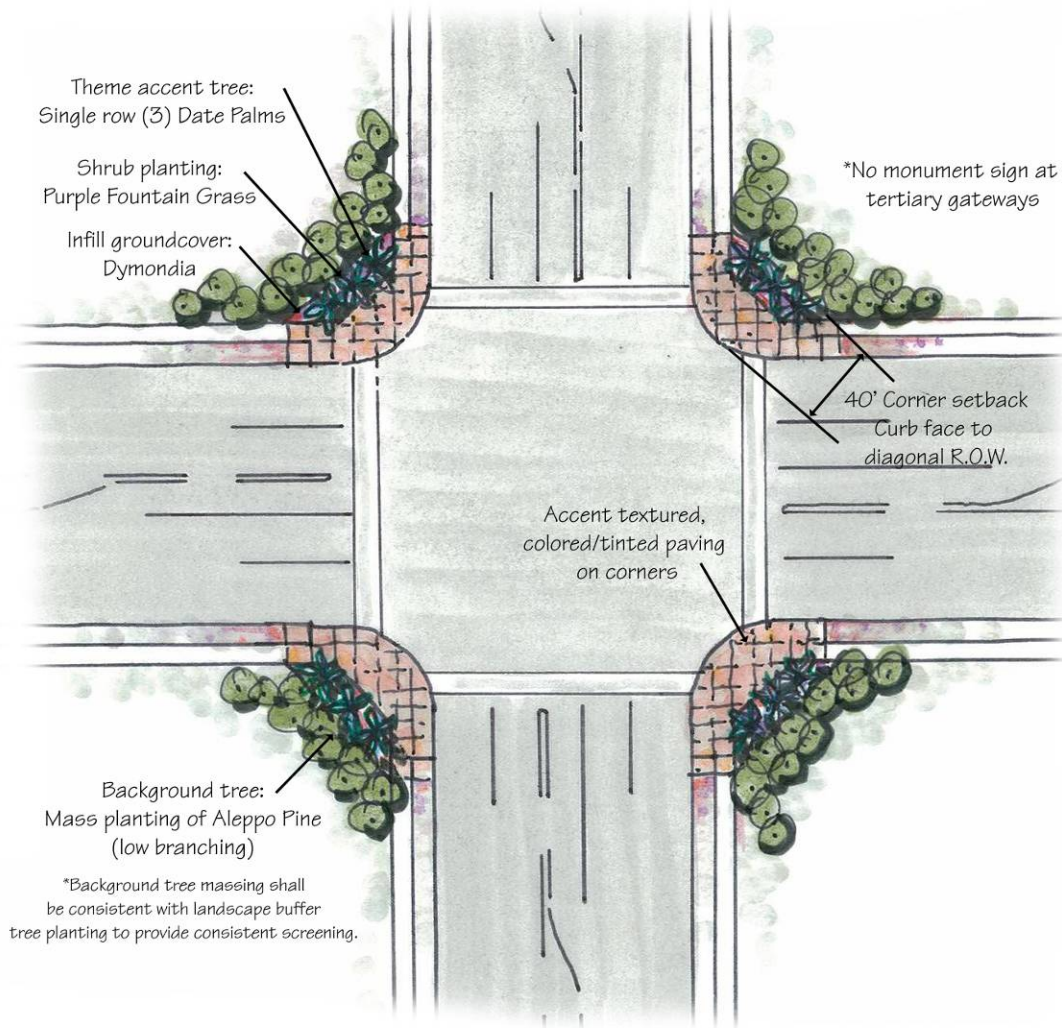


Exhibit 7-12 – Tertiary Gateway Intersection Enhancement Concept

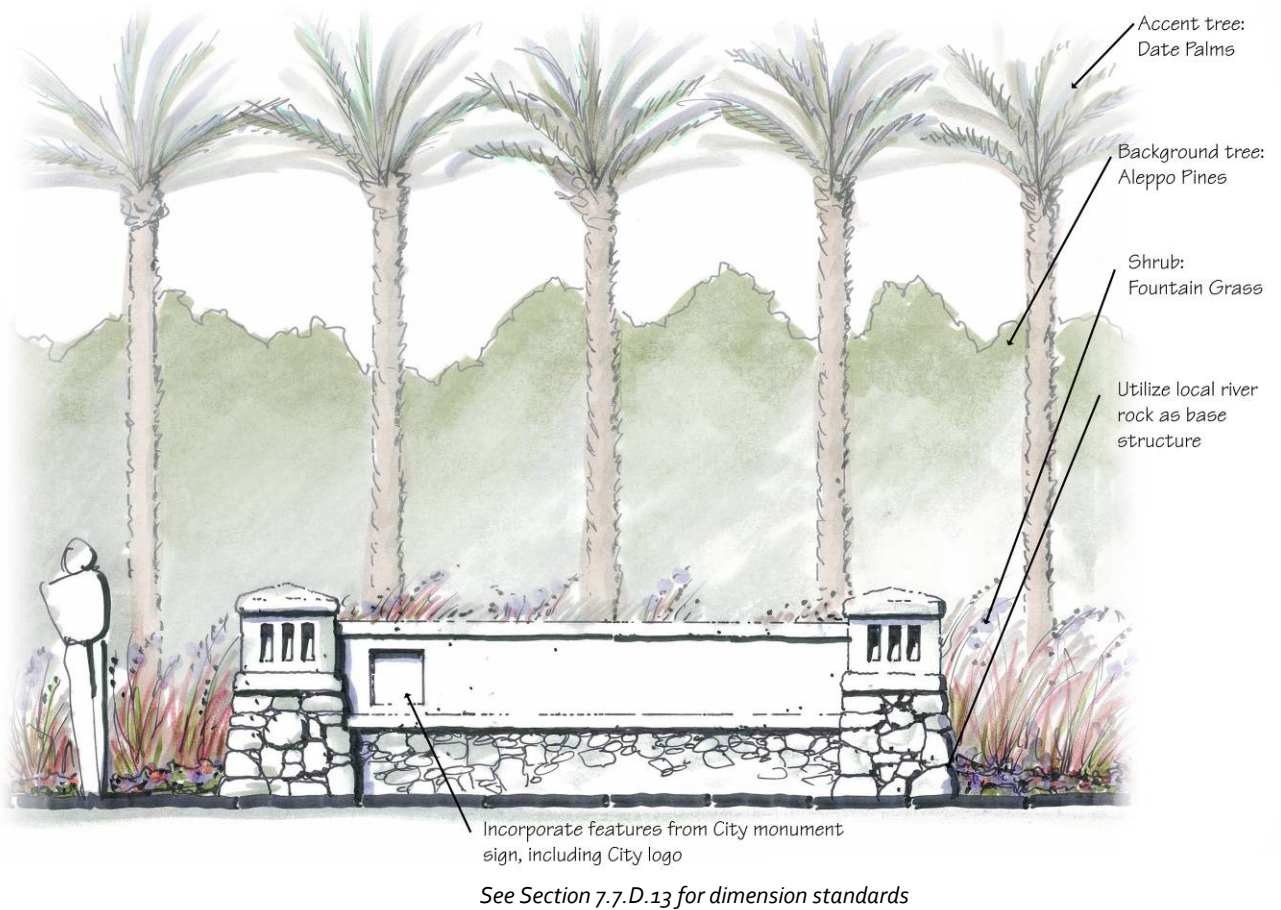


Exhibit 7-13 Monument Sign Concept

4. Street Furniture

Exhibit 7-14 – Street Furniture Palette identifies recommended street furniture components, including lighting, trash receptacles, and benches, for the district. The palette is intended to ensure a unified visual identity for the district, which is distinct from the other districts within the Specific Plan area.



**Wall/building lighting
Domus Series Lighting
by Phillips Lumec
DMS 55 - SG**



Pole/pedestrian and parking lot lighting



**Trash receptacle TEF31P
and Bench DE1113C
by Urbanscape**



Exhibit 7-14 – Street Furniture Palette.

7.9 Design Guidelines

A. Design Objectives

The Design Guidelines will promote and reinforce the City's commitment to high quality development. In general, the guidelines are intended to ensure that development preserves or improves the positive characteristics of the City's image. The objectives of these guidelines are to:

- Promote orderly development by implementing the SWIP Specific Plan objectives, policies, and principles found in Chapter 2 Policy Framework..
- Protect and enhance property values by ensuring that development fits properly within the context of its surroundings and does not negatively impact adjacent uses.
- Encourage individual creativity and innovative solutions by allowing flexibility in how a particular guideline is met as long as the intent of the guideline is achieved.
- Ensure functional pedestrian and motor vehicle circulation within a project and convenient pedestrian linkages to and from adjacent residential, commercial, industrial, and school areas.

B. Design Intent

The design intent of the JND is to provide for high-quality, large scale industrial development that transitions to interface with the surrounding neighborhoods through smaller scale commercial uses.

C. Industrial, Distribution, and Business Park Uses

The design guidelines in this Subsection shall apply to all industrial, distribution, and business park projects within this land use district.

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation, and parking areas should reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas responsive to the public.
- Site development may utilize variations on building placement and landscaping adjacent to the public street. Appropriate configurations may include, but are not limited to the following:
 - Fully landscaped setback between building and street.
 - Parking in front of building with a landscape buffer between parking and street. **See Figure 1.**



Figure 1. Appropriate building and landscape placement adjacent to public street

- Visitor parking may be located at the front of the building adjacent to the main entry while employee parking and service areas are located at the sides and rear of the building. **See Figure 2.**



Figure 2. Parking layout.

- Service and loading should not be located on building side(s) adjacent to a public street.
- The design and location of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) shall be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- With the exception of security kiosks, accessory buildings shall be located as far back from the front and street side setback area as possible.
- Sea/train-type metal containers are prohibited.
- Outdoor storage, work, and loading areas shall be incorporated within the building design and located to the rear or side of buildings and screened from view from adjacent public streets. **See Figure 3.**

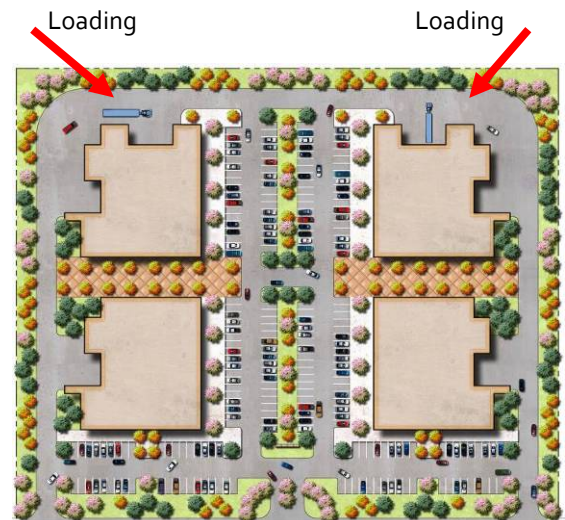


Figure 3. Appropriate location of loading areas.

Courtyards and Plazas

- Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas, recreation areas, etc.). **See Figure 4.**
- Business park development should provide recreational facilities (e.g., bicycle paths, tennis courts, volleyball courts, gymnasiums, etc.).



Figure 4. Open space amenities.

2. Building Orientation

- Multiple building developments should be oriented in a manner that will form gateways through facade enhancement, maximize public view, and capture public interest along adjacent major streets. **See Figure 5.**
- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Buildings should generally be placed at or near setback lines with development oriented in a manner that will provide visual interest. **See Figure 6.**
- Buildings should be oriented in a manner that takes advantage of passive solar design.
- Buildings shall be oriented to provide a buffer between sensitive uses (i.e. schools, parks, and medical facilities) and outdoor work areas, loading, and storage.



Figure 5. Buildings are oriented to create gateway into development.



Figure 6. Buildings are oriented to provide architectural features visible from public rights-of-way.

3. Site Elements

Fences and Walls

- Walls and fencing materials shall consist of wrought iron, tubular steel, stone, stucco, or brick, and shall be compatible with the overall design character/style of the development. The use of chain-link fence material is not allowed if visible from the public right-of-way. **See Figure 7.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.



Figure 7. Tubular steel and stone pillars are appropriate fencing materials .

- Wall heights and surfaces shall be articulated with varying facade depths or pilasters to promote architectural interest, and shall include a cap along the top of the wall.
- Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti. **See Figure 8.**



Figure 8. Wall is articulated with pillars and incorporates landscaping at the base and vines to deter graffiti .

Screening

- Loading bays and service areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 9.**
- Trash storage enclosures and outdoor mechanical equipment shall be screened from public view.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. Special consideration shall be given to the screening of roof-mounted equipment on building rooftops that are visible from public view. **See Figure 10.**

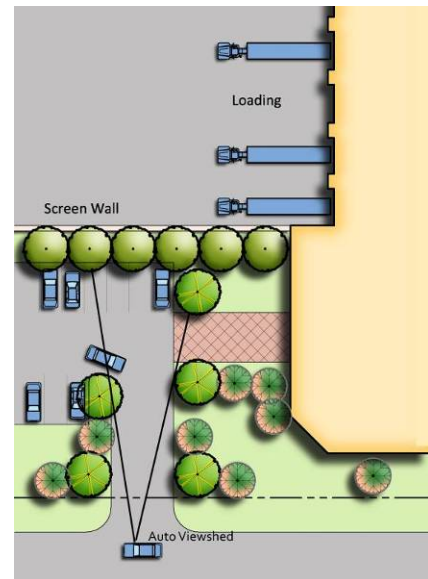


Figure 9. Appropriate placement, orientation and screening of service areas.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site. **See Figure 11.**

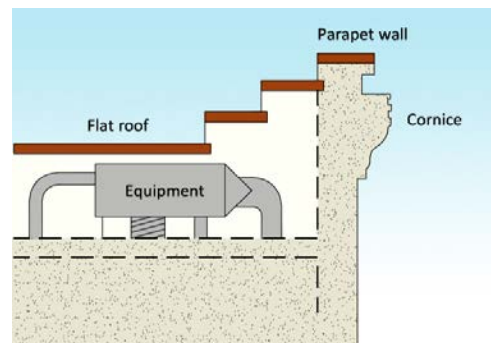


Figure 10. Screening of roof mounted equipment.

- Trash enclosures shall integrate horizontal screening such as trellises. **See Figure 11.**

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets, and to prevent light spillover onto adjacent properties. **See Figure 12.**
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 13.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures.
- Decorative light fixtures shall be consistent with the architectural design of the building. **See Figure 14.**
- Truck and truck trailer storage areas shall incorporate lighting to increase real and perceived security.



Figure 11. Trash enclosures with architectural screening elements.



Figure 12. Hooded light fixture directs light downward.



Figure 13. Bollard lighting along pedestrian walkway.



Figure 14. Decorative light fixtures.

4. Parking and Access

Parking

- Parking lots shall not be the dominant visual element on the site.
- Parking lots adjacent to and visible from public streets shall be appropriately screened to minimize undesirable visual impacts. **See Figure 15.**
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 15.**
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat and the visual impacts of large parking areas.
- Employee parking areas should be located behind the building or alongside of the building so as not to be visible from adjacent streets.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 16.**
- Parking shall be provided within walking distance of all tenants and public sidewalks.
- Parking lot design shall include water quality storm water facilities consistent with City standards. **See Figure 17.**

Access

- The use of common (shared) access points and driveways is encouraged; placement of vehicle access points close to building entries shall be avoided to minimize pedestrian and vehicular conflicts. **See Figure 18 (following page).**

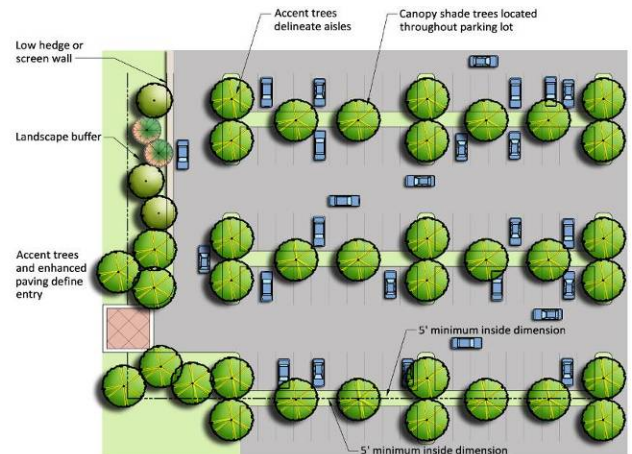


Figure 15. Parking lot landscaping.

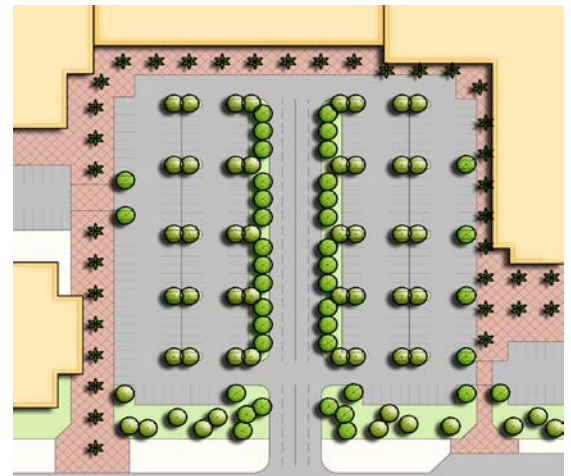


Figure 16. Pedestrian circulation is consistent along perimeter of parking lot.

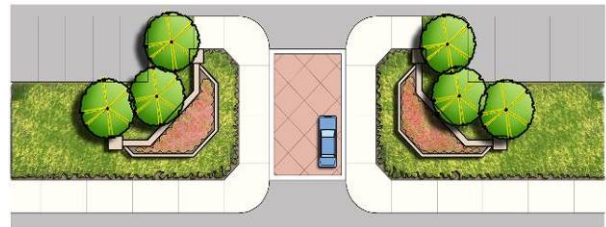


Figure 17. On-site storm water capture system.



Figure 18. Shared parking access.

- Entry drives shall be clearly marked by special features, (e.g., enhanced paving, prominent landscape features, low-level decorative walls, and well-designed monument-type signs). **See Figure 19.**
- Access to each development site shall be clearly visible to pedestrians and motorists.
- Service and loading areas should take access from shared access points to reduce curb cuts along streets.



Enhance project entries with landscaping and special paving for visual impact.

Figure 19. Entry drive.

5. Architecture

Mass and Scale

- The mass and scale of the buildings shall respect the visual and physical relationship to the adjacent buildings and surrounding sensitive uses. Taller building elements should be placed towards the center of the site, with lower elements adjacent to surrounding properties.
- Buildings should be stepped back when adjacent to or in close proximity to sensitive uses (e.g. schools, etc.).
- Vertical and horizontal offsets shall be provided to reduce the visual bulk of the building. **See Figure 20.**



Figure 20. Incorporation of vertical offsets and material changes.

Building Facades

- Building facades shall incorporate architectural elements such as windows, pillars, wall plane breaks to minimize blank walls and to create visual interest. **See Figure 21.**
- All building elevations, whether front, side, or rear shall be architecturally detailed.
- Architectural accents (e.g., cornices, tiles, trim around windows, grooves in building faces, accent band details, bulkheads, etc.) shall be used to create variation along building facades. **See Figure 22.**
- Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale shall be considered for the remainder of the building spanning public street frontage. **See Figure 23.**
- Primary building entries shall be easily identified through the use of prominent architectural elements, signage, landscaping, lighting, canopies, roof form, hardscape, architectural projections, columns, vertical elements, or other design features that help emphasize a building's entry. **See Figure 24.**



Figure 21. Façade articulation.



Figure 22. Use of cornices, window trim and grooves.



Figure 23. Enhanced corner elements.



Figure 24. Articulated Entries.

- Roofs shall be designed as an integral component of building form, mass, and facade. Building form should be enhanced by sloped or offset roof planes, eave heights, and rooflines. **See Figure 25.**
- Locate and/or screen rooftop equipment so that it is not visible from the street. Rooftop screening shall be integral to the building's form.



Figure 25. Offset roof planes.

Color and Materials

- Colors and materials for all structures on-site should consist of earth tones. Use of at least two to three different colors, materials or textures is encouraged.
- Building materials shall be durable and able to withstand long-term exposure to the elements.
- Large expanses of smooth material (e.g., concrete) shall be broken up with expansion joints, reveals, or changes in texture and color. **See Figure 26.**
- To the fullest extent feasible, buildings should use large windows along walls and skylights in rooftop designs to capture natural light during working hours.



Figure 26. Use of expansion joints.

6. Landscaping

- Landscaping shall be in scale with adjacent structures, streets, and public spaces, and be sized appropriately when fully grown.
- Landscaped areas should incorporate a three-tiered planting system:
 - 1) ground cover and flowering plants;
 - 2) shrubs and vines; and
 - 3) trees.

See Figure 27. See Recommended Plant Palette in Section 7.8.

- Special landscape features, such as specimen trees, shall be provided at major



Figure 27. Three-tiered planting system: trees, shrubs, and ground covers.

focal points (e.g., project entries, building entries, and pedestrian gathering areas).

- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. Incorporation of public art is highly encouraged.
- Development on corner lots shall be enhanced with a combination of specimen trees, accent plantings, upgraded perimeter wall surfaces, hardscape treatments and landscape lighting adjacent to the street intersection.
- Drought-tolerant and low-maintenance trees, vines, and groundcovers shall be used on-site. Drip irrigation systems shall be installed where feasible to ensure the highest possible level of water conservation.
- Planting materials shall be used in plaza areas to provide shade and soften the appearance of hard walls. Water features and public art are also encouraged. **See Figure 28.**
- The use of vines is encouraged on walls to soften the appearance of buildings and screen walls, and to help deter graffiti. **See Figure 29.**



Figure 28. Plaza area.



Figure 29. Wall incorporates landscaping to soften appearance and deter graffiti.

- Planting materials shall be installed to provide a buffer against noise and should be integrated with walls or fences to achieve desired sound reduction. **See Figure 30.**

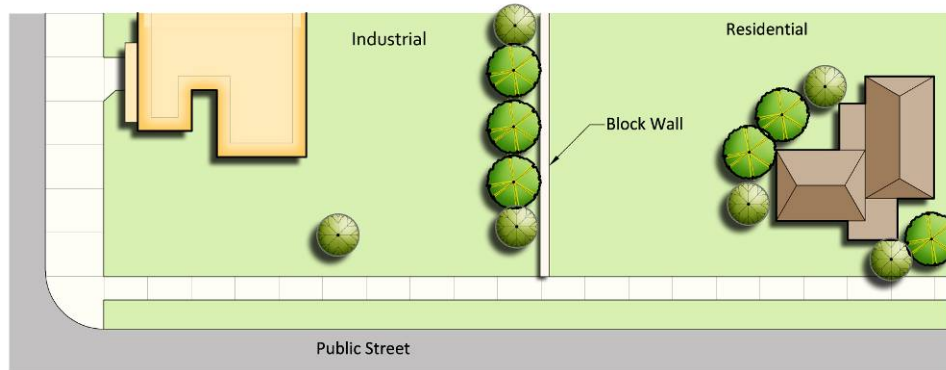


Figure 30. Plant material along buffer wall.

- Landscaping and trellises with vines are encouraged be used for screening trash storage areas, service areas and mechanical equipment.
- Setbacks adjacent to sensitive uses shall include dense landscaping to provide visual screening and noise abatement.
- Landscaped berms along site edges may be used to screen parking, loading and service areas and to serve as a sound reduction measure. **See Figure 31.**

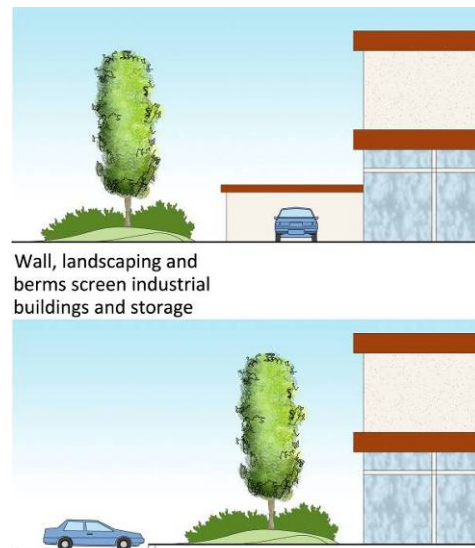


Figure 31. Landscaped berms.

- Surface parking lots shall be well-landscaped to reduce heat island effect and visually reduce the expanse of paved area. **See Figure 32.**
- Pervious paving materials are strongly encouraged for sidewalks, pathways, parking lots, plazas or gathering areas or other paved surfaces on-site.
- An automatic irrigation system using current equipment and technology shall be provided for planted areas.
- Run-off retention and on-site water filtration/stormwater treatment features and bioswales should be a part of the overall landscape design, and can also serve as buffering methods for adjacent businesses. **See Figure 33.**
- Trees shall be selected and placed to provide canopy and shade for walkways, pedestrian open spaces, and parking areas.
- Landscape material in the setback and visible from the public right-of-way shall blend with and seem a part of the public right-of-way landscaping.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection. Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.



Figure 32. Landscaped parking lot.



Figure 33. One site water filtration.

D. Commercial Uses

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation and parking shall reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas that enhance publicly-accessible spaces. **See Figure 34.**
- Loading areas, access and circulation driveways, trash enclosures, storage areas, and rooftop equipment shall be located as far as possible from adjacent sensitive uses.
- Buildings may be located adjacent to the street with a fully landscaped setback or buildings may be set back with limited parking in front. **See Figure 35.**

Courtyards, and Plazas

- The organization and design of buildings shall encourage and facilitate pedestrian activity.
- Buildings should be organized to create usable open space, courtyards, plazas and dining areas. **See Figure 36.**

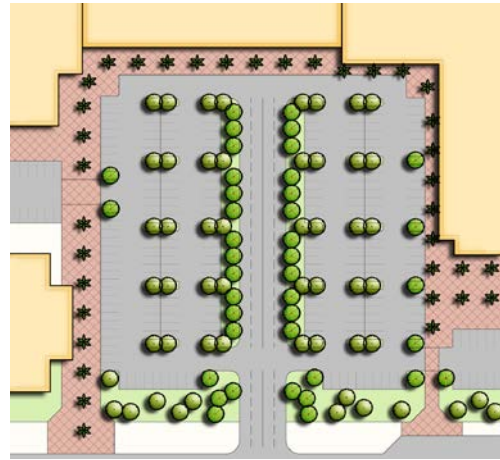


Figure 34. Site plan emphasizes pedestrian connectivity.



Figure 35. Limited parking adjacent to street with landscape setback.



Figure 36. Buildings create courtyard.

- Pedestrian-oriented open spaces, courtyards and plazas shall include a focal element such as a sculpture and/or water feature and sitting areas. **See Figure 37.**

2. Building Orientation

- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Commercial buildings on corner parcels shall establish a strong tie to both streets and should encourage pedestrian activity at corner locations. **See Figure 38.**
- Buildings associated with service retail and restaurant uses shall be pedestrian-scaled, with entries fronting onto streets, plazas or courtyards to reinforce pedestrian orientation.
- Buildings adjacent to sensitive uses (i.e. schools) shall be buffered. This may be accomplished by providing masonry walls, landscaped berms, appropriate building orientation, building height stepbacks and limitations on activities adjacent to sensitive uses. **See Figure 39.**



Figure 37. Open plaza areas with seating.



Figure 38. Commercial/retail buildings on corners should establish strong tie to the street.

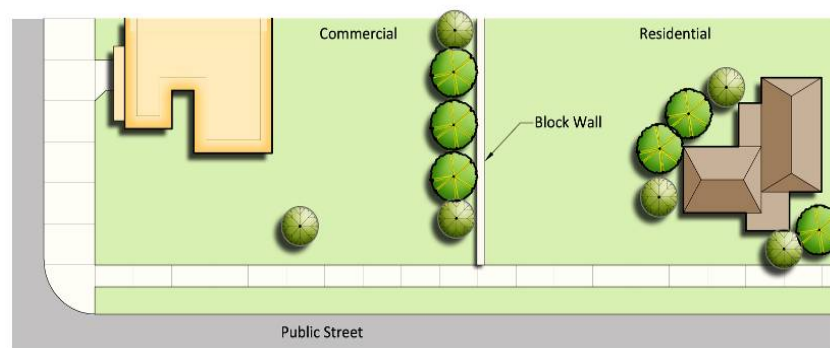


Figure 39. Masonry wall and landscaping separates uses.

- Commercial and retail buildings should generally be placed at or near setback lines with developments oriented in a manner that will provide visual interest.
- Buildings should be oriented in a manner that takes advantage of passive solar design to the maximum extent feasible.

3. Site Elements

Fences and Walls

- Wall heights and surfaces shall be articulated with varying façade depths or pilasters to promote architectural interest, and may include a cap along the top of the wall. **See Figure 40.**
- Walls visible from public streets shall be decorative and complement the design of on-site buildings.
- Wall and fencing materials may consist of brick, stone, stucco, wrought iron or tubular steel. Wall and fencing colors should match building colors, with neutral earth tones. **See Figure 41.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.
- Electric fences, barbed wire, concertina wire, or other security wire is prohibited.



Figure 40. Wall incorporates pilasters and cap.



Figure 41. Stone wall.

Screening

- Service and delivery areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 42.**
- Outdoor mechanical equipment should be screened from public view.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. **See Figure 43.**

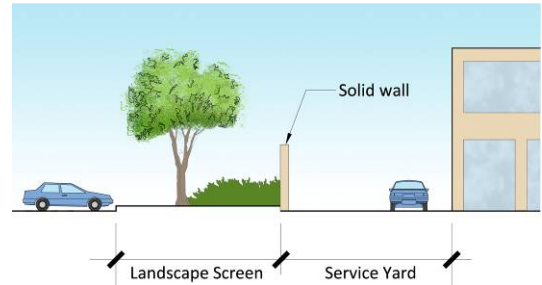


Figure 42. Screened delivery area.

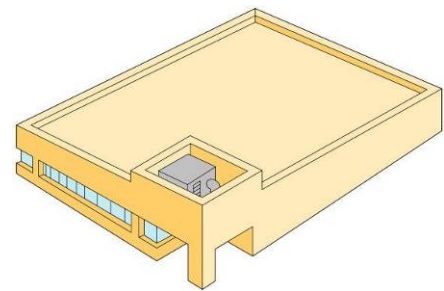


Figure 43. Screening of roof-mounted equipment.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site.
- Trash enclosures visible from the public view shall integrate horizontal screening such as trellises.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets, and to prevent light spillover into adjacent properties. **See Figure 44.**



Figure 44. Hooded light fixture directs light downward.

- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 45.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures. **See Figure 46.**
- Decorative light fixtures are encouraged, as long as fixtures are consistent with the architectural design of the building. **See Figure 47.**

4. Parking and Access

Parking

- Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking.
- Large commercial and retail parking areas should be located behind building facades so as not to be visible from major streets.
- Parking lots shall not be the dominant visual element on the site.
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 48.**
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat gain and the visual impacts of large parking areas.



Figure 45. Bollard lighting along pedestrian walkway.



Figure 46. Pole mounted light.



Figure 47. Decorative light fixtures.



Figure 48. Landscaped parking lot.

- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 49.**
- Parking lot design shall include water quality storm water facilities consistent with City standards. **See Figure 50.**

Access - Vehicular

- Site access shall promote safety by providing an adequate stacking distance for vehicles between the back of the sidewalk and the first parking stall or circulation aisle.
- Conflict between vehicles and pedestrians shall be avoided at access driveways by providing a walkway on at least one side of the driveway.
- The number of access driveways shall be minimized and located as far as possible from street intersections.
- Site access locations shall be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.
- Unobstructed line of sight at corners and driveways shall be provided to reduce vehicular conflicts. **See Figure 51.**
- Avoid placing primary vehicle access in close proximity to major building entrances in order to minimize pedestrian and vehicular conflicts. **See Figure 52.**

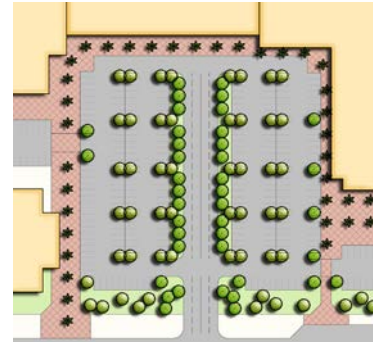


Figure 49. Pedestrian circulation is consistent along perimeter of parking lot.



Figure 50. On-site storm water capture.

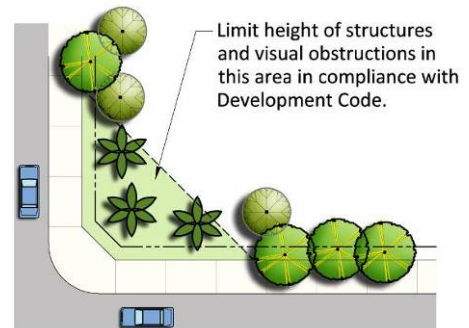


Figure 51. Unobstructed sight lines.



Figure 52. Vehicle access is placed away from building entrances.

Access - Pedestrian

- Clearly defined pedestrian walkways or paths should be provided from parking areas to primary building entrances. Clear and convenient pedestrian access shall be provided between the public sidewalk and the pedestrian areas of the development. **See Figure 53.**
- Raised walkways, decorative paving, landscaping and/or bollards shall be used to separate pedestrian paths from vehicular circulation areas. **See Figure 54.**

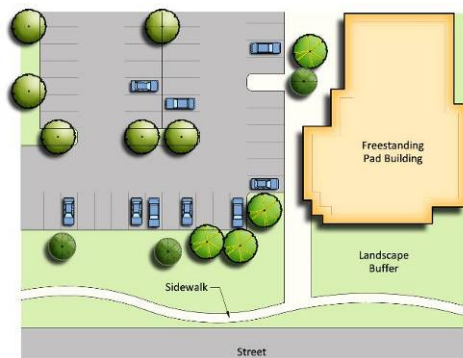


Figure 53. Clearly defined pedestrian walkways.

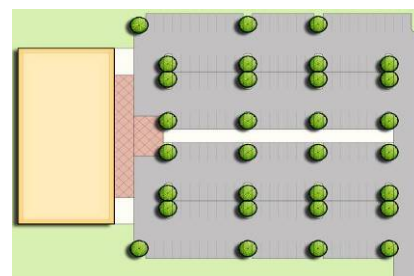


Figure 54. Raised walkway and landscaping in parking lot.

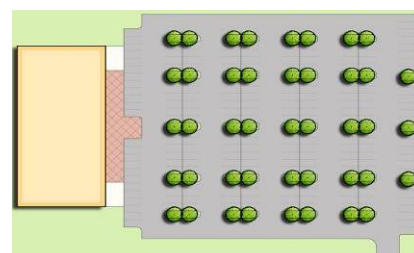
- Parking areas should be designed so that pedestrians walk parallel to moving cars. **See Figure 55.**

Loading and Delivery

- Loading and delivery service areas shall be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts to the maximum extent feasible.
- Loading and delivery service areas shall be screened with portions of the building, architectural wing walls, freestanding walls or landscape planting.



Appropriate



Inappropriate

Figure 55. Pedestrian circulation.

- Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street. **See Figure 56.**
- Service, loading and delivery areas should take access from planned shared access points to reduce curb cuts along project frontages.

5. Architecture

Mass and Scale

- The mass and scale of new developments shall be compatible with the existing, adjacent structures. This can be accomplished by transitioning from the height of adjacent buildings to the tallest elements of the new development by stepping back the upper portions of taller buildings.
- Human-scale elements, such as pedestrian-scaled doors, windows and building modules shall be used to emphasize pedestrian orientation.
- The size and location of various building elements (e.g., roofs, parapet walls, wing walls, etc.) shall be in scale to the building as a whole and provide visual interest. **See Figure 57.**

Building Facades

- Buildings shall include enhanced and articulated facades along public streets.
- Design details shall be continued or repeated upon all building elevations.
- Building entrances should be readily identifiable. The use of recesses, projections, columns, and other design elements to articulate entrances are encouraged. **See Figure 58.**
- Facades shall provide visual interest with vertical and horizontal variations in wall



Figure 56. Loading area placed behind building outside of circulation lanes.



Figure 57. Building elements add visual interest.



Figure 58. Building Entry.

and roof planes, building projections, door and window bays, arcades, and similar elements/techniques. **See Figure 59.**

- Buildings shall undergo a break in façade approximately every 40 feet, to create a varied wall surface along public areas. Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale should be considered for the remainder of the building spanning public right-of-way frontage.
- Buildings should include vertical elements (e.g., clock tower, building articulation) that create points of visual interest when viewed from the public right-of-way.
- Roof designs that are visually interesting and designed to completely screen all rooftop equipment from public streets are required. **See Figure 60.**
- Buildings should use large windows along walls and skylights in rooftop designs to capture natural light during operating hours.
- The interior areas of commercial development should have shaded or covered walkways.

Storefronts

- Storefronts shall be comprised predominantly of transparent surfaces (windows). **See Figure 61.**
- The use of clear glass (on the first floor) is strongly encouraged.
- Storefront windows shall be large and a minimum of 24 inches off the ground. The maximum bulkhead (wall plane between the ground and the bottom of the windows) height should be approximately 36 inches.
- Storefront entries should promote a sense of entry into the structure as well as provide a sense of shelter by incorporating



Figure 59. Horizontal and vertical articulation.



Figure 60. Full roof screens all equipment and provides visual interest.



Figure 61. Storefront windows.

elements such as overhangs, canopies, awnings, and recesses. **See Figure 62.**

- If security grilles are necessary, they shall be placed inside the building behind the window display area at a minimum distance of two feet behind the window.
- Product storage racks shall not block views through storefront windows.

Colors and Materials

- The use of a coordinated three-color palette for the base color and major and minor trim accents is encouraged.
- Colors for all structures on-site should be varied and should consist of neutral, earth tones. **See Figure 63.**
- Exterior finish materials shall be appropriate for the architectural style and/or theme of the entire development and should contribute towards a high quality image. **See Figure 64.**
- Changes in materials shall occur at inside corners to make building volumes appear substantial. **See Figure 65.**
- Materials shall be varied to provide architectural interest, however, the number of materials shall be limited and not exceed what is required for contrast and accent of architectural features.
- Exterior materials and architectural details shall relate to each other in ways that are traditional and logical. For example, heavy materials should appear to support lighter ones. **See Figure 65.**



Figure 62. Storefront overhangs provide a sense of shelter and entry.



Figure 63. Use of neutral, earth tones.



Figure 64. Exterior finish materials.



Figure 65. Heavy materials at base of building with lighter materials above.

6. Landscaping

Plants and Irrigation

- Landscaping should help complete the design of the site and enhance the quality of commercial developments by framing and softening the appearance of buildings, screening undesirable views, and buffering incompatible uses.
- Landscaped areas should generally incorporate planting utilizing a three tiered system:
 - 1) ground covers (including flowering plants—annuals and perennials),
 - 2) shrubs and vines, and
 - 3) trees.

See Figure 66.



Figure 66. Example of three tier landscape system.

- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. **See Figure 67.**
- Planting materials shall be used in plazas or gathering areas to provide shade and soften the appearance of hard surfaces. Water features and public art are also encouraged in these places. **See Figure 68.**
- Trees located along street frontages shall be selected to match or complement existing or proposed street trees in the public right-of-way.
- A minimum five-foot landscape strip shall be used along circulation aisles in parking lots, and along building side/rear elevations if a walkway is not used. A landscape strip is also encouraged in nonpublic areas and service areas between pavement and buildings.



Figure 67. Highlighting entry points.



Figure 68. Public plaza area within commercial development incorporates water feature.

- On-site water filtration features and bioswales are strongly encouraged, and can also be used as buffering methods for adjacent businesses.
- Drought tolerant and low-water trees, vines, and groundcovers shall be used on-site. When feasible, drip irrigation systems shall be installed to provide on-site vegetation with appropriate irrigation and ensure the highest possible volume of water conservation.
- Planting materials shall be used to provide a buffer against noise, and may be integrated with walls or fences to achieve desired sound reduction and appearance.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection. Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.

Site Furniture

- Outdoor furniture and fixtures (e.g., lighting, directional signs, trellises, raised planters, works of art, benches, trash receptacles, fencing, etc.) shall be integral elements of the building and landscape design. **See Figure 69.**



Figure 69. Trellis.

- Outdoor furniture shall be of a sturdy construction to withstand daily use. Wood should be avoided.
- Outdoor furniture shall be located so it will not conflict with the pedestrian and motor vehicle circulation patterns. **See Figure 70.**
- Outdoor seating should be shaded.



Figure 70. Outdoor furniture outside of pedestrian walkway.

Paving

- Decorative paving shall be incorporated into courtyards, plazas, pedestrian walkways, and crosswalks. **See Figure 71.**
- Paving materials shall complement the architectural design of the building and landscape design of the project. The use of stamped concrete, stone, brick, permeable pavers, exposed aggregate, or colored concrete is encouraged. The use of slippery materials (e.g., polished marble or granite) is prohibited.



Figure 71. Enhanced paving in pedestrian areas.

E. Flex-Tech Multi-Use Facility

The design guidelines in this Subsection shall apply to all flex-tech projects within this land use district.

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation, and parking areas should reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas responsive to the public.
- Site development may utilize variations on building placement and landscaping adjacent to the public street. Appropriate configurations may include, but are not limited to the following:

- Fully landscaped setback between building and street.
 - Parking in front of building with a landscape buffer between parking and street.
-
- Visitor parking may be located at located near the front/visitor entries to the businesses, while employee parking and service areas are located at the sides and rear of the building.
 - Service and loading area should not be located on building side(s) adjacent to a public street. Service and loading areas should be located to the rear of the buildings or in the interior of a multiple building complex. **See Figure 72.**
 - Outdoor storage, work, and loading areas shall be incorporated within the building design and located to the rear or side of buildings and screened from view from adjacent public streets. Accessory buildings such as equipment enclosures or storage buildings should be minimized. These service areas should be incorporated into the building design to the greatest extent feasible. **See Figure 73.**
 - The design and location of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) shall be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
 - With the exception of security kiosks, accessory buildings shall be located as far back from the front and street side setback area as possible.
 - Sea/train-type metal containers are prohibited.



Figure 72. Loading and service areas accessed between buildings in a multiple building complex.

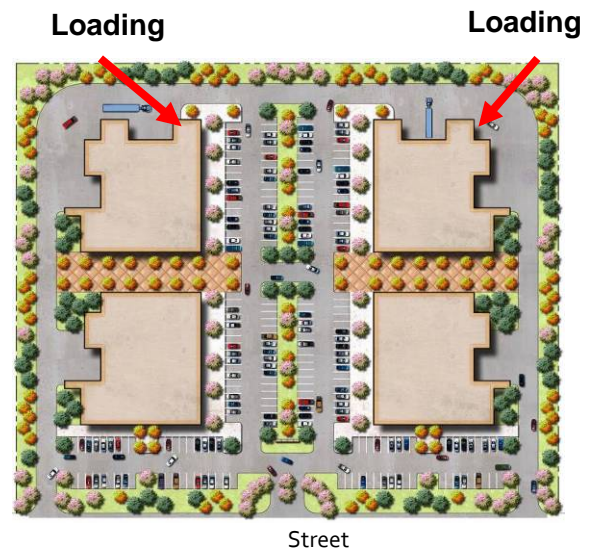


Figure 73. Appropriate location of loading areas.

- Noise-generating activities and storage areas shall be located as far as possible from adjacent properties. Sound attenuation walls shall be used where appropriate to reduce noise.

Courtyards and Plazas

- Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas, recreation areas, etc.). **See Figure 74.**
- Larger developments should provide recreational facilities (e.g., bicycle paths, tennis courts, volleyball courts, gymnasiums, etc.).

2. Building Orientation

- Multiple building developments should be oriented in a manner that will form gateways through facade enhancement, maximize public view, and capture public interest along adjacent major streets.
- Retail and office space should be located on the front of the building, visible from the public realm and adjacent to visitor parking. Flex areas used for warehousing, distribution, light manufacturing, research and development and other uses without a visitor component should be located to the sides or rear of the building.
- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Buildings should generally be placed at or near setback lines with development oriented in a manner that will provide visual interest.
- Buildings should be oriented in a manner that takes advantage of passive solar design.



Figure 74. Outdoor seating area provided between buildings.

- Buildings shall be oriented to provide a buffer between surrounding properties and outdoor work areas, loading, and storage.

3. Site Elements

Fences and Walls

- Walls and fencing materials shall consist of wrought iron, tubular steel, stone, stucco, or brick, and shall be compatible with the overall design character/style of the development. The use of chain-link fence material is not allowed if visible from the public right-of-way.
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.
- Wall heights and surfaces shall be articulated with varying facade depths or pilasters to promote architectural interest, and shall include a cap along the top of the wall.
- Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti.

Screening

- Loading bays and service areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from visitor areas and adjacent public streets.

- Trash storage enclosures and outdoor mechanical equipment shall be screened from public view.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. **See Figure 75.**

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site. **See Figure 76.**
- Trash enclosures shall integrate horizontal screening such as trellises.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets and adjacent to residential zones, and to prevent light spillover onto adjacent properties.
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 77.**

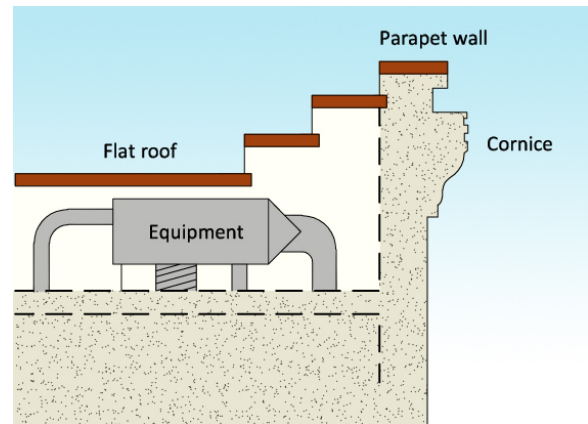


Figure 75. Screening of roof mounted equipment.



Figure 76. Trash enclosures with architectural screening elements.



Figure 77. Lighting along pedestrian walkway.

- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures.
- Decorative light fixtures shall be consistent with the architectural design of the building.

4. Parking and Access

Parking

- Parking lots shall not be the dominant visual element on the site.
- Parking lots adjacent to and visible from public streets shall be appropriately screened to minimize undesirable visual impacts.
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect.
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat and the visual impacts of large parking areas.
- Employee parking areas should be located behind the building or alongside of the building so as not to be visible from adjacent streets.

- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 78.**
- Parking shall be provided within walking distance of all tenants and public sidewalks.
- Parking lot design shall include water quality stormwater facilities consistent with City standards. **See Figure 79.**

Access

- The use of common (shared) access points and driveways is encouraged; placement of vehicle access points close to building entries shall be avoided to minimize pedestrian and vehicular conflicts.
- Entry drives shall be clearly marked by special features, (e.g., enhanced paving, prominent landscape features, low-level decorative walls, and well-designed monument-type signs). **See Figure 80.**
- Access to each development site shall be clearly visible to pedestrians and motorists.
- Service and loading areas should take access from shared access points to reduce curb cuts along streets.

5. Architecture

Mass and Scale

- The mass and scale of the buildings shall respect the visual and physical relationship to the adjacent buildings and surrounding sensitive uses. Taller building elements should be placed towards the center of the site, with lower elements adjacent to surrounding properties.



Figure 78. Pedestrian circulation is consistent along perimeter of parking lot.



Figure 79. On-site stormwater capture system.



Figure 80. Entry drive.

- Buildings should be stepped back when adjacent to or in close proximity to sensitive uses (e.g., residential, schools, etc.).
- Vertical and horizontal offsets shall be provided to reduce the visual bulk of the building. **See Figure 81.**
- Buildings should be designed to accommodate a wide range of uses, from office to small scale retail and service to light manufacturing. Interior spaces should allow for a variety of configurations, combining and dividing spaces as needed based on the uses.



Figure 81. Façade articulation.

Building Facades

- Building facades shall incorporate architectural elements such as windows, pillars, wall plane breaks to minimize blank walls and to create visual interest.
- All building elevations, whether front, side, or rear shall be architecturally detailed.
- Architectural accents (e.g., cornices, tiles, trim around windows, grooves in building faces, accent band details, bulkheads, etc.) shall be used to create variation along building facades. **See Figure 81.**
- Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale shall be considered for the remainder of the building spanning public street frontage. **See Figure 82.**
- The orientation of windows in buildings adjacent to a residential zone shall preclude a direct line of sight into residential properties.



Figure 82. Enhanced corner elements.

- Visitor entries to retail and office uses shall be easily identified through the use of prominent architectural elements, signage, landscaping, lighting, canopies, roof form, hardscape, architectural projections, columns, vertical elements, or other design features that help emphasize a space's entry. **See Figure 83.**
- Roofs shall be designed as an integral component of building form, mass, and facade. Building form should be enhanced by sloped or offset roof planes, eave heights, and rooflines. **See Figure 84.**



Figure 83. Awnings articulate entries to tenant spaces.

Color and Materials

- Colors and materials for all structures on-site should consist of earth tones. Use of at least two to three different colors, materials or textures is encouraged.
- Building materials shall be durable and able to withstand long-term exposure to the elements.
- Large expanses of smooth material (e.g., concrete) shall be broken up with expansion joints, reveals, or changes in texture and color.
- To the fullest extent feasible, buildings should use large windows along walls and skylights in rooftop designs to capture natural light during working hours.



Figure 84. Offset roof planes.

6. Landscaping

- Landscaping shall be in scale with adjacent structures, streets, and public spaces, and shall be sized appropriately when fully grown.
- Landscaped areas should incorporate a three-tiered planting system:
 - 1) trees;
 - 2) shrubs and vines; and
 - 3) ground coversSee suggested Plant Palette in Table 6-6.
- Special landscape features, such as specimen trees, shall be provided at major

focal points (e.g., project entries, building entries, and pedestrian gathering areas).

- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features.
- Development on corner lots shall be enhanced with a combination of specimen trees, accent plantings, upgraded perimeter wall surfaces, hardscape treatments and landscape lighting adjacent to the street intersection.
- Drought-tolerant and low-maintenance trees, vines, and groundcovers shall be used on-site. Drip irrigation systems shall be installed where feasible to ensure the highest possible level of water conservation.
- Planting materials shall be used in plaza areas to provide shade and soften the appearance of hard walls.
- The use of vines is encouraged on walls to soften the appearance of buildings and screen walls, and to help deter graffiti. **See Figure 85.**
- Planting materials shall be installed to provide a buffer against noise and should be integrated with walls or fences to achieve desired sound reduction.
- Landscaping and trellises with vines are encouraged for screening trash storage areas, service areas and mechanical equipment.
- Setbacks adjacent to residential zones shall include dense landscaping to provide visual screening and noise abatement.



Figure 85. Wall incorporates landscaping at the base.

- Landscaped berms along site edges may be used to screen parking, loading and service areas and to serve as a sound reduction measure. **See Figure 86.**
- Surface parking lots shall be well-landscaped to reduce heat island effect and visually reduce the expanse of paved area.
- Pervious paving materials are strongly encouraged for sidewalks, pathways, parking lots, plazas or gathering areas or other paved surfaces on-site.
- An automatic irrigation system using current equipment and technology shall be provided for planted areas.
- Run-off retention and on-site water filtration/stormwater treatment features and bioswales should be a part of the overall landscape design, and can also serve as buffering methods for adjacent businesses. **See Figure 87.**
- Trees shall be selected and placed to provide canopy and shade for walkways, pedestrian open spaces, and parking areas.
- Landscape material in the setback and visible from the public right-of-way shall blend with and seem a part of the public right-of-way landscaping.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.



Figure 86. Landscaped berm buffers parking.



Figure 87. One site water filtration.

- Availability and specific site conditions should be considered in final selection.
- Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.

F. Special Commercial Uses

1. Drive-Through Uses

Site Design

- The predominant feature along the street frontage should be the building, not parking lots or the drive-through aisle.
- The building shall be located to maximize the distance for vehicle queuing while screening the drive-through operations. **See Figure 88.**
- Drive-through aisles shall be located in the rear of the building away from the street frontage whenever possible. If the drive-through aisle is located between the building and the street, dense landscaping and landscaped berms or a screen wall (42 inches high or less) shall be provided to screen the drive-through aisle from street view. **See Figure 89.**

Building Design

- All building elevations shall receive the same level of architectural detailing.
- Buildings shall incorporate roof designs with built-in equipment wells or other built-in screening methods, so that screening devices do not appear added-on.
- If the drive-through facility is a pad building within a shopping center, the architecture shall relate to and be compatible with the design of the center. The only feature that identifies the

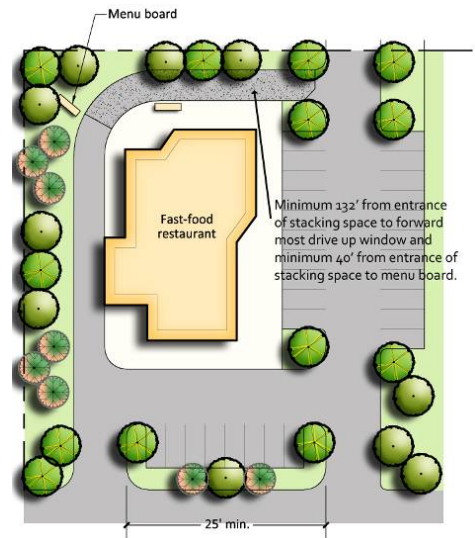


Figure 88. Vehicle queuing.



Figure 89. Example of appropriately landscaped and screened drive-through aisle.

franchise shall be the company's logo and signs.

2. Mini-Storage Facilities

Site Design

- Offices and customer service areas shall be located adjacent to the street frontage to provide convenient access and help visually break up the front façade.

Building Design

- Long, flat, unarticulated walls shall be avoided along street frontages. **See Figure 90.**
- Building walls and screen walls shall incorporate substantial articulation, and changes in plane and height to add visual interest.
- A minimum of two different building materials shall be used on building walls and screen walls adjacent to street frontages (e.g., stucco, brick, stone).
- Building materials, textures and landscaping shall be chosen to deter graffiti.

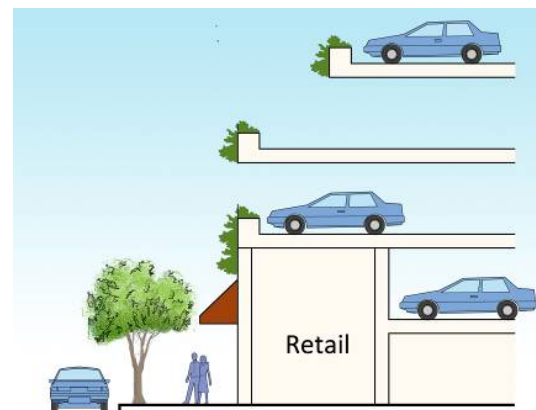


Figure 90. Articulated wall of mini-storage facility.

3. Parking Structures

Site Design

- Where appropriate, parking garages should incorporate ground floor retail adjacent to the public sidewalk. **See Figure 91.**



Incorporate retail or other compatible uses on ground floor whenever possible.

Figure 91. Liner shops.

- A minimum 5-foot wide landscaped strip shall be provided on all sides of the parking structure except where ground floor retail space is provided.

Building Design

- Parking garages shall be designed to help reduce the mass and scale of the garage and to ensure their compatibility with surrounding uses.
- Conceal view of vehicles in the garage through a combination of screen walls and plantings. **See Figure 92.**
- Avoid a monolithic appearance. This can be accomplished as follows:
 - Minimize horizontal and vertical banding by balancing both horizontal and vertical elements.
 - Use simple, clean geometric forms, and coordinated massing.
 - Step back upper levels of the garage 5 to 10 feet above the first floor. **See Figure 93.**
- Coordinate openings in the parking garage with the size and modulation of adjacent windows, structural bays, and storefronts if the parking garage contains other uses.
- Size openings in the parking garage to resemble large windows as in an office building.
- Use masonry materials that are predominantly light in color, but avoid unpainted concrete.
- Avoid a sloping ramp appearance by providing level and uniform wall planes between floors.
- Visually define and differentiate between pedestrian and vehicular entrances through appropriate architectural detailing. **See Figure 94.**



Figure 92. Parking structure with landscaping.



Figure 93. Horizontal and vertical articulation breaks up parking structure elevation.



Figure 94. Paving differentiates between pedestrian and vehicular entries.

Access and Circulation

- Vehicle stacking areas for entering and exiting traffic shall be sufficient in length to minimize traffic backup into surrounding streets or within the garage. A minimum of two vehicle lengths of stacking distance shall be provided between the back of the sidewalk and the control gate.
- One inbound lane shall be provided for a garage with a capacity of up to 500 vehicles. At least two inbound lanes shall be provided for garages with a capacity of more than 500 vehicles.
- The maximum aisle length shall not exceed 400 feet without providing a cross aisle.
- Ramp grades shall not exceed 10 percent and parking areas should not exceed a slope of four to five percent.

Security and Lighting

- The design of the garage shall eliminate possible hiding places and openings that could allow random pedestrian access.
- During periods when parking activity is substantially less than the garage capacity (i.e., during night operations), there shall be a means of securing unused parking levels from use, including stairwells and elevators. If the garage is not operated on a 24-hour basis the entire facility shall be secured from access during hours when the facility is closed.
- For security reasons, at least one or two sides of the stair tower shall include glass running vertically the height of the tower. Elevators shall be provided with glass-back cabs and shafts. **See Figure 95.**



Figure 95. Glass-back elevator cab and shaft.

- Stairs and elevators shall be located adjacent to a street on the exterior of the structure where lobbies can be exposed to outside view.
- The use of security cameras is required.
- A minimum of five foot-candles shall be provided inside the structure and a minimum of three foot-candles for exterior parking areas. Higher levels are recommended for remote areas subject to security problems such as stairways, elevators, and other pedestrian access points.
- Lighting levels shall be equally distributed to provide uniform illumination over all parking areas.
- Light sources shall be shielded so that the source of the illumination is not seen from outside the structure.

5. Service Stations

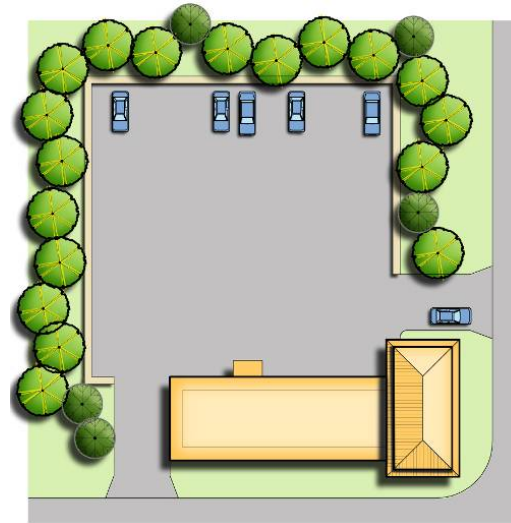
Site Design

- The site shall be designed to accommodate anticipated circulation patterns and those patterns should be defined by paving and by well-placed landscaped areas.
- In areas developed with buildings adjacent to the sidewalk, service stations shall also be oriented to the sidewalk, placing any service bay door and car wash openings on the rear of the structure.
- Where commercial development abuts the service station, two-way vehicular access integrated with the adjacent commercial development shall be provided where feasible.
- The site design for projects located at street corners shall provide a strong design element at the corner to help frame the public right-of-way and anchor the corner. **See Figure 96.**



Figure 96. Corner landscaping element.

- Parking spaces for vehicles left for repair shall be located in the least visible areas of the site and screened from public view.
- Service or car wash bays shall not face toward a public street.
- Work bays shall be oriented so that the interior of the bays are not visible or audible from a public street. **See Figure 97.**
- Each pump island shall include a vehicle stacking area for at least two vehicles (38-feet), on at least one end of the pump island and shall not restrict vehicle circulation and parking areas.
- A gasoline tanker truck unloading zone shall be provided and shall not obstruct vehicle circulation and parking areas.



Work Bays

Figure 97. Work bays face interior

Building Design

- Service station buildings shall be designed to complement and be compatible with the predominant architectural theme and scale of the area. If located within a multi-use center, the architectural design shall be compatible with the design of the center.
- The design of the building should be clean and simple, and shall relate to surrounding buildings through use of similar scale, materials, colors, and/or detailing.
- Building elevations facing public streets shall be architecturally detailed to provide interest and the appearance of quality development.
- The roof design of service stations, including pump island canopies, shall incorporate full, pitched roof treatments with a low to moderate slope. **See Figure 98.**
- Building materials shall have the appearance of substance and permanency (e.g., masonry).



Figure 98. Sloped roof on pump island canopies.

Landscaping and Walls

- A three-foot high, landscaped berm, a dense hedge, or a low wall shall be provided along all street frontages where parking is provided. **See Figure 99.**
- A minimum six-foot high decorative masonry wall shall be provided along side and rear property lines not abutting public streets. A minimum five-foot wide landscaped planter shall be provided adjacent to the wall in areas accessible to the public.



Figure 99. Landscaped berm.

Site Elements

- Gates, fencing, and walls shall remain free of signs or other advertisements.
- The use of chain-link fencing is prohibited if visible from a public street.
- Where security is an issue, fencing shall consist of open grille work, and the use of surveillance cameras is encouraged.
- Electric fences, barbed wire, concertina wire, or other security wire is prohibited.

4. Shopping Centers

Site Design

- Portions of primary buildings and/or freestanding satellite buildings shall be located at the street setback lines to enclose the site and help frame the street. **See Figure 100.**



Figure 100. Buildings placed at street setback lines.

- Buildings within the center shall have a logical spatial and functional relationship to each other and shall provide for convenient pedestrian circulation throughout the center.
- Parking shall be provided within convenient walking distances of all tenants. Walking paths to buildings from the public street shall be provided. **See Figure 101.**
- To reduce the visual impact of large paved areas, parking lots shall be broken up into smaller areas separated by landscaping, pedestrian circulation areas and drive aisles.
- Storage areas and loading facilities shall be limited in number and shall be designed, located, and screened to minimize their visibility from outside public areas and surrounding streets.

Building Design

- Buildings, hardscape, landscape, site furnishings and signage should reflect a unified theme. **See Figure 102.**
- Long, linear buildings shall be avoided. Where such buildings are unavoidable, their length shall be mitigated by changes in building height, wall plane, and spatial volumes and by varied use of window areas, arcades, roof elements, and building materials. **See Figure 103.**
- If the shopping center contains a large scale building, integration of smaller-scale shops along the exterior of the building with entrances from the exterior of the building are desirable in order to create a more human scale and pedestrian-oriented character.



Figure 101. Walking paths.



Figure 102. Unified theme.

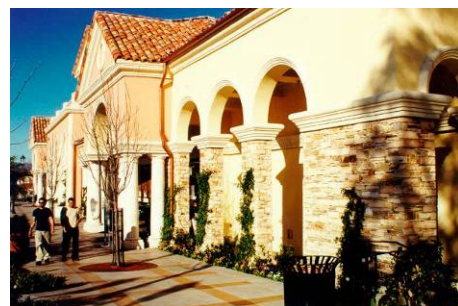


Figure 103. Articulation along wall plane.

- Side and rear elevations of commercial buildings that are visible from public rights-of-way shall be architecturally consistent with the front elevations of the building.
- Blank walls adjacent to main pedestrian areas shall be avoided.
- Flat roofs, mansard roofs, and veneer parapets are strongly discouraged in favor of full, pitched roof treatments. In large centers, a combination of flat roofs with decorative cornices and full, pitched roofs may be acceptable if the design presents a balanced appearance. **See Figure 104.**
- All roof-top and ground-mounted equipment shall be screened from view.
- Outdoor sales and storage areas shall be designed to blend with the architecture of the main building. The height of the screening elements shall be tall enough to screen all stored materials. **See Figure 105.**



Figure 104. Appropriate roofing.



Figure 105. Outdoor sales area.

7.10 Development Incentives

This Section offers development incentives to produce greater land use efficiencies and reduce incremental costs for new development.

A. Applicability

The incentives in this Section shall apply to all new development that meet(s) the applicable eligibility criteria.

B. Definitions

For the purposes of this Section, lot consolidation shall have the following meaning:

1. Lot consolidation. A legal action in which a lot line is removed or abandoned; a lot line is adjusted; lots are merged; or other equivalent action is taken, for the purpose of allowing a structure or development to be built so that it extends over what were previously two or more separate lots. A lot consolidation cannot create additional lots and cannot make existing lots nonconforming. All lots must be identical in ownership.

C. Lot Consolidation Incentives

1. Eligibility requirements. In order to be eligible for the by-right development incentives indicated in Subparagraph 2, below, the minimum consolidated lot size for a development shall be 97,500 square feet.
2. By-right incentives. Eligible projects shall receive one or more of the following incentives:
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review), irrespective of the number of lots involved.
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 7.6 Parking and Loading Standards.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio [FAR]) and in maximum height shall be in the amounts listed in Table 7-10 – Allowable Bonuses for Lot Consolidation. The intensity and height bonus incentives shall apply to the total gross square footage of the consolidated lots

Table 7-10 Allowable Bonuses for Lot Consolidation			
<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.55/1.0	15%	60 ft	15 ft

D. Green Building Incentives

1. Eligibility requirements. Projects that are seeking green building certification by a third-party entity (e.g., LEED, etc.) shall be eligible for the by-right development incentives indicated in Subparagraph 2.
2. By-right incentives.
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review).
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 7.6 (Parking and Loading Standards), as approved by the Director of Community Development.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio (FAR)) and in maximum height shall be in the amounts listed in Table 7-11 – Allowable Bonuses for Green Building. The intensity and height bonus incentives shall apply to the total gross square footage of the project site.

Table 7-11 Allowable Bonuses for Green Building			
<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.55/1.0	15%	60 ft	15 ft

E. Application and Review Process for Incentives.

1. Written submittal. Interested parties shall submit a written request for approval of incentives to the Director of Community Development.
2. Pre-application hearing. Before the approval of any incentives, the project applicant(s) shall attend a pre-application meeting with the Director of Community Development. Fees for pre-application meetings shall be waived.
3. Determination. The Director of Community Development shall determine whether the proposed new development meets the eligibility criteria in Paragraphs C.1. or D.1.

Additional factors to be considered when reviewing applications for incentives shall include the following:

- a. Detriment. The proposal will not detrimentally affect access, design, or other public safety and welfare concerns.
 - b. Covenants or conditions. The proposal will not violate recorded covenants.
 - c. Right-of-way easements. The proposal will not invalidate any easement(s) unless the adjustment establishes replacement easement(s) that is properly filed with the city.
4. Conditions. Conditions may be imposed in connection with the granting of any incentive where the Director of Community Development deems that conditions are necessary to protect the public health, safety, and welfare.

7.11 Entitlement Procedures

A. Purpose

These administrative procedures have two major purposes:

1. Ensure that development conforms to the SWIP Specific Plan ("Plan").
2. Ensure that the City's review is as expedited as possible while remaining legal and proper.

B. Summary of Processing Procedures

1. Conformity with the Plan. The Director of Community Development shall review each application for conformity with the development regulations in this Chapter. *Conformity* has two components:
 - a. Standards. Compliance with the Standards is mandatory and the City may not approve a project that fails to comply with the Standards.
 - b. Guidelines. The City may exercise discretion in evaluating the project's compliance with the Guidelines.
2. Project Review. Applications for development approvals shall be filed with the Department and will be returned for revision. Applications must strive to meet the "Guidelines," but applicants may propose alternate ways to achieve the goals of the Guidelines.
3. Timing of Permits and Approvals. Required planning approvals shall be obtained before the issuance of any grading, building, or other construction permit, and before the proposed use is constructed, otherwise established, or put into operation.
4. Processing Requirements. Applications for planning permits shall be processed in compliance with Table 7-12 – Hearing Bodies.
5. Timing of Project Review. Project review shall be required before the issuance of a Building or Grading Permit, Business License, or Certificate of Occupancy for any new structure (not including fences or walls) and/or existing structures to be reconstructed or remodeled (including facade improvements).

Southwest Industrial Park Specific Plan

Jurupa North Research and Development District

Table 7-12 – Hearing Bodies

Reviewing Bodies						Appeal Body	
	D.A.B.	CD	PC	CC	PR	PC	CC
Administrative site plan	X*	X				X	
Administrative site plan, amendment	X*	X				X	
Building relocation		X					X
Certificate of appropriateness							X
Code of the City of Fontana, Amendment	X		Xf	X			
Conditional Use Permit	X		X				X
Density bonus	X	X	Xf	X			
Design review	X		X				X
Design review, amendment	X	X	X				X
Design review, signs		X				X	
Development agreements	X	X	Xf	X			
Development agreements, amendment	X	X	Xf	X			
General plan amendments	X	X	Xf	X			
Home occupation		X				X	
Interpretation	X*		X				X
Lot line adjustment		X***					
Parcel maps, tentative	X	X	X				X
Parcel maps, final		X***					
Pre-Annexation Agreement			Xf	X			
Specific Plan			Xf	X	X**		
Specific plan, amendment			Xf	X	X**		
Tract maps, tentative	X		X				X
Tract maps, final				X			
Variances	X		X				X
Zone changes	X		Xf	X			
Administrative Variance	X	X				X	
Minor Use Permit	X	X				X	

Notes:

Decisions of any "Reviewing Body" may be appealed to the City Council, except where State law limits such appeal to the City Engineer. If the Planning Commission is listed above as the "Appeal Body", the Commission must first review an Appeal before it may be forwarded to the City Council for consideration.

DAB—Development Advisory Board

CD—Community Development Director

PC—Planning Commission

CC—City Council

PR—Parks and Recreation Commission

X*—At the discretion of the Director of Community Development or his/her designee

X**—If Public Park(s) are considered

X***—City Engineer has final approval

f—Recommending body to the City Council

C. Administration and Enforcement

The Director of Community Development shall enforce the provisions in this Specific Plan. All officers, employees, and officials of the City of Fontana, who are vested with the duty or authority to issue permits or licenses shall conform with this Specific Plan and shall not issue any permit or license, or approve any use or building, which would be in conflict with this Specific Plan. Any permit, license or approval issued that is in conflict with the requirements of this Specific Plan shall be considered null and void.

D. Amendments to the Specific Plan

The SWIP Specific Plan may be amended utilizing the same procedures by which it was originally adopted. In addition, subsequent amendments to this Specific Plan shall demonstrate the amendment meets the intent of the Specific Plan's existing policy framework, or specific findings to demonstrate the amendment enhances the Plan or is necessary to more effectively implement the Specific Plan. All sections or portions of the Specific Plan proposed to be amended or that may be affected by the amendment must be identified during the amendment process. A concurrent amendment to the General Plan would not be required provided that the Director of Community Development determines that substantive changes would not influence the goals, objectives, policies, or programs of the General Plan.

Allowing flexibility in the administration of the Specific Plan enhances the effectiveness of the Specific Plan as a comprehensive, "living" planning document. The following minor modifications to the Specific Plan qualify for processing as an administrative amendment to the Specific Plan subject to the review and approval of the Director of Community Development:

- Changes in the location of infrastructure and public facilities (e.g., internal roads, drainage facilities, etc.).
- Minor change in roadway alignment.

E. Similar Use Determination

1. **Applicability and Authority.** Unlisted uses in Table 7-2 are prohibited uses, unless the Director of Community Development finds a proposed use to be similar to an expressly allowed use in compliance with this Section. A Similar Use Determination is a process for determining when an unlisted use is similar in nature to a permitted or conditionally permitted use and may be permitted. As specified by Municipal Code Section 30-4 Other Uses to be determined by the Director of Community Development, the Director of Community Development shall have the responsibility and authority to make Similar Use Determinations.
2. **Ministerial Action.** A Similar Use Determination shall constitute a ministerial action.
3. **Application Contents and Filing.** An application for similar use shall be in writing on forms provided by the Director of Community Development.
4. **Determination Findings.** In determining "similarity," the Director of Community Development shall make all of the following findings:

- a. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity or environmental impacts than the uses listed in the land use district;
 - b. The proposed use will be consistent with the purposes of the applicable land use district; and
 - c. The proposed use will be consistent with the General Plan and this SWIP Specific Plan.
5. Notice. A Similar Use Determination shall be made in writing and shall contain the facts that support the determination. The Community Development Department shall maintain all determinations on record for review by the general public upon request. The notice shall include:
 - a. A brief statement explaining the criteria and standards considered relevant to the decision;
 - b. A statement of the standards and facts relied upon in rendering the decision; and
 - c. An explanation of appeal rights and appeal deadlines. The determination of similar use by the Director of Community Development shall be subject to appeal to the Planning Commission.

F. Nonconforming Lots, Structures and Uses

1. Nonconformance provisions are established to:
 - a. Bring all uses, structures, sites and signs into conformance with the developmental requirements and design guidelines in this Specific Plan;
 - b. Limit the occurrences and extent of nonconformance by prohibiting expansion, intensification, reinstatement, alteration, restoration after destruction, and reestablishment after abandonment; and
 - c. Gradually phase out nonconforming uses, structures, lots and signs.
2. Applicability
 - a. Nonconforming uses, structures, signs and lots may be maintained, expanded, altered and/or abated only in accordance with the provisions of this Specific Plan.
 - b. Any Designated Historic Landmark, or any property listed on the California Register of Historical Resources or National Register of Historic Places, shall be exempt from the provisions of this Section with respect to the restoration and maintenance of structures, provided that any construction plans are approved through a Certificate of Appropriateness by the Historic Preservation Commission/Planning Commission.

3. Nonconforming Uses. A use that lawfully occupied a building or land at the time this Specific Plan became effective, and that does not conform to the use regulations of the land use district in which it is located, is deemed a "legal nonconforming use." A legal nonconforming use may continue, subject to the following:
- a. Discontinuation of Use
 - i. Loss of legal nonconforming status. If a legal nonconforming use is discontinued for a period of 180 or more days, regardless of the owner's intent, it shall lose its legal nonconforming status and the continued use of the property shall be required to conform to all provisions of this Specific Plan.
 - ii. Extension of legal nonconforming status. Wherein special circumstances exist, the Director of Community Development may extend the legal nonconforming status of a use, for up to an additional 90-day period. Furthermore, an additional extension may be granted by the Planning Commission, for up to an additional 90-day period. The total time period of all time extensions shall not exceed 180 days.
 - iii. Extension of legal nonconforming use.
 - (1) An application for a Minor Use Permit shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Community Development Department to process the application. The application shall be filed prior to the expiration of the 180-day period.
 - (2) The application shall be reviewed by the Director of Community Development within 30 days following application filing. The Director of Community Development shall notify the applicant, in writing, as to whether the application is complete. If the application is not complete, the Director of Community Development shall specify those parts of the application that are not complete and shall identify the manner by which it can be made complete. If written notification is not provided to the applicant within 30 days following application filing, the application shall be deemed complete.
 - (3) The Director of Community Development shall investigate the facts bearing on the application and provide the information necessary for action on the application, consistent with this Specific Plan and the General Plan. The applicant shall have made a good faith effort through the submittal of documentation and has diligently pursued compliance with this Specific Plan.
 - (4) The application shall be reviewed by the Director of Community Development at a duly noticed public hearing, whom shall then approve, modify or deny the application. The decision of the Director of Community Development shall be final and conclusive in the absence

of a timely filed appeal to the Planning Commission. An appeal of the Director of Community Development's decision shall be filed within 10 days from the date of the decision. An appeal of the Director of Community Development's decision shall be reviewed by the Planning Commission. The decision of the Planning Commission shall be final and conclusive in the absence of a timely filed appeal to the City Council.

- (5) The applicant may appeal the decision of the Planning Commission to the final deciding body, the City Council. The City Council decision shall be final and conclusive. If the application to extend the legal nonconforming use is approved by the City Council, the extension shall be granted for 90 days from the date of approval.
 - (6) If the Director of Community Development or appointed designee has determined that the applicant has failed to show a good faith effort towards continually processing the extension of legal nonconforming use application (i.e., revising plans, withdrawing the application, placing the project on hold, etc.), the legal nonconforming use shall cease within 60 days from the application submittal date.
 - (7) In granting an extension of the legal nonconforming status, the Director of Community Development may attach reasonable conditions and restrictions to the request, in addition to those required by this Specific Plan, which will ensure that the use:
 - Will not endanger the public health, safety or general welfare;
 - Will not injure the value of adjoining or abutting property;
 - Will not result in any significant environmental impacts; and
 - Will be in harmony with the area in which it is located.
 - (8) In approving an extension of the legal nonconforming status, the Director of Community Development or Planning Commission shall consider and clearly establish the following findings of fact:
 - The non-conforming use has been discontinued within the 180-day period.
 - A physical and/or economic hardship has prevented the nonconforming use from being in compliance prior to the expiration of the 180-day period; and,
 - Approving the extension will not adversely affect the health, safety or general welfare.
- b. Change in Ownership, Tenancy or Management. A change in ownership, tenancy, or management of a nonconforming use shall not affect its legal nonconforming status, provided that the use did not discontinue pursuant to Section 3.ai entitled " Loss of legal nonconforming status," or the type of use and/or intensity of use does not change.

- c. New Development. New development on any lot or parcel upon which a legal non conforming use exists shall require that all uses on the property conform to the provisions of this Specific Plan.
 - d. Alterations and Expansion of Use
 - i. A nonconforming use shall not be enlarged or extended in such a way as to occupy any part of any structure or property that it did not occupy prior to the creation of the nonconformity.
 - ii. A structure fully or partially occupied by any nonconforming use shall not be moved, altered or enlarged, unless required by law, or unless the moving, alteration or enlargement will result in the elimination of the nonconforming use.
 - e. Intensification of Use. A nonconforming use shall not be intensified in such a way as to increase the discrepancy between existing conditions and the standards set forth in this Specific Plan.
4. Nonconforming Structures. A structure lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of the land use district in which it is located, including setbacks, separations, height and design, is deemed a "legal nonconforming structure." A legal nonconforming structure may continue to exist, subject to the following:
- a. Damage or Destruction
 - i. A legal nonconforming structure that is damaged or partially destroyed by fire, flood, wind, earthquake or other calamity, or the public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented by reasonable care and maintenance of the structure, may be reconstructed up to the original size, placement and density, provided that total cost of such reconstruction does not exceed more than 50 percent of the structure's current fair market value. The structure may be restored and the nonconforming use may be resumed, provided that restoration is started within 6 months, unless extended by the Director of Community Development, and diligently pursued.
 - ii. In the event that the cost of repairing such damage exceeds 50 percent of the current fair market value of the structure prior to such damage occurring, the structure may be reconstructed up to the original size, placement and density, subject to all of the following:
 - The Planning Commission, at a duly noticed public hearing, must find that continuing the nonconforming structure will not result in an annoyance to and/or reduction of any surrounding property; and
 - The extent of damage or partial destruction shall be based upon a comparison of the estimated cost of restoring the structure to its

condition prior to such damage or partial destruction with its value at the time the structure was damaged or partially destroyed. Estimates for such purpose shall be made by or reviewed by the Building Official; and

- The restoration is commenced within six months and diligently pursued to completion;
- An application for a Nonconforming Structure shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Planning Division to process the application. The application shall be filed prior to the expiration of the 180-day period.
- A structure or development that has been damaged or destroyed by fire, flood, wind, earthquake, or other calamity, or by public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented may be reconstructed up to the original size, placement and density, except a multiple family dwelling or development which has been abandoned for a period of 180 or more days prior to being involuntarily damaged or destroyed, or a multiple family dwelling or development constituting a public nuisance prior to being involuntarily damaged or destroyed may not be reconstructed unless the structure is made to comply to all provisions of this Specific Plan.

b. Alterations and Expansion

- i. A nonconforming structure shall not be moved, altered or enlarged so as to increase the discrepancy between existing conditions and the most current standard as prescribed by the land use district in which the structure is located, except alteration and/or enlargement to a single family dwelling conducted pursuant to section (e) "Nonconforming Single-Family Residential Structures".
- ii. Within land use districts, reasonable repairs and alterations may be made to legal nonconforming structures, provided that no structural alterations shall be made which would prolong the life of supporting members of a structure, such as bearing walls, columns, beams or girders. Structural elements may be modified only if such modification or repair is immediately necessary to protect the public health and safety, occupants of the legal nonconforming structure, or adjacent property, as determined by the Building Official. The total cost of such repairs or alterations may not exceed 50 percent of the replacement cost of the nonconforming structure.

- c. **New Structures.** Any new structure constructed on a lot or parcel with an existing legal nonconforming structure shall be constructed in conformance with all applicable provisions of this Specific Plan. However, in no case may a new nonresidential structure be constructed on the same lot as an existing legal nonconforming residential structure.

- a. Nonconforming Structures Posing a Threat to the Public Health, Safety, and General Welfare. A structure which is nonconforming because of a violation or deficiency that poses a threat to the public health, safety or general welfare, as determined by the Building Official, and which fails to resolve, repair or improve such, or to fully mitigate the hazard involved, shall be removed, condemned or demolished upon the issuance by the City of a nuisance abatement, condemnations, or demolition order.
- b. Nonconforming Single-Family Residential Structures. In addition to the requirements of subsections a and d above, a nonconforming single family residential lot and/or structure that was lawfully established and maintained before the adoption of this Specific Plan, but which under the provisions of this Specific Plan does not conform with the regulations of the land use district in which it is located with respect to use, design and/or development standards, and which is continuously used and maintained for single family residential purposes, shall be subject to the following:
 - i. Alterations and expansions to structures within nonresidential zones.
 - 1. Necessary repairs and desirable alterations, as deemed appropriate by the Director of Community Development, may be made to a legal nonconforming single family residential structure that is nonconforming as to use.
 - 2. A single family dwelling that is nonconforming as to its location within a land use district that does not permit single family dwellings, and in which the residential use was lawfully established and continuously maintained, shall be subject to the development regulations of the Municipal Code Chapter 30 Zoning and Development Code that pertain to the R1 zoning district and off-street parking and loading regulations.
- 5. Nonconforming Signs. A sign lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of Section 6.7 Sign Standards, is deemed a "legal nonconforming sign." A sign that presents a hazard to public safety, as determined by the City, shall be removed upon the issuance of a notice by the City. A legal nonconforming sign may continue to exist, subject to the following:
 - a. A nonconforming sign may not be altered, enlarged, extended, or moved, except in conformity with the requirements of Section 6.7 Sign Standards, or as otherwise required by law;
 - b. Where a use or a structure associated with a nonconforming sign is abandoned or discontinued, any sign associated with a new use of the site shall be in full conformity with the requirements of Section 6.7 Sign Standards.
- 6. Nonconforming to Development Standards. The development that is not in compliance with the site development standards prescribed by the regulations of the zoning district in which the lot or parcel is located, including area, coverage, configuration, dimensions, parking, landscaping, screen walls, fences and enclosure trash receptacles, is deemed "legal nonconforming," provided such development was lawfully created and

- existing at the time this Specific Plan, which created the nonconformity, became effective.
- a. A development that is nonconforming as to landscaping, screen walls, fences and enclosure of trash receptacles, shall be altered to comply with the district regulations covering the following standards, or as a condition of any subsequent development plan or Conditional Use Permit approval.
7. **Nonconforming Lots.** A lot or parcel that is not in compliance with the site development standards prescribed by the regulations of the land use district in which the lot or parcel is located, including area and configuration is deemed a "legal nonconforming lot," provided such lot or parcel was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
- a. A lot or parcel that is nonconforming as to minimum area or dimension shall be granted all development rights and uses of the land use district within which it is located, when such lot or parcel complies with the following:
 - i. The landscaping of setback areas as prescribed by the Specific Plan;
 - ii. The landscaping of parking areas, provided fulfilling the requirement does not reduce off-street parking or loading spaces to fewer than prescribed in this Specific Plan;
 - iii. The screening of storage areas as prescribed by the Specific Plan; and
 - iv. The enclosure of trash receptacles as prescribed by the Specific Plan.
8. **Elimination of Nonconforming Adult Business Uses.** Nonconforming adult business uses shall be eliminated in compliance with Chapter 15 of the Fontana Municipal Code.

Chapter 8.o – Jurupa South Industrial District



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Southwest Industrial Park Specific Plan

Jurupa South Industrial District

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8.1 Purpose

The Jurupa South Industrial District (JSD) is intended to maintain and promote larger scale industrial uses, including manufacturing and warehousing, while focusing on compatibility with residential uses to the east. It will also serve as an entry point into the project from the southwest and west. General features of this District include:

- Landscape/Streetscape Enhancement
- Preservation and revitalization of existing uses
- Focusing on regional connectivity
- Establishment of uses that capitalize on regional market potential
- Development that complements the adjacent portions of the project area to the northeast
- Development that respects adjacent residential and institutional development
- Providing unique streetscape and edge treatments on Jurupa and Etiwanda to create a SWIP Gateway

8.2 Applicability

A. Projects Subject to Development Regulations

This Chapter contains the Development Regulations that govern all future private development actions in the JSD, including new construction, additions or renovations to existing structures and/or new land uses proposed for existing facilities.

B. Right of Continued Use

This Chapter shall not require any change in any existing building or structure for which a building permit has been previously issued, or for approved plans on file in the Community Development Department before the effective date of this Specific Plan. Changes in the property's ownership or tenants of legal existing uses shall likewise require no change in any existing building or structure. Nonconforming standards and provisions shall be governed by Section 8.11 Entitlement Procedures.

C. Other Requirements

This Chapter does not eliminate the need for obtaining any other permits required by the City, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulations of any State or Federal agency.

D. Types of Development Regulations

The Development Regulations are of two types – Standards and Guidelines – as follows:

1. Standards address those aspects of development that are essential to achieve the goals of the Specific Plan. They include specifications for allowable land uses and site development (e.g., building height, setbacks, etc.). Conformance with Standards is mandatory. Standards are indicated by use of the words "shall," "must," or "is / is not permitted."
2. Guidelines provide guidance for new development in terms of aesthetics and design details. They are intended to direct building and site design in a way that results in the desired character for the JSD. Whereas conformance with the Standards is mandatory, conformance with the Guidelines is preferred and/or recommended. Provisions that fall into this category are indicated by the use of the words "should," "may" or "are encouraged to." In various cases, the Guidelines provide a choice of treatments that will achieve the desired effect. Developers are permitted to propose alternative design details if they are able to show that such details implement the Specific Plan objectives with respect to the desired character of the JSD.

E. Minimum Requirements

The provisions in this Chapter shall be minimum requirements. When this Chapter provides for discretionary authority on the part of the Director of Community Development, Planning Commission, or City Council, that discretion may be exercised to impose more stringent requirements if deemed necessary to accomplish the overall objectives of the JSD.

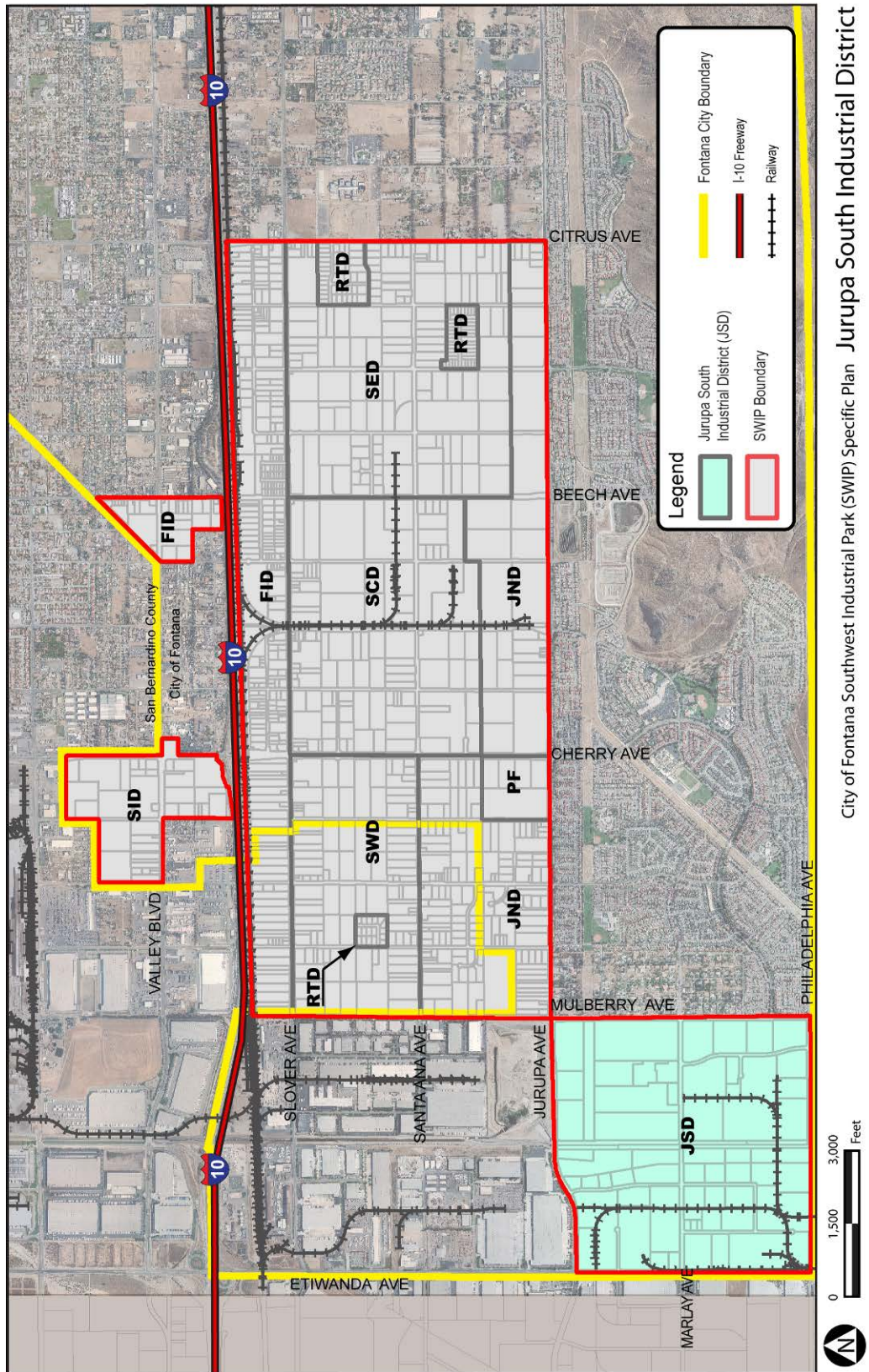
F. Overview of Development Regulations

1. Relationship of Land Use Districts. The Development Regulations in this Chapter are applied to those properties that are within the JSD. Exhibit 8-1 – Land Use Plan indicates the location of the JSD and its relationship to the other land use districts in the Specific Plan area.
2. Standards, Guidelines, and Procedures. The Development Regulations are divided into the following sections: 8.3 Allowable Land Uses and Permit Requirements; 8.4 Development Standards; 8.5 Landscape Standards; 8.6 Parking and Loading Standards; 8.7 Sign Standards; 8.8 Public Right of Way Streetscape; 8.9 Design Guidelines; 8.10 Development Incentives; and 8.11 Entitlement Procedures. Projects must meet all development standards in order to achieve approval in the development review process. Projects are encouraged to adhere to the guidelines contained in Section 8.9 Design Guidelines.
3. Steps for Using Chapter. Table 8-1 – Process Procedures illustrates the steps for using this Chapter.

Table 8-1 – Process Procedures		
<i>Instructions</i>	<i>Information Source</i>	<i>Where to Find</i>
Locate property and its street frontage	Land Use Plan	Exhibit 8-1
Identify the allowable uses and refer to the definitions of the uses	Allowable Land Uses & Permit Requirements Definitions	Table 8-2 Appendix A
Comply with the requirements for intensity, lot dimensions, height limits, and setbacks	Intensity and Dimensional Standards	Table 8-3
Comply with fence, wall, and screening standards	Fence, Wall, and Screening Standards	Table 8-4
Comply with landscaping requirements	Landscape Standards Public Right-of-Way Streetscape	Section 8.5 Section 8.8
Comply with parking requirements	Parking and Loading Standards	Section 8.6
Comply with sign requirements	Sign Standards	Section 8.7
Review the design guidelines for preferred site layout, building orientation and architectural detail, fencing, and parking	Design Guidelines	Section 8.9
Determine if development is eligible for incentives	Development Incentives	Section 8.10
Submit project application and proceed through project approval process Development	Entitlement Procedures	Section 8.11

Southwest Industrial Park Specific Plan

Jurupa South Industrial District



City of Fontana Southwest Industrial Park (SWIP) Specific Plan Jurupa South Industrial District

Exhibit 8-1 – Land Use Plan

8.3 Allowable Land Uses and Permit Requirements

This Section identifies allowable land uses and their permit requirements.

A. Allowed Uses

Table 8-2 – Allowable Land Uses and Permit Requirements identifies the types of land uses allowed in the JSD and the use permit required to establish each use.

B. Uses Not Listed

Uses not listed in Table 8-2 – are prohibited land uses, until and unless the Director of Community Development makes a similar use determination in compliance with Section 8.11.C Entitlement Procedures – Similar Use Determination.

C. Other Applicable Regulations

The provisions contained in this SWIP Specific Plan constitute the primary land use and development standards for the Specific Plan area. These regulations are in addition to the provisions in the City of Fontana Municipal Code.

This Specific Plan provides all development standards and guidelines necessary to approve subsequent project applications, unless otherwise noted. Permit processing procedures (e.g., noticing, hearing, appeals, and expiration procedures) and enforcement procedures are provided in Municipal Code Chapter 30 (Zoning and Development Code) shall apply, unless otherwise noted. Where there is a conflict between the provisions in this Specific Plan and those in the Zoning and Development Code, the Specific Plan provisions shall prevail to the extent allowable under Federal or State law. Where there is no conflict, both shall be applied concurrently.

D. Definitions

Definitions for land uses are provided in Appendix A Definitions. If a definition is not provided, the definitions in the Municipal Code shall apply. The Director of Community Development shall interpret the definitions; make a similar use determination in compliance with Section 8.11.C Entitlement Procedures – Similar Use Determination; and/or refer any questions to the Planning Commission for its determination. For the purposes of this Specific Plan, the following definitions shall apply:

1. Commercial Use: Activity involving the sale of goods or services carried out for profit.
2. Industrial Use: Those fields of economic activity including construction, manufacturing, transportation, communication, electric, gas, and sanitary services, and wholesale trade.

Table 8-2 – Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement
	"P" = Use Permitted by Right
	"C" = Conditional Use Permit Required
	"M" = Minor Use Permit Required
Jurupa South Research and Development District	
Entertainment, Recreation and Public Assembly Uses	
Adult Businesses	Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII
Open Space / Park	P
Public Assembly Facilities	C
Recreational Facilities	C
Industry, Manufacturing, and Processing Uses	
Flex-Tech Multi-Use Facilities (1)	P
Manufacturing, Light	
• Appliance Manufacturing	M
• Electronics & Equipment	P
• Furniture and Fixture Manufacturing	P
• Glass Product Fabrication	P
• Machinery Manufacturing	P
• Paper Product Manufacturing	P
• Product Assembly and Distribution	P
General Manufacturing	
• Stone and Cut Stone Product Manufacturing	P
• Structural Clay and Pottery Product Manufacturing	P
• Textile and Leather Product Manufacturing	P
Research and Development	P
Residential Uses	
Caretaker Housing (2)	C
Retail Uses	
Factory/Warehouse Outlet Store	P
Retail Sales, General (3)	P
Service Uses	
Business Support Services	P
Food Service	
• Outdoor Dining	P
Industrial Repair	P
Mini Storage Facility	P
Motor Vehicle	
Motor Vehicle Rental, Sales, and Leases	C
Vehicle Auction (not fronting on Jurupa Avenue or Mulberry Avenue)	P

Table 8-2 – Allowable Land Uses and Permit Requirements (continued)

Land Use	Permit Requirement
	"P"= Use Permitted by Right " C"= Conditional Use Permit Required "M" = Minor Use Permit Required
	Jurupa South Research and Development District
Offices	P
School, Commercial	M
Distribution, Wholesaling and Warehousing Uses	
Industrial Equipment, Materials, and Supplies	C
Logistics and Distribution Facilities	P
Petroleum/Hazardous Material Storage	C
Warehousing Facilities	P
Transportation, Communications and Infrastructure Uses	
Antennas	M
Broadcasting Offices or Studios	P
Parking Structures (3)	P
Truck, Truck Trailer Storage	C
Other Uses	
Drive-Through Uses (3)	M
Outdoor Display & Sales	M
Public Facilities	P
Temporary Uses	Municipal Code Chapter 30, Division 14 (Temporary Use).

(1) See Section 8.9E

(2) See Section 8.4D

(3) See Section 8.9F

8.4 Development Standards

New land uses and structures and alterations to existing land uses and structures in the JSD shall be designed, constructed, and established in compliance with the requirements in this Section.

A. Intensity and Dimensional Standards

Table 8-3 – Intensity and Dimensional Standards provides the required intensity and dimensional standards for proposed development. The Director of Community Development is authorized to approve modifications of 10 percent or less of any land use district setback, lot width, lot depth, building coverage, building height, or wall height standard in compliance with the administrative variance procedures in Municipal Code Section 30-51.6 (Findings necessary for granting a variance). See Exhibit 8-2 – Dimensional Standards.

The Director of Community Development may grant an administrative variance from the requirements of this chapter where practical difficulties, unnecessary hardships, or results contrary to the intent of this chapter would occur from the strict and literal interpretation and enforcement of the Code. An administrative variance may be granted upon conditions which will ensure the protection of the public safety, health and welfare. To grant an administrative variance, the Director of Community Development must find from the facts presented that the following conditions exist.

Municipal Code Section 30-51.6: Findings necessary for granting a variance

- (1) That because of circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of this chapter will deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
- (2) That the granting of such an administrative variance will be subject to conditions assuring that the variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located;
- (3) That the administrative variance does not authorize a use or activity which is not a specifically allowed use in the zoning district in which the property is located; and
- (4) That the granting of one administrative variance will not be contrary to the general plan.

Table 8-3 – Intensity and Dimensional Standards

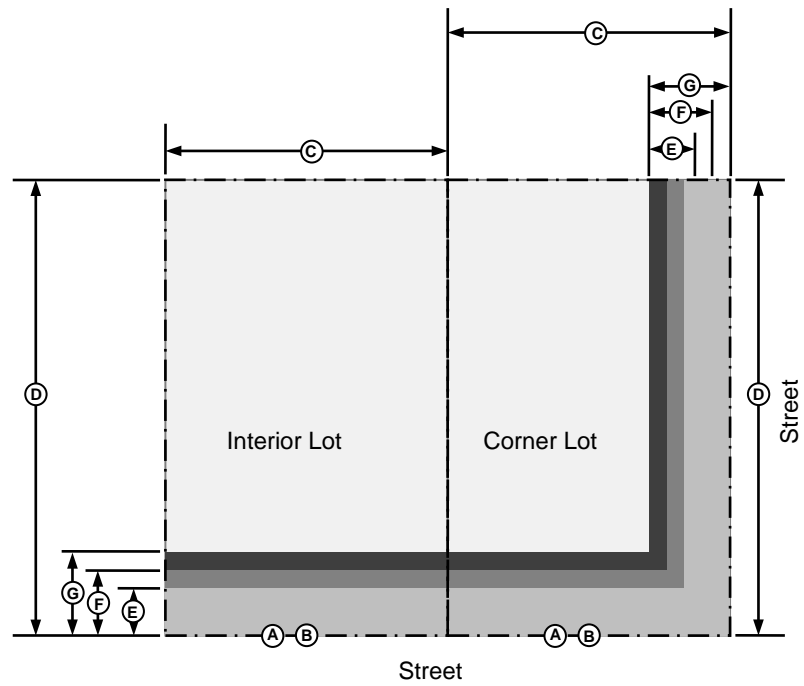
Lot Size and Building Placement		
	Industrial Use	Commercial Use
INTENSITY		
Floor Area Ratio(3)	0.55 max. FAR	1.0 max. FAR
LOT DIMENSIONS		
Lot Size	45,000 sq ft min.	35,000 sq ft min.
Lot Width (C)	200 ft min.	150 ft min.
Lot Depth (D)	200 ft min.	200 ft min.
BUILDING SETBACKS		
Front Setback (1)		
Major Highway (Etiwanda, Jurupa, and Mulberry) (G)	30 ft min. (4)	30 ft min. (4)
Primary Highway (Not applicable) (F)	Not applicable	Not applicable
Secondary Highway/Collector Street (Marlay and Philadelphia) (E)	20 ft min. (4)	20 ft min. (4)
Side (Street) Setback (1)		
Major Highway (Etiwanda, Jurupa, and Mulberry) (G)	30 ft min. (4)	30 ft min. (4)
Primary Highway (Not applicable) (F)	Not applicable	Not applicable
Secondary Highway/Collector Street (Marlay and Philadelphia) (E)	20 ft min. (4)	20 ft min. (4)
Side (Interior) Setback (2)	None	None
Rear Setback (2)	None	None
Adjacent to Residential		
	50 ft min.	50 ft min.
Adjacent to San Sevaine Channel (1)		
	Comply with MC Chapter 12 (Flood Control)	Comply with MC Chapter 12 (Flood Control)
Accessory Buildings Setbacks		
	Comply with setbacks applicable to primary structures	Comply with setbacks applicable to primary structures

(Continued)

See footnotes next page

Table 8-3 – Intensity and Dimensional Standards (continued)

Building Height and Mass		
	Industrial Use	Commercial Use
HEIGHT		
Primary Building (3)	60 ft max.	60 ft max.
Accessory Building	1-story or 14 ft max. to eave/parapet line	1-story or 14 ft max. to eave/parapet line
Interior (Floor-to-Floor, excluding parking levels)	Ground floor – 12 ft min	Ground floor – 12 ft min
UPPER STORY STEPBACKS		
All buildings regardless of street frontage	Allowed.	Allowed.
<i>Notes:</i> (1) <i>Setback is measured from public right-of-way line.</i> (2) <i>Setback is measured from property line.</i> (3) <i>See Section 8.10 Development Incentives.</i> (4) <i>Corner cut-off setbacks per Specific Plan.</i>		



- Ⓐ = Public Right-of-Way Line
- Ⓑ = Property Line
- Ⓒ = Lot Width
- Ⓓ = Lot Depth
- Ⓔ = Front/Side Setbacks – Secondary Highway/Collector Street
- Ⓕ = Front/Side Setback – Primary Highway
- Ⓖ = Front/Side Setback – Major Highway

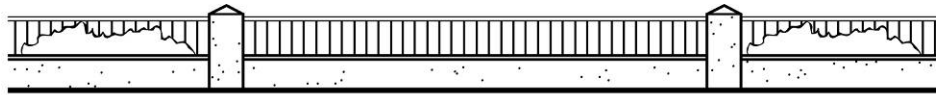
Exhibit 8-2 – Dimensional Standards.

B. Fences, Walls, and Screening

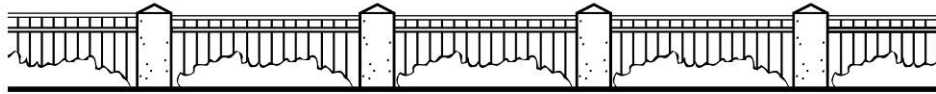
1. Standards. Table 8-4 – Standards for Fences, Walls, and Screening contains standards for fences, walls, and screening. Refer to Section 8.9 Design Guidelines for guidelines about the design, materials, and construction of fences, walls, and screening.

Table 8-4 Standards for Fences, Walls, and Screening		
Location	Materials See Section 8.9 Design Guidelines	Maximum Height (1)
Within front setback area	Solid fencing/wall	36 inches
	Open fencing/wall	6 ft
Within street side setback area	Tubular steel construction allowed in required setback area if set back at least 15 ft from lot line. Solid masonry wall not allowed in required setback area.	8 ft if necessary for security purposes, with 18-inch maximum width pilasters [2(e)]
Within interior side setback area	Any type of fence, hedge, or wall is allowed	8 ft
Within rear setback area	Any type of fence, hedge, or wall is allowed	8 ft
Outside of a required setback area	Solid or open fencing/wall	No height limit
At intersections of alleys, streets, and driveways	Solid or open fencing/ wall	30 inches
Within setback area from San Sevaire Channel	MC Chapter 12 (Flood Control)	MC Chapter 12 (Flood Control)
Within Railroad setback area	Open fencing/wall	8 ft
Note: (1) All fences and walls shall meet the City's line of sight regulations, as determined by the City Engineer.		

2. Materials.
 - a. Open fencing shall mean fencing with over 50 percent of the surface area open for free passage of light and air and through which the area behind the fence is visible to public view. See Exhibit 8-3 – Open and Solid Fencing.
 - b. Solid fencing shall mean fencing with 50 percent or less of the surface area open for free passage of light and air and designed to conceal the area behind the fence from public view. See Exhibit 8-3 – Open and Solid Fencing.
 - c. Barbed wire fence, concertina fence, or similar fencing material is prohibited.
 - d. Chain link fencing is allowed on interior property lines that are not visible from public rights-of-way.
 - e. For fences up to 100 linear feet, one pilaster shall be provided for every 10 linear feet. For fences more than 100 linear feet and less than 300 linear feet one pilaster shall be provided for every 30 linear feet. For fences 300 linear feet or longer, one pilaster shall be provided for every 60 feet.

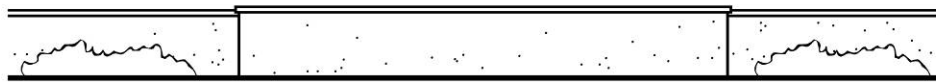


Elevation of Wall / Wrought Iron Combination

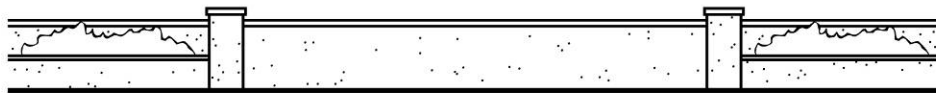


Elevation of Wrought Iron with Pilasters

Examples of Open Fencing



Elevation of Staggered Wall



Elevation of Planters / Wall



Elevation of Wall with Breaks

Examples of Solid Fencing

Exhibit 8-3 – Open and Solid Fencing.

3. Screening and buffering.
 - a. Roof-mounted and ground-mounted mechanical equipment, utilities, storage, and solid waste storage areas shall be screened from adjoining properties and public right-of-ways by a visual barrier (e.g., wall, fence, landscape material, etc.) to the satisfaction of the Director of Community Development. Where only landscaping is used for screening, it shall be planted with five-gallon (minimum size) shrubs spaced to provide a continuous dense screen.
 - b. Parking lot perimeters shall be screened and planted in compliance with Section 8.6 Parking and Loading Standards.

C. *Outdoor Activities and Storage*

1. Storage in Setback Areas. Material or equipment shall not be stored anywhere in the front yard. Temporary storage of construction materials during construction on the same site is permitted. Boats, campers, motor vehicles, trailers, equipment, materials, or antenna that may be stored in side and rear yards, provided that they are outside the required setback areas identified in Table 8-3 – Intensity and Dimensional Standards.
2. Limitations on Outdoor Uses
 - a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation, except approved outdoor dining areas, vehicle sales and rental businesses, parking areas, nursery growing areas, industrial activities, and other approved uses that require outdoor activities.
 - b. Areas used for the approved outdoor storage of vehicles, equipment and/or building materials (raw or finished) may use compacted slag, gravel, or other similar material deemed suitable by the Director of Community Development.
3. Outdoor Wholesaling. Outdoor wholesaling of goods and materials shall comply with the following:
 - a. A building shall be provided on the same parcel or on an adjacent parcel associated with the same business.
 - b. All display materials, including vehicles, shall be set back five feet from any landscaped area and shall not be located on required parking areas.
 - c. The entire area used for display purposes shall be surfaced with asphalt or an equally serviceable hard pavement surface. The surface shall be maintained in good condition.

- d. Storage of equipment or materials, with the exception of the display of vehicles for sale or rent, shall be screened by a visually solid masonry wall of minimum height six feet. The approving authority may determine through the design review process that the subject use requires a solid masonry wall higher than six feet.
- e. Outdoor display areas shall be maintained in a neat and orderly condition.

D. Caretaker Housing

Caretaker housing shall be:

- 1. Accessory to a principal use;
- 2. A maximum of 1,500 square feet total floor area unless otherwise approved by the Planning Commission;
- 3. Limited to one unit per lot; and
- 4. Subject to the setback requirements applicable to the principal structure with which it is associated.

E. Solar Access

A structure, fence, or wall shall not be constructed or modified, and vegetation shall not be placed or allowed to grow so as to obstruct more than 10 percent of the absorption area of a solar energy system on an abutting or adjacent lot at any time.

F. Undergrounding of Utilities

- 1. Utility service laterals to new development shall be installed underground.
- 2. Temporary overhead power and telephone facilities are permitted only during construction.
- 3. Placement, location and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission prior to any administrative or discretionary approval.
- 4. Transformer enclosures shall be designed of durable materials with finishes and colors used that are compatible and harmonious with the overall architectural theme.
- 5. All utilities including, but not limited to drainage systems, sewers, gas lines, water lines, and electrical, telephone, and communications wires and equipment shall be installed and maintained underground. Placement, location, and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission before any administrative or discretionary approval.

8.5 Landscape Standards

A. Required Landscaping

This section provides the required minimum standards for all landscaped areas within any new and rehabilitated development.

1. Landscaped area means the entire parcel less the building footprint, driveways, nonirrigated portions of parking lots, and hardscapes (driveways, approaches, sidewalks, etc.). Decorative hardscapes used to enhance the landscape will be considered as part of the landscape area; this would include such things as cobble rock, decomposed granite, brickwork, stamped concrete, gravel, pavers, and water features.
2. Landscape setbacks along public right-of-ways shall incorporate landscape buffers with undulating and variable height earth-mounding (berms), and/or low walls, and required plant materials as shown in Table 8-5 – Landscape Standards.
3. Block wall and wrought iron fencing shall be located behind landscape setback area(s).
4. The developer shall submit to the City's Department of Engineering, a Landscape Documentation Package that conforms to the Water Efficient Landscape Ordinance, in the Municipal Code, Chapter 28Vegetation.
5. All new development landscaping shall comply with the standards shown in Table 8-5 – Landscape Standards. Additional guidelines that should be considered are addressed in Section 8.9 Design Guidelines.
6. The Recommended Plant Materials Palette, Table 8-6 can be found immediately after this section. The plant materials palette is provided to ensure the installation of drought-tolerant, water efficient landscaping that will provide wind breaks and thrive in the local climate conditions. In an effort to provide visual elements that distinguish this district from others, please note that turf (grass) does not appear in the Plant Materials Palette, and shall be prohibited, in lieu of drought-tolerant ground covers.
7. Public right-of-way improvements, including street improvements, streetscape/landscape (parkway) improvements, and street tree requirements, are in Section 8.8 Public Right-of-Way Streetscape.

Table 8-5 – Landscape Standards (1)

Minimum Landscaped Area Mixture of turf, ground cover, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15 % of the total required landscaping of site
Minimum plant sizes in landscaped areas	Minimum Ratio of 1 tree/500 SF of landscape area
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized. Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer Front setback area and street-side setback area	Major Highway: 25 ft minimum width Primary Highway: 20 ft minimum width Collector/Local Streets: 15 ft minimum width

Notes: (1) The Director of Community Development may require additional setbacks.

B. Recommended Plant Materials Palette

The Recommended Plant Materials Palette in Table 8-6 provides a listing of primarily drought-tolerant trees, shrubs, and ground covers to provide water-efficient landscaping in new projects. The limited selection of landscape material in the palette is envisioned to assist the user in incorporating sustainable landscaping into the project, while including enough variety of size, form, and density, to meet the requirements within buffer setbacks and screening techniques. Final selection shall be approved the City. The Director of Community Development shall approve artificial turf.

**Table 8-6 (a) – Recommended Plant Materials Palette
Recommended Trees**



Aleppo Pine
Pinus halepensis



Honey Locust
Gleditsia triacanthos



Bottle Tree
Brachychiton populneus



Holly Oak
Quercus ilex



Canyon Live Oak
Quercus chrysolepis



Mexican Fan Palm
Washingtonia robusta

Table 8-6 (a) – Recommended Plant Materials Palette
Recommended Trees (continued)



Golden Rain Tree
Koelreutaria paniculata



Stone Pine
Pinus pinea

Table 8-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs



Agave
Agave species



Coyote Brush
Baccharis pilularis



Aloe
Aloe species



India Hawthorne
Rhapilopsis indica



Blue Hibiscus
Alyogyne huegelii



Kangaroo Paw
Anigozanthus hybrids

Table 8-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs (continued)



Bush Morning Glory
Convolvulus cneorum



Lavender
Lavandula species



Coffeeberry
Rhamnus californicus



Natal Plum
Garissa grandiflora



Purple Fountain Grass
Pennisetum setaceum
'Cupreum'



Silverberry
Elaeagnus pungens



Redberry
Rhamnus croceus



Toyon
Heteromeles
arbutifolia

**Table 8-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs (continued)**



Red Hot Poker
Kniphofia uvaria



Yaupon
Ilex vomitoria

**Table 8-6 (c) – Recommended Plant Materials Palette
Recommended Groundcover**



Bearberry
Arctostaphylos uva-ursi



Snow-in-Summer
Cerastium tomentosum



Dymondia
Dymondia margaretae



Trailing Lantana
Lantana montevidensis



Peruvian Verbena
Verbena peruviana



Wholly Thyme
Thymus species

Table 8-6 (c) – Recommended Plant Materials Palette
Recommended Groundcover (continued)



Rosea Ice Plant
Drosanthemum
floribundum

8.6 Parking and Loading Standards

A. Applicability

This section contains regulations for off-street parking and loading. Regulations identify required number of parking and loading spaces for all new development projects and those proposing substantial modification to existing buildings. Please refer to Municipal Code Chapter 30 Zoning and Development Code for all parking and loading-related information or regulations not specifically addressed in this section.

B. General Parking and Loading Regulations

1. Methods of Calculation.
 - a. Multiple Uses. If more than one use is located on a site, the total number of required off-street parking and loading spaces shall be the sum of the requirements for the various uses computed separately. If individual uses on the same site have a floor area less than that for which loading spaces would be required, then the total gross floor area of all uses on the site or lot shall be used in determining the required number of loading spaces.
 - b. Fractional number. Whenever the computation of the required number of off-street parking or loading spaces results in a fractional number, one additional space shall be required for a fraction of more than one-half, but shall not be required for a fraction of one-half or less.
2. Off-Site Location. Required off-street parking spaces shall be located on the same property as the use that they are intended to serve. Where the required parking spaces cannot be accommodated on the same property, they may be located in a separate off-site parking facility that is not more than 300 feet from the use(s) they serve.
3. Shared Use. Required off-street parking and loading spaces shall not be considered as providing parking or loading spaces for any other use, except where share use facilities are approved in compliance with Subparagraph 5 Adjustments to Parking Requirements, below.
4. Uses Not Specified. For uses not specified, the Director of Community Development shall determine parking requirements based upon the requirements of the most similar use. See Subsection 8.11.C. Entitlement Procedures – Similar Use Determination.
5. Adjustments to Parking Requirements.
 - a. Administrative Variance. The Director of Community Development is authorized to approve alternate parking plans involving a modification of 10 percent or less of any of the off-street parking and loading standards in compliance with Section 30-51.5 in Municipal Code.
 - b. Parking Study Option. An applicant may submit a separate parking and loading study for new development to the Director of Community Development for review and approval. A parking and loading study shall provide sufficient data and

information to justify the need for adjustments to the parking and loading requirements and shall analyze whether:

- i. Adequate off-street parking will be provided for the project;
 - ii. The project demonstrates the use of creative design concepts, including but not limited to shared parking facilities, transit accessibility, pedestrian amenities, and bicycle amenities;
 - iii. Environmental impacts associated with the project will not be increased by the modification of standards; and
 - iv. Traffic safety and pedestrian safety will be enhanced by the modifications.
- c. Shared Use Facility. Required off-street parking and loading spaces may be considered as providing parking or loading spaces for another use where joint facilities serving more than one use contain no less than the total number of spaces deemed necessary for each individual use added together with other uses. Where adjoining uses on the same site have different hours of operation with minimal conflict, the Director of Community Development may determine that some or all of the same spaces may be counted as satisfying the requirements for both uses, provided that the number of spaces shall not be less than the prescribed for the use requiring the greater number.

C. Required Number of Parking Spaces

Each land use shall provide the number of off-street parking spaces indicated in Table 8-7 – Parking Requirements by Land Use, except where adjustment has been granted in compliance with Subparagraph 8.6.B.5 Adjustments to Parking Requirements, above. For the purposes of this Section, the following definitions shall apply:

1. Commercial Use: Activity involving the sale of goods or services carried out for profit.
2. Industrial Use: Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Table 8-7 – Parking Requirements by Land Use

Land Use	Motor Vehicle Spaces (Minimum #) GFA – Gross Floor Area	Bicycle Spaces (Minimum #)
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Subject to Parking Plan required by Municipal Code §15-918	
Open Space / Park	Public - Determined by Parks and Recreation Department Private - .25 spaces/1,000 sq ft of total park area	1 space/ 33 vehicle parking spaces
Public Assembly Facilities	With fixed seats – 1 space/3 fixed seats; Without fixed seats – 25 spaces/1,000 sq ft of seating area; and 4 spaces/1,000 sq ft GFA outside assembly area	1 space/33 vehicle parking spaces
Recreational Facilities – Indoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 8.6.B.5 – Adjustments to Parking Requirements	
Amusement Arcade	1 space/each 4 persons of the facility's allowed maximum capacity	1 space/ 3 games up to 20 games; and 1 space/5 games for over 20 games
Athletic Club/Gym	4 spaces/1,000 sq ft GFA; 20 spaces/1,000 sq ft of exercise floor area; 3 spaces/outdoor ball court	.4 spaces/1,000 sq ft GFA
Bowling Alley	4 spaces/lane, and additional spaces required for restaurant and other accessory uses	1 space/33 vehicle parking spaces
Dancing	14 spaces/1,000 sq ft GFA	
Pool/Billiard Hall	2 spaces/table	1 space/5 tables
Skating Rink	14 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Recreational Facilities – Outdoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 8.6.B.5 – Adjustments to Parking Requirements	
• Golf driving range, batting cage	1 space/tee, cage, or similar; and 1 space/employee at maximum shift	1 space/33 vehicle parking spaces
• Swimming pools	14 spaces/1,000 sq ft of water surface area	1 space/33 vehicle parking spaces
Industry, Manufacturing, and Processing Uses		
Flex-Tech Multi-Use Facilities	3.5 spaces per 1,000 sq ft GFA	1 space/33 vehicle parking spaces
Light Manufacturing All uses listed under "Manufacturing, Light" in Table 8-2	1 space/600 sq ft GFA for initial 40,000 sq ft; 1 space/4,000 sq ft above 4,000 sq ft used exclusively for storage; 1 space /employee on maximum shift; 1 space/250 sq ft GFA in offices	1 space/33 vehicle parking spaces
General Manufacturing All uses listed under "General Manufacturing" in Table 8-2	1 space/600 sq ft GFA for initial 40,000 sq ft; 1 space/4,000 sq ft above 4,000 sq ft used exclusively for storage;	1 space/50 vehicle parking spaces

Southwest Industrial Park Specific Plan

Jurupa South Industrial District

Table 8-7 – Parking Requirements by Land Use (continued)

Land Use	Motor Vehicle Spaces (Minimum #) GFA – Gross Floor Area	Bicycle Spaces (Minimum #)
Research and Development	2 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Residential Uses		
Caretaker Housing	2 spaces in an enclosed garage	None
Retail Uses		
Factory/Warehouse Outlet Store	5 spaces/1,000 sq ft GFA	None
Retail Sales, General		
Not in shopping center or factory/warehouse outlet mall)	4 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Convenience uses not in shopping center	1 space/175 sq ft GFA for the initial 5,000 sq ft; 1 space/200 sq ft for next 5,000 sq ft; and 1 space/225 sq ft for over 10,000 GFA	1 space/33 vehicle parking spaces
Service Uses		
Business Support Services	1 space/400 sq ft GFA	None
Industrial Repair	1 space/800 sq ft GFA 4 spaces/1,000 sq ft GFA of office space, where those uses exceed 10% of GFA	None
Food Service:		
• Outdoor dining	1 space/3 seats; and 1 space/employee	1 space/20 seats
Mini-Storage Facility	1.75 spaces/100 units; and 1 space/employee	None
Motor Vehicle Rental, Sales, and Leases	Indoor display/sale/service = 3.3 spaces/1,000 sq ft GFA; Outdoor display/sale = .40 spaces/1,000 sq ft GFA; and 1 space/employee	None
Offices	4 spaces/1,000 sq ft GFA with a minimum of 3 spaces/office	Under 50,000 sq ft – 2 spaces 50,001 – 100,000 sq ft – 3 spaces Over 100,000 sq ft – 5 spaces
School, Commercial	1 space/teaching and non-teaching position on maximum shift; and 1 space/2 students on maximum enrollment	1 space/33 vehicle parking spaces
Distribution, Wholesaling and Warehousing Uses		
Industrial Equipment, Materials, and Supplies, Truck, Truck Trailer Storage	2 spaces/3 employees on maximum working shift; 1 space for visitor parking on the basis of each 10 employees on maximum working shift, or a minimum of 3 spaces, whichever is greater; and 1 truck/trailer storage space/every truck to be stored	None

Table 8-7 – Parking Requirements by Land Use (continued)

Land Use	Motor Vehicle Spaces (Minimum #) GFA – Gross Floor Area	Bicycle Spaces (Minimum #)
Logistics and Distribution Facilities (High Cube)	Vehicle Parking: 1 space/1,000 sq ft GFA for the first 20,000 sq ft; 1 space/2,000 sq ft for the second 20,000 sq ft; 1 space/5,000 sq ft for that portion over 40,000 sq ft. No add'l spaces if office area less than 10% GFA. Office space rate if office area over 10% GFA. Truck and Trailer Parking: 1 oversized truck space/5,000 sq ft GFA* *Truck docks shall not be included in this calculation.	None
Petroleum/Hazardous Material Storage	1 space/employee on maximum shift	None
Warehousing Facilities	2 spaces/3 employees on maximum working shift; No additional spaces if office area is less than 10% GFA. Office space rate if office area over 10% GFA. Space to accommodate all trucks and other vehicles used in connection with use	None
Transportation, Communications and Infrastructure Uses		
Antennas	1 space	None
Broadcasting Offices or Studios	5 spaces/1,000 sq ft GFA	None
Other Uses		
Drive-Through	Stacking for 7 vehicles at each bay, window, lane, ordering station, or machine	None
Outdoor Display & Sales	1 space/1,000 sq ft of outdoor merchandise areas	None
Public Facilities	Per Public Agency	
Temporary Uses	Per Temporary Use Permit	
Note: Sources consulted to compile the table entries include the Municipal Code; The Dimensions of Parking, ULI and National Parking Association, 5th Edition, 2010; Recommended Zoning Ordinance Provisions, National Parking Association, December 2006; and Parking Standards, APA Planning Advisory Service Report 510/511; November 2002.		

D. Required Number of Loading Spaces

Each land use shall provide the number of off-street loading spaces indicated in Table 8-8 – Loading Space Requirements by Land Use. Requirements for uses not specifically listed shall be determined by the Director of Community Development based upon the requirements for comparable uses and upon the particular characteristics of the proposed use. For other standards (e.g., size of loading spaces, location, turning radius, etc.), refer to Article XI Off-Street Parking and Loading Standards, Division 4 Loading Area Regulations, in Municipal Code Chapter 30 Zoning and Development Code.

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Table 8-8 – Loading Space Requirements by Land Use (JSD)

Land Use	Loading Spaces (minimum #)	Type of Loading Space (1)
Entertainment, Recreation and Public Assembly Uses		
Public Assembly Facilities	1 space, plus additional spaces as required by design review	Van
Recreational Facilities	0 to 29,999 sq ft, 1 space 30,000 to 99,999 sq ft, 2 spaces 100,000 sq ft, 3 spaces	Truck
Industry, Manufacturing, and Processing Uses		
All uses listed under "Light Manufacturing" in Table 8-2	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck
All uses listed under "General Manufacturing" in Table 8-2		
Research and Development		
Retail Uses		
Retail Sales, General	up to 10,000 sq ft, 1 space	Truck
	10,001 to 30,000 sq ft, 1 space 30,001 to 90,000 sq ft, 2 spaces Over 90,000 sq ft, 2 spaces plus 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer
Service Uses		
All uses listed under "Service Uses" in Table 8-2	up to 10,000 sq feet, 1 space	Truck
	10,001 to 30,000 sq ft, 1 space 30,001 to 90,000 sq ft, 2 spaces Over 90,000 sq ft, 2 spaces plus 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer
Industrial Repair	5,000 to 30,000 sq ft, 1 space; and 1 additional space for each additional 30,000 sq ft	Truck
Motor Vehicle Rental, Sales, and Leases	1 space	Tractor Trailer
School, Commercial	1 space, plus additional spaces required by design review	Van
Distribution, Wholesaling, and Warehousing Uses		
Industrial Equipment, Materials, and Supplies, Truck, Truck Trailer Storage	1 space	Tractor Trailer
Logistics and Distribution Facilities	Per design review	
Warehousing Facilities	5,000 to 30,000 sq ft, 1 space; and 1 additional space for each additional 30,000 sq ft	Truck

Table 8-8 – Loading Space Requirements by Land Use (JSD) (continued)

Land Use	Number of Spaces Required	
	Jurupa South Industrial District (JSD)	
	Loading Spaces	Type of Loading Space (1)
Transportation, Communications and Infrastructure Uses		
Broadcasting Offices or Studios	1 space	Van
Other Uses		
Temporary Uses	Per Temporary Use Permit	
Notes:		
(1) A van loading space shall be a minimum of 12 ft wide by 19 ft long with a minimum 10 ft overhead clearance. A truck loading space shall be a minimum of 12 ft wide by 45 ft long with a minimum 14 ft overhead clearance. A tractor trailer loading space shall be a minimum of 12 ft wide by 70 ft long with a minimum 14 ft overhead clearance.		

E. Landscaping Standards for Parking Areas

Within any parking area, one tree shall be planted for every five single-row parking stalls or 10 double-row parking stalls. Eighty percent of these shall be 15 gallons in size and the remaining 20 percent shall be 24-inch box or larger in size. If for some reason the contractor is unable to distribute trees in the interior of the parking area in compliance with these standards, the Director of Community Development may approve the placement of no more than 40 percent of the trees within the perimeter of the parking area. Planters shall not have a dimension less than four feet, excluding the thickness of the curbing. These requirements may be reduced for industrial parking areas that are screened from public view.

1. Parking areas shall contain a minimum landscape area equivalent to 30 percent of the total required 15 percent landscaping for the total site area.
2. Parking area perimeter landscaping.
 - a. Parking areas for nonresidential uses abutting or adjacent to residentially zoned property shall provide a landscape strip that is a minimum of 10 feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line bordering the residentially zoned property. Parking areas shall be screened from the residentially zoned property by a solid decorative masonry wall that is a minimum of six feet in height.
 - b. Parking areas for nonresidential uses abutting or adjacent to non-residentially zoned property or a street shall install a landscape strip that is a minimum of five feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line or the parking area and the street right-of-way. This requirement may be reduced or modified if a joint access agreement exists that is satisfactory to the Director of Community Development. Parking areas shall be screened from streets through combinations of plant materials, earth berms, raised planters, grade separations, or low walls. Slopes shall not exceed three to one or exceed 36 inches in height measured from the parking lot surface.

- c. Plant materials, walls, or structures within a traffic sight area shall not block sight lines from driveways to streets and shall not exceed 36 inches in height.
 - d. The minimum width of a landscape finger shall be five (5) feet.
 - e. End of aisle spaces adjacent to landscape finger shall be two feet wider for step out area.
3. Parking area interior landscaping.
- a. Tree number and location. One tree shall be provided for each four parking spaces and shall be evenly spaced throughout the interior parking area at a rate of one tree for every eight parking spaces. See Exhibit 7-4 – Parking Lot Landscaping. The required number of trees in the interior area shall not include trees required around the parking area perimeter. Trees are not required for tractor-trailer parking. A minimum of one cluster of trees shall be provided for each 100 feet of a row or double row of parking spaces. Trees shall be located in planters that are bounded on at least two sides by parking area paving. Planters shall have a minimum exterior dimension of five feet.

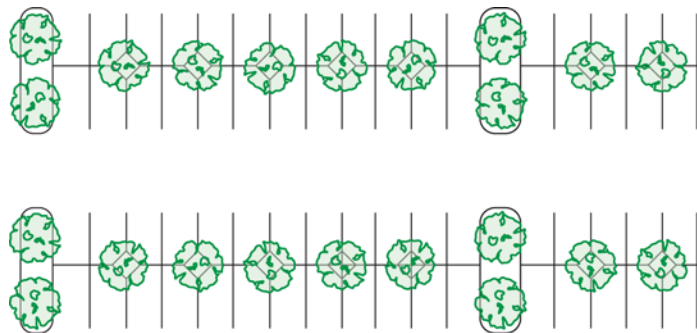


Exhibit 8-4 – Parking Lot Landscaping.

- b. Tree size. All trees within the parking area shall be a minimum 24-inch box container at time of planting.
- c. Landscape protection. Landscaping shall be protected by concrete curbs of at least six inches in height. An end-of-aisle planter shall be provided at the ends of all parking aisles. Finger aisle planters shall be a minimum of nine feet wide and end-of-aisle planters shall be a minimum of seven feet wide, as measured from the inside of the curb. The parking space side of finger and end-of-aisle planters shall have a 24-inch wide concrete surface measured from the face of the curb. Planters shall be landscaped with a mixture of trees, shrubs, and ground cover. Planting areas shall have round corners instead of 90 degree corners and shall be shaped to allow vehicle movements. The Director of Community Development may approve alternative barriers designed to protect landscaped areas from vehicle damage. Wheel stops may be placed to allow for two feet of vehicle overhang area within the dimension of the parking space. To increase the parking lot landscaped area, a maximum of two feet of the parking stall depth may be landscaped with low-

growth, hardy materials in-lieu of paving, allowing a bumper overhang while maintaining the required parking dimensions. However, the overhang area shall not be counted as part of the minimum landscape area required by paragraph (1) above, and when adjacent to a required landscaping strip shall be in addition to the minimum required width. Fixtures (e.g., lights, sprinklers) that are higher than the curb are prohibited within a bumper overhang area. Curbing that creates a bumper overhang barrier shall not exceed a height of five inches.

- d. Parking areas with more than 100 spaces shall provide an appropriate entry feature consisting of a concentration of landscape elements, including trees, flowering plants, enhanced paving, and project identification.
4. Parking structures. A landscaping strip 10 feet wide shall be provided on all sides of a parking structure. One tree shall be provided for each 20 to 40 feet of perimeter of the structure, based on species selected. These trees shall be distributed evenly throughout the subject landscape area.

8.7 Sign Standards

A. Applicability

This section contains standards and guidelines for signage to ensure that signs are consistent with the overall quality and character of anticipated new development. Regulations identify permitted sign types; provide standards for number of signs, size, and location; and provide design guidelines for color, materials, and illumination. Refer to the Fontana Municipal Code for all sign-related information or regulations not specifically addressed in this section.

B. Standards and Guidelines

1. Standards. The following standards shall apply to all signs, regardless of type:
 - a. Sign types not listed in this Section are not permitted.
 - b. Linear Frontage Ratio. For each establishment, one and one-half (1 ½) square feet of total sign area shall be allowed for each linear foot of building frontage. Unless otherwise noted, all signs (including temporary signs) shall count toward the total sign area permitted based on the Linear Frontage Ratio. For multi-tenant buildings, each establishment shall be calculated individually. For corner establishments, each facade shall be calculated individually. Permitted sign area based on the linear frontage of one establishment or facade shall not be placed on another establishment or facade.
 - c. Signs shall not be animated.
 - d. Commercial messages that identify, advertise, or attract attention to a business, product, service, or event or activity sold, existing, or offered elsewhere than upon the same property where the sign is displayed are expressly prohibited.
 - e. In the event of a conflict between this Section and any other City regulation, the provisions of this Section shall apply.
 - f. All issues not specifically addressed herein (signage in the public right-of-way, exempt signs, permit processing, etc.) shall be addressed pursuant to the Fontana Municipal Code.
2. Guidelines. The following guidelines shall apply to all signs, regardless of type.
 - a. Design Compatibility
 - Provide signage that is compatible with the building architecture and coordinate sign materials and colors with the building facade/storefront design.
 - Place signs in accordance with facade rhythm, scale, and proportion.
 - Ensure that signs associated with multi-tenant buildings are complementary to one another. A consistent location for tenant identification signs is recommended.

b. Location

- Signs shall be placed at or near the public entrance to a building or main parking area to indicate the most direct access to the business.
- Signs shall not be located so that they cover or interrupt the architectural details or ornamentation of a building's facade.
- Signs shall not project above the edge of the rooflines and shall not obstruct windows and/or doorways.

c. Sign Legibility

- Avoid hard-to-read, intricate typefaces. Typefaces that are difficult to read reduce the sign's ability to communicate.
- Avoid spacing letters and words too close together. Lettering shall not occupy more than 75 percent of the sign face.
- Limit the number of lettering styles in order to increase legibility. Signs shall be limited to no more than two styles for small signs (generally up to 10 square feet) and three styles for larger signs.
- Use significant contrast through incorporating light colored letters and a darker, contrasting background to provide the most visible and best-looking image.
- Incorporate business identity symbols and logos.
- Logo means any symbol or any combination thereof adopted and used by an individual or corporation to identify goods made or sold or services rendered by an individual or corporation and to distinguish them from goods made or sold or services rendered by others and that is nationally or State of California registered.

d. Color and Materials

- Bright day-glo (fluorescent) colors shall be avoided as they are distracting and do not blend well with other background colors.
- Sign colors shall relate to and complement the materials or color scheme of the buildings, including accent and trim colors.
- Sign materials shall be selected with consideration for the architectural design of the building's façade and also contribute to the legibility of the sign.
- Construct signs of durable, high-quality materials.
- Wood, paper, and cloth signs, and painted wall signs are prohibited.

e. Illumination

- Individually illuminated letters, either internally illuminated or back-lighted solid letters (reverse channel), are a preferred alternative to internally illuminated plastic-faced cabinet signs.
- Signs shall be comprised of individual letters.
- The use of backlit, individually cut letter signs is strongly encouraged for all types of business and signs, including monument-type signs.
- Whenever indirect lighting fixtures are used, care shall be taken to properly shield the light source.

f. Electrical Raceways and Conduits

- Electrical transformer boxes and raceways shall be concealed from public view.
- All exposed conduit and junction boxes shall be appropriately concealed from public view.

c. **Sign Types**

For the purposes of this plan, Table 8-9 – Sign Types indicates the signs that are allowed in the Jurupa South Industrial District.

Table 8-9 – Sign Types	
1	Grand Wall Sign Non-residential uses with unfenestrated wall areas of 2,000 square feet or greater
2	Wall Sign Non-residential uses with a dedicated ground floor entrance
3	Projecting Sign Non-residential uses with a dedicated ground floor entrance
4	Awning Valance Sign Non-residential uses with a dedicated ground floor entrance
5	Awning Side Sign Non-residential uses with a dedicated ground floor entrance
6	Canopy Fascia Sign Non-residential uses with a dedicated ground floor entrance
7	Under-Awning or Under-Canopy Sign Non-residential uses with a dedicated ground floor entrance
8	Recessed Entry Sign Non-residential uses with a dedicated ground floor entrance
9	Window Sign Non-residential uses with a dedicated ground floor entrance
10	Temporary Window Sign Non-residential uses with a dedicated ground floor entrance
11	Temporary Wall Sign Non-residential uses with a dedicated ground floor entrance
12	Monument Sign Any building with continuous linear street frontage of 200 feet or greater
13	Directional Sign Each vehicle entrance
14	Accessory Sign Identified specific uses

D. Sign Type Standards and Guidelines

This section provides Standards and Guidelines for each Sign Type.

1. Grand Wall Sign

Grand Wall Signs are large signs located on, and parallel to, large unfenestrated building wall areas.

a. Standards

- i. A Grand Wall Sign shall only be located on unfenestrated wall areas of 2,000 square feet in size or greater.
- ii. Only one (1) Grand Wall Sign shall be permitted per establishment.
- iii. The Grand Wall Sign area shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. A Grand Wall Sign shall not exceed 1,000 square feet or 25 percent of the total wall area, whichever is less.
- v. A Grand Wall Sign shall project no more than one (1) foot from the façade of the building.

b. Commercial Guidelines

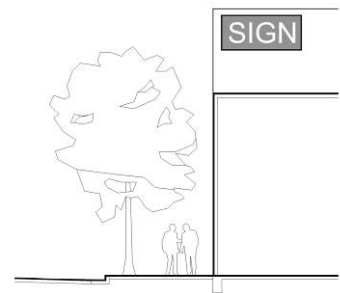
- i. Materials used in Grand Wall Signs shall be wood, ceramic, metal, or paint only.
- ii. Grand Wall Signs shall be illuminated by external illumination only.

c. Industrial Guidelines

- i. Materials used in Grand Wall Signs shall be ceramic or metal.
- ii. Grand Wall Signs shall be illuminated by external illumination only.

2. Wall Sign

Wall Signs are signs that are located on, and parallel to, a building wall. Business Identification Wall Signs are signs that announce the name of a business within a building and Building Identification Wall Signs are signs that announce the name of a building. Both are located on, and parallel to, a building wall.



1) Grand Wall Sign.



2) Building Identification Wall Sign.

- a. Standards
 - i. Wall Signs shall be located below the second floor and within the middle 50 percent of the building or tenant frontage measured from lease line to lease line. Building Identification Wall Signs shall be located only on the frieze or fascia (articulated banding across the top of every building floor) area of storefront level; frieze, fascia, parapet of the uppermost floor; or above the entrance to main building lobby.
 - ii. No Wall Sign shall exceed 150 square feet in size. Building Identification Wall Signs shall be no taller than 24 inches in height.
 - iii. Wall Signs shall count towards the total sign area permitted based on the Linear Frontage Ratio, except that the area of Building Identification Wall Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - iv. Wall Signs shall project no more than one (1) foot from the façade of the building.
- b. Commercial Guidelines
 - i. Materials used in wall signs shall be wood, ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs shall be inscribed into the façade or constructed of individual metal letters.
 - ii. Wall Signs shall be illuminated by external illumination or halo illumination only.
 - iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
 - iv. New wall signs for individual businesses in a shopping center shall be placed consistent with the location of signs for other businesses in the center. This will establish visual continuity among storefronts and create a unified appearance for the center.
 - v. When signs that are attached to a wall are removed, holes and other disfigurations of the wall's surface shall be patched and painted to match surrounding areas.

c. Industrial Guidelines

- i. Materials used in wall signs shall be ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs shall be inscribed into the façade or constructed of individual metal letters.
- ii. Wall signs shall be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only. Building Identification Wall Signs shall be illuminated by external illumination or halo illumination only.
- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. When signs that are attached to a wall are removed, holes and other disfigurations of the wall's surface shall be patched and painted to match surrounding areas.

3. **Projecting Sign**

Projecting Signs are signs that are oriented perpendicularly to the building façade and are either (1) suspended under a bracket, armature, or other mounting device or (2) are cantilevered (i.e., structurally affixed to the building).

a. Standards

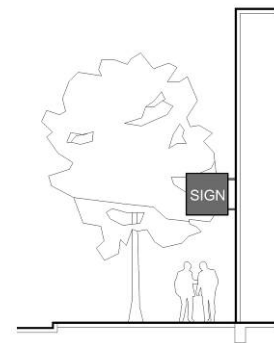
- i. Projecting Signs shall only be mounted on the wall area below the second floor.
- ii. No Projecting Sign shall exceed 16 square feet in size.
- iii. Projecting Signs shall project no more than four feet from the façade of the building.
- iv. No portion of a Projecting Sign shall be lower than eight feet above the level of the walkway over which it projects.

b. Commercial and Industrial Guidelines

- i. Projecting Signs that are suspended under a bracket, armature, or other mounting device shall be wood or metal and shall be illuminated by external illumination only.
- ii. Projecting Signs that are cantilevered signs shall be wood, ceramic or metal and shall be illuminated by external illumination or halo illumination only.



3) Suspended Projecting Sign.



3) Cantilevered Projecting Sign.

- iii. Sign supports and brackets shall be compatible with the design and scale of the sign and the architectural design of the building.

4. Awning Valance Sign

Awning Valance Signs are signs applied to the awning valance and are contained completely within the valance.

a. Standards

- i. Lettering for Awning Valance Signs shall include one (1) line of lettering not to exceed two-thirds ($\frac{2}{3}$) the height of the valance or 12 inches, whichever is less.
- ii. Awning Valance Signs shall project no farther from the building than its associated awning.
- iii. No portion of an Awning Valance Sign shall be less than eight feet above the level of the walkway over which it projects.



4) Awning Valance Sign.

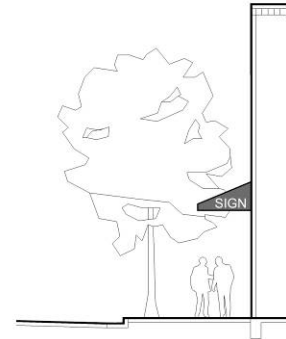
b. Commercial and Industrial Guidelines

- i. Awning Valance Signs shall consist of metal, or vinyl or paint applied directly to the awning.
- ii. Awning Valance Signs shall be illuminated by external illumination only.
- iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
- iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
- v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
- vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

5. *Awning Side Sign*

Awning Side Signs are signs applied to the side panel of an awning.

- a. Standards
 - i. The area of Awning Side Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - ii. Lettering for Awning Side Signs shall not exceed 12 inches in height with total sign area not to exceed 20 percent of the area of the awning side area.
 - iii. Awning Side Signs shall project no farther from the building than its associated awning.
 - iv. No portion of an Awning Side Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial and Industrial Guidelines
 - i. Awning Side Signs shall consist of vinyl or paint applied directly to the awning.
 - ii. Awning Side Signs shall be illuminated by external illumination only.
 - iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
 - iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
 - v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
 - vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

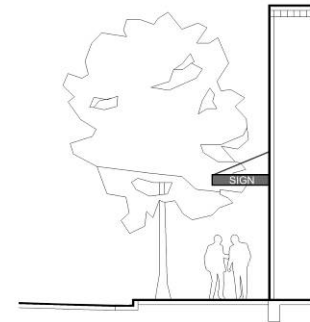


5) Awning Side Sign.

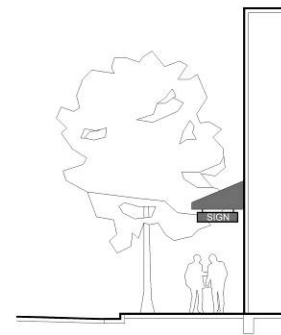
6. *Canopy Fascia Sign*

Canopy Fascia Signs are signs that are mounted to the front or side fascia of a canopy and contained completely within that fascia.

- a. Standards
 - i. The height of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) the height of the fascia or 12 inches, whichever is less.
 - ii. The width of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) of the canopy width.
 - iii. Canopy Fascia Signs shall project no farther from the building than its associated canopy.
 - iv. No portion of a Canopy Fascia Sign shall be less than eight feet above the level of the walkway over which it projects.
 - v. Canopy Fascia Signs shall consist of only one (1) line of lettering articulated as individual letters mounted directly to the canopy.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Canopy Fascia Signs shall be metal and paint only.
 - ii. Canopy Fascia Signs shall be illuminated by external illumination only.



6) Canopy Fascia Sign.

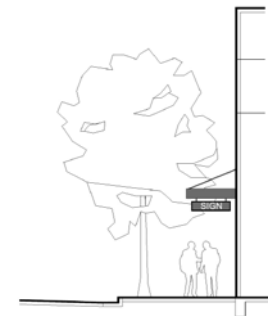


7) Under-Awning Sign.

7. *Under-Awning or Under-Canopy Sign*

Under-Awning or Under-Canopy Signs are signs that are suspended under an awning or canopy, perpendicular to the building facade.

- a. Standards
 - i. Under-Awning or Under-Canopy Signs shall be located adjacent to a public entrance.
 - ii. No more than one (1) Under-Awning or Under-Canopy Sign shall be permitted per establishment per façade.
 - iii. The area of Under-Awning or Under-Canopy Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - iv. Under-Awning or Under-Canopy Signs shall not exceed three (3) square feet in area.



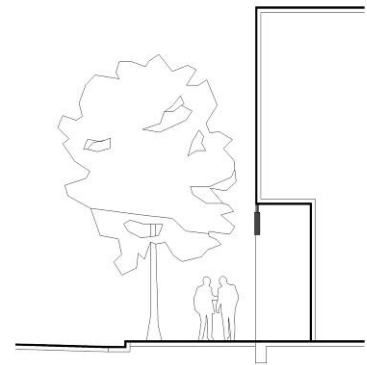
7) Under-Canopy Sign.

- v. Under-Awning or Under-Canopy Signs shall project no farther from the building than its associated awning or canopy.
- vi. No portion of an Under-Awning or Under-Canopy Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial Guidelines
 - i. Materials used in Under-Awning or Under-Canopy Signs shall be wood or metal.
 - ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.
- c. Industrial Guidelines
 - i. Materials used in Under-Awning or Under-Canopy Signs shall be wood or metal.
 - ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.

8. ***Recessed Entry Sign***

Recessed Entry Signs are signs that are oriented parallel to the building façade and that are suspended over a recessed entry.

- a. Standards
 - i. No Recessed Entry Sign shall exceed twenty (20) square feet in size.
 - ii. Recessed Entry Signs shall not project beyond the façade of the building.
 - iii. No portion of a Recessed Entry Sign shall be lower than eight feet above the level of the walkway.
- b. Commercial Guidelines
 - i. Materials used in Recessed Entry Signs shall be wood or metal.
 - ii. Recessed Entry Signs shall be illuminated by external illumination only.
- c. Industrial Guidelines
 - i. Materials used in Recessed Entry Signs shall be wood or metal.



8) Recessed Entry Sign- Section View.



8) Recessed Entry Sign- Elevation View.

- ii. Recessed Entry Signs shall be illuminated by external illumination only.

9. **Window Sign**

Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window.

a. Standards

- i. Window Signs shall be permitted on windows below the second floor level only. A Window Sign that only identifies a building shall be located on a transom window above a primary entrance, or the glazed area of primary door.
- ii. Window signs shall count towards total sign area permitted based on the Linear Frontage Ratio, except that the area of a Window Sign that only identifies a building shall not count towards the total sign area permitted based on the Linear Frontage Ratio. One (1) Window Sign that only identifies a building shall be permitted per building per street-facing façade.
- iii. No more than 25 percent of any individual window area shall be covered or otherwise occupied by signage.
- iv. The letter height of each Window Sign shall not exceed 12 inches.



9) Window Sign.



9) Building Identification Window Sign.

b. Commercial and Industrial Guidelines

- i. Ground-floor Window Signs shall consist of vinyl or paint applied to the glass, neon mounted or suspended behind the glass, or framed and mounted paper signs. Window Signs that only identify a building shall consist of vinyl or paint applied to the glass only.
- ii. Ground floor Window Signs shall not be illuminated.

10. Temporary Window Sign

Temporary Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window and are designed, constructed, and intended for display on private property for a period of not more than 90 consecutive days per year. Examples include "grand opening", "special sale," and seasonal signage.

a. Standards

- i. Temporary Window Signs shall be located only on ground floor windows on building facades that face a public street or a parking lot.
- ii. Temporary Window Signs shall not exceed six square feet in size.
- iii. Temporary Window Signs shall not cause the total amount of the window area covered with signage to exceed 25 percent.
- iv. Temporary Window Signs that satisfy the above standards and General Standards do not require a permit.



10) Temporary Window Sign.

b. Commercial and Industrial Guidelines

- i. Temporary Window Signs shall be constructed of paint applied directly to the glass or framed paper signs placed behind the glass.
- ii. Temporary Window Signs shall not be illuminated.
- iii. Temporary Window Signs that satisfy the above guidelines and General Guidelines do not require a permit.

11. Temporary Wall Sign

Temporary Wall Signs are signs that are located on, and parallel to, a building wall and are designed, constructed, and intended for display on private property for a period of not more than ninety (90) consecutive days per year. Examples include "grand opening", "special sale," and seasonal temporary banner signage.

a. Standards

- i. Temporary Wall Signs shall only be mounted on a wall area below the second floor level that faces a public street or a parking lot.
- ii. A maximum of one (1) Temporary Wall Sign is allowed per establishment.



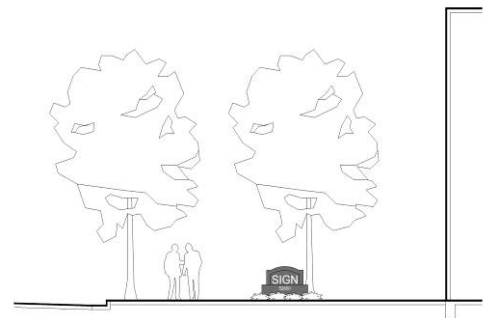
11) Temporary Wall Sign.

- iii. No Temporary Wall Signs shall exceed 32 square feet in area.
 - iv. Temporary Wall Signs shall project no more than one (1) foot from the façade of the building.
- b. Commercial and Industrial Guidelines
- i. Materials used in Temporary Wall Signs shall consist of a flexible vinyl material with grommet holes installed around the edges to accommodate attachment to a building.
 - ii. Temporary Wall Signs shall not be illuminated.

12. Monument Sign

A Monument Sign is a freestanding sign supported by a solid architectural element at its base.

- a. Standards
- i. A maximum of one Monument Sign is allowed per street frontage for single-purpose buildings, multi-tenant buildings or complexes and shopping centers on a parcel with one or more street frontages of at least 100 feet.
 - ii. A Monument Sign shall not exceed eight feet in length or six feet in height.
 - iii. Monument Signs shall be placed perpendicular or parallel to the street. The base of a Monument Sign shall be set back a minimum of five feet from any public right-of-way or interior property line; a minimum of 10 feet from the edge of a driveway; and a minimum of 50 feet and from any Monument Signs or Pylon Signs on adjoining sites. Monument Signs shall not block sight lines at entry driveways and circulation aisles.
 - iv. The sign copy for a Monument Sign shall only identify the name of the center, complex, or building and the address; however, the name of the primary tenant, if any, may be included in the copy. The minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy. Between 5 to 10 percent of the sign area should be dedicated to identification of the street address.



12) Monument Sign.

- v. The area of Monument Signs shall not count towards the total sign area permitted based upon Linear Frontage.
- vi. Monument Signs shall not project over any on-site driveway or vehicle circulation area.
- vii. Landscaping with automatic irrigation shall be provided at the base of the supporting structure equal to twice the area of one face of the sign or 75 square feet, whichever is greater. For example, 40 sq. ft. of sign area = 80 sq. ft. of landscaped area.

b. Commercial and Industrial Guidelines

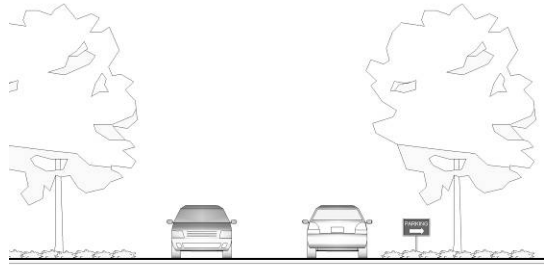
- i. Monument Signs may be illuminated, however the sign copy shall be the only portion of the sign face that is illuminated. The sign background or field shall be opaque with a nonglossy, nonreflective finish.
- ii. The sign area and height of the sign shall be in proportion to the site and surrounding buildings. Signs shall not be overly large so as to be a dominant feature of the site.
- iii. Monument Signs shall incorporate architectural elements, details, and articulation as follows:
 - Provide a solid architectural base that supports the sign. The base shall be a minimum of one-foot in height.
 - Provide architectural elements on the sides and top to frame the sign pane(s). Use columns, pilasters, cornices, and similar details to provide design interest.
 - Incorporate materials and colors into the sign support structures to match or be compatible with materials and colors of the development the sign serves so it does not appear out of scale with its adjacent building(s).
 - Keep the overall size of the sign in proportion with the development it serves so it does not appear out of scale with its adjacent building(s).

13. Directional Sign

A Directional Sign is an on-premise sign giving directions, instructions, or facility information of an establishment (e.g., parking signs, exit and entrance signs, etc.).

a. Standards

- i. One (1) directional sign for each vehicle entry to a site with a maximum area of three square feet per sign. Maximum sign height shall be four feet. Additional directional signs may be allowed with approval of a Comprehensive Sign Program.



b. Commercial and Industrial Guidelines

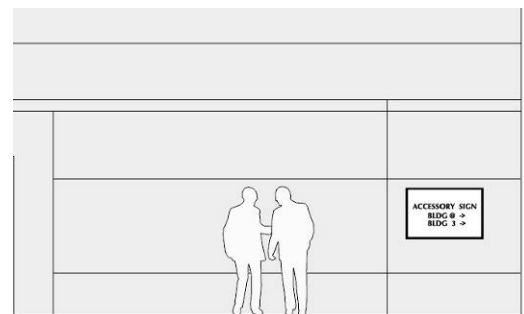
- i. Directional signs and their supports shall use the same color palette of the proposed building.
- ii. Directional signs shall be located to maintain sight lines along major circulation routes and shall be illuminated for visual clarity and safety.
- iii. Directional signs shall be designed with easy-to-read fonts, contrasting colors from the surrounding support panels, and durable materials.
- iv. Double-sided parking directional signs shall incorporate messaging and direction arrows on both sides of sign.
- v. Parking directional signage shall be used consistently throughout each individual development.

13) Directional Sign.

14. Accessory Signs

Accessory Signs are signs that provide incidental information about a project site or a business and its goods or services. For the purposes of this plan, Accessory Signs include:

- Directory Sign. A sign listing the tenants or occupants of a building or building complex.
- Nameplate Sign. A sign indicating the name and/or address of a building or occupant.
- Restaurant Menu Sign. Menus displayed on the exterior premises of a restaurant.
- Fuel Price Signs: One per street frontage with a maximum sign area of 12 square feet and a maximum height of four feet. Fuel price signs shall only advertise the price and grade of fuel and on other advertising shall



14) Accessory Sign.

be allowed. Located in a landscaped planter with a minimum area equal to the area of the sign.

- a. Standards
 - i. The area of Accessory Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - ii. Directory Signs: Limited to a total sign area of 10 square feet.
 - iii. Fuel Price Signs: One per street frontage with a maximum sign area of 12 square feet and a maximum height of four feet. Fuel price signs shall only advertise the price and grade of fuel and no other advertising shall be allowed. Located in a landscaped planter with a minimum area equal to the area of the sign.
 - iv. Nameplate Sign: One non-illuminated sign not to exceed one square foot in area.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Accessory Signs shall be wood and metal.
 - ii. Accessory Signs shall be illuminated by internal or external illumination as appropriate.

8.8 Public Right-of-Way Streetscape

This section establishes standards for streetscape landscaping improvements within the public rights-of-way along the major highways, primary highways, and secondary highways as identified in the General Plan, Circulation Master Plan, as well as district gateway/intersection enhancements. The intent of these streetscape improvement concepts, and gateway enhancements is to provide a “sense of place” or identity within each district, while interweaving the standards and tree palettes that may be provided by any overriding City Master Street Tree Plan.

A. Street Classifications

Streets within the JSD are classified as follows:

1. Major highways:
 - a. Six-lane major highways – Etiwanda Avenue and Jurupa Avenue.
 - b. Modified six-lane residential adjacent major highway – Mulberry Avenue.
 - c. Modified six-lane no median major highways – none within JSD.
 - d. Eight-lane major highways – none within JSD.
2. Primary highways
3. Secondary highways – Marlay Avenue and Philadelphia Avenue.
4. Collector streets – none within the JSD.

B. General Design Criteria

The following general design criteria are intended to articulate consistent landscape treatments on similar classifications of corridors and provide a hierarchy of conceptual treatments for district gateway/intersection enhancements.

1. Landscaping should be used to accentuate and frame important view corridors.
2. Landscaping shall employ a common three-tiered approach to design:
 - a. Trees
 - b. Shrubs, vines and tall grass-like materials
 - c. Groundcovers (does not include turf)
3. Landscaping should be consistent and accentuated along arterial corridors and gateway intersections to emphasize district areas.
4. Street trees on major highways shall consist of on-center planting of deciduous trees in medians (whenever medians are required) and evergreen trees in parkways to provide

seasonal variations of views during fall and winter months (clearer air and snow-capped peaks).

5. Secondary highways shall provide single species of evergreen trees planted in parkways.
6. Gateway intersection enhancements should incorporate the adjacent property tree species (used in buffer setback) in order to provide background and screening, and be enhanced with accent trees selected for their character and shape.
7. Primary and secondary gateways will include thematic monumentation for district identification and reflect elements of local identity (i.e. river rock, concrete, City logo, etc.).
8. All gateway intersection enhancement shall incorporate decorative paving at corner areas and plant materials that promote the best of water-efficient landscaping.

C. Streetscape Concept

The Streetscape Concept Plan for the entire Specific Plan area is shown on Exhibit 8-4. The plan identifies major, primary, and secondary highways, as well as collector streets and the gateway intersections within the Specific Plan area. Roadway classifications are consistent with the General Plan, Circulation Master Plan.

1. Major Highway Streetscape. Major highway streetscapes define the image of the City and its districts, while providing arterial linkages within and beyond the City. There are four streetscape concepts for major highways: Six-Lane Major Highway, Modified Six Lane No Median Major Highway, Modified Six Lane Residential Adjacent Major Highway, and Eight-Lane Major Highway. These major highway streetscapes are designed in response to special design needs, right-of-way, and adjacencies. Major highways within the JSD are short sections of Etiwanda Avenue, Jurupa Avenue, and Mulberry Avenue. Streetscape cross-sections are in Exhibits 8-5 and 8-6.
2. Primary/Secondary Streetscape. Primary/Secondary highway streetscapes define areas within the Specific Plan and its districts, and connect to the major thoroughfares throughout the City. There are no primary highways within the JSD. Secondary highways within the JSD are Marlay Avenue and Philadelphia Avenue. A streetscape cross-section is in Exhibit 8-7.

Southwest Industrial Park Specific Plan

Jurupa South Industrial District

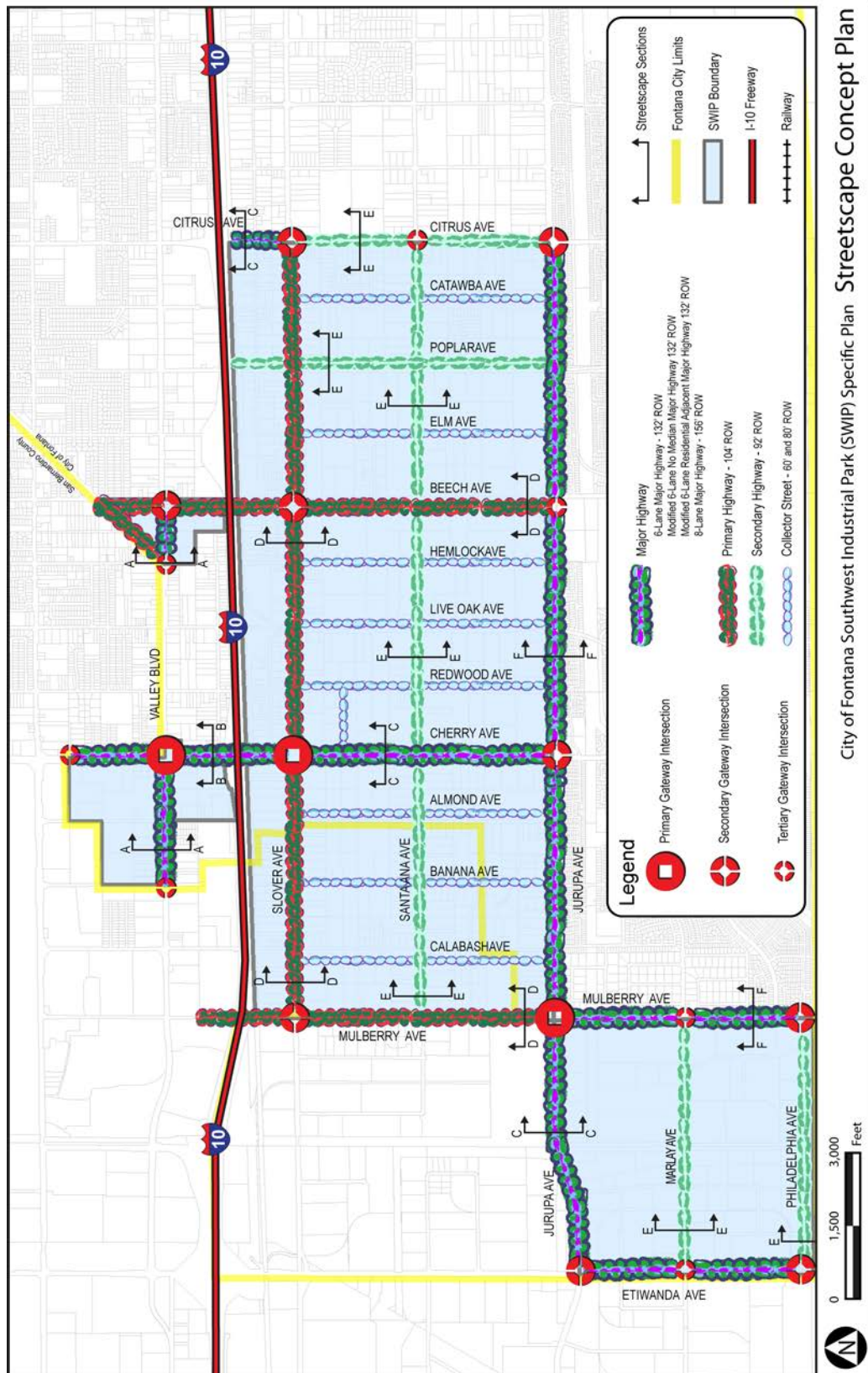


Exhibit 8-5 – Streetscape Concept Plan



8-51

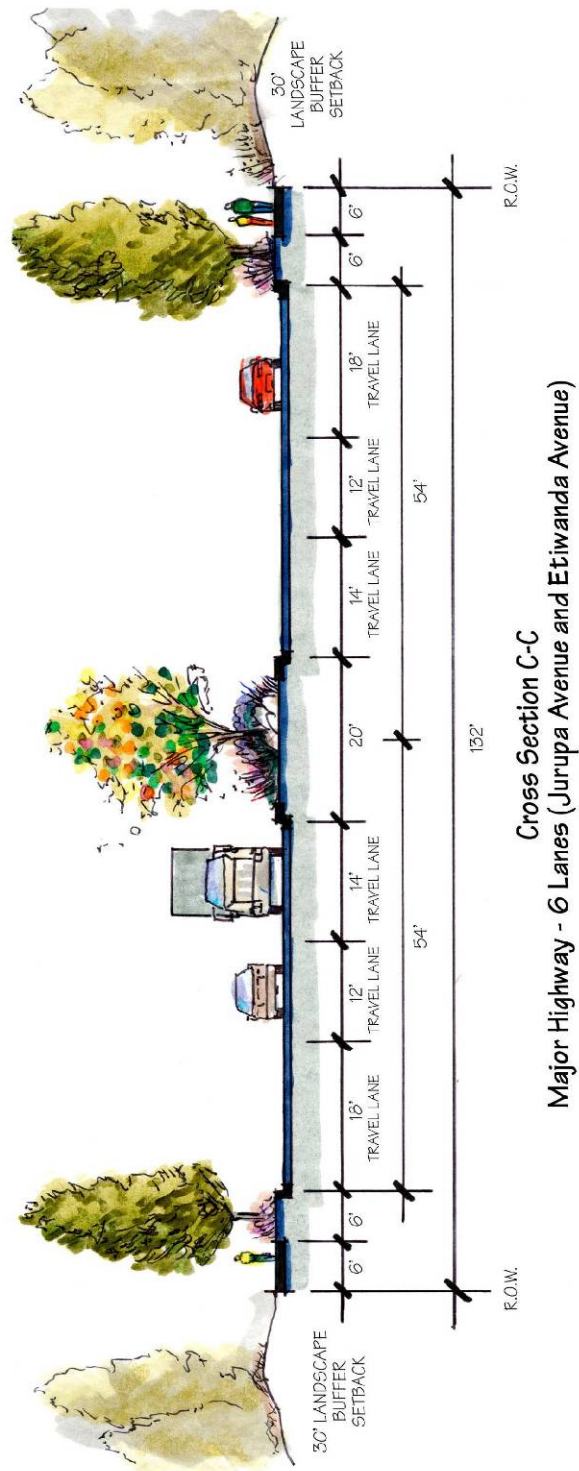


Exhibit 8-7 – Major Highway – 6 Lanes – Cross Section C-C
Jurupa Avenue and Etiwanda Avenue

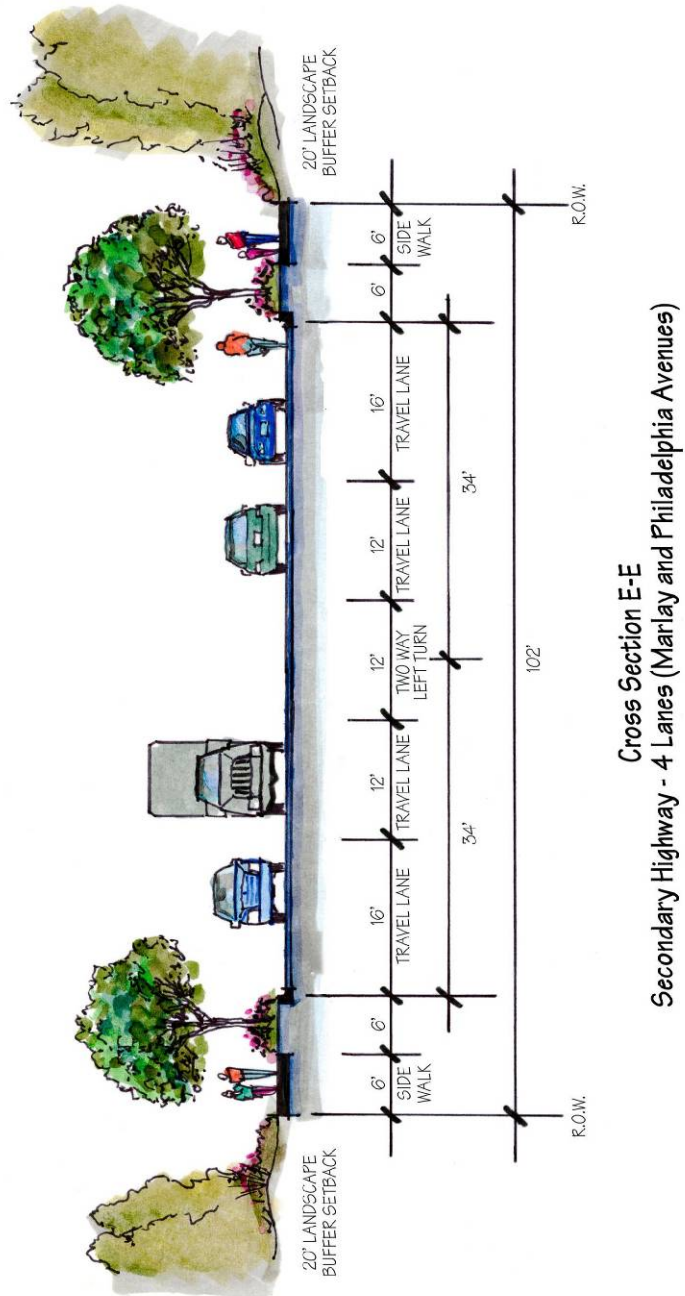


Exhibit 8-8 – Secondary Highway – 4 Lanes – Cross Section E-E
 Marlay Avenue and Philadelphia Avenue

3. Gateways

A. Concept Plan

The Streetscape Concept Plan – Exhibit 8-4 identifies a hierarchy of primary, secondary, and tertiary gateways. The intent of the gateway intersection enhancements is to provide a visual statement that you are within the Specific Plan area.

The gateway intersection enhancements should all incorporate uniform treatments (to varying degrees) within expanded corner setback areas (45 degree diagonal right-of-way). Depending on the hierarchy level, each gateway shall include special corner/sidewalk paving, planting schemes that highlight drought tolerant species, and monumentation signage. Monument signs are optional on tertiary gateway intersections.

Each corner planting scheme shall incorporate the three-tiered planting concept, consisting of accent trees, shrubs, or tall grass-like plant material, and a ground cover. Dense planting of evergreen tree species consistent with adjacent buffer setback plantings shall provide a background/screen for each corner setback area.

Gateway conceptual designs with typical dimensions (plan views) are illustrated in Exhibits 8-8, 8-9, and 8-10. The monument sign concept as it would appear in front of the planting treatment is illustrated in Exhibit 8-11.

Gateway enhancements and monument sign enhancements shall meet the City's line of sight regulations, as determined by the City Engineer. Dimensions of monument signs shall comply with Section 7.7.D.13 Monument Sign.

B. Dedication and Maintenance of Gateway Intersection Improvements

1. When dedication and maintenance is required.
 - a. Whenever a development project is proposed on land that is designated as a location for district gateway improvements in Section 8.8 Public Right-of-Way Streetscape, the developer shall:
 - i. Dedicate any necessary right-of-way area to the City or provide an easement in favor of the City for the installation of gateway intersection enhancements;
 - ii. Construct the gateway intersection enhancements to the standards indicated in Section 8.8 Public Right-of-Way Streetscape; and
 - iii. Enter into an agreement with the City that specifies perpetual maintenance.
 - b. The applicable review authority shall impose the dedication (or easement) requirement as a condition of project approval.

- c. The City Attorney and the Director of Community Development shall approve the form and content of any dedication or easement instrument used to ensure the installation and perpetual maintenance of the Gateway Intersection Enhancements.

Southwest Industrial Park Specific Plan

Jurupa South Industrial District

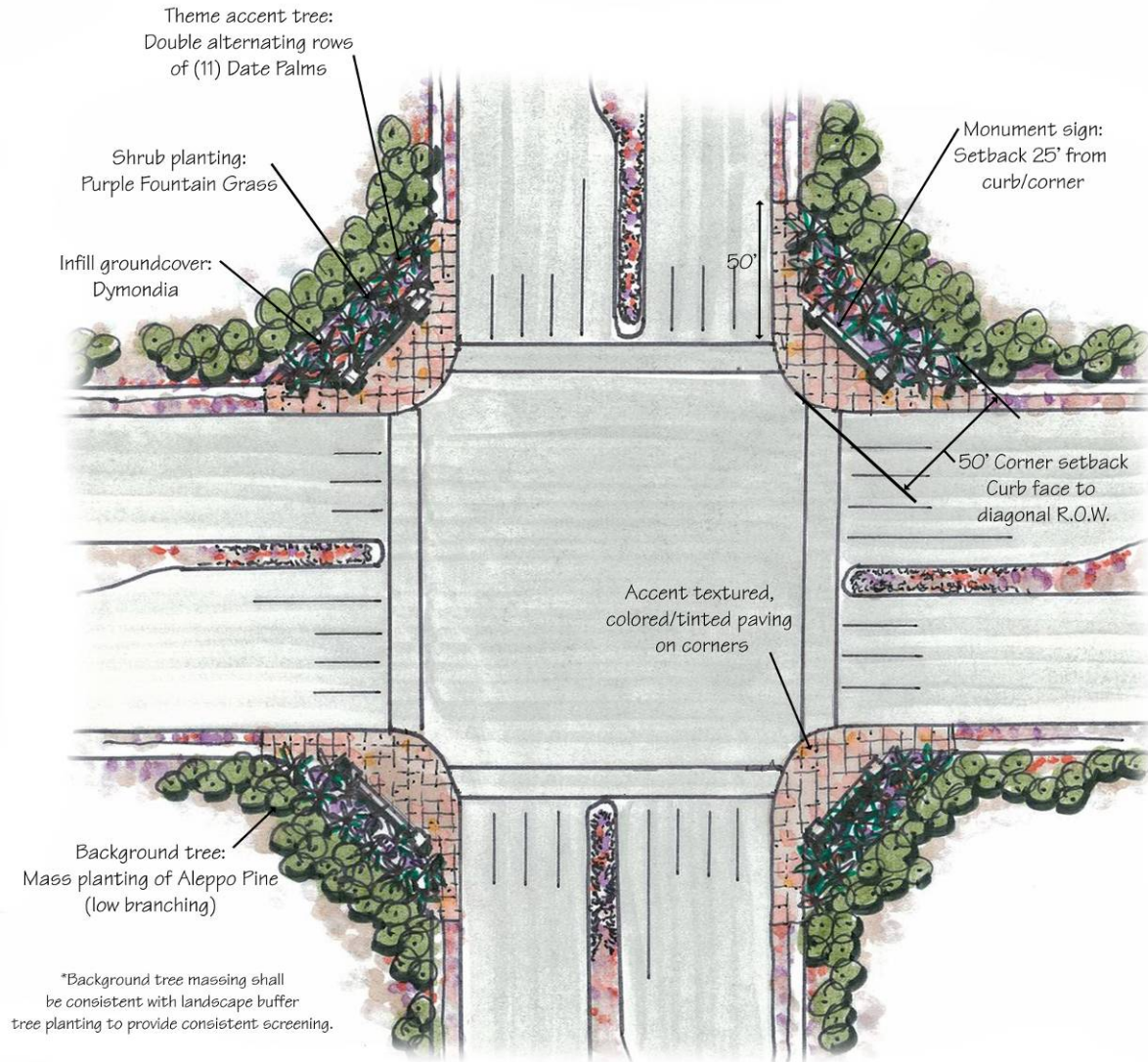


Exhibit 8-9 – Primary Gateway Intersection Enhancement Concept

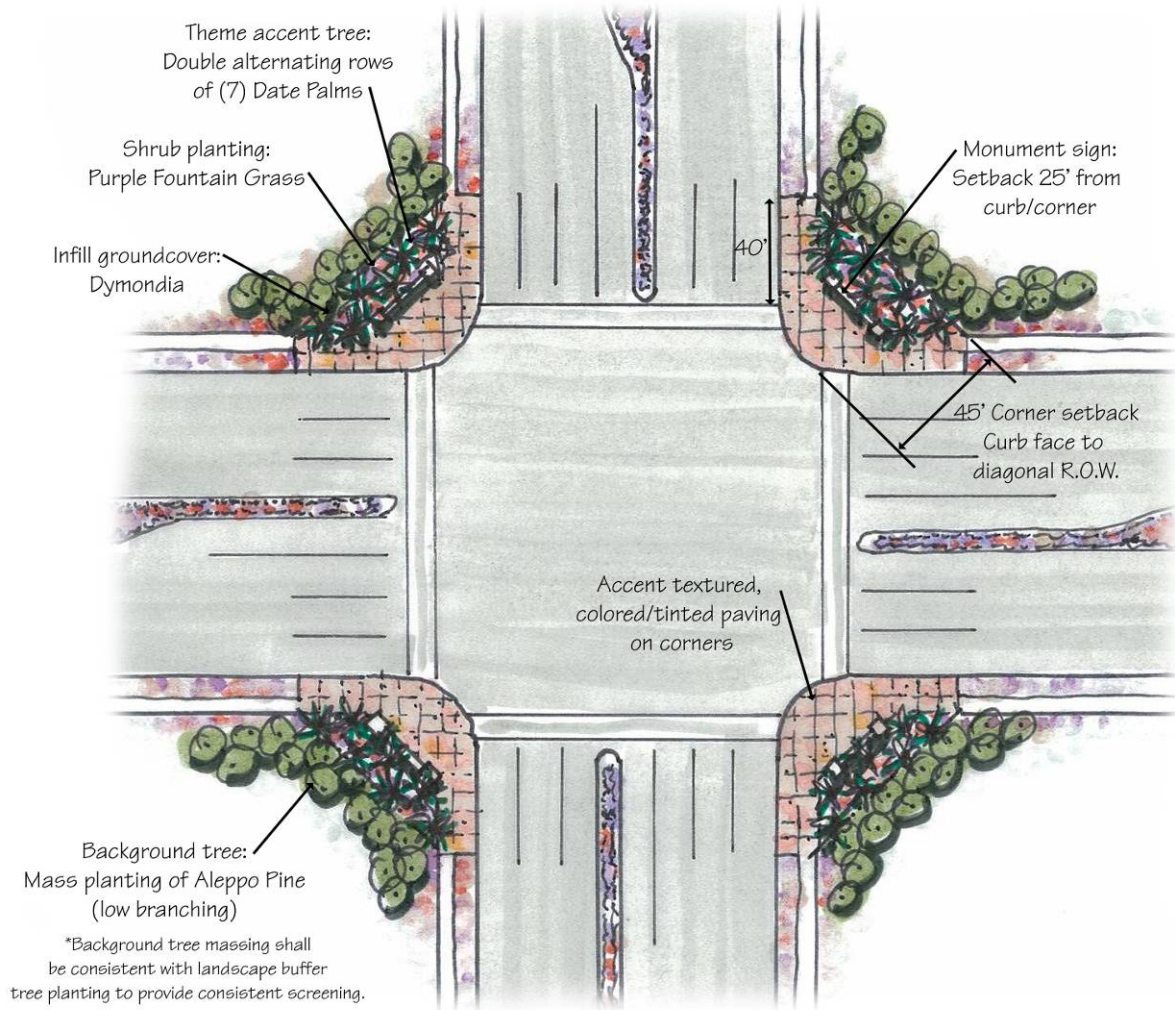


Exhibit 8-10 – Secondary Gateway Intersection Enhancement Concept

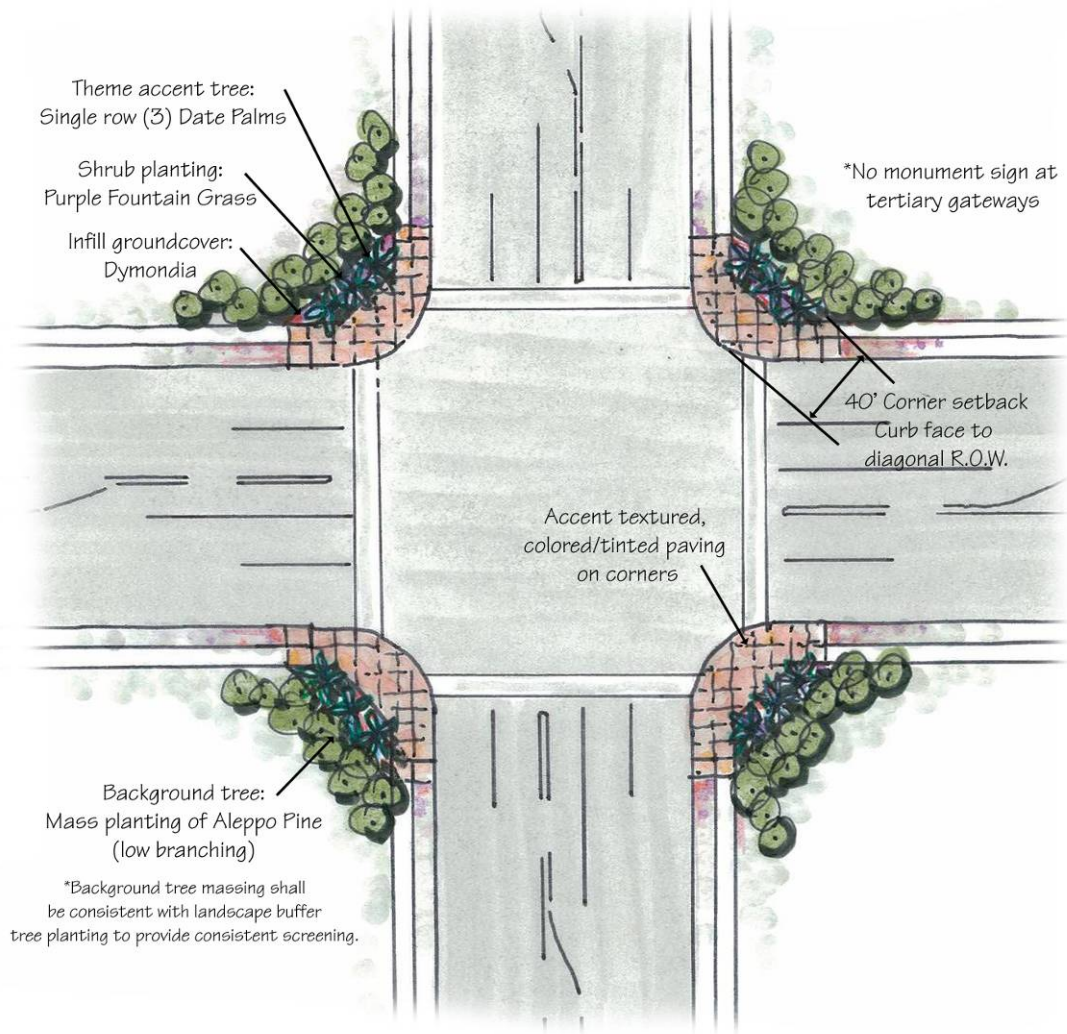
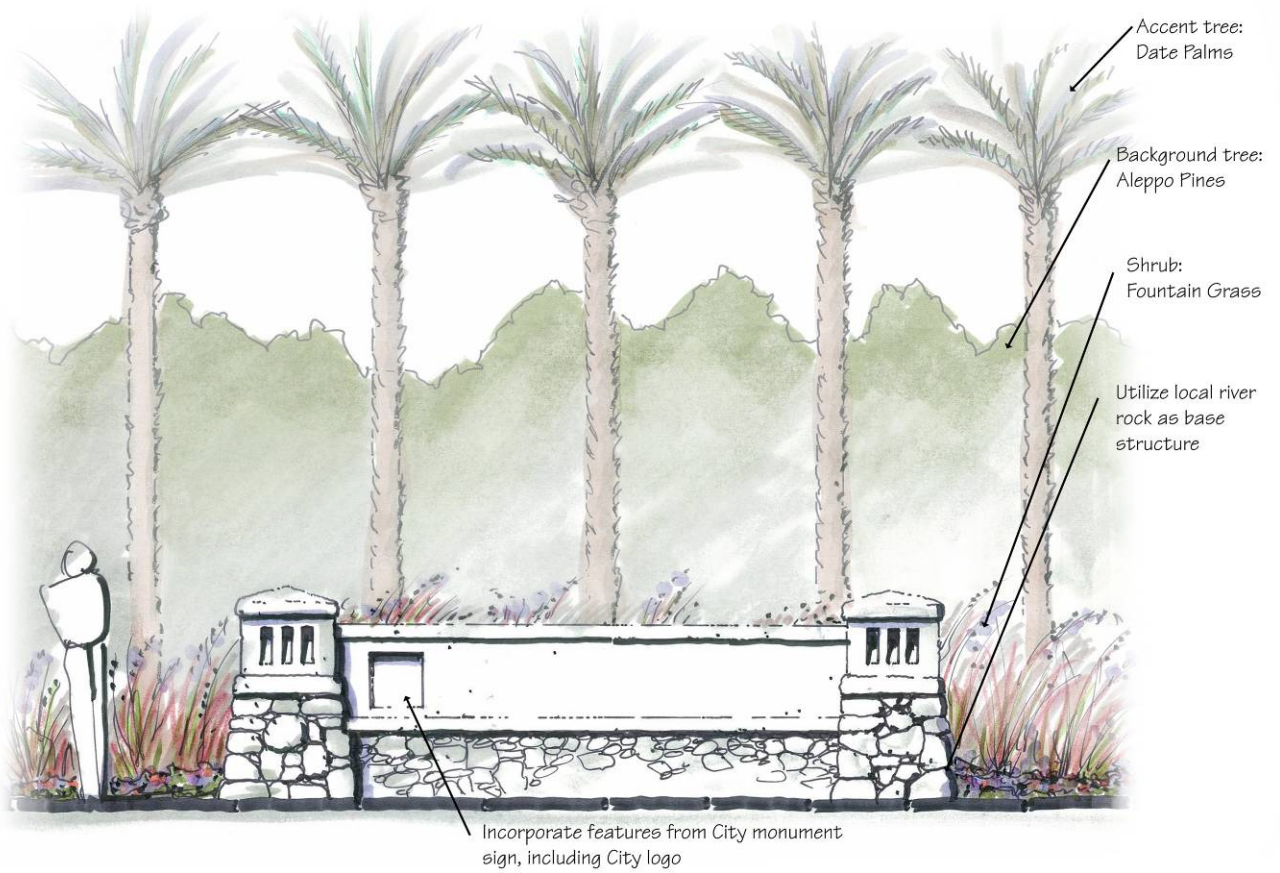


Exhibit 8-11 – Tertiary Gateway Intersection Enhancement Concept



See Section 8.7.D.12 for dimension

Exhibit 8-12 – Monument Sign Concept

4. **Street Furniture**

Exhibit 8-12 – Street Furniture Palette identifies recommended street furniture components, including lighting, trash receptacles, and benches, for the district. The palette is intended to ensure a unified visual identity for the district, which is distinct from the other districts within the Specific Plan area.



Wall/building lighting
Domus Series Lighting
by Phillips Lumec
DMS 55 - SG



Pole/pedestrian and parking lot lighting



Trash receptacle TEF31P
and Bench DE1113C
by Urbanscape



Exhibit 8-13 – Street Furniture Palette.

8.9 Design Guidelines

A. Design Objectives

The Design Guidelines will promote and reinforce the City's commitment to high quality development. In general, the guidelines are intended to ensure that development preserves or improves the positive characteristics of the City's image. The objectives of these guidelines are to:

- Promote orderly development by implementing the SWIP Specific Plan objectives, policies, and principles found in Chapter 2.0 Policy Framework.
- Protect and enhance property values by ensuring that development fits properly within the context of its surroundings and does not negatively impact adjacent uses.
- Encourage individual creativity and innovative solutions by allowing flexibility in how a particular guideline is met as long as the intent of the guideline is achieved.
- Ensure functional pedestrian and motor vehicle circulation within a project and convenient pedestrian linkages to and from adjacent residential, commercial, industrial, and school areas.

B. Design Intent

The design intent of the JSD is to provide for high quality design of large-scale development including industrial, manufacturing, and logistics-oriented distribution and warehousing. The design guidelines encourage innovative site design and architecture which accommodate large spaces necessary for the function of the building while relating to the context of the surrounding districts.

C. Industrial, Distribution, and Business Park Uses

The design guidelines in this Subsection shall apply to industrial, distribution, and business park development within this land use district.

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation, and parking areas should reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas responsive to the public.
- Site development may utilize variations on building placement and landscaping adjacent to the public street. Appropriate configurations may include, but are not limited to the following:
 - Fully landscaped setback between building and street.
 - Parking in front of building with a landscape buffer between parking and street. **See Figure 1.**



Figure 1. Appropriate building and landscape placement adjacent to public street.

- Visitor parking may be located at the front of the building adjacent to the main entry while employee parking and service areas are located at the sides and rear of the building. **See Figure 2.**

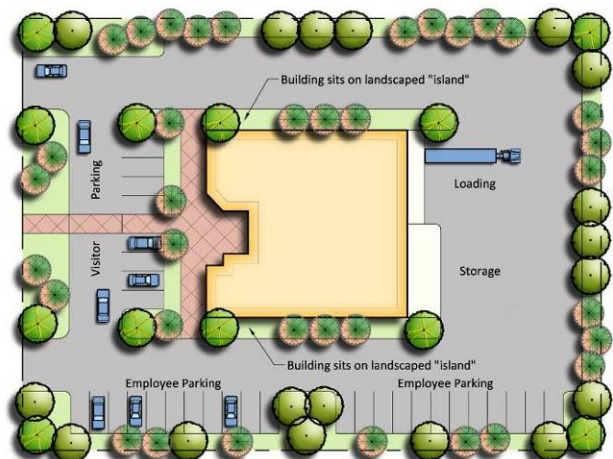


Figure 2. Parking layout.

- Service and loading should not be located on building side(s) adjacent to a public street.
- The design and location of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) shall be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- With the exception of security kiosks, accessory buildings shall be located as far back from the front and street side setback area as possible.
- Sea/train-type metal is prohibited.
- Outdoor storage, work, and loading areas shall be incorporated within the building design and located to the rear or side of buildings and screened from view from adjacent public streets. **See Figure 3.**



Figure 3. Appropriate location of loading areas.

Courtyards and Plazas

- Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas, recreation areas, etc.). **See Figure 4.**
- Business park development should provide recreational facilities (e.g., bicycle paths, tennis courts, volleyball courts, gymnasiums, etc.).



Figure4. Open space amenities.

2. Building Orientation

- Multiple building developments should be oriented in a manner that will form gateways through facade enhancement, maximize public view, and capture public interest along adjacent major streets. **See Figure 5.**
- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Buildings should generally be placed at or near setback lines with development oriented in a manner that will provide visual interest. **See Figure 6.**
- Buildings should be oriented in a manner that takes advantage of passive solar design.
- Buildings shall be oriented to provide a buffer between sensitive uses (i.e. schools, residential, parks, and medical facilities) and outdoor work areas, loading and storage.

3. Site Elements

Fences and Walls

- Walls and fencing materials shall consist of wrought iron, tubular steel, stone, stucco, or brick, and shall be compatible with the overall design character/style of the development. The use of chain-link fence material is not allowed. **See Figure 7.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.
- Wall heights and surfaces shall be articulated with varying facade depths or pilasters to promote architectural interest, and shall include a cap along the top of the wall.



Figure 5. Buildings are oriented to create gateway into development.



Figure 6. Buildings are oriented to provide architectural features visible from public rights-of-way.



Figure 7. Tubular steel and stone pillars are appropriate fencing materials.

- Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti. **See Figure 8.**

Screening

- Loading bays and service areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 9.**
- Trash storage enclosures and outdoor mechanical equipment shall be screened from public view.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. Special consideration shall be given to the screening of roof-mounted equipment on building rooftops that are visible from public view. **See Figure 10.**

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site. **See Figure 11.**
- Trash enclosures shall integrate horizontal screening such as trellises. **See Figure 11.**



Figure 8. Wall is articulated with pillars and incorporates landscaping at the base and vines to deter graffiti.

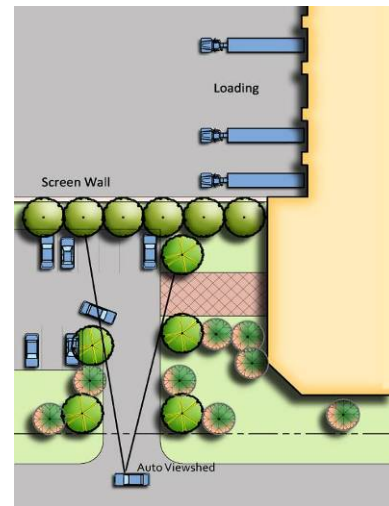


Figure 9. Appropriate placement, orientation and screening of service areas.

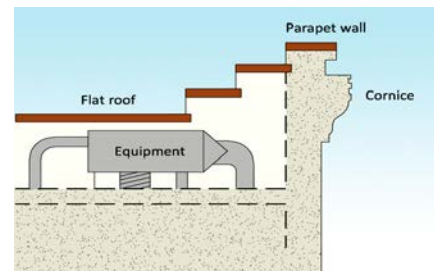


Figure 10. Screening of roof mounted equipment.



Figure 11. Trash enclosures with architectural screening elements.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets, and to prevent light spillover onto adjacent properties. **See Figure 12.**
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 13.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures.
- Decorative light fixtures shall be consistent with the architectural design of the building. **See Figure 14.**
- Truck and truck trailer storage areas shall incorporate lighting to increase real and perceived security.



Figure 12. Hooded light fixture directs light downward.



Figure 13. Bollard lighting along pedestrian walkway.



Figure 14. Decorative light fixtures.

4. Parking and Access

Parking

- Parking lots shall not be the dominant visual element on the site.
- Parking lots adjacent to and visible from public streets shall be appropriately screened to minimize undesirable visual impacts. **See Figure 15.**
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 15.**
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat and the visual impacts of large parking areas.
- Employee parking areas should be located behind the building or alongside of the building so as not to be visible from adjacent streets.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 16.**
- Parking shall be provided within walking distance of all tenants and public sidewalks.
- Parking lot design shall include water quality stormwater facilities consistent with City standards. **See Figure 17.**

Access

- The use of common (shared) access points and driveways is encouraged; placement of vehicle access points close to building entries shall be avoided to minimize pedestrian and vehicular conflicts. **See Figure 18 (following page).**

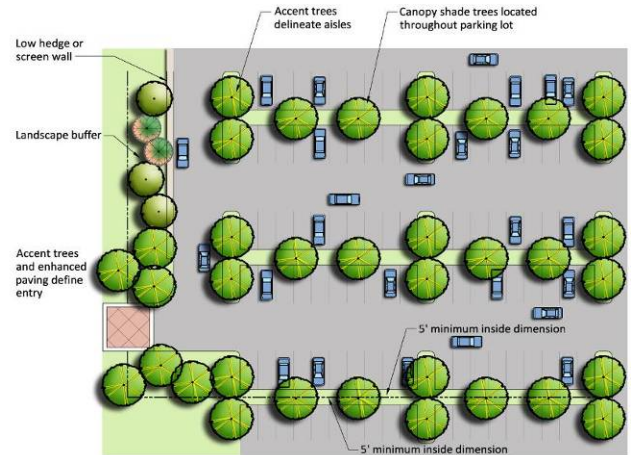


Figure 15. Parking lot landscaping.

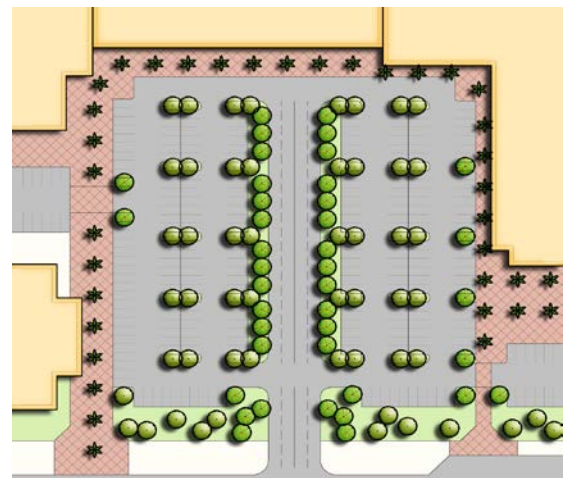


Figure 16. Pedestrian circulation is consistent along perimeter of parking lot.



Figure 17. On-site storm water capture system.

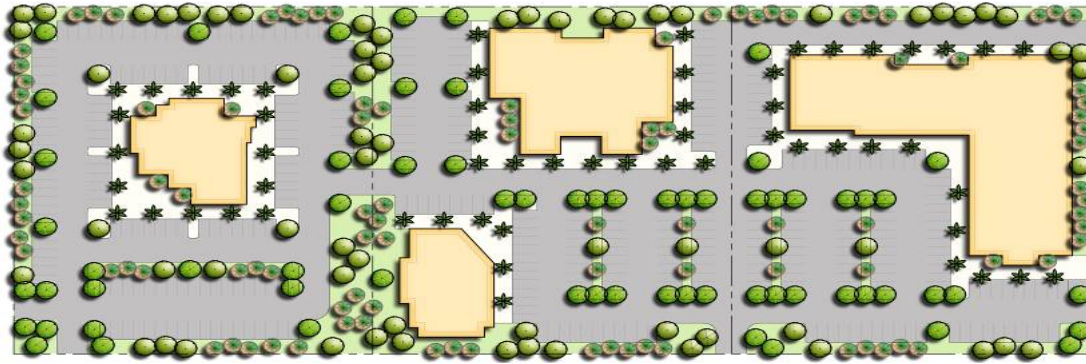
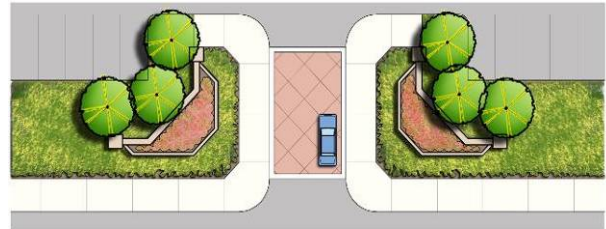


Figure 18. Shared parking access.

- Entry drives shall be clearly marked by special features, (e.g., enhanced paving, prominent landscape features, low-level decorative walls, and well-designed monument-type signs). **See Figure 19.**
- Access to each development site shall be clearly visible to pedestrians and motorists.
- Service and loading areas should take access from shared access points to reduce curb cuts along streets.



Enhance project entries with landscaping and special paving for visual impact.

Figure 19. Entry drive.

5. Architecture

Mass and Scale

- The mass and scale of the buildings shall respect the visual and physical relationship to the adjacent buildings and surrounding sensitive uses. Taller building elements should be placed towards the center of the site, with lower elements adjacent to surrounding properties.
- Buildings should be stepped back when adjacent to or in close proximity to sensitive uses (e.g. schools, etc.).
- Vertical and horizontal offsets shall be provided to reduce the visual bulk of the building. **See Figure 20.**



Figure 20. Incorporation of vertical offsets and material changes.

Building Facades

- Building facades shall incorporate architectural elements such as windows, pillars, wall plane breaks to minimize blank walls and to create visual interest. **See Figure 21.**
- All building elevations, whether front, side, or rear shall be architecturally detailed.
- Architectural accents (e.g., cornices, tiles, trim around windows, grooves in building faces, accent band details, bulkheads, etc.) shall be used to create variation along building facades. **See Figure 22.**
- Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale shall be considered for the remainder of the building spanning public street frontage. **See Figure 23.**
- Primary building entries shall be easily identified through the use of prominent architectural elements, signage, landscaping, lighting, canopies, roof form, hardscape, architectural projections, columns, vertical elements, or other design features that help emphasize a building's entry. **See Figure 24.**



Figure 21. Façade articulation.



Figure 22. Use of cornices, window trim and grooves.



Figure 23. Enhanced corner elements.



Figure 24. Articulated Entries.

- Roofs shall be designed as an integral component of building form, mass, and facade. Building form should be enhanced by sloped or offset roof planes, eave heights, and rooflines. **See Figure 25.**
- Locate and/or screen rooftop equipment so that it is not visible from the street. Rooftop screening shall be integral to the building's form.

Color and Materials

- Colors and materials for all structures on-site should consist of earth tones. Use of at least two to three different colors, materials or textures is encouraged.
- Building materials shall be durable and able to withstand long-term exposure to the elements.
- Large expanses of smooth material (e.g., concrete) shall be broken up with expansion joints, reveals, or changes in texture and color. **See Figure 26.**
- To the fullest extent feasible, buildings should use large windows along walls and skylights in rooftop designs to capture natural light during working hours.

6. Landscaping

- Landscaping shall be in scale with adjacent structures, streets, and public spaces, and be sized appropriately when fully grown.
- Landscaped areas should incorporate a three-tiered planting system:
 - 1) ground cover and flowering plants;
 - 2) shrubs and vines; and
 - 3) trees.**See Figure 27.** See Recommended Plant Palette in Section 8.5.



Figure 25. Offset roof planes.



Figure 26. Use of expansion joints.



Figure 27. Three-tiered planting system: trees, shrubs, and ground covers.

- Special landscape features, such as specimen trees, shall be provided at major focal points (e.g., project entries, building entries, and pedestrian gathering areas).
- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. Incorporation of public art is highly encouraged.
- Development on corner lots shall be enhanced with a combination of specimen trees, accent plantings, upgraded perimeter wall surfaces, hardscape treatments and landscape lighting adjacent to the street intersection .
- Drought-tolerant and low-maintenance trees, vines, and groundcovers shall be used on-site. Drip irrigation systems shall be installed where feasible to ensure the highest possible level of water conservation.
- Planting materials shall be used in plaza areas to provide shade and soften the appearance of hard walls. Water features and public art are also encouraged. **See Figure 28.**
- The use of vines on walls to soften the appearance of buildings and screen walls, and to help deter graffiti. **See Figure 29.**



Figure 28. Plaza area.



Figure 29. Wall incorporates landscaping to soften appearance and deter graffiti.

- Planting materials shall be installed to provide a buffer against noise and should be integrated with walls or fences to achieve desired sound reduction. **See Figure 30.**

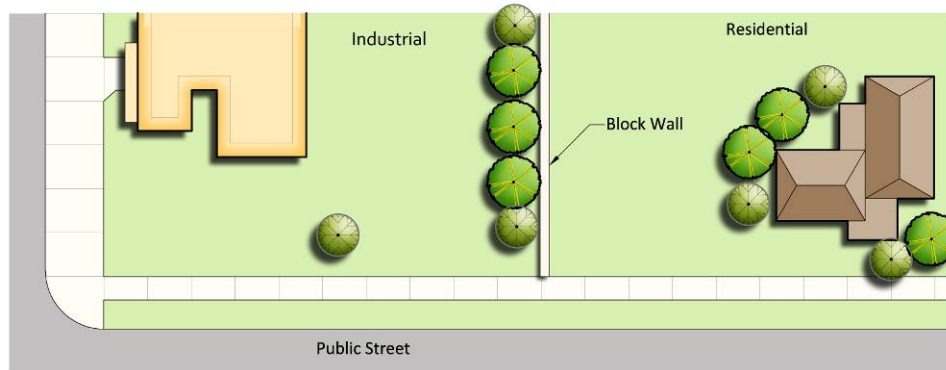
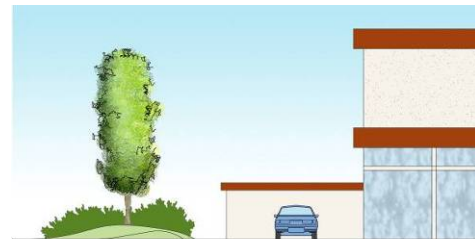


Figure 30. Plant material along buffer wall.

- Landscaping and trellises with vines are encouraged be used for screening trash storage areas, service areas and mechanical equipment.
- Setbacks adjacent to sensitive uses shall include dense landscaping to provide visual screening and noise abatement.
- Landscaped berms along site edges may be used to screen parking, loading and service areas and to serve as a sound reduction measure. **See Figure 31.**
- Surface parking lots shall be well-landscaped to reduce heat island effect and visually reduce the expanse of paved area. **See Figure 32.**



Wall, landscaping and berms screen industrial buildings and storage

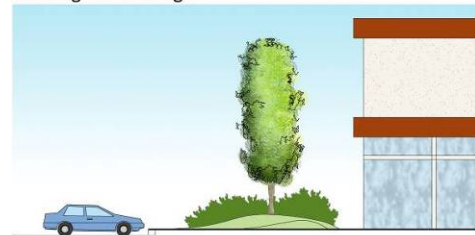


Figure 31. Landscaped berms.



Figure 32. Landscaped parking lot.

- Pervious paving materials are strongly encouraged for sidewalks, pathways, parking lots, plazas or gathering areas or other paved surfaces on-site.
- An automatic irrigation system using current equipment and technology shall be provided for planted areas.
- Run-off retention and on-site water filtration/stormwater treatment features and bioswales should be a part of the overall landscape design, and can also serve as buffering methods for adjacent businesses. **See Figure 33.**
- Trees shall be selected and placed to provide canopy and shade for walkways, pedestrian open spaces, and parking areas.
- Landscape material in the setback and visible from the public right-of-way shall blend with and seem a part of the public right-of-way landscaping.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection. Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.



Figure 33. On-site water filtration.

D. Commercial Uses

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation and parking shall reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas that enhance publicly-accessible spaces. **See Figure 34.**
- Loading areas, access and circulation driveways, trash enclosures, storage areas, and rooftop equipment shall be located as far as possible from sensitive uses.
- Buildings may be located adjacent to the street with a fully landscaped setback or buildings may be set back with limited parking in front. **See Figure 35.**

Courtyards and Plazas

- The organization and design of buildings shall encourage and facilitate pedestrian activity.
- Buildings should be organized to create usable open space, courtyards, plazas and dining areas. **See Figure 36.**

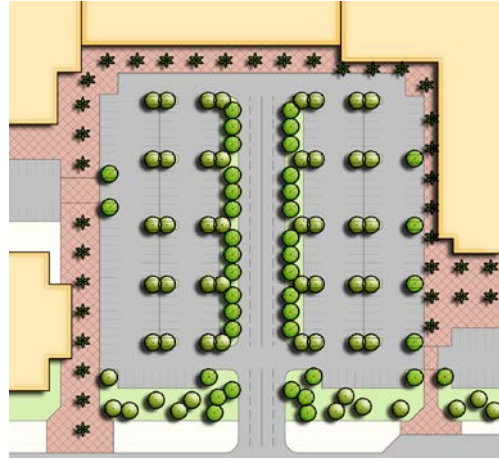


Figure 34. Site plan emphasizes pedestrian connectivity.



Figure 35. Limited parking adjacent to street with landscape setback.



Figure 36. Buildings create courtyard.

- Pedestrian-oriented open spaces, courtyards and plazas shall include a focal element such as a sculpture and/or water feature and sitting areas. **See Figure 37.**

2. Building Orientation

- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Commercial buildings on corner parcels shall establish a strong tie to both streets and should encourage pedestrian activity at corner locations. **See Figure 38.**
- Buildings associated with service retail and restaurant uses shall be pedestrian-scaled, with entries fronting onto streets, plazas or courtyards to reinforce pedestrian orientation.
- Buildings adjacent to sensitive uses (e.g. schools) shall be buffered. This may be accomplished by providing masonry walls, landscaped berms, appropriate building orientation, building height stepbacks and limitations on activities adjacent to sensitive uses. **See Figure 39.**



Figure 37. Open plaza areas with seating.



Figure 38. Commercial/retail buildings on corners should establish strong tie to the street.

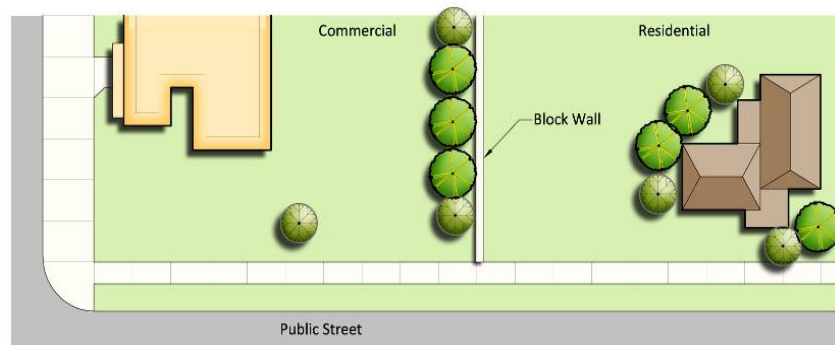


Figure 39. Masonry wall and landscaping separates uses.

- Commercial and retail buildings should generally be placed at or near setback lines with developments oriented in a manner that will provide visual interest.
- Buildings should be oriented in a manner that takes advantage of passive solar design to the maximum extent feasible.

3. Site Elements

Fences and Walls

- Wall heights and surfaces shall be articulated with varying façade depths or pilasters to promote architectural interest, and may include a cap along the top of the wall. **See Figure 40.**
- Walls visible from public streets shall be decorative and complement the design of on-site buildings.
- Wall and fencing materials may consist of brick, stone, stucco, wrought iron or tubular steel. Wall and fencing colors should match building colors, with neutral earth tones. **See Figure 41.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.
- Electric fences, barbed wire, concertina wire, or other security wire is prohibited.



Figure 40. Wall incorporates pilasters and cap.



Figure 41. Stone wall.

Screening

- Service and delivery areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 42.**
- Outdoor mechanical equipment should be screened from public view.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. **See Figure 43.**

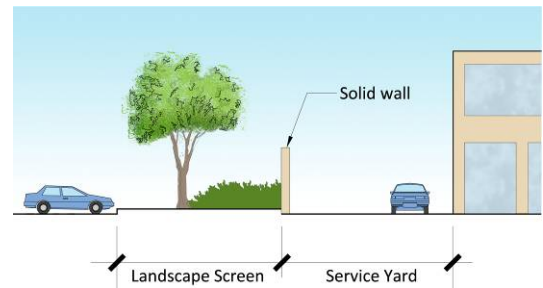


Figure 42. Screened delivery area.

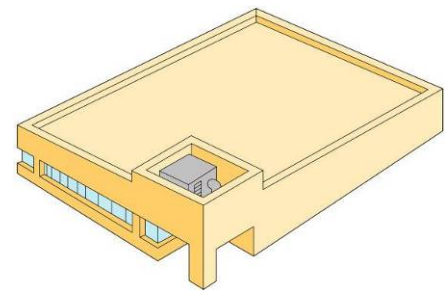


Figure 43. Screening of roof-mounted equipment.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site.
- Trash enclosures visible from the public view shall integrate horizontal screening such as trellises.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.

- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets, and to prevent light spillover into adjacent properties. **See Figure 44.**
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 45.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures. **See Figure 46.**
- Decorative light fixtures are encouraged, as long as fixtures are consistent with the architectural design of the building. **See Figure 47.**



Figure 44. Hooded light fixture directs light downward.



Figure 45. Bollard lighting along pedestrian walkway.

4. Parking and Access

Parking

- Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking.
- Large commercial and retail parking areas should be located behind building facades so as not to be visible from major streets.
- Parking lots shall not be the dominant visual element on the site.



Figure 46. Pole mounted light.



Figure 47. Decorative light fixtures.

- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 48.**
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat gain and the visual impacts of large parking areas.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 49.**
- Parking lot design shall include water quality stormwater facilities consistent with City standards. **See Figure 50.**

Access - Vehicular

- Site access shall promote safety by providing an adequate stacking distance for vehicles between the back of the sidewalk and the first parking stall or circulation aisle.
- Conflict between vehicles and pedestrians shall be avoided at access driveways by providing a walkway on at least one side of the driveway.
- The number of access driveways shall be minimized and located as far as possible from street intersections.
- Site access locations shall be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.



Figure 48. Landscaped parking lot.

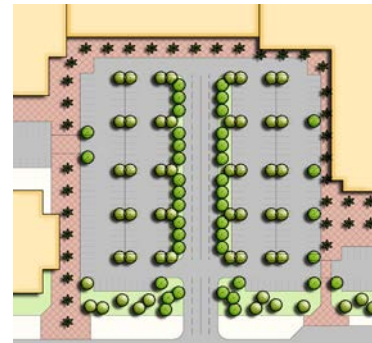


Figure 49. Pedestrian circulation is consistent along perimeter of parking lot.



Figure 50. On-site storm water capture.

- Unobstructed line of sight at corners and driveways shall be provided to reduce vehicular conflicts. **See Figure 51.**
- Avoid placing primary vehicle access in close proximity to major building entrances in order to minimize pedestrian and vehicular conflicts. **See Figure 52.**

Access - Pedestrian

- Clearly defined pedestrian walkways or paths should be provided from parking areas to primary building entrances. Clear and convenient pedestrian access shall be provided between the public sidewalk and the pedestrian areas of the development. **See Figure 53.**
- Raised walkways, decorative paving, landscaping and/or bollards shall be used to separate pedestrian paths from vehicular circulation areas. **See Figure 54.**

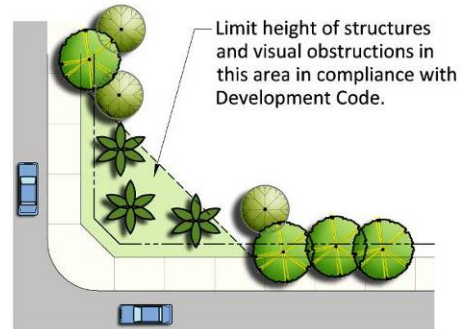


Figure 51. Unobstructed sight lines.

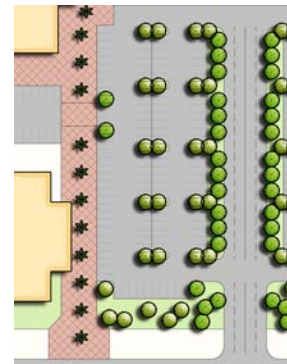


Figure 52. Vehicle access is placed away from building entrances.

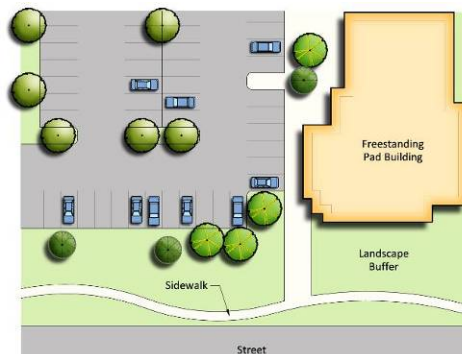


Figure 53. Clearly defined pedestrian walkways.



Figure 54. Raised walkway and landscaping in parking lot.

- Parking areas should be designed so that pedestrians walk parallel to moving cars. **See Figure 55.**

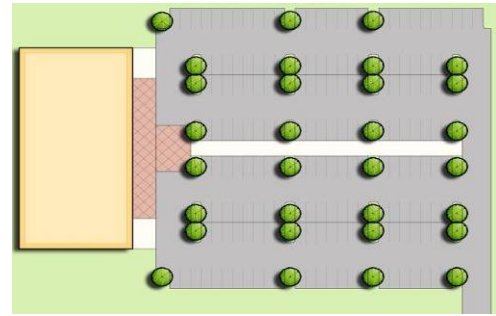
Loading and Delivery

- Loading and delivery service areas shall be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts to the maximum extent feasible.
- Loading and delivery service areas shall be screened with portions of the building, architectural wing walls, freestanding walls or landscape planting.
- Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street. **See Figure 56.**
- Service, loading and delivery areas should take access from planned shared access points to reduce curb cuts along project frontages.

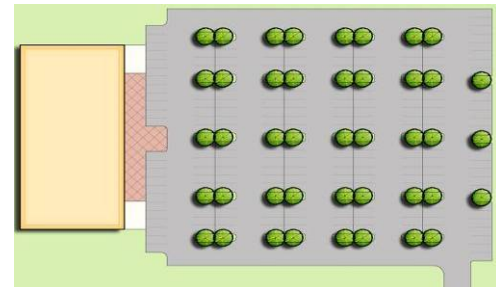
5. Architecture

Mass and Scale

- The mass and scale of new infill developments shall be compatible with the existing, adjacent structures. This can be accomplished by transitioning from the height of adjacent buildings to the tallest elements of the new development by stepping back the upper portions of taller buildings.
- Human-scale elements, such as pedestrian-scaled doors, windows and building modules shall be used to emphasize pedestrian orientation.



Appropriate



Inappropriate

Figure 55. Pedestrian circulation.



Figure 56. Loading area placed behind building outside of circulation lanes.

- The size and location of various building elements (e.g., roofs, parapet walls, wing walls, etc.) shall be in scale to the building as a whole and provide visual interest. **See Figure 57.**

Building Facades

- Buildings shall include enhanced and articulated facades along public streets.
- Design details shall be continued or repeated upon all building elevations.
- Building entrances should be readily identifiable. The use of recesses, projections, columns, and other design elements to articulate entrances are encouraged. **See Figure 58.**
- Facades shall provide visual interest with vertical and horizontal variations in wall and roof planes, building projections, door and window bays, arcades, and similar elements/techniques. **See Figure 59.**
- Buildings shall undergo a break in façade approximately every 40 feet, to create a varied wall surface along public areas. Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale should be considered for the remainder of the building spanning public right-of-way frontage.
- Buildings should include vertical elements (e.g., clock tower, building articulation) that create points of visual interest when viewed from the public right-of-way.
- Roof designs that are visually interesting and designed to completely screen all rooftop equipment from public street view are required. **See Figure 60.**



Figure 57. Building elements add visual interest.



Figure 58. Building Entry.



Figure 59. Horizontal and vertical articulation.



Figure 60. Full roof screens all equipment and provides visual interest.

- Buildings should use large windows along walls and skylights in rooftop designs to capture natural light during operating hours.
- The interior areas of commercial development should have shaded or covered walkways.

Storefronts

- Storefronts shall be comprised predominantly of transparent surfaces (windows). **See Figure 61.**
- The use of clear glass (on the first floor) is strongly encouraged.
- Storefront windows shall be large and a minimum of 24 inches off the ground. The maximum bulkhead (wall plane between the ground and the bottom of the windows) height should be approximately 36 inches.
- Storefront entries should promote a sense of entry into the structure as well as provide a sense of shelter by incorporating elements such as overhangs, canopies, awnings, and recesses. **See Figure 62.**
- If security grilles are necessary, they shall be placed inside the building behind the window display area at a minimum distance of two feet behind the window.
- Product storage racks shall not block views through storefront windows.



Figure 61. Storefront windows.



Figure 62. Storefront overhangs provide a sense of shelter and entry.

Colors and Materials

- The use of a coordinated three-color palette for the base color and major and minor trim accents is encouraged.
- Colors for all structures on-site should be varied and should consist of neutral, earthy tones. **See Figure 63.**



Figure 63. Use of neutral earth tones.

- Exterior finish materials shall be appropriate for the architectural style and/or theme of the entire development and should contribute towards a high quality image. **See Figure 64.**
- Changes in materials shall occur at inside corners to make building volumes appear substantial. **See Figure 65.**
- Materials shall be varied to provide architectural interest, however, the number of materials shall be limited and not exceed what is required for contrast and accent of architectural features.
- Exterior materials and architectural details shall relate to each other in ways that are traditional and logical. For example, heavy materials should appear to support lighter ones. **See Figure 65.**

6. Landscaping

Plants and Irrigation

- Landscaping should help complete the design of the site and enhance the quality of commercial developments by framing and softening the appearance of buildings, screening undesirable views, and buffering incompatible uses.
- Landscaped areas should generally incorporate planting utilizing a three tiered system:
 - 1) ground covers (including flowering plants—annuals and perennials),
 - 2) shrubs and vines, and
 - 3) trees.**See Figure 66.**



Figure 64. Exterior finish materials



Figure 65. Heavy materials at base of building with lighter materials above.



Figure 66. Example of three tier landscape system.

- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. **See Figure 67.**
- Planting materials shall be used in plazas or gathering areas to provide shade and soften the appearance of hard surfaces. Water features and public art are also encouraged in these places. **See Figure 68.**
- Trees located along street frontages shall be selected to match or complement existing or proposed street trees in the public right-of-way.
- A minimum five-foot landscape strip shall be used along circulation aisles in parking lots, and along building side/rear elevations if a walkway is not used. A landscape strip is also encouraged in nonpublic areas and service areas between pavement and buildings.
- On-site water filtration features and bioswales are strongly encouraged, and can also be used as buffering methods for adjacent businesses.
- Drought tolerant and low-water trees, vines, and groundcovers shall be used on-site. When feasible, drip irrigation systems shall be installed to provide on-site vegetation with appropriate irrigation and ensure the highest possible volume of water conservation.
- Planting materials shall be used to provide a buffer against noise, and may be integrated with walls or fences to achieve desired sound reduction and appearance.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.



Figure 67. Highlighting entry points.



Figure 68. Public plaza area within commercial development incorporates water feature.

- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection. Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.

Site Furniture

- Outdoor furniture and fixtures (e.g., lighting, directional signs, trellises, raised planters, works of art, benches, trash receptacles, fencing, etc.) shall be integral elements of the building and landscape design. **See Figure 69.**
- Outdoor furniture shall be of a sturdy construction to withstand daily use. Wood should be avoided.
- Outdoor furniture shall be located so it will not conflict with the pedestrian and motor vehicle circulation patterns. **See Figure 70.**
- Outdoor seating should be shaded.



Figure 69. Trellis.



Figure 70. Outdoor furniture outside of pedestrian walkway.

Paving

- Decorative paving shall be incorporated into courtyards, plazas, pedestrian walkways, and crosswalks. **See Figure 71.**
- Paving materials shall complement the architectural design of the building and landscape design of the project. The use of stamped concrete, stone, brick, permeable pavers, exposed aggregate, or colored concrete is encouraged. The use of slippery materials (e.g., polished marble or granite) is prohibited.



Figure 71. Enhanced paving in pedestrian areas.

E. Flex-Tech Multi-Use Facility

The design guidelines in this Subsection shall apply to all flex-tech projects within this land use district.

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation, and parking areas should reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas responsive to the public realm.
- Site development may utilize variations on building placement and landscaping adjacent to the public street. Appropriate configurations may include, but are not limited to the following:
 - Fully landscaped setback between building and street.
 - Parking in front of building with a landscape buffer between parking and street.
- Visitor parking may be located at located near the front/visitor entries to the businesses, while employee parking and service areas are located at the sides and rear of the building.
- Service and loading area should not be located on building side(s) adjacent to a public street. Service and loading areas should be located to the rear of the buildings or in the interior of a multiple building complex. **See Figure 72.**



Figure 72. Loading and service areas accessed between buildings in a multiple building complex.

- Outdoor storage, work, and loading areas shall be incorporated within the building design and located to the rear or side of buildings and screened from view from adjacent public streets. Accessory buildings such as equipment enclosures or storage buildings should be minimized. These service areas should be incorporated into the building design to the greatest extent feasible. **See Figure 73.**
- The design and location of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) shall be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- With the exception of security kiosks, accessory buildings shall be located as far back from the front and street side setback area as possible.
- Sea/train-type metal containers are prohibited.
- Noise-generating activities and storage areas shall be located as far as possible from adjacent properties. Sound attenuation walls shall be used where appropriate to reduce noise.

Courtyards and Plazas

- Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas, recreation areas, etc.). **See Figure 74.**
- Larger developments should provide recreational facilities (e.g., bicycle paths, tennis courts, volleyball courts, gymnasiums, etc.).

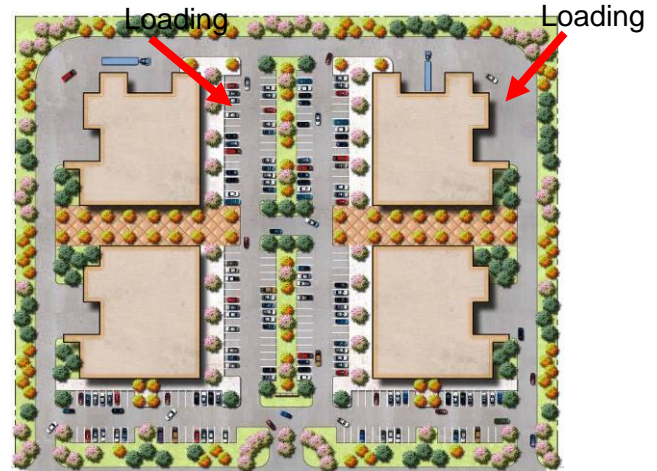


Figure 73. Appropriate location of loading areas.



Figure 74. Outdoor seating area provided between buildings.

2. Building Orientation

- Multiple building developments should be oriented in a manner that will form gateways through facade enhancement, maximize public view, and capture public interest along adjacent major streets.
- Retail and office space should be located on the front of the building, visible from the public realm and adjacent to visitor parking. Flex areas used for warehousing, distribution, light manufacturing, research and development and other uses without a visitor component should be located to the sides or rear of the building.
- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Buildings should generally be placed at or near setback lines with development oriented in a manner that will provide visual interest.
- Buildings should be oriented in a manner that takes advantage of passive solar design.
- Buildings shall be oriented to provide a buffer between surrounding properties and outdoor work areas, loading, and storage.

3. Site Elements

Fences and Walls

- Walls and fencing materials shall consist of wrought iron, tubular steel, stone, stucco, or brick, and shall be compatible with the overall design character/style of the development. The use of chain-link fence material is not allowed if visible from the public right-of-way.
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.

- Wall heights and surfaces shall be articulated with varying facade depths or pilasters to promote architectural interest, and shall include a cap along the top of the wall.
- Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti.

Screening

- Loading bays and service areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from visitor areas and adjacent public streets.
- Trash storage enclosures and outdoor mechanical equipment shall be screened from public view.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. **See Figure 75.**

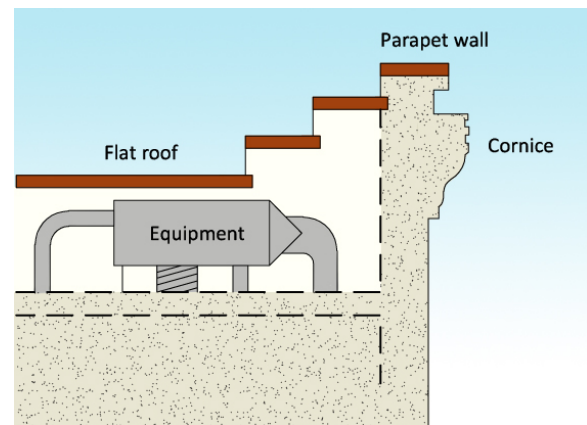


Figure 75. Screening of roof mounted equipment.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site. **See Figure 76.**
- Trash enclosures shall integrate horizontal screening such as trellises.



Figure 76. Trash enclosures with architectural screening elements.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing

and planned) so that appropriate lighting levels are maintained over time.

- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets and adjacent to residential zones, and to prevent light spillover onto adjacent properties.
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 77.**



Figure 77. Lighting along pedestrian walkway.

- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures.
- Decorative light fixtures shall be consistent with the architectural design of the building.

4. Parking and Access

Parking

- Parking lots shall not be the dominant visual element on the site.
- Parking lots adjacent to and visible from public streets shall be appropriately screened to minimize undesirable visual impacts.
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect.

- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat and the visual impacts of large parking areas.
- Employee parking areas should be located behind the building or alongside of the building so as not to be visible from adjacent streets.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 78.**
- Parking shall be provided within walking distance of all tenants and public sidewalks.
- Parking lot design shall include water quality stormwater facilities consistent with City standards. **See Figure 79.**

Access

- The use of common (shared) access points and driveways is encouraged; placement of vehicle access points close to building entries shall be avoided to minimize pedestrian and vehicular conflicts.
- Entry drives shall be clearly marked by special features, (e.g., enhanced paving, prominent landscape features, low-level decorative walls, and well-designed monument-type signs). **See Figure 80.**
- Access to each development site shall be clearly visible to pedestrians and motorists.
- Service and loading areas should take access from shared access points to reduce curb cuts along streets.

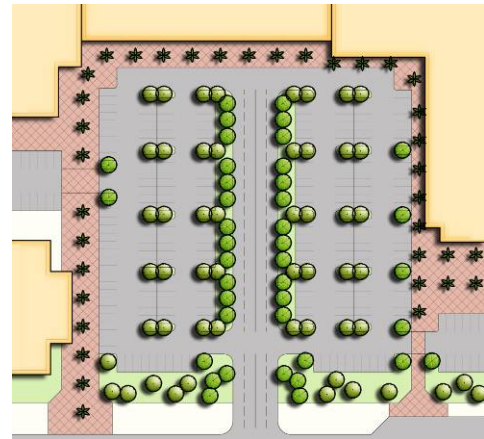


Figure 78. Pedestrian circulation is consistent along perimeter of parking lot.



Figure 79. On-site stormwater capture system.

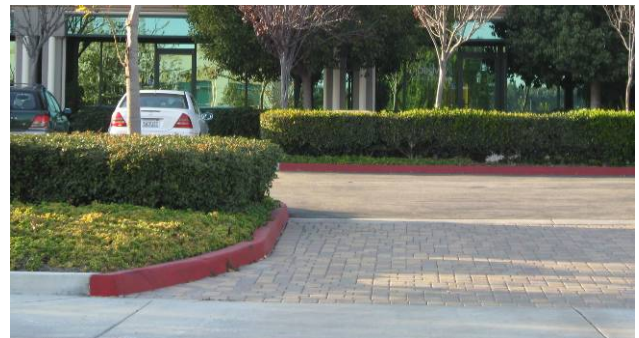


Figure 80. Entry drive.

5. Architecture

Mass and Scale

- The mass and scale of the buildings shall respect the visual and physical relationship to the adjacent buildings and surrounding sensitive uses. Taller building elements should be placed towards the center of the site, with lower elements adjacent to surrounding properties.
- Buildings should be stepped back when adjacent to or in close proximity to sensitive uses (e.g., residential, schools, etc.).
- Vertical and horizontal offsets shall be provided to reduce the visual bulk of the building. **See Figure 81.**
- Buildings should be designed to accommodate a wide range of uses, from office to small scale retail and service to light manufacturing. Interior spaces should allow for a variety of configurations, combining and dividing spaces as needed based on the uses.



Figure 81. Façade articulation.

Building Facades

- Building facades shall incorporate architectural elements such as windows, pillars, wall plane breaks to minimize blank walls and to create visual interest.
- All building elevations, whether front, side, or rear shall be architecturally detailed.

- Architectural accents (e.g., cornices, tiles, trim around windows, grooves in building faces, accent band details, bulkheads, etc.) shall be used to create variation along building facades. **See Figure 82.**
- Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale shall be considered for the remainder of the building spanning public street frontage. **See Figure 82.**
- The orientation of windows in buildings adjacent to a residential zone shall preclude a direct line of sight into residential properties.
- Visitor entries to retail and office uses shall be easily identified through the use of prominent architectural elements, signage, landscaping, lighting, canopies, roof form, hardscape, architectural projections, columns, vertical elements, or other design features that help emphasize a space's entry. **See Figure 83.**
- Roofs shall be designed as an integral component of building form, mass, and facade. Building form should be enhanced by sloped or offset roof planes, eave heights, and rooflines. **See Figure 84.**



Figure 82. Enhanced corner elements.



Figure 83. Awnings articulate entries to tenant spaces.

Color and Materials

- Colors and materials for all structures on-site should consist of earth tones. Use of at least two to three different colors, materials or textures is encouraged.
- Building materials shall be durable and able to withstand long-term exposure to the elements.
- Large expanses of smooth material (e.g., concrete) shall be broken up with expansion joints, reveals, or changes in texture and color.



Figure 84. Offset roof planes.

- To the fullest extent feasible, buildings should use large windows along walls and skylights in rooftop designs to capture natural light during working hours.

6. Landscaping

- Landscaping shall be in scale with adjacent structures, streets, and public spaces, and shall be sized appropriately when fully grown.
- Landscaped areas should incorporate a three-tiered planting system:
 - 1) trees;
 - 2) shrubs and vines; and
 - 3) ground covers

See suggested Plant Palette in Table 6-6.

- Special landscape features, such as specimen trees, shall be provided at major focal points (e.g., project entries, building entries, and pedestrian gathering areas).
- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features.
- Development on corner lots shall be enhanced with a combination of specimen trees, accent plantings, upgraded perimeter wall surfaces, hardscape treatments and landscape lighting adjacent to the street intersection.
- Drought-tolerant and low-maintenance trees, vines, and groundcovers shall be used on-site. Drip irrigation systems shall be installed where feasible to ensure the highest possible level of water conservation.
- Planting materials shall be used in plaza areas to provide shade and soften the appearance of hard walls.

- The use of vines is encouraged on walls to soften the appearance of buildings and screen walls, and to help deter graffiti. **See Figure 85.**
- Planting materials shall be installed to provide a buffer against noise and should be integrated with walls or fences to achieve desired sound reduction.
- Landscaping and trellises with vines are encouraged for screening trash storage areas, service areas and mechanical equipment.
- Setbacks adjacent to residential zones shall include dense landscaping to provide visual screening and noise abatement.
- Landscaped berms along site edges may be used to screen parking, loading and service areas and to serve as a sound reduction measure. **See Figure 86.**
- Surface parking lots shall be well-landscaped to reduce heat island effect and visually reduce the expanse of paved area.
- Pervious paving materials are strongly encouraged for sidewalks, pathways, parking lots, plazas or gathering areas or other paved surfaces on-site.
- An automatic irrigation system using current equipment and technology shall be provided for planted areas.



Figure 85. Wall incorporates landscaping at the base.



Figure 86. Landscaped berm buffers parking.

- Run-off retention and on-site water filtration/stormwater treatment features and bioswales should be a part of the overall landscape design, and can also serve as buffering methods for adjacent businesses. **See Figure 87.**
- Trees shall be selected and placed to provide canopy and shade for walkways, pedestrian open spaces, and parking areas.
- Landscape material in the setback and visible from the public right-of-way shall blend with and seem a part of the public right-of-way landscaping.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection.
- Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.



Figure 87. One site water filtration.

F. Special Commercial Uses

1. Drive-Through Businesses

Site Design

- The predominant feature along the street frontage should be the building, not parking lots or the drive-through aisle.
- The building shall be located to maximize the distance for vehicle queuing while screening the drive-through operations. **See Figure 88.**
- Drive-through aisles shall be located in the rear of the building away from the street frontage whenever possible. If the drive-through aisle is located between the building and the street, dense landscaping and landscaped berms or a screen wall (42 inches high or less) shall be provided to screen the drive-through aisle from street view. **See Figure 89.**

Building Design

- All building elevations shall receive the same level of architectural detailing.
- Buildings shall incorporate roof designs with built-in equipment wells or other built-in screening methods, so that screening devices do not appear added-on.
- If the drive-through facility is a pad building within a shopping center, the architecture shall relate to and be compatible with the design of the center. The only feature that identifies the franchise shall be the company's logo and signs.

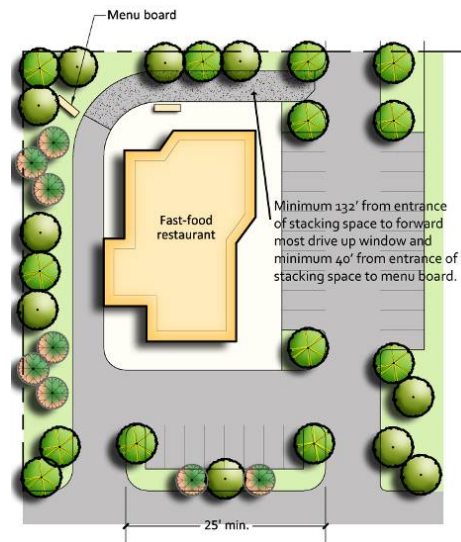


Figure 88. Vehicle queuing.



Figure 89. Example of appropriately landscaped and screened drive-through aisle.

2. Mini-Storage Facilities

Site Design

- Offices and customer service areas shall be located adjacent to the street frontage to provide convenient access and help visually break up the front façade.

Building Design

- Long, flat, unarticulated walls shall be avoided along street frontages. **See Figure 90.**
- Building walls and screen walls shall incorporate substantial articulation, and changes in plane and height to add visual interest.
- A minimum of two different building materials shall be used on building walls and screen walls adjacent to street frontages (e.g., stucco, brick, stone).
- Building materials, textures and landscaping shall be chosen to deter graffiti.

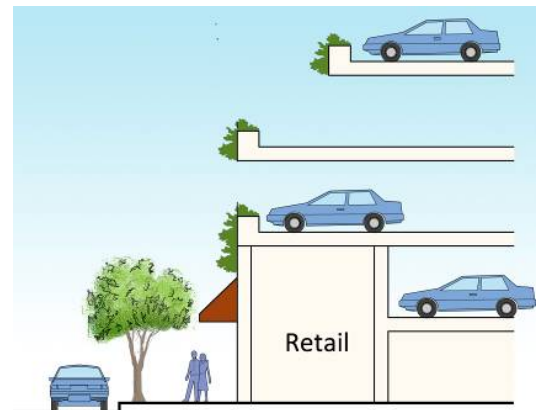


Figure 90. Articulated wall of mini-storage facility.

3. Parking Structures

Site Design

- Where appropriate, parking garages should incorporate ground floor retail adjacent to the public sidewalk. **See Figure 91.**
- A minimum 5-foot wide landscaped strip shall be provided on all sides of the parking structure except where ground floor retail space is provided.



Incorporate retail or other compatible uses on ground floor whenever possible.

Figure 91. Liner shops.

Building Design

- Parking garages shall be designed to help reduce the mass and scale of the garage and to ensure their compatibility with surrounding uses.
- Conceal view of vehicles in the garage through a combination of screen walls and plantings. **See Figure 92.**

- Avoid a monolithic appearance. This can be accomplished as follows:
 - Minimize horizontal and vertical banding by balancing both horizontal and vertical elements.
 - Use simple, clean geometric forms, and coordinated massing.
 - Step back upper levels of the garage 5 to 10 feet above the first floor. **See Figure 93.**
- Coordinate openings in the parking garage with the size and modulation of adjacent windows, structural bays, and storefronts if the parking garage contains other uses.
- Size openings in the parking garage to resemble large windows as in an office building.
- Use masonry materials that are predominantly light in color, but avoid unpainted concrete.
- Avoid a sloping ramp appearance by providing level and uniform wall planes between floors.
- Visually define and differentiate between pedestrian and vehicular entrances through appropriate architectural detailing. **See Figure 94.**

Access and Circulation

- Vehicle stacking areas for entering and exiting traffic shall be sufficient in length to minimize traffic backup into surrounding streets or within the garage. A minimum of two vehicle lengths of stacking distance shall be provided between the back of the sidewalk and the control gate.
- One inbound lane shall be provided for a garage with a capacity of up to 500 vehicles. At least two inbound lanes shall



Figure 92. Parking structure with landscaping.



Figure 93. Horizontal and vertical articulation breaks up parking structure elevation.



Figure 94. Paving differentiates between pedestrian and vehicular entries.

be provided for garages with a capacity of more than 500 vehicles.

- The maximum aisle length shall not exceed 400 feet without providing a cross aisle.
- Ramp grades shall not exceed 10 percent and parking areas should not exceed a slope of four to five percent.

Security and Lighting

- The design of the garage shall eliminate possible hiding places and openings that could allow random pedestrian access.
- During periods when parking activity is substantially less than the garage capacity (i.e., during night operations), there shall be a means of securing unused parking levels from use, including stairwells and elevators. If the garage is not operated on a 24-hour basis the entire facility shall be secured from access during hours when the facility is closed.
- For security reasons, at least one or two sides of the stair tower shall include glass running vertically the height of the tower. Elevators shall be provided with glass-back cabs and shafts. **See Figure 95.**
- Stairs and elevators shall be located adjacent to a street on the exterior of the structure where lobbies can be exposed to outside view.
- The use of security cameras is required.
- A minimum of five foot-candles shall be provided inside the structure and a minimum of three foot-candles for exterior parking areas. Higher levels are recommended for remote areas subject to security problems such as stairways, elevators, and other pedestrian access points.
- Lighting levels shall be equally distributed to provide uniform illumination over all parking areas.



Figure 95. Glass-back elevator cab and shaft.

- Light sources shall be shielded so that the source of the illumination is not seen from outside the structure.

4. Shopping Centers

Site Design

- Portions of primary buildings and/or freestanding satellite buildings shall be located at the street setback lines to enclose the site and help frame the street. **See Figure 96.**
- Buildings within the center shall have a logical spatial and functional relationship to each other and shall provide for convenient pedestrian circulation throughout the center.
- Parking shall be provided within convenient walking distances of all tenants. Walking paths to buildings from the public street shall be provided. **See Figure 97.**
- To reduce the visual impact of large paved areas, parking lots shall be broken up into smaller areas separated by landscaping, pedestrian circulation areas and drive aisles.
- Storage areas and loading facilities shall be limited in number and shall be designed, located, and screened to minimize their visibility from outside public areas and surrounding streets.



Figure 96. Buildings placed at street setback lines.



Figure 97. Walking paths.

Building Design

- Buildings, hardscape, landscape, site furnishings and signage should reflect a unified theme. **See Figure 98.**
- Long, linear buildings shall be avoided. Where such buildings are unavoidable, their length shall be mitigated by changes in building height, wall plane, and spatial volumes and by varied use of window areas, arcades, roof elements, and building materials. **See Figure 99.**
- If the shopping center contains a large scale building, integration of smaller-scale shops along the exterior of the building with entrances from the exterior of the building are desirable in order to create a more human scale and pedestrian-oriented character.
- Side and rear elevations of commercial buildings that are visible from public rights-of-way shall be architecturally consistent with the front elevations of the building.
- Blank walls adjacent to main pedestrian areas shall be avoided.
- Flat roofs, mansard roofs, and veneer parapets are strongly discouraged in favor of full, pitched roof treatments. In large centers, a combination of flat roofs with decorative cornices and full, pitched roofs may be acceptable if the design presents a balanced appearance. **See Figure 100.**



Figure 98. Unified theme.



Figure 99. Articulation along wall plane.



Figure 100. Appropriate roofing.

- All roof-top and ground-mounted equipment shall be screened from view.
- Outdoor sales and storage areas shall be designed to blend with the architecture of the main building. The height of the screening elements shall be tall enough to screen all stored materials. **See Figure 101.**



Figure 101. Outdoor sales area.

8.10 Development Incentives

This Section offers development incentives to produce greater land use efficiencies and reduce incremental costs for new development.

A. Applicability

The incentives in this Section shall apply to all new development that meet(s) the applicable eligibility criteria.

B. Definitions

For the purposes of this Section, lot consolidation shall have the following meaning:

1. Lot consolidation. A legal action in which a lot line is removed or abandoned; a lot line is adjusted; lots are merged; or other equivalent action is taken, for the purpose of allowing a structure or development to be built so that it extends over what were previously two or more separate lots. A lot consolidation cannot create additional lots and cannot make existing lots nonconforming. All lots must be identical in ownership.

C. Lot Consolidation Incentives

1. Eligibility requirements. In order to be eligible for the by-right development incentives indicated in Subparagraph 2, below, the minimum consolidated lot size for a development shall be 97,500 gross square feet.
2. By-right incentives. Eligible projects shall receive one or more of the following incentives:
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review), irrespective of the number of lots involved.
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 8.6 Parking and Loading Standards, as approved by the Director of Community Development.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio [FAR]) and in maximum height shall be in the amounts listed in Table 8-10 – Allowable Bonuses for Lot Consolidation or Integration. The intensity and height bonus incentives shall apply to the total gross square footage of the consolidated lots or integrated lots.

Table 8-10 Allowable Bonuses for Lot Consolidation			
<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.55/1.0	15%	60 ft	15 ft

D. Green Building Incentives

1. **Eligibility requirements.** Projects that are seeking green building certification by a third-party entity (e.g., LEED, etc.) shall be eligible for the by-right development incentives indicated in Subparagraph 2.
2. **By-right incentives.**
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review).
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 8.6 Off-Street Parking and Loading, as approved by the Director of Community Development.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio (FAR) and in maximum height shall be in the amounts listed in Table 8-11 – Allowable Bonuses for Green Building. The intensity and height bonus incentives shall apply to the total gross square footage of the project site.

Table 8-11 Allowable Bonuses for Green Building			
<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.55/1.0	15%	60 ft	15 ft

E. Application and Review Process for Incentives.

1. Written submittal. Interested parties shall submit a written request for approval of incentives to the Director of Community Development on forms provided by the Community Development Department.
2. Determination. The Director of Community Development shall determine whether the proposed new development meets the eligibility criteria in Paragraphs C.1. or D.1. Additional factors to be considered when reviewing applications for incentives shall include the following:
 - a. Detriment. The proposal will not detrimentally affect access, design, or other public safety and welfare concerns.

- b. Covenants or conditions. The proposal will not violate restrictive covenants contained on the face of the final plat or conditions of plat approval.
 - c. Right-of-way easements. The proposal will not invalidate any easement(s) unless the adjustment establishes replacement easement(s) that is properly filed with the city.
- 4. Conditions. Conditions may be imposed in connection with the granting of any incentive where the Director of Community Development deems that conditions are necessary to protect the public health, safety, and welfare.

8.11 Entitlement Procedures

A. Purpose

These administrative procedures have two major purposes:

1. Ensure that development conforms to the SWIP Specific Plan ("Plan").
2. Ensure that the City's review is as expedited as possible while remaining legal and proper.

B. Summary of Processing Procedures

1. Conformity with the Plan. The Director of Community Development shall review each application for conformity with the development regulations in this Chapter. *Conformity* has two components:
 - a. Standards. Compliance with the Standards is mandatory and the City may not approve a project that fails to comply with the Standards.
 - b. Guidelines. The City may exercise discretion in evaluating the project's compliance with the Guidelines.
2. Project Review. Applications for development approvals shall be filed with the Department and will be returned for revision. Applications must strive to meet the "Guidelines," but applicants may propose alternate ways to achieve the goals of the Guidelines.
3. Timing of Permits and Approvals. Required planning approvals shall be obtained before the issuance of any grading, building, or other construction permit, and before the proposed use is constructed, otherwise established, or put into operation.
4. Processing Requirements. Applications for planning permits shall be processed in compliance with Table 8-12 – Hearing Bodies.
5. Timing of Project Review. Project review shall be required before the issuance of a Building or Grading Permit, Business License, or Certificate of Occupancy for any new structure (not including fences or walls) and/or existing structures to be reconstructed or remodeled (including facade improvements).

Table 8-12 – Hearing Bodies

Reviewing Bodies						Appeal Body	
	D.A.B.	CD	PC	CC	PR	PC	CC
Administrative site plan	X*	X				X	
Administrative site plan, amendment	X*	X				X	
Building relocation		X					X
Certificate of appropriateness							X
Code of the City of Fontana, Amendment	X		Xf	X			
Conditional Use Permit	X		X				X
Density bonus	X	X	Xf	X			
Design review	X		X				X
Design review, amendment	X	X	X				X
Design review, signs		X				X	
Development agreements	X	X	Xf	X			
Development agreements, amendment	X	X	Xf	X			
General plan amendments	X	X	Xf	X			
Home occupation		X				X	
Interpretation	X*		X				X
Lot line adjustment		X***					
Parcel maps, tentative	X	X	X				X
Parcel maps, final		X***					
Pre-Annexation Agreement			Xf	X			
Specific Plan			Xf	X	X**		
Specific plan, amendment			Xf	X	X**		
Tract maps, tentative	X		X				X
Tract maps, final				X			
Variances	X		X				X
Zone changes	X		Xf	X			
Administrative Variance	X	X				X	
Minor Use Permit	X	X				X	

Notes:

Decisions of any "Reviewing Body" may be appealed to the City Council, except where State law limits such appeal to the City Engineer. If the Planning Commission is listed above as the "Appeal Body", the Commission must first review an Appeal before it may be forwarded to the City Council for consideration.

DAB—Development Advisory Board

CD—Community Development Director

PC—Planning Commission

CC—City Council

PR—Parks and Recreation Commission

X—At the discretion of the Director of Community Development or his/her designee*

*X**—If Public Park(s) are considered*

*X***—City Engineer has final approval*

f—Recommending body to the City Council

C. Administration and Enforcement

The Director of Community Development shall enforce the provisions in this Specific Plan. All officers, employees, and officials of the City of Fontana, who are vested with the duty or authority to issue permits or licenses shall conform with this Specific Plan and shall not issue any permit or license, or approve any use or building, which would be in conflict with this Specific Plan. Any permit, license or approval issued that is in conflict with the requirements of this Specific Plan shall be considered null and void.

D. Amendments to the Specific Plan

The SWIP Specific Plan may be amended utilizing the same procedures by which it was originally adopted. In addition, subsequent amendments to this Specific Plan shall demonstrate the amendment meets the intent of the Specific Plan's existing policy framework, or specific findings to demonstrate the amendment enhances the Plan or is necessary to more effectively implement the Specific Plan. All sections or portions of the Specific Plan proposed to be amended or that may be affected by the amendment must be identified during the amendment process. A concurrent amendment to the General Plan would not be required provided that the Director of Community Development determines that substantive changes would not influence the goals, objectives, policies, or programs of the General Plan.

Allowing flexibility in the administration of the Specific Plan enhances the effectiveness of the Specific Plan as a comprehensive, "living" planning document. The following minor modifications to the Specific Plan qualify for processing as an administrative amendment to the Specific Plan subject to the review and approval of the Director of Community Development:

- Changes in the location of infrastructure and public facilities (e.g., internal roads, drainage facilities, etc.).
- Minor change in roadway alignment.

E. Similar Use Determination

1. Applicability and Authority. Unlisted uses in Table 8-2 are prohibited uses, unless the Director of Community Development finds a proposed use to be similar to an expressly allowed use in compliance with this Section. A Similar Use Determination is a process for determining when an unlisted use is similar in nature to a permitted or conditionally permitted use and may be permitted. As specified by Municipal Code Section 30-4 Other Uses to be Determined by the Director of Community Development, the Director of Community Development shall have the responsibility and authority to make Similar Use Determinations.
2. Ministerial Action. A Similar Use Determination shall constitute a ministerial action.
3. Application Contents and Filing. An application for similar use shall be in writing on forms provided by the Director of Community Development.
4. Determination Findings. In determining "similarity," the Director of Community Development shall make all of the following findings:

- a. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity or environmental impacts than the uses listed in the land use district;
 - b. The proposed use will be consistent with the purposes of the applicable land use district; and
 - c. The proposed use will be consistent with the General Plan and this SWIP Specific Plan.
5. Notice. A Similar Use Determination shall be made in writing and shall contain the facts that support the determination. The Community Development Department shall maintain all determinations on record for review by the general public upon request. The notice shall include:
 - a. A brief statement explaining the criteria and standards considered relevant to the decision;
 - b. A statement of the standards and facts relied upon in rendering the decision; and
 - c. An explanation of appeal rights and appeal deadlines. The determination of similar use by the Director of Community Development shall be subject to appeal to the Planning Commission.

F. Nonconforming Lots, Structures and Uses

1. Nonconformance provisions are established to:
 - a. Bring all uses, structures, sites and signs into conformance with the developmental requirements and design guidelines in this Specific Plan;
 - b. Limit the occurrences and extent of nonconformance by prohibiting expansion, intensification, reinstatement, alteration, restoration after destruction, and reestablishment after abandonment; and
 - c. Gradually phase out nonconforming uses, structures, lots and signs.
2. Applicability
 - a. Nonconforming uses, structures, signs and lots may be maintained, expanded, altered and/or abated only in accordance with the provisions of this Specific Plan.
 - b. Any Designated Historic Landmark, or any property listed on the California Register of Historical Resources or National Register of Historic Places, shall be exempt from the provisions of this Section with respect to the restoration and maintenance of structures, provided that any construction plans are approved through a Certificate of Appropriateness by the Historic Preservation Commission/Planning Commission.

3. Nonconforming Uses. A use that lawfully occupied a building or land at the time this Specific Plan became effective, and that does not conform to the use regulations of the land use district in which it is located, is deemed a "legal nonconforming use." A legal nonconforming use may continue, subject to the following:
 - a. Discontinuation of Use
 - i. Loss of legal nonconforming status. If a legal nonconforming use is discontinued for a period of 180 or more days, regardless of the owner's intent, it shall lose its legal nonconforming status and the continued use of the property shall be required to conform to all provisions of this Specific Plan.
 - ii. Extension of legal nonconforming status. Wherein special circumstances exist, the Director of Community Development may extend the legal nonconforming status of a use, for up to an additional 90-day period. Furthermore, an additional extension may be granted by the Planning Commission, for up to an additional 90-day period. The total time period of all time extensions shall not exceed 180 days.
 - iii. Extension of legal nonconforming use.
 - (1) An application for a Minor Use Permit shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Community Development Department to process the application. The application shall be filed prior to the expiration of the 180-day period.
 - (2) The application shall be reviewed by the Director of Community Development within 30 days following application filing. The Director of Community Development shall notify the applicant, in writing, as to whether the application is complete. If the application is not complete, the Director of Community Development shall specify those parts of the application that are not complete and shall identify the manner by which it can be made complete. If written notification is not provided to the applicant within 30 days following application filing, the application shall be deemed complete.
 - (3) The Director of Community Development shall investigate the facts bearing on the application and provide the information necessary for action on the application, consistent with this Specific Plan and the General Plan. The applicant shall have made a good faith effort through the submittal of documentation and has diligently pursued compliance with this Specific Plan.
 - (4) The application shall be reviewed by the Director of Community Development at a duly noticed public hearing, whom shall then approve, modify or deny the application. The decision of the Director of Community Development shall be final and conclusive in the absence of a timely filed appeal to the Planning Commission. An appeal of the

Director of Community Development's decision shall be filed within 10 days from the date of the decision. An appeal of the Director of Community Development's decision shall be reviewed by the Planning Commission. The decision of the Planning Commission shall be final and conclusive in the absence of a timely filed appeal to the City Council.

- (5) The applicant may appeal the decision of the Planning Commission to the final deciding body, the City Council. The City Council decision shall be final and conclusive. If the application to extend the legal nonconforming use is approved by the City Council, the extension shall be granted for 90 days from the date of approval.
 - (6) If the Director of Community Development or appointed designee has determined that the applicant has failed to show a good faith effort towards continually processing the extension of legal nonconforming use application (i.e., revising plans, withdrawing the application, placing the project on hold, etc.), the legal nonconforming use shall cease within 60 days from the application submittal date.
 - (7) In granting an extension of the legal nonconforming status, the Director of Community Development may attach reasonable conditions and restrictions to the request, in addition to those required by this Specific Plan, which will ensure that the use:
 - Will not endanger the public health, safety or general welfare;
 - Will not injure the value of adjoining or abutting property;
 - Will not result in any significant environmental impacts; and
 - Will be in harmony with the area in which it is located.
 - (8) In approving an extension of the legal nonconforming status, the Director of Community Development or Planning Commission shall consider and clearly establish the following findings of fact:
 - The non-conforming use has been discontinued within the 180-day period.
 - A physical and/or economic hardship has prevented the nonconforming use from being in compliance prior to the expiration of the 180-day period; and,
 - Approving the extension will not adversely affect the health, safety or general welfare.
- b. Change in Ownership, Tenancy or Management. A change in ownership, tenancy, or management of a nonconforming use shall not affect its legal nonconforming status, provided that the use did not discontinue pursuant to Section 3.ai entitled " Loss of legal nonconforming status," or the type of use and/or intensity of use does not change.

- c. New Development. New development on any lot or parcel upon which a legal non conforming use exists shall require that all uses on the property conform to the provisions of this Specific Plan.
 - d. Alterations and Expansion of Use
 - i. A nonconforming use shall not be enlarged or extended in such a way as to occupy any part of any structure or property that it did not occupy prior to the creation of the nonconformity.
 - ii. A structure fully or partially occupied by any nonconforming use shall not be moved, altered or enlarged, unless required by law, or unless the moving, alteration or enlargement will result in the elimination of the nonconforming use.
 - e. Intensification of Use. A nonconforming use shall not be intensified in such a way as to increase the discrepancy between existing conditions and the standards set forth in this Specific Plan.
- 4. Nonconforming Structures. A structure lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of the land use district in which it is located, including setbacks, separations, height and design, is deemed a "legal nonconforming structure." A legal nonconforming structure may continue to exist, subject to the following:
 - a. Damage or Destruction
 - i. A legal nonconforming structure that is damaged or partially destroyed by fire, flood, wind, earthquake or other calamity, or the public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented by reasonable care and maintenance of the structure, may be reconstructed up to the original size, placement and density, provided that total cost of such reconstruction does not exceed more than 50 percent of the structure's current fair market value. The structure may be restored and the nonconforming use may be resumed, provided that restoration is started within 6 months, unless extended by the Director of Community Development, and diligently pursued.
 - ii. In the event that the cost of repairing such damage exceeds 50 percent of the current fair market value of the structure prior to such damage occurring, the structure may be reconstructed up to the original size, placement and density, subject to all of the following:
 - The Planning Commission, at a duly noticed public hearing, must find that continuing the nonconforming structure will not result in an annoyance to and/or reduction of any surrounding property; and
 - The extent of damage or partial destruction shall be based upon a comparison of the estimated cost of restoring the structure to its

condition prior to such damage or partial destruction with its value at the time the structure was damaged or partially destroyed. Estimates for such purpose shall be made by or reviewed by the Building Official; and

- The restoration is commenced within six months and diligently pursued to completion;
- An application for a Nonconforming Structure shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Planning Division to process the application. The application shall be filed prior to the expiration of the 180-day period.
- A structure or development that has been damaged or destroyed by fire, flood, wind, earthquake, or other calamity, or by public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented may be reconstructed up to the original size, placement and density, except a multiple family dwelling or development which has been abandoned for a period of 180 or more days prior to being involuntarily damaged or destroyed, or a multiple family dwelling or development constituting a public nuisance prior to being involuntarily damaged or destroyed may not be reconstructed unless the structure is made to comply to all provisions of this Specific Plan.

b. Alterations and Expansion

- i. A nonconforming structure shall not be moved, altered or enlarged so as to increase the discrepancy between existing conditions and the most current standard as prescribed by the land use district in which the structure is located, except alteration and/or enlargement to a single family dwelling conducted pursuant to section (e) "Nonconforming Single-Family Residential Structures".
- ii. Within land use districts, reasonable repairs and alterations may be made to legal nonconforming structures, provided that no structural alterations shall be made which would prolong the life of supporting members of a structure, such as bearing walls, columns, beams or girders. Structural elements may be modified only if such modification or repair is immediately necessary to protect the public health and safety, occupants of the legal nonconforming structure, or adjacent property, as determined by the Building Official. The total cost of such repairs or alterations may not exceed 50 percent of the replacement cost of the nonconforming structure.

- c. New Structures. Any new structure constructed on a lot or parcel with an existing legal nonconforming structure shall be constructed in conformance with all applicable provisions of this Specific Plan. However, in no case may a new nonresidential structure be constructed on the same lot as an existing legal nonconforming residential structure.

- a. Nonconforming Structures Posing a Threat to the Public Health, Safety, and General Welfare. A structure which is nonconforming because of a violation or deficiency that poses a threat to the public health, safety or general welfare, as determined by the Building Official, and which fails to resolve, repair or improve such, or to fully mitigate the hazard involved, shall be removed, condemned or demolished upon the issuance by the City of a nuisance abatement, condemnations, or demolition order.
 - b. Nonconforming Single-Family Residential Structures. In addition to the requirements of subsections a and d above, a nonconforming single family residential lot and/or structure that was lawfully established and maintained before the adoption of this Specific Plan, but which under the provisions of this Specific Plan does not conform with the regulations of the land use district in which it is located with respect to use, design and/or development standards, and which is continuously used and maintained for single family residential purposes, shall be subject to the following:
 - i. Alterations and expansions to structures within nonresidential zones.
 - 1. Necessary repairs and desirable alterations, as deemed appropriate by the Director of Community Development, may be made to a legal nonconforming single family residential structure that is nonconforming as to use.
 - 2. A single family dwelling that is nonconforming as to its location within a land use district that does not permit single family dwellings, and in which the residential use was lawfully established and continuously maintained, shall be subject to the development regulations of the Municipal Code Chapter 30 Zoning and Development Code that pertain to the R1 zoning district and off-street parking and loading regulations.
5. Nonconforming Signs. A sign lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of Section 6.7 Sign Standards, is deemed a "legal nonconforming sign." A sign that presents a hazard to public safety, as determined by the City, shall be removed upon the issuance of a notice by the City. A legal nonconforming sign may continue to exist, subject to the following:
- a. A nonconforming sign may not be altered, enlarged, extended, or moved, except in conformity with the requirements of Section 6.7 Sign Standards, or as otherwise required by law;
 - b. Where a use or a structure associated with a nonconforming sign is abandoned or discontinued, any sign associated with a new use of the site shall be in full conformity with the requirements of Section 6.7 Sign Standards.
6. Nonconforming to Development Standards. The development that is not in compliance with the site development standards prescribed by the regulations of the zoning district in which the lot or parcel is located, including area, coverage, configuration, dimensions, parking, landscaping, screen walls, fences and enclosure trash receptacles, is deemed

"legal nonconforming," provided such development was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.

- a. A development that is nonconforming as to landscaping, screen walls, fences and enclosure of trash receptacles, shall be altered to comply with the district regulations covering the following standards, or as a condition of any subsequent development plan or Conditional Use Permit approval.
7. Nonconforming Lots. A lot or parcel that is not in compliance with the site development standards prescribed by the regulations of the land use district in which the lot or parcel is located, including area and configuration is deemed a "legal nonconforming lot," provided such lot or parcel was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
- a. A lot or parcel that is nonconforming as to minimum area or dimension shall be granted all development rights and uses of the land use district within which it is located, when such lot or parcel complies with the following:
 - i. The landscaping of setback areas as prescribed by the Specific Plan;
 - ii. The landscaping of parking areas, provided fulfilling the requirement does not reduce off-street parking or loading spaces to fewer than prescribed in this Specific Plan;
 - iii. The screening of storage areas as prescribed by the Specific Plan; and
 - iv. The enclosure of trash receptacles as prescribed by the Specific Plan.
8. Elimination of Nonconforming Adult Business Uses. Nonconforming adult business uses shall be eliminated in compliance with Chapter 15 of the Fontana Municipal Code.

Chapter 9.0 – Slover Central Manufacturing District



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9.1 Purpose

The Slover Central Manufacturing District (SCD) is intended to provide opportunities for light and heavy manufacturing activities that are supported by trucking routes and the existing rail spur.

9.2 Applicability

A. Projects Subject to Development Regulations

This Chapter contains the development regulations that govern all future private development actions in the SCD, including new construction, additions or renovations to existing structures and/or new land uses proposed for existing facilities

B. Right of Continued Use

This Chapter shall not require any change in any existing building or structure for which a building permit has been previously issued, or for approved plans on file in the Community Development Department before the effective date of this Specific Plan. Changes in the property's ownership or tenants of legal existing uses shall likewise require no change in any existing building or structure. Nonconforming standards and provisions shall be governed by Section 9.11 Entitlement Procedures.

C. Other Requirements

This Chapter does not eliminate the need for obtaining any other permits required by the City, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulations of any State or Federal agency.

D. Types of Development Regulations

The Development Regulations are of two types – Standards and Guidelines – as follows:

1. Standards address those aspects of development that are essential to achieve the goals of the Specific Plan. They include specifications for allowable land uses and site development (e.g., building height, setbacks, etc.). Conformance with Standards is mandatory. Standards are indicated by use of the words "shall," "must," or "is / is not permitted."
2. Guidelines provide guidance for new development in terms of aesthetics and design details. They are intended to direct building and site design in a way that results in the desired character for the SCD. Whereas conformance with the Standards is mandatory, conformance with the Guidelines is preferred and/or recommended. Provisions that fall into this category are indicated by the use of the words "should," "may" or "are encouraged to." In various cases, the Guidelines provide a choice of treatments that will achieve the desired effect. Developers are permitted to propose alternative design details if they are able to show that such details implement the overall Specific Plan objectives with respect to the desired character of the SCD.

E. Minimum Requirements

The provisions in this Chapter shall be minimum requirements. When this Chapter provides for discretionary authority on the part of the Director of Community Development, Planning Commission, or City Council, that discretion may be exercised to impose more stringent requirements if deemed necessary to accomplish the goals and objectives of the SCD.

F. Overview of Development Regulations

1. Relationship of Land Use Districts. The development regulations in this Chapter apply to properties in the SCD. Exhibit 9-1 – Land Use Plan indicates the location of the SCD and its relationship to the other land use districts in the Specific Plan area.
2. Standards, Guidelines, and Procedures. The development regulations are divided into the following sections: 11.3 Allowable Land Uses and Permit Requirements; 11.4 Development Standards; 11.5 Landscape Standards; 11.6 Off-Street Parking and Loading Standards; 11.7 Sign Standards; 11.8 Public Right-of-Way Streetscape; 11.9 Design Guidelines; 11.10 Development Incentives, and 11.11 Entitlement Procedures. Projects must meet all development standards in order to achieve approval in the development review process. Projects are encouraged to adhere to the guidelines contained in 11.9 Design Guidelines.
3. Steps for Using Chapter. Table 9-1 – Process Procedures illustrates the steps for using this Chapter.

Table 9-1 – Process Procedures		
<i>Instructions</i>	<i>Information Source</i>	<i>Where to Find in this Chapter</i>
Locate property and its street frontage	Land Use Plan	Exhibit 9-1
Identify the allowable uses and refer to the definitions of the uses	Allowable Land Uses & Permit Requirements Definitions	Table 9-2 Appendix A
Comply with the requirements for intensity, lot dimensions, height limits, and setbacks	Intensity and Dimensional Standards	Table 9-3
Comply with fence, wall, and screening requirements	Fence, Wall, and Screening Standards	Table 8-4
Comply with landscaping requirements	Landscape Standards Public Right-of-Way Streetscape	Section 9.5 Section 9.8
Comply with parking requirements	Off-Street Parking and Loading Standards	Section 9.6
Comply with sign design requirements	Sign Standards and Guidelines	Section 9.7
Review the design guidelines for preferred site layout, building orientation and architectural detail, fencing, and parking	Design Guidelines	Section 9.9
Determine if development is eligible for incentives	Development Incentives	Section 9.10

Submit project application and proceed through project approval process	Entitlement Procedures	Section 9.11
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Southwest Industrial Park Specific Plan

Slover Central Manufacturing District

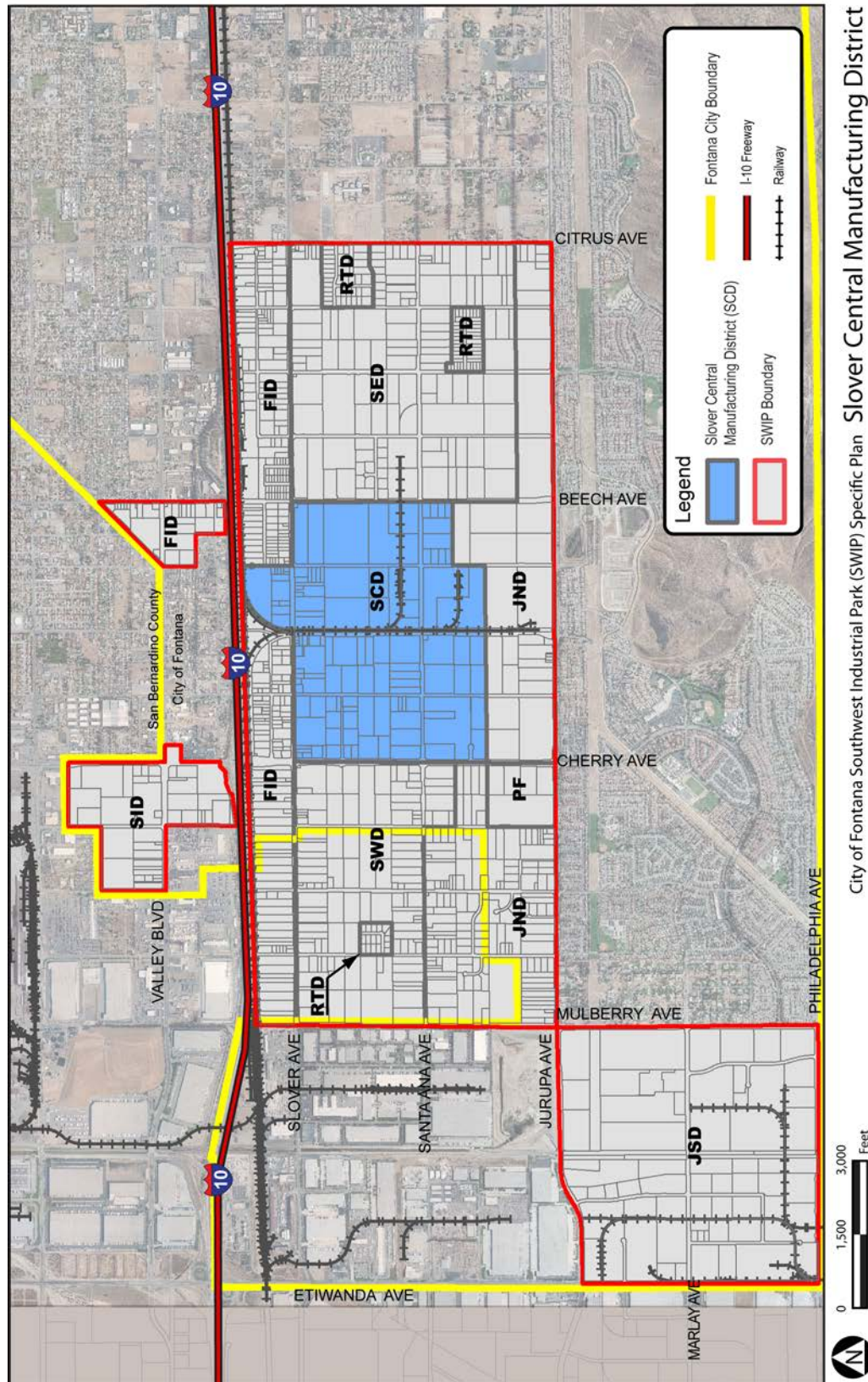


Exhibit 9-1 – Land Use Plan.

9.3 Allowable Land Uses and Permit Requirements

This Section identifies allowable land uses and their permit requirements.

A. Allowed Uses

Table 9-2 – Allowable Land Uses and Permit Requirements SCD identifies the types of land uses allowed in the SCD and the permit required to establish each use.

B. Uses Not Listed

Uses not listed in Table 9-2 are prohibited land uses, until and unless the Director of Community Development makes a similar use determination in compliance with Subsection 9.11.C Entitlement Procedures--Similar Use Determination.

C. Other Applicable Regulations

The provisions contained in this SWIP Specific Plan constitute the primary land use and development standards for the Specific Plan area. These regulations are in addition to the provisions in the City of Fontana Municipal Code.

This Specific Plan provides all development standards and guidelines necessary to approve subsequent project applications, unless otherwise noted. Permit processing procedures (e.g., noticing, hearing, appeals, and expiration procedures) and enforcement procedures are provided in Municipal Code Chapter 30 (Zoning and Development Code) shall apply, unless otherwise noted. Where there is a conflict between the provisions in this Specific Plan and those in the Zoning and Development Code, the Specific Plan provisions shall prevail to the extent allowable under Federal or State law. Where there is no conflict, both shall be applied concurrently.

D. Definitions

Definitions for land uses are provided in Appendix A Definitions. If a definition is not provided, the definitions in the Municipal Code shall apply. The Director of Community Development shall interpret the definitions; make a similar use determination in compliance with Subsection 9.11.C Entitlement Procedures – Similar Use Determination; and/or refer any questions to the Planning Commission for its determination. For the purposes of this Specific Plan, the following definitions shall apply:

1. Commercial Use: Activity involving the sale of goods or services carried out for profit.
2. Industrial Use: Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Table 9-2 – Allowable Land Uses and Permit Requirements

<i>Land Use</i>	<i>Permit Requirement</i>
	"P" = Use Permitted by Right
	"C" = Conditional Use Permit Required
	"M" = Minor Use Permit Required
Slover Central Manufacturing District	
Entertainment, Recreation and Public Assembly Uses	
Adult Businesses	Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII
Open Space / Park	P
Public Assembly Facilities	C
Recreational Facilities	C
Industry, Manufacturing, and Processing Uses	
Manufacturing, Light	
• Appliance Manufacturing	P
• Electronics & Equipment	P
• Furniture and Fixture Manufacturing	P
• Glass Product Fabrication	P
• Machinery Manufacturing	P
• Paper Product Manufacturing	P
• Product Assembly and Distribution	P
General Manufacturing	
• Concrete, Gypsum, and Plaster Product Manufacturing	P
• Food Products Manufacturing	P
• Glass Product	P
• Plastics, Synthetics, and Rubber Product Manufacturing	P
• Pulp and Pulp Product Industries	P
• Stone and Cut Stone Product Manufacturing	P
• Structural Clay and Pottery Product Manufacturing	P
• Textile and Leather Product Manufacturing	P
• Transportation Product Assembly	P
Research and Development	P
Residential Uses	
Caretaker Housing (2)	C
Retail Uses	
Factory/Warehouse Outlet Store	P
Retail Sales, General (1)	C

Table 9-2 – Allowable Land Uses and Permit Requirements (continued)

Land Use	Permit Requirement
	"P" = Use Permitted by Right "C" = Conditional Use Permit Required "M" = Minor Use Permit Required
	Slover Central Manufacturing District
Service Uses	
Animal Kennel Services	P
Industrial Repair	P
Mini Storage Facility (1)	P
Motor Vehicle	
Registered Vehicle Storage (3)	C
Service Stations (1)	P
Vehicle Auctions	P
Distribution, Wholesaling and Warehousing Uses	
Industrial Equipment, Materials, and Supplies	C
Logistics and Distribution Facilities	P
Petroleum/Hazardous Material Storage	C
Warehousing Facilities	P
Transportation, Communications and Infrastructure Uses	
Antennas	M
Parking Structures (1)	P
Truck, Truck Trailer Storage	C
Recycling Facility	
• Consumer Recycling Facility (4)	C
• Non-Consumer Recycling Facility (4)	C
Other Uses	
Outdoor Display & Sales	M
Public Facilities	P
Temporary Uses	Municipal Code Chapter 30, Division 14 (Temporary Use).

(1) See Section 9.9E

(2) See Section 9.4D

(3) See Section 9.4G

(4) See Section 9.4H

9.4 Development Standards

New land uses and structures and alterations to existing land uses and structures in the SCD shall be designed, constructed, and established in compliance with the requirements in this Section.

A. Intensity and Dimensional Standards

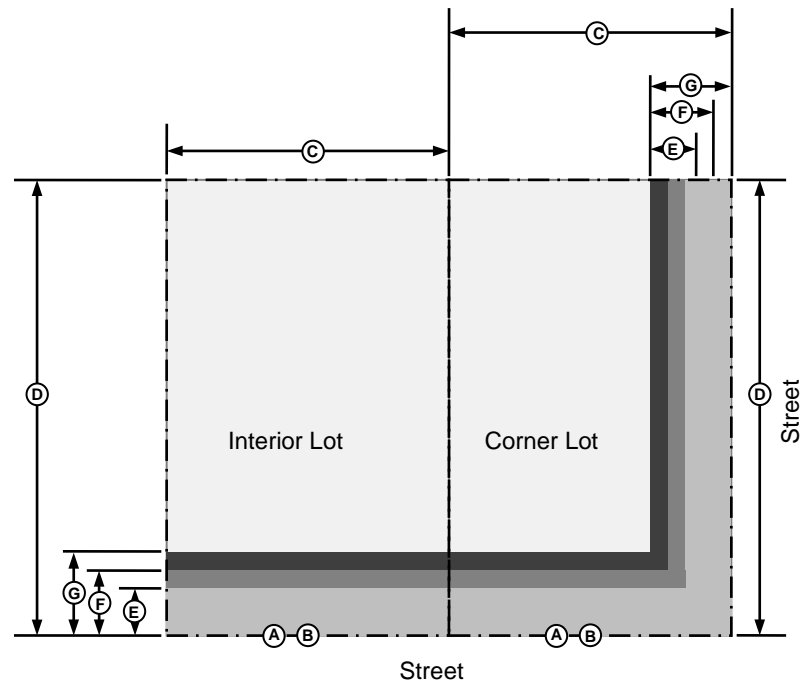
Table 9-3 – Intensity and Dimensional Standards provides the required intensity and dimensional standards for proposed development. The Director of Community Development is authorized to approve modifications of 10 percent or less of any land use district setback, lot width, lot depth, building coverage, building height, or wall height standard in compliance with the administrative variance procedures in Municipal Code Section 30-51.6 (Findings necessary for granting a variance). See Exhibit 6-2 – Dimensional Standards.

The Director of Community Development may grant an administrative variance from the requirements of this chapter where practical difficulties, unnecessary hardships, or results contrary to the intent of this chapter would occur from the strict and literal interpretation and enforcement of the Code. An administrative variance may be granted upon conditions which will ensure the protection of the public safety, health and welfare. To grant an administrative variance, the Director of Community Development must find from the facts presented that the following conditions exist.

- (1) That because of circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of this chapter will deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
- (2) That the granting of such an administrative variance will be subject to conditions assuring that the variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located;
- (3) That the administrative variance does not authorize a use or activity which is not a specifically allowed use in the zoning district in which the property is located; and
- (4) That the granting of one administrative variance will not be contrary to the general plan.

Table 9-3 – Intensity and Dimensional Standards

Lot Size and Building Placement	
INTENSITY	
Floor Area Ratio (3)	0.8 max. FAR
LOT DIMENSIONS	
Lot Size	40,000 sq ft min.
Lot Width (C)	200 ft min.
Lot Depth (D)	175 ft min.
BUILDING SETBACKS	
Front Setback (1)	
Major Highway (Cherry) (G)	30 ft min. (4)
Primary Highway (Beech and Slover) (F)	25 ft min. (4)
Secondary Highway/Collector Street (Santa Ana) (E)	20 ft min (4)
Side (Street) Setback (1)	
Major Highway (Cherry) (G)	30 ft min. (4)
Primary Highway (Beech and Slover) (F)	25 ft. min. (4)
Secondary Highway/Collector Street (Santa Ana) (E)	20 ft. min. (4)
Side (Interior) Setback (2)	None
Rear Setback (2)	None
Railroad Setback (1)	Comply with Public Utilities Commission Regulations
Accessory Buildings Setbacks	Comply with setbacks applicable to primary structure
Building Height and Mass	
HEIGHT	
Primary Building	100 ft max
Accessory Building	1-story or 14 ft max. to eave/parapet line
Interior (Floor-to-Floor, excluding parking levels)	Ground floor – 12 ft min
UPPER STORY STEPBACKS	
All buildings regardless of street frontage	Allowed
Notes:	
(1) Setback is measured from public right-of-way line.	
(2) Setback is measured from property line.	
(3) See Section 9.10 Development Incentives.	
(4) Corner cut-off setbacks per Specific Plan.	



- (A) = Public Right-of-Way Line
- (B) = Property Line
- (C) = Lot Width
- (D) = Lot Depth
- (E) = Front/Side Setbacks – Secondary Highway/Collector Street
- (F) = Front/Side Setback – Primary Highway
- (G) = Front/Side Setback – Major Highway

Exhibit 9-2 – Dimensional Standards.

B. Fences, Walls, and Screening

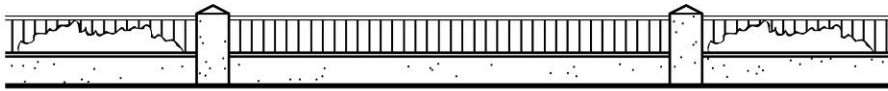
1. Standards and Guidelines. Table 9-4 contains standards for fences, walls, and screening. Refer to Section 9.9 Design Guidelines for guidelines about the design, materials, and construction of fences, walls, and screening.

Table 9-4 – Standards for Fences, Walls, and Screening

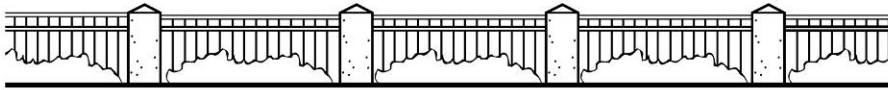
<i>Location</i>	<i>Materials See Section 9.9 Design Guidelines</i>	<i>Maximum Height</i>
Within front setback area	Solid fencing/wall	36 inches
	Open fencing/wall	6 ft
Within street side setback area	Tubular steel construction allowed in required setback area if set back at least 15 ft from lot line. Solid masonry wall not allowed in required setback area.	8 ft if necessary for security purposes, with 18-inch maximum width pilasters [2(e)]
Within interior side setback area	Any type of fence, hedge, or wall allowed	8 ft
Within rear setback area	Any type of fence, hedge, or wall allowed	8 ft
Outside of a required setback area	Solid or open fencing/wall	No height limit
At intersections of alleys, streets, and driveways	Solid or open fencing/wall	30 inches
Within Railroad setback area	Open fencing/wall	8 ft

Note: (1) All fences and walls shall meet the City's line of sight regulations, as determined by the City Engineer.

2. Materials.
 - a. Open fencing shall mean fencing with over 50 percent of the surface area open for free passage of light and air and through which the area behind the fence is visible to public view. See Exhibit 9-3 – Open and Solid Fencing.
 - b. Solid fencing shall mean fencing with 50 percent or less of the surface area open for free passage of light and air and designed to conceal the area behind the fence from public view. See Exhibit 9-3 – Open and Solid Fencing.
 - c. Barbed wire fence, electric fences, or similar fencing material is prohibited.
 - d. Chain link fencing is allowed on interior property lines that are not visible from public rights-of-way.
 - e. For fences up to 100 linear feet, one pilaster shall be provided for every 10 linear feet. For fences more than 100 linear feet and less than 300 linear feet, one pilaster shall be provided for every 30 feet. For fences 300 linear feet or longer, one pilaster shall be provided for every 60 feet.

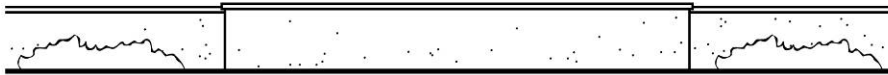


Elevation of Wall / Wrought Iron Combination

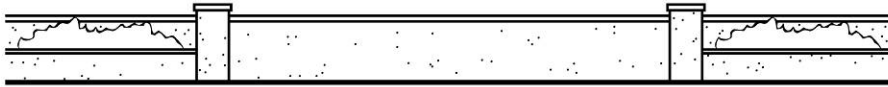


Elevation of Wrought Iron with Pilasters

Examples of Open Fencing



Elevation of Staggered Wall



Elevation of Planters / Wall



Elevation of Wall with Breaks

Examples of Solid Fencing

Exhibit 9-3 – Open and Solid Fencing.

3. Screening and buffering.

- a. Roof-mounted and ground-mounted mechanical equipment, utilities, storage, and solid waste storage areas shall be screened from adjoining properties and public right-of-ways by a visual barrier (e.g., wall, fence, landscape material, etc.) to the satisfaction of the Director of Community Development. Where only landscaping is used for screening, it shall be planted with five-gallon (minimum size) shrubs spaced to provide a continuous dense screen.
- b. Parking lot perimeters shall be screened and planted in compliance with Section 9.6 Parking and Loading Standards.

C. Outdoor Activities and Storage

- 1. Storage in Setback Areas. Material or equipment shall not be stored anywhere in the front yard. Temporary storage of construction materials during construction on the same site is allowed. Boats, campers, motor vehicles, trailers, equipment, materials, or antenna that may be stored in side and rear yards, provided that they are outside the required side and rear setback areas identified in Table 9-3 – Intensity and Dimensional Standards.
- 2. Limitations on Outdoor Uses.
 - a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation, except approved outdoor dining areas, parking areas, industrial activities, truck trailer storage, and other approved uses that require outdoor activities.
 - b. Areas used for the approved outdoor storage of vehicles, equipment and/or building materials (raw or finished) may use compacted slag, gravel, or other similar material deemed suitable by the Director of Community Development.
- 3. Outdoor uses. Outdoor uses shall comply with the following:
 - a. A building shall be provided on the same parcel or on an adjacent parcel associated with the same business.
 - b. All display materials, including vehicles, shall be set back five feet from any landscaped area and shall not be located on required parking areas.
 - c. The entire area used for display purposes shall be surfaced with asphalt or an equally serviceable hard pavement surface. The surface shall be maintained in good condition.
 - d. Storage of equipment or materials, with the exception of the display of vehicles for sale or rent, shall be screened by a visually solid masonry wall of minimum height six feet. The approving authority may determine through the design review process that the subject use requires a solid masonry wall higher than six feet.
 - e. Outdoor display areas shall be maintained in a neat and orderly condition.

D. Caretaker Housing

Caretaker housing shall be:

1. Accessory to a principal use;
2. A maximum of 1,500 square feet total floor area unless otherwise approved by the planning commission;
3. Limited to one unit per lot; and
4. Subject to the setback requirements applicable to the principal structure with which it is associated.

E. Solar Access

A structure, fence, or wall shall not be constructed or modified, and vegetation shall not be placed or allowed to grow so as to obstruct more than 10 percent of the absorption area of a solar energy system on an abutting or adjacent lot at any time.

F. Undergrounding of Utilities

1. Utility service laterals to new development shall be installed underground.
2. Temporary overhead power and telephone facilities are permitted only during construction.
3. Placement, location and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission prior to any administrative or discretionary approval.
4. Transformer enclosures shall be designed of durable materials with finishes and colors used that are compatible and harmonious with the overall architectural theme.
5. All utilities including, but not limited to drainage systems, sewers, gas lines, water lines, and electrical, telephone, and communications wires and equipment shall be installed and maintained underground. Placement, location, and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission before any administrative or discretionary approval.

G. Registered Vehicle Storage

Registered vehicle storage will be defined as follows:

Registered Vehicle Storage means an off-street, ground level open area that allows parking for the purpose of storage of vehicles, including but not limited to, truck, truck-trailer, buses, boats, construction equipment, recreational vehicles, and automobile

storage. These vehicles are to be stored and are not for sale, rental, or leasing. Maintenance or vehicle repair is not permitted at the premises unless otherwise separately allowed and approved under a separate conditional use permit.

Special use regulations are proposed to be applied to Registered Vehicles Storage. All businesses with registered vehicle storage shall comply with the following provisions:

1. The entire storage area shall be surfaced with asphalt, cement or an equivalent material. For specified and delineated storage areas, excluding required drive aisles and required non-storage parking, slag or gravel shall be considered as an equivalent paving material on a case-by-case basis. The surface material shall be striped as required (when feasible) and shall be maintained in good condition.
2. All storage areas shall clearly be identified on the site plan for the property and shall be screened from view from the public right-of-way by one or more decorative block screening walls. All screening walls adjacent to a public right-of-way shall have a minimum height of eight (8) feet and shall not be located in a required landscape setback area. Additional wall height and/or berming may be added as needed to satisfy screening requirements.
3. A line-of-sight analysis clearly demonstrating that all registered vehicles proposed to be located in the storage area(s) are screened from view from all adjacent public rights-of-way at all times shall be required with all proposals and/or applications. For the purpose of the line-of-sight analysis, the assumed height of the vehicles to be stored shall be fourteen feet and six inches (14'6"). To meet this requirement, storage areas shall be set back from required screening walls to provide the required line-of-sight clearance for screening. Storage areas which have been set back to provide the required line-of-sight clearance for screening shall be identified on the site plan and shall be marked and maintained at all times in a manner consistent with the site plan.
4. All vehicles stored on the premises shall have a valid vehicle registration from the State of California or other similar government entity and shall be maintained in an operable condition at all times.
5. Fire access lanes of a minimum twenty-six feet (26') in width shall be required along the interior perimeter of any required decorative block screening wall adjacent to a public right-of-way. Additional fire access lanes shall be provided as required by the Fire District. This required fire access lane may be used to meet the line-of-sight clearance set back requirement above.
6. All on-site fire access lanes, drive aisles, required parking, etc., (but not including identified and marked vehicle storage areas) shall be paved with asphalt, cement or an equivalent material; gravel or slag in these lanes is specifically prohibited.
7. A guard station or similar structure shall be required near the primary access to the premises. The minimum size of such structure shall be sixteen square feet.

8. A residence for a caretaker may be permitted and incorporated into the project subject to the approval of a Conditional Use Permit application.
9. Permanent on-site security lighting shall be required to be designed and installed to the standards and satisfaction of the Police Chief or his/her designee.
10. Fire hydrants shall be required to the satisfaction of the Fire District.
11. Vehicles stored on the premises shall not themselves be used as storage containers to store materials in them. With prior 72 hour written notice to the property and/or business owner, any and all stored vehicles shall be open to inspection for the purpose of enforcing this provision.
12. To provide adequate space dimensions to accommodate the movement off large vehicles on the site, the minimum lot size shall be two (2) acres with a minimum lot width of 300 feet and a minimum lot depth of 300 feet. Irregular or unusually shaped lots may require additional minimums to meet the intent of this regulation, as shall lots with unusual, irregular, or severe topographic features or changes.
13. Landscaping adjacent to the public right-of-way is required per the Code. Interior lot landscaping shall not be required for any internal area (wall perimeter, parking area, storage area, etc.) enclosed by the required screening walls. Incidental landscaping may be required as needed to satisfy screening and other requirements in interface area(s) open to public view (entry gate, guard station, etc.)

H. Consumer/Non-Consumer Recycling Facility.

Consumer Recycling Facility. A facility where recyclable and other discarded materials are sorted, cleaned, treated or reconstituted for the purpose of using the altered form. Includes, aluminum collection centers, and paper, bottle, can, newspaper, and glass recycling centers. Consumer Recycling Facilities does not include the following:

1. auto wreckers primarily engaged in dismantling motor vehicles for the purpose of wholesaling scrap as identified in Section 423930 of the North American Industry Classification System (NAICS).
2. Solid Waste Collection or any similar activities as described in Section 562111 of the NAICS.
3. Other waste collection or any similar activities as described in Section 562119 of the NAICS.
4. Materials Recovery Facilities or any similar activities as described in Section 562920 of the NAICS.
5. Waste Treatment and Disposal or any similar activities as defined in Section 56221 of the NAICS; and

6. Hazardous Waste Collection or any similar activities as defined in Section 562112 of the NAICS.

Non-Consumer Recycling Facility. A facility where recyclable and other discarded materials are sorted, cleaned, treated or reconstituted for the purpose of using the altered form. Includes all activities as defined in "Consumer Recycling Facility", and the following:

1. Auto wreckers primarily engaged in dismantling motor vehicles for the purpose of wholesaling scrap as identified in Section 423930 of the North American Industry Classification System (NAICS).
2. Solid Waste Collection or any similar activities as described in Section 562111 of the NAICS.
3. Other waste collection or any similar activities as described in Section 562119 of the NAICS.
4. Materials Recovery Facilities or any similar activities as described in Section 562920 of the NAICS.

The placement, construction and operation of consumer/non-consumer recycling facilities, shall be subject to the following development standards:

- a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation, except approved uses that require outdoor activities. A building shall be provided on the same parcel or on an adjacent parcel associated with the same business. All parcels associated with the recycling facility shall be contiguous.
- b. Recyclable materials or any equipment used in operation of the recycling facility shall not be anywhere in the front yard. Materials or equipment may be located in side and rear yards, provided that they are outside the required side and rear setback areas identified in the Intensity and Dimensional Standards.
- c. Storage of recyclable materials or any equipment used in operation of the recycling facility shall be screened by a solid masonry wall of minimum height six (6) feet and a maximum of eight (8) feet where appropriate. The approving authority may determine through the design review process that the subject use requires a solid masonry wall higher than six feet. All materials shall not be visible above the constructed masonry wall with the exception of materials/equipment which cannot be screened entirely (e.g. cranes, windmills, etc.).
- d. The recycling facility shall be surfaced with asphalt or an equally serviceable hard pavement surface. The surface shall be maintained in good condition.
- e. Recycling facilities shall be maintained in good repair and shall be maintained in a litter-free condition.
- f. Recycling facilities shall be designed in a manner consistent with the Design

Guidelines.

- g. Signage required for a recycling facility shall comply with the Sign Standards of the Southwest Industrial Specific Plan.
- h. Recycling facilities which are operated by an on-site attendant and located within 100 feet of a property zoned or occupied for residential uses shall operate only during the hours of 8:00 a.m. to 6:00 p.m., unless otherwise established in the conditional use permit.

9.5 Landscape Standards

A. Required landscaping

This section provides the required minimum standards for all landscaped areas within any new and rehabilitated private development.

1. Landscaped area means the entire parcel less the building footprint, driveways, nonirrigated portions of parking lots, and hardscapes (such as driveways, approaches and sidewalks). Decorative hardscapes used to enhance the landscape will be considered as part of the landscape area; this would include such things as cobble rock, decomposed granite, brickwork, stamped concrete, gravel, pavers, and water features.
2. Landscape setbacks along public right-of-ways shall incorporate landscape buffers with undulating and variable height earth-mounding (berms), and/or low walls, and required plant materials as shown in Table 9-5 (Landscaping Standards).
3. Block wall and wrought iron fencing shall be located behind landscape setback area(s).
4. The developer shall submit to the City's Department of Engineering, a Landscape Documentation Package that conforms to the requirements of the Water Efficient Landscape Ordinance in Municipal Code, Chapter 28Vegetation.
5. All new development landscaping shall comply with the standards shown in Table 9-5 – Landscape Standards. Additional guidelines that should be considered are addressed in Section 9.9 Design Guidelines.
6. The Recommended Plant Materials Palette, Table 9-6, can be found immediately after this section. The plant materials palette is provided to ensure the installation of drought-tolerant, water efficient landscaping that will provide wind breaks and thrive in the local climate conditions. In an effort to provide visual elements that distinguish this district from others, please note that turf (grass) does not appear in the Plant Materials Palette, and shall be prohibited, in lieu of drought-tolerant ground covers.
7. Public right-of-way improvements, including street improvements, streetscape/landscape (parkway) improvements, and street tree requirements, are in Section 9.8 Public Right-of-Way Streetscape.

Table 9-5 – Landscape Standards

Note: The Director of Community Development Director may require additional setbacks.

Minimum Landscaped Area Mixture of ground cover, shrubs, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15 % of the total required landscaping of site area
Minimum plant sizes in landscaped areas	Minimum Ratio 1 tree/500 SF of landscape area
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer Front setback area and street-side setback area	Major Highway: 30 ft minimum width Primary Highway: 25 ft minimum width Collector/Local Streets: 20 ft minimum width

B. Recommended Plant Materials Palette

Table 9-6 – Recommended Plant Materials Palette provides a listing of primarily drought-tolerant trees, shrubs, and ground covers to provide water efficient landscaping in new projects. The limited selection of landscape material in the palette is envisioned to assist the user in incorporating sustainable landscaping into the project, while including enough variety of size, form, and density, to meet the requirements within buffer setbacks and screening techniques. . Final selection shall be approved by the City. The Director of Community Development shall approve artificial turf.

**Table 9-6 (a) – Recommended Plant Materials Palette
Recommended Trees**



African Sumac
Rhus lancea



Desert Willow
Chilopsis linearis



Arizona Sycamore
Platanus wrightii



Golden Rain Tree
Koelreutaria paniculata



Bottle Tree
Brachychiton populneus



Honey Locust
Gleditsia triacanthos

Table 9-6 (a) – Recommended Plant Materials Palette
Recommended Trees (continued)



Canyon Live Oak
Quercus chrysolepis

Table 9-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs



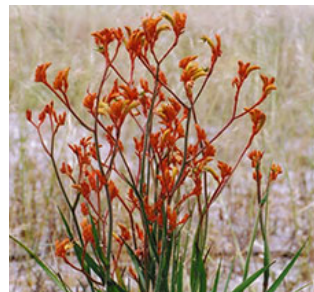
Agave
Agave species



Gray-Leaved Euryops
Euryops pectinatus



Bougainvillea
Bougainvillea species



Kangaroo Paw
Anigozanthus hybrids



Coffeeberry
Rhamnus californicus



Purple Fountain Grass
Pennisetum setaceum 'Cupreum'

Table 9-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs (continued)



Coyote Brush
Baccharis pilularis



Redberry
Rhamnus croceus



Desert Spoon
Dasylirion species



Red Hot Poker
Kniphofia uvaria



Rosemary
Rosmarinus officinalis
cultivars



Yaupon
Ilex vomitoria



Texas Ranger
Leucophyllum species



Yucca
Yucca species

Table 9-6 (c) – Recommended Plant Materials Palette
Recommended Groundcover



Moss Verbena
Verbena tenuisecta



Prostrate Myoporum
Myoporum parvifolium



Peruvian Verbena
Verbena peruviana



Rosea Ice Plant
Drosanthemum floribundum



Poverty Weed
Iva hayesiana



Trailing Lantana
Lantana montevidensis

9.6 Off-Street Parking and Loading Standards

A. Applicability

This section contains regulations for off-street parking and loading. Regulations identify required number of parking and loading spaces for all new development projects and those proposing substantial modification to existing buildings. Refer to Municipal Code Chapter 30 (Zoning and Development Code) for all parking and loading-related information or regulations not specifically addressed in this section.

B. General Parking and Loading Regulations

1. Methods of Calculation.
 - a. Multiple Uses. If more than one use is located on a site, the total number of required off-street parking and loading spaces shall be the sum of the requirements for the various uses computed separately. If individual uses on the same site have a floor area less than that for which loading spaces would be required, then the total gross floor area of all uses on the site or lot shall be used in determining the required number of loading spaces.
 - b. Fractional Number. Whenever the computation of the required number of off-street parking or loading spaces results in a fractional number, one additional space shall be required for a fraction of more than one-half, but shall not be required for a fraction of one-half or less.
2. Off-Site Location. Required off-street parking spaces shall be located on the same property as the use that they are intended to serve. Where the required parking spaces cannot be accommodated on the same property, they may be located in a separate off-site parking facility that is not more than 300 feet from the use(s) they serve.
3. Shared Use. Required off-street parking and loading spaces shall not be considered as providing parking or loading spaces for any other use, except where shared use facilities are approved in compliance with Subparagraph 5 Adjustments to Parking Requirements, below.
4. Uses Not Specified. For uses not specified, the Director of Community Development shall determine parking requirements based upon the requirements of the most similar use. See Sub Section 9.11.C Entitlement Procedures -- Similar Use Determination.
5. Adjustments to Parking Requirements.
 - a. Administrative Variance. The Director of Community Development is authorized to approve alternate parking plans involving a modification of 10 percent or less of any of the off-street parking and loading standards in compliance with Section 30-51.5 of Municipal Code Chapter 30.
 - b. Parking Study Option. An applicant may submit a separate parking and loading study for new development to the Director of Community Development for review.

A parking and loading study shall provide sufficient data and information to justify the need for adjustments to the parking and loading requirements and shall analyze whether:

- i. Adequate off-street parking will be provided for the project;
 - ii. The project demonstrates the use of creative design concepts, including but not limited to shared parking facilities, transit accessibility, pedestrian amenities, and bicycle amenities;
 - iii. Environmental impacts associated with the project will not be increased by the modification of standards; and
 - iv. Traffic safety and pedestrian safety will be enhanced by the modifications.
- c. **Shared Use Facility.** Required off-street parking and loading spaces may be considered as providing parking or loading spaces for another use where joint facilities serving more than one use contain no less than the total number of spaces deemed necessary for each individual use added together with other uses. Where adjoining uses on the same site have different hours of operation with minimal conflict, the Director of Community Development may determine that some or all of the same spaces may be counted as satisfying the requirements for both uses, provided that the number of spaces shall not be less than the prescribed for the use requiring the greater number.

C. Required Number of Parking Spaces

Each land use shall provide the number of off-street parking spaces indicated in Table 9-7 – Parking Requirements by Land Use, except where adjustment has been granted in compliance with Subparagraph 9.6.B.5 Adjustments to Parking Requirements, above. For the purposes of this Section, the following definitions shall apply:

- 1. **Commercial Use:** Activity involving the sale of goods or services carried out for profit.
- 2. **Industrial Use:** Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Table 9-7 – Parking Requirements by Land Use

<i>Land Use</i>	<i>Vehicle Spaces (Minimum #) GFA—Gross Floor Area</i>	<i>Bicycle Spaces Minimum #</i>
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Subject to Parking Plan required by Municipal Code §15-918	
Open Space / Park	Public - Determined by Parks and Recreation Department Private - .25 spaces/1,000 sq ft of total park area	1 space/ 33 vehicle parking spaces
Public Assembly Facilities	With fixed seats – 1 space/3 fixed seats; Without fixed seats – 25 spaces/1,000 sq ft of seating area; and 4 spaces/1,000 sq ft GFA outside assembly area	1 space/33 vehicle parking spaces
Recreational Facilities – Indoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 9.6.B.5. –Adjustments to Parking Requirements	
Amusement Arcade	1 space/each 4 persons of the facility's allowed maximum capacity	1 space/ 3 games up to 20 games; and 1 space/5 games for over 20 games
Athletic Club/Gym	4 spaces/1,000 sq ft GFA; 20 spaces/1,000 sq ft of exercise floor area; 3 spaces/outdoor ball court	.4 spaces/1,000 sq ft GFA
Bowling Alley	4 spaces/lane, and additional spaces required for restaurant and other accessory uses	1 space/33 vehicle parking spaces
Dancing	14 spaces/1,000 sq ft GFA	
Pool/Billiard Hall	2 spaces/table	1 space/5 tables
Skating Rink	14 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Recreational Facilities – Outdoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 9.6.B.5 –Adjustments to Parking Requirements	
• Golf driving range, batting cage	1 space/tee, cage, or similar; and 1 space/employee at maximum shift	1 space/33 vehicle parking spaces
• Swimming pools	14 spaces/1,000 sq ft of water surface area	1 space/33 vehicle parking spaces
Industry, Manufacturing, and Processing Uses		
Light Manufacturing All uses listed under "Manufacturing, Light" in Table 9-2	1.85 spaces/1,000 sq ft GFA; 4 spaces/1,000 sq ft GFA of office space, sales, or similar use where those uses exceed 10% GFA; and 1 space/1 facility vehicle Where multiple tenants and or uses occupy the same building, the parking shall be calculated based upon the floor area used by each tenant or use	1 space/33 vehicle parking spaces

Southwest Industrial Park Specific Plan

Slover Central Manufacturing District

Table 9-7 – Parking Requirements by Land Use (continued)

Land Use	Vehicle Spaces (Minimum #) GFA—Gross Floor Area	Bicycle Spaces Minimum #
General Manufacturing All uses listed under “General Manufacturing” in Table 9-2	1.85 spaces/1,000 sq ft GFA; 4 spaces/1,000 sq ft GFA of office space, sales, or similar use where those uses exceed 10% GFA; and 1 space/1 facility vehicle Where multiple tenants and or uses occupy the same building, the parking shall be calculated based upon the floor area used by each tenant or use.	1 space/50 vehicle parking spaces
Research and Development	2 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Residential Uses		
Caretaker Housing	2 spaces in an enclosed garage	None
Retail Uses		
Factory/Warehouse Outlet Store	5 spaces/1,000 sq ft GFA	None
Retail Sales, General		
Not in shopping center or factory/warehouse outlet mall)	4 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Shopping Center	5 spaces/1,000 sq ft GFA for the initial 10,000 sq ft; and 4 spaces/1,000 sq ft GFA for over 10,000 sq ft	1 space/33 vehicle parking spaces
Service Uses		
Animal Kennel Services	4 spaces/1,000 sq ft GFA; and 1.25 spaces/1,000 sq ft of boarding area	None
Industrial Repair	2 spaces/1,000 sq ft GFA for the initial 40,000 sq ft 1.3 spaces/1,000 sq ft additional GFA greater than 40,000 sq ft 4 spaces/1,000 sq ft GFA of office space, where those uses exceed 10% of GFA OR 1 space for each employee on the maximum shift as determined by Director of Community Development	None
Mini-Storage Facility	1.75 spaces/100 units; and 1 space/employee	None
Motor Vehicle		
• Service Stations		
With convenience market	5 spaces/1,000 sq ft GFA; and 5 spaces/service bay	1 space/10 vehicle parking spaces
Without convenience market	3.3 spaces/1,000 sq ft or 5 spaces/service bay, whichever is more; minimum of 4 spaces	None
• Vehicle Auctions	Automobile or boar sales (new/used/auction) 1 space/300 sq ft of indoor display, sales, or service area; 1 space/2,500 sq ft of outdoor sales display area; and 1 space/employee Truck sales/services (new/used/auction) 1 space/250 sq ft of sales area; 1 space/3,000 sq ft of outdoor sales or display area; and 1 space/employee	None
Distribution, Wholesaling and Warehousing Uses		
Industrial Equipment, Materials, and	2 spaces/3 employees on maximum working shift; 1 space for visitor parking on the basis of each 10 employees	None

Table 9-7 – Parking Requirements by Land Use (continued)

<i>Land Use</i>	<i>Vehicle Spaces (Minimum #) GFA—Gross Floor Area</i>	<i>Bicycle Spaces Minimum #</i>
Supplies, Truck, Truck Trailer Storage	on maximum working shift, or a minimum of 3 spaces, whichever is greater; and 1 truck/trailer storage space/ every truck to be stored	

Table 9-7 – Parking Requirements by Land Use

<i>Land Use</i>	<i>Vehicle Spaces (Minimum #) GFA—Gross Floor Area</i>	<i>Bicycle Spaces Minimum #</i>
Logistics and Distribution Facilities (High Cube)	Vehicle Parking: 1 space/1,000 sq ft GFA for the first 20,000 sq ft; 1 space/2,000 sq ft for the second 20,000 sq ft; 1 space/5,000 sq ft for that portion over 40,000 sq ft. No add'l spaces if office area less than 10% GFA. Office space rate if office area over 10% GFA. Truck and Trailer Parking: 1 oversized truck space/5,000 sq ft GFA* *Truck docks shall not be included in this calculation.	None
Petroleum/Hazardous Material Storage	1 space/employee on maximum shift	None
Warehousing Facilities	2 spaces/3 employees on maximum working shift; No additional spaces if office area is less than 10% GFA. Office space rate if office area over 10% GFA. Space to accommodate all trucks and other vehicles used in connection with use	None
Transportation, Communications, and Infrastructure Uses		
Antennas	1 space	None
Consumer/Non- Consumer Recycling Facility	1 space/employee; 1 space/facility vehicle; and Sufficient spaces to accommodate all visitors to establishment at any one time under normal operating conditions	None
Other Uses		
Outdoor Display & Sales	1 space/1,000 sq ft of outdoor merchandise areas	None
Public Facilities	Per Public Agency	
Temporary Uses	Per Temporary Use Permit	

Note: Sources consulted to compile the table entries include the Municipal Code; The Dimensions of Parking, ULI and National Parking Association, 5th Edition, 2010; Recommended Zoning Ordinance Provisions, National Parking Association, December 2006; and Parking Standards, APA Planning Advisory Service Report 510/511; November 2002.

D. Required Number of Loading Spaces

Each land use shall provide the number of off-street loading spaces indicated in Table 9-8 – Loading Space Requirements by Land Use. Requirements for uses not specifically listed shall be determined by the Director of Community Development based upon the requirements for comparable uses and upon the particular characteristics of the proposed use. For other standards (e.g., size of loading spaces, location, turning radius, etc.), refer to Article XI (Off-Street Parking and Loading Standards), Division 4 (Loading Area Regulations), in Municipal Code Chapter 30 (Zoning and Development Code)

Table 9-8 – Loading Space Requirements by Land Use		
Land Use	Loading Spaces (Minimum #)	Type (1)
Entertainment, Recreation and Public Assembly Uses		
Public Assembly Facilities	1 space; and Additional spaces as required by design review	Van
Recreational Facilities	0 - 29,999 sq ft: 1 space 30,000 - 99,999 sq ft: 2 spaces Over 100,000 sq ft: 3 spaces	Truck
Industry, Manufacturing, and Processing Uses		
All uses listed under “Light Manufacturing” in Table 9-2	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck
All uses listed under “General Manufacturing” in Table 9-2		
Research and Development		
Retail Uses		
Retail Sales, General and Factory/Warehouse Outlet Store	Up to 10,000 sq ft: 1 space	Truck
	10,001 - 30,000 sq ft: 1 space 30,001 - 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer
Service Uses		
All uses listed under “Service Uses” in Table 9-2; except for the following:	Up to 10,000 sq ft: 1 space	Truck
	10,001 - 30,000 sq ft: 1 space 30,001 - 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer

Table 9-8 – Loading Space Requirements by Land Use (continued)

Land Use	Loading Spaces (Minimum #)	Type (1)
Industrial Repair	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck
Motor Vehicle		
• Service Stations	1 space	Tractor Trailer
Distribution, Wholesaling and Warehousing Uses		
Warehousing Facilities	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Tractor Trailer

Notes:

- (1) A van loading space shall be a minimum of 12 ft wide by 19 ft long with a minimum 10 ft overhead clearance.
 A truck loading space shall be a minimum of 12 ft wide by 45 ft long with a minimum 14 ft overhead clearance.
 A tractor trailer loading space shall be a minimum of 12 ft wide by 70 ft long with a minimum 14 ft overhead clearance.

E. Landscaping Standards for Parking Areas

Within any parking area, one tree shall be planted for every five single-row parking stalls or 10 double-row parking stalls. Eighty percent of these shall be 15 gallons in size and the remaining 20 percent shall be 24-inch box or larger in size. If for some reason the contractor is unable to distribute trees in the interior of the parking area in compliance with these standards, the Director of Community Development may approve the placement of no more than 40 percent of the trees within the perimeter of the parking area. Planters shall not have a dimension less than four feet, excluding the thickness of the curbing. These requirements may be reduced for industrial parking areas that are screened from public view.

1. Parking areas shall contain a minimum landscape area equivalent to 30 percent of the total required 15 percent landscaping for the total site area.
2. Parking area perimeter landscaping.
 - a. Parking areas for nonresidential uses abutting or adjacent to residentially zoned property shall provide a landscape strip that is a minimum of 10 feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line bordering the residentially zoned property. Parking areas shall be screened from the residentially zoned property by a solid decorative masonry wall that is a minimum of six feet in height.
 - b. Parking areas for nonresidential uses abutting or adjacent to non-residentially zoned property or a street shall install a landscape strip that is a minimum of five feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line or the parking area and the street right-of-way. This requirement may be reduced or modified if a joint access agreement exists that is satisfactory to the Director of Community Development. Parking areas shall be screened from streets through combinations of plant materials, earth berms, raised planters, grade separations, or low walls. Slopes shall not exceed three to one or exceed 36 inches in height measured from the parking lot surface.
 - c. Plant materials, walls, or structures within a traffic sight area shall not block sight lines from driveways to streets and shall not exceed 36 inches in height.

- d. The minimum width of a landscape finger shall be five (5) feet.
 - e. End of aisle spaces adjacent to landscape finger shall be two feet wider for step out area.
3. Parking area interior landscaping.
- a. Tree number and location. One tree shall be provided for each four parking spaces and shall be evenly spaced throughout the interior parking area at a rate of one tree for every eight parking spaces. See Exhibit 7-4 – Parking Lot Landscaping. The required number of trees in the interior area shall not include trees required around the parking area perimeter. Trees are not required for tractor-trailer parking. A minimum of one cluster of trees shall be provided for each 100 feet of a row or double row of parking spaces. Trees shall be located in planters that are bounded on at least two sides by parking area paving. Planters shall have a minimum exterior dimension of five feet.

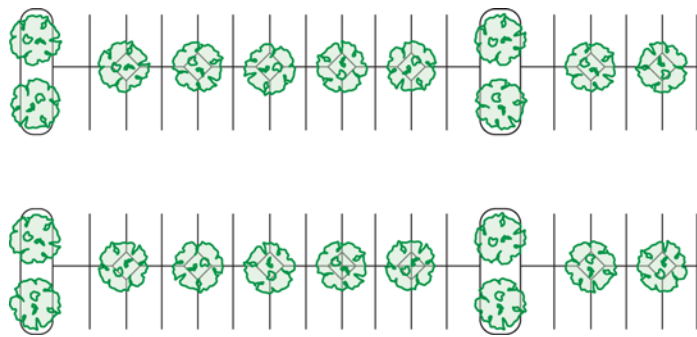


Exhibit 9-4 – Parking Lot Landscaping

- b. Tree size. All trees within the parking area shall be a minimum 24-inch box container at time of planting.
- c. Landscape protection. Landscaping shall be protected by concrete curbs of at least six inches in height. An end-of-aisle planter shall be provided at the ends of all parking aisles. Finger aisle planters shall be a minimum of nine feet wide and end-of-aisle planters shall be a minimum of seven feet wide, as measured from the inside of the curb. The parking space side of finger and end-of-aisle planters shall have a 24-inch wide concrete surface measured from the face of the curb. Planters shall be landscaped with a mixture of trees, shrubs, and ground cover. Planting areas shall have round corners instead of 90 degree corners and shall be shaped to allow vehicle movements. The Director of Community Development may approve alternative barriers designed to protect landscaped areas from vehicle damage. Wheel stops may be placed to allow for two feet of vehicle overhang area within the dimension of the parking space. To increase the parking lot landscaped area, a maximum of two feet of the parking stall depth may be landscaped with low-growth, hardy materials in-lieu of paving, allowing a bumper overhang while maintaining the required parking dimensions. However, the overhang area shall not be counted as part of the minimum landscape area required by paragraph (1)

above, and when adjacent to a required landscaping strip shall be in addition to the minimum required width. Fixtures (e.g., lights, sprinklers) that are higher than the curb are prohibited within a bumper overhang area. Curbing that creates a bumper overhang barrier shall not exceed a height of five inches.

- d. Parking areas with more than 100 spaces shall provide an appropriate entry feature consisting of a concentration of landscape elements, including trees, flowering plants, enhanced paving, and project identification.
4. Parking structures. A landscaping strip 10 feet wide shall be provided on all sides of a parking structure. One tree shall be provided for each 20 to 40 feet of perimeter of the structure, based on species selected. These trees shall be distributed evenly throughout the subject landscape area.

9.7 Sign Standards

A. Applicability

This section contains standards and guidelines for signage to ensure that signs are consistent with the overall quality and character of anticipated new development. Regulations identify permitted sign types; provide standards for number of signs, size, and location; and provide design guidelines for color, materials, and illumination. Please refer to the Fontana Municipal Code for all sign-related information or regulations not specifically addressed in this section.

B. Standards and Guidelines

1. Standards. The following standards shall apply to all signs, regardless of type:
 - a. Sign types not listed in this Section are not permitted.
 - b. Linear Frontage Ratio. For each establishment, one and one-half (1 ½) square feet of total sign area shall be allowed for each linear foot of building frontage ("Linear Frontage Ratio"). Unless otherwise noted, all signs (including temporary signs) shall count toward the total sign area permitted based on the Linear Frontage Ratio. For multi-tenant buildings, each establishment shall be calculated individually. For corner establishments, each facade shall be calculated individually. Permitted sign area based on the linear frontage of one establishment or facade shall not be placed on another establishment or facade.
 - c. Signs shall not be animated.
 - d. Commercial messages that identify, advertise, or attract attention to a business, product, service, or event or activity sold, existing, or offered elsewhere than upon the same property where the sign is displayed are expressly prohibited.
 - e. In the event of a conflict between this Section and any other City regulation, the provisions of this Section shall apply.
 - f. All issues not specifically addressed herein (e.g., signage in the public right-of-way, exempt signs, permit processing, etc.) shall be addressed pursuant to the Fontana Municipal Code.
2. Guidelines. The following guidelines shall apply to all signs, regardless of type.
 - a. Design Compatibility
 - Provide signage that is compatible with the building architecture and coordinate sign materials and colors with the building facade/storefront design.
 - Place signs in accordance with facade rhythm, scale, and proportion.
 - Ensure that signs associated with multi-tenant buildings are complementary to one another. A consistent location for tenant identification signs is recommended.

b. Location

- Signs shall be placed at or near the public entrance to a building or main parking area to indicate the most direct access to the business.
- Signs shall not be located so that they cover or interrupt the architectural details or ornamentation of a building's facade.
- Signs shall not project above the edge of the rooflines and shall not obstruct windows and/or doorways.

c. Sign Legibility

- Avoid hard-to-read, intricate typefaces. Typefaces that are difficult to read reduce the sign's ability to communicate.
- Avoid spacing letters and words too close together. Lettering shall not occupy more than 75 percent of the sign face.
- Limit the number of lettering styles in order to increase legibility. Signs shall be limited to no more than two styles for small signs (generally up to 10 square feet) and three styles for larger signs.
- Use significant contrast through incorporating light colored letters and a darker, contrasting background to provide the most visible and best-looking image.
- Incorporate business identity symbols and logos.
- Logo means any symbol or any combination thereof adopted and used by an individual or corporation to identify goods made or sold or services rendered by an individual or corporation and to distinguish them from goods made or sold or services rendered by others and that is nationally or State of California registered.

d. Color and Materials

- Bright day-glo (fluorescent) colors shall be avoided as they are distracting and do not blend well with other background colors.
- Sign colors shall relate to and complement the materials or color scheme of the buildings, including accent and trim colors.
- Sign materials shall be selected with consideration for the architectural design of the building's façade and also contribute to the legibility of the sign.
- Construct signs of durable, high-quality materials.
- Wood, paper, and cloth signs, and painted wall signs are prohibited.

e. Illumination

- Individually illuminated letters, either internally illuminated or back-lighted solid letters (reverse channel), are a preferred alternative to internally illuminated plastic-faced cabinet signs.
- Signs shall be comprised of individual letters.
- The use of backlit, individually cut letter signs is strongly encouraged for all types of business and signs, including monument-type signs.
- Whenever indirect lighting fixtures are used, care shall be taken to properly shield the light source.

f. Electrical Raceways and Conduits

- Electrical transformer boxes and raceways shall be concealed from public view.
- All exposed conduit and junction boxes shall be appropriately concealed from public view.

C. **Sign Types**

For the purposes of this plan, Table 9-9 – Sign Types indicates the signs that are allowed in the Slover Central Manufacturing District.

Table 9-9 – Sign Types	
1	Grand Wall Sign Non-residential uses with unfenestrated wall areas of 2,000 square feet or greater
2	Wall Sign Non-residential uses with a dedicated ground floor entrance
3	Projecting Sign Non-residential uses with a dedicated ground floor entrance
5	Awning Valance Sign Non-residential uses with a dedicated ground floor entrance
6	Awning Side Sign Non-residential uses with a dedicated ground floor entrance
7	Canopy Fascia Sign Non-residential uses with a dedicated ground floor entrance
8	Under-Awning or Under-Canopy Sign Non-residential uses with a dedicated ground floor entrance
9	Recessed Entry Sign Non-residential uses with a dedicated ground floor entrance
10	Window Sign Non-residential uses with a dedicated ground floor entrance
11	Temporary Window Sign Non-residential uses with a dedicated ground floor entrance
12	Temporary Wall Sign Non-residential uses with a dedicated ground floor entrance
13	Monument Sign Any building with continuous linear street frontage of 200 feet or greater
14	Directional Sign Each vehicle entrance
15	Accessory Sign Identified specific uses

D. Sign Type Standards and Guidelines

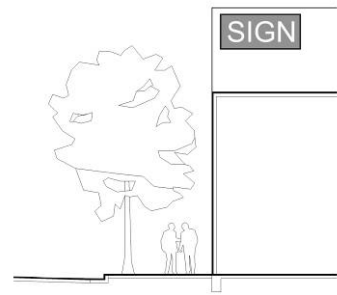
This section provides Standards and Guidelines for each Sign Type.

1. Grand Wall Sign

Grand Wall Signs are large signs located on, and parallel to, large unfenestrated building wall areas.

a. Standards

- i. A Grand Wall Sign shall only be located on unfenestrated wall areas of 2,000 square feet in size or greater.
- ii. Only one (1) Grand Wall Sign shall be permitted per establishment.
- iii. The Grand Wall Sign area shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. A Grand Wall Sign shall not exceed 1,000 square feet or 25 percent of the total wall area, whichever is less.
- v. Grand Wall Signs shall project no more than one (1) foot from the façade of the building.



1) Grand Wall Sign.

b. Commercial Guidelines

- i. Materials used in Grand Wall Signs shall be wood, ceramic, metal, or paint only.
- ii. Grand Wall Signs shall be illuminated by external illumination only.

c. Industrial Guidelines

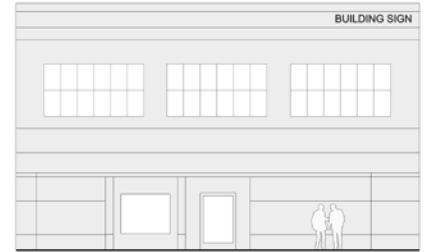
- i. Materials used in Grand Wall Signs shall be ceramic or metal.
- ii. Grand Wall Signs shall be illuminated by external illumination only.

2. Wall Sign

Wall Signs are signs that are located on, and parallel to, a building wall. Business Identification Wall Signs are signs that announce the name of a business within a building and Building Identification Wall Signs are signs that announce the name of a building. Both are located on, and parallel to, a building wall.

a. Standards

- i. Wall Signs shall be located below the second floor and within the middle 50 percent of the building or tenant frontage measured from lease line to lease line. Building Identification Wall Signs shall be located only on the frieze, cornice, or fascia area of storefront level; frieze, cornice, fascia, parapet of the uppermost floor; or above the entrance to main building lobby.
- ii. No Wall Sign shall exceed 150 square feet in size. Building Identification Wall Signs shall be no taller than 24 inches in height.
- iii. Wall Signs shall count towards the total sign area permitted based on the Linear Frontage Ratio, except that the area of Building Identification Wall Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. Wall Signs shall project no more than one (1) foot from the façade of the building.



2) Building Identification Wall Sign.



2) Business Identification Wall Sign.

b. Commercial Guidelines

- i. Materials used in wall signs shall be wood, ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs shall be inscribed into the façade or constructed of individual metal letters.
- ii. Wall Signs shall be illuminated by external illumination or halo illumination only.
- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. New wall signs for individual businesses in a shopping center shall be placed consistent with the location of signs for other businesses in the center. This will establish visual continuity among storefronts and create a unified appearance for the center.
- v. When signs that are attached to a wall are removed, holes and other disfigurements of the wall's surface shall be patched and painted to match surrounding areas.

c. Industrial Guidelines

- i. Materials used in wall signs should be ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs should be inscribed into the façade or constructed of individual metal letters.
- ii. Wall signs shall be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only. Building Identification Wall Signs shall be illuminated by external illumination or halo illumination only.
- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. When signs that are attached to a wall are removed, holes and other disfigurations of the wall's surface shall be patched and painted to match surrounding areas.

3. Projecting Sign

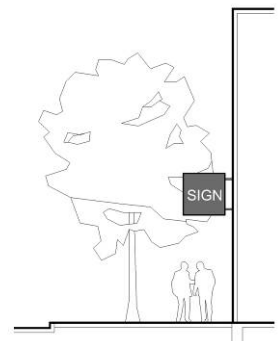
Projecting Signs are signs that are oriented perpendicularly to the building façade and are either (1) suspended under a bracket, armature, or other mounting device or (2) are cantilevered (i.e., structurally affixed to the building).

a. Standards

- i. Projecting Signs shall only be mounted on the wall area below the second floor.
- ii. No Projecting Sign shall exceed 16 square feet in size.
- iii. Projecting Signs shall project no more than four feet from the façade of the building.
- iv. No portion of a Projecting Sign shall be lower than eight feet above the level of the walkway over which it projects.

b. Commercial and Industrial Guidelines

- i. Projecting Signs that are suspended under a bracket, armature, or other mounting device shall be metal only and shall be illuminated by external illumination only.
- ii. Projecting Signs that are cantilevered signs shall be metal and paint materials only and shall be illuminated by external illumination or halo illumination only.



3) Cantilevered Projecting Sign.



3) Suspended Projecting Sign.

- iii. Sign supports and brackets shall be compatible with the design and scale of the sign and the architectural design of the building.

4. Awning Valance Sign

Awning Valance Signs are signs applied to the awning valance and are contained completely within the valance.

- a. Standards
 - i. Lettering for Awning Valance Signs shall include one (1) line of lettering not to exceed two-thirds (2/3) the height of the valance or 12 inches, whichever is less.
 - ii. Awning Valance Signs shall project no farther from the building than its associated awning.
 - iii. No portion of an Awning Valance Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial and Industrial Guidelines
 - i. Awning Valance Signs shall consist of metal, or vinyl or paint applied directly to the awning.
 - ii. Awning Valance Signs shall be illuminated by external illumination only.
 - iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
 - iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
 - v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
 - vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

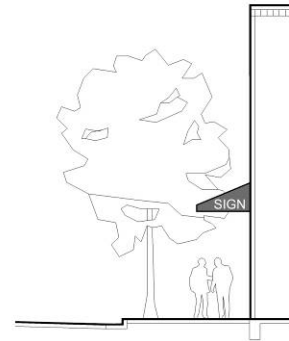


4) Awning Valance Sign.

5. *Awning Side Sign*

Awning Side Signs are signs applied to the side panel of an awning.

- a. Standards
 - i. The area of Awning Side Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - ii. Lettering for Awning Side Signs shall not exceed 12 inches in height with total sign area not to exceed 20 percent of the area of the awning side area.
 - iii. Awning Side Signs shall project no farther from the building than its associated awning.
 - iv. No portion of an Awning Side Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial and Industrial Guidelines
 - i. Awning Side Signs shall consist of vinyl or paint applied directly to the awning.
 - ii. Awning Side Signs shall be illuminated by external illumination only.
 - iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
 - iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
 - v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
 - vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

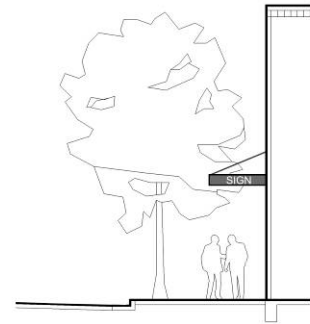


5) Awning Side Sign.

6. *Canopy Fascia Sign*

Canopy Fascia Signs are signs that are mounted to the front or side fascia of a canopy and contained completely within that fascia.

- a. Standards
 - i. The height of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) the height of the fascia or 12 inches, whichever is less.
 - ii. The width of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) of the canopy width.
 - iii. Canopy Fascia Signs shall project no farther from the building than its associated canopy.
 - iv. No portion of a Canopy Fascia Sign shall be less than eight feet above the level of the walkway over which it projects.
 - v. Canopy Fascia Signs shall consist of only one (1) line of lettering articulated as individual letters mounted directly to the canopy.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Canopy Fascia Signs shall be metal and paint only.
 - ii. Canopy Fascia Signs shall be illuminated by external illumination only.

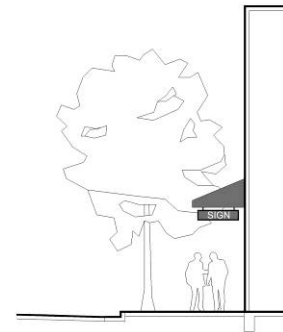


6) Canopy Fascia Sign.

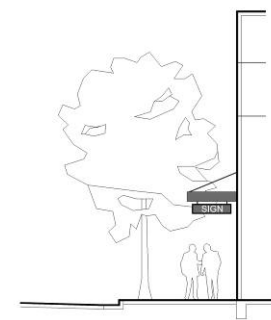
7. *Under-Awning or Under-Canopy Sign*

Under-Awning or Under-Canopy Signs are signs that are suspended under an awning or canopy, perpendicular to the building facade.

- a. Standards
 - i. Under-Awning or Under-Canopy Signs shall be located adjacent to a public entrance.
 - ii. No more than one (1) Under-Awning or Under-Canopy Sign shall be permitted per establishment per façade.
 - iii. The area of Under-Awning or Under-Canopy Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - iv. Under-Awning or Under-Canopy Signs shall not exceed three (3) square feet in area.



7) Under-Awning Sign.



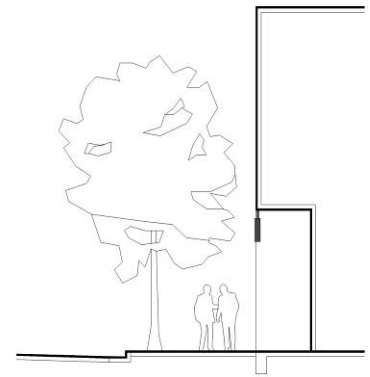
7) Under-Canopy Sign.

- v. Under-Awning or Under-Canopy Signs shall project no farther from the building than its associated awning or canopy.
- vi. No portion of an Under-Awning or Under-Canopy Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial Guidelines
 - i. Materials used in Under-Awning or Under-Canopy Signs shall be wood, metal, and paint only.
 - ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.
- c. Industrial Guidelines
 - i. Materials used in Under-Awning or Under-Canopy Signs shall be metal and paint only.
 - ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.

8. ***Recessed Entry Sign***

Recessed Entry Signs are signs that are oriented parallel to the building façade and that are suspended over a recessed entry.

- a. Standards
 - i. No Recessed Entry Sign shall exceed twenty (20) square feet in size.
 - ii. Recessed Entry Signs shall not project beyond the façade of the building.
 - iii. No portion of a Recessed Entry Sign shall be lower than eight feet above the level of the walkway.
- b. Commercial Guidelines
 - i. Materials used in Recessed Entry Signs shall be wood, metal, and paint only.
 - ii. Recessed Entry Signs shall be illuminated by external illumination only.



8) Recessed Entry Sign- Section View.



8) Recessed Entry Sign- Elevation View.

c. Industrial Guidelines

- i. Materials used in Recessed Entry Signs shall be metal and paint only.
- ii. Recessed Entry Signs shall be illuminated by external illumination only.

9. Window Sign

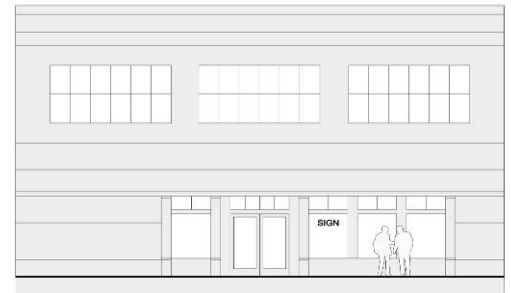
Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window.

a. Standards

- i. Window Signs shall be permitted on windows below the second floor level only. A Window Sign that only identifies a building shall be located on a transom window above a primary entrance, or the glazed area of primary door.
- ii. Window signs shall count towards total sign area permitted based on the Linear Frontage Ratio, except that the area of a Window Sign that only identifies a building shall not count towards the total sign area permitted based on the Linear Frontage Ratio. One (1) Window Sign that only identifies a building shall be permitted per building per street-facing façade.
- iii. No more than 25 percent of any individual window area shall be covered or otherwise occupied by signage.
- iv. The letter height of each Window Sign shall not exceed 12 inches and shall be taller than four inches.

b. Commercial and Industrial Guidelines

- i. Ground-floor Window Signs shall consist of vinyl or paint applied to the glass, neon mounted or suspended behind the glass, or framed and mounted paper signs. Window Signs that only identify a building shall consist of vinyl or paint applied to the glass only.
- ii. Ground floor Window Signs shall not be illuminated.



g) Window Sign.



g) Building Identification Window Sign.

10. Temporary Window Sign

Temporary Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window and are designed, constructed, and intended for display on private property for a period of not more than 90 consecutive days per year. Examples include "grand opening", "special sale," and seasonal signage.

- a. Standards
 - i. Temporary Window Signs shall be located only on ground floor windows on building facades that face a public street or a parking lot.
 - ii. Temporary Window Signs shall not exceed six square feet in size.
 - iii. Temporary Window Signs shall not cause the total amount of the window area covered with signage to exceed 25 percent.
 - iv. Temporary Window Signs that satisfy the above standards and General Standards do not require a permit.



10) Temporary Window Sign.

- b. Commercial and Industrial Guidelines
 - i. Temporary Window Signs shall be constructed of paint applied directly to the glass or framed paper signs placed behind the glass.
 - ii. Temporary Window Signs shall not be illuminated.
 - iii. Temporary Window Signs that satisfy the above guidelines and General Guidelines do not require a permit.

11. Temporary Wall Sign

Temporary Wall Signs are signs that are located on, and parallel to, a building wall and are designed, constructed, and intended for display on private property for a period of not more than ninety (90) consecutive days per year. Examples include "grand opening", "special sale," and seasonal temporary banner signage.

- a. Standards
 - i. Temporary Wall Signs shall only be mounted on a wall area below the second floor level that faces a public street or a parking lot.
 - ii. A maximum of one (1) Temporary Wall Sign is allowed per establishment.



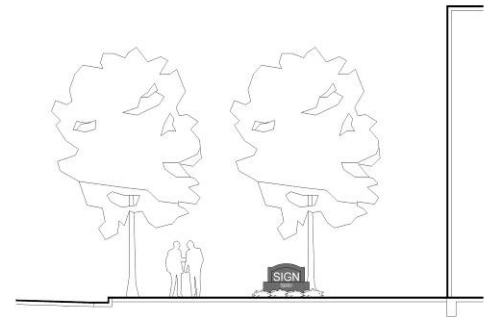
11) Temporary Wall Sign.

- iii. No Temporary Wall Signs shall exceed 32 square feet in area.
 - iv. Temporary Wall Signs shall project no more than one (1) foot from the façade of the building.
- b. Commercial and Industrial Guidelines
- i. Materials used in Temporary Wall Signs shall consist of a flexible vinyl material with grommet holes installed around the edges to accommodate attachment to a building.
 - ii. Temporary Wall Signs shall not be illuminated.

12. Monument Sign

A Monument Sign is a freestanding sign supported by a solid architectural element at its base.

- a. Standards
- i. A maximum of one Monument Sign is allowed per street frontage for single-purpose buildings, multi-tenant buildings or complexes and shopping centers on a -parcel with one or more street frontages of at least 100 feet.
 - ii. A Monument Sign shall not exceed eight feet in length or six feet in height.
 - iii. Monument Signs shall be placed perpendicular or parallel to the street. The base of a Monument Sign shall be set back a minimum of five feet from any public right-of-way or interior property line; a minimum of 10 feet from the edge of a driveway; and a minimum of 50 feet and from any Monument Signs or Pylon Signs on adjoining sites. Monument Signs shall not block sight lines at entry driveways and circulation aisles.
 - iv. The sign copy for a Monument Sign shall only identify the name of the center, complex, or building and the address; however, the name of the primary tenant, if any, may be included in the copy. The minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy. Between 5 to 10 percent of the sign area should be dedicated to identification of the street address.
 - v. The area of Monument Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - vi. Monument Signs shall not project over any on-site driveway or vehicle circulation area.

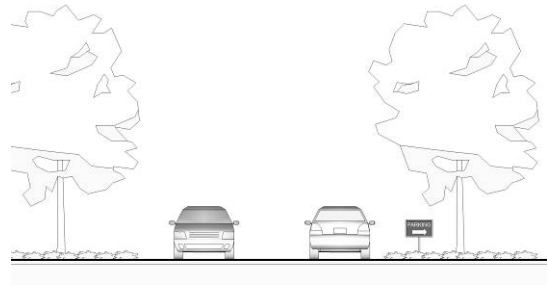


12) Monument Sign.

- vii. Landscaping with automatic irrigation shall be provided at the base of the supporting structure equal to twice the area of one face of the sign or 75 square feet, whichever is greater. For example, 40 sq. ft. of sign area = 80 sq. ft. of landscaped area.
- b. Commercial and Industrial Guidelines
 - i. Monument Signs may be illuminated, however the sign copy should be the only portion of the sign face that is illuminated. The sign background or field shall be opaque with a nonglossy, nonreflective finish.
 - ii. The sign area and height of the sign shall be in proportion to the site and surrounding buildings. Signs shall not be overly large so as to be a dominant feature of the site.
 - iii. Monument Signs shall incorporate architectural elements, details, and articulation as follows:
 - Provide a solid architectural base that supports the sign. The base shall be a minimum of one-foot in height.
 - Provide architectural elements on the sides and top to frame the sign pane(s). Use columns, pilasters, cornices, and similar details to provide design interest.
 - Incorporate materials and colors into the sign support structures to match or be compatible with materials and colors of the development the sign serves so it does not appear out of scale with its adjacent building(s).
 - Keep the overall size of the sign in proportion with the development it serves so it does not appear out of scale with its adjacent building(s).

13. Directional Sign

A Directional Sign is an on-premise sign giving directions, instructions, or facility information of an establishment (e.g., parking signs, exit and entrance signs, etc.).



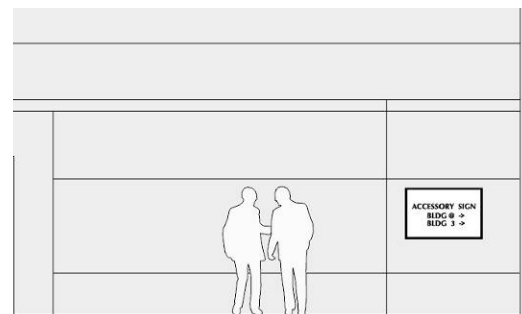
13) Directional Sign.

- a. Standards
 - i. One (1) directional sign for each vehicle entry to a site with a maximum area of three square feet per sign. Maximum sign height shall be four feet. Additional directional signs may be allowed with approval of a Comprehensive Sign Program.
- b. Commercial and Industrial Guidelines
 - i. Directional signs and their supports shall use the same color palette of the proposed building.
 - ii. Directional signs shall be located to maintain sight lines along major circulation routes and shall be illuminated for visual clarity and safety.
 - iii. Directional signs shall be designed with easy-to-read fonts, contrasting colors from the surrounding support panels, and durable materials.
 - iv. Double-sided parking directional signs shall incorporate messaging and direction arrows on both sides of sign.
 - v. Parking directional signage shall be used consistently throughout each individual development.

14. Accessory Signs

Accessory Signs are signs that provide incidental information about a project site or a business and its goods or services. For the purposes of this plan, Accessory Signs include:

- Directory Sign. A sign listing the tenants or occupants of a building or building complex.
- Nameplate Sign. A sign indicating the name and/or address of a building or occupant.
- Restaurant Menu Sign. Menus displayed on the exterior premises of a restaurant.



14) Accessory Sign.

- a. Standards
 - i. The area of Accessory Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - ii. Directory Signs: Limited to a total sign area of 10 square feet.
 - iii. Nameplate Sign: One non-illuminated sign not to exceed one square foot in area.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Accessory Signs shall be wood and metal.
 - ii. Accessory Signs shall be illuminated by internal or external illumination as appropriate.

9.8 Public Right-of-Way Streetscape

This section establishes standards for streetscape landscaping improvements within the public rights-of-way along the major highways, primary highways, and secondary highways as identified in the General Plan, Circulation Master Plan, as well as district gateway/intersection enhancements. The intent of these streetscape improvement concepts and gateway enhancements is to provide a “sense of place” or identity, while interweaving the standards and tree palettes that may be provided by any overriding City Master Street Tree Plan.

A. Street Classifications

Streets within the SCD are classified as follows:

1. Major highways:
 - a. Six-lane major highway – Cherry Avenue.
 - b. Modified six-lane residential adjacent major highway – none within SCD.
 - c. Modified six-lane no median major highways – none within SCD.
 - d. Eight-lane major highways – none within SCD.
2. Primary highways – Beech Avenue and Slover Avenue.
3. Secondary highways – Santa Ana Avenue.
4. Collector streets – Hemlock Avenue, Live Oak Avenue, and Redwood Avenue.

B. General Design Guidelines

The following general design criteria are intended to articulate consistent landscape treatments on similar classifications of corridors and provide a hierarchy of conceptual treatments for district gateway/intersection enhancements.

1. Landscaping should be used to accentuate and frame important view corridors.
2. Landscaping shall employ a common three-tiered approach to design:
 - a. Trees
 - b. Shrubs, vines and tall grass-like materials
 - c. Groundcovers (does not include turf)
3. Landscaping should be consistent and accentuated along arterial corridors and gateway intersections to emphasize district areas.
4. Street trees on major highways and primary highways shall consist of on-center planting of deciduous trees in medians (whenever medians are required) and evergreen trees in

parkways to provide seasonal variations of views during fall and winter months (clearer air and snow-capped peaks).

5. Secondary highways shall provide single species of evergreen trees planted in parkways.
6. Gateway intersection enhancements should incorporate the adjacent property tree species (used in buffer setback) in order to provide background and screening, and be enhanced with accent trees selected for their character and shape.
7. Primary and secondary gateways will include thematic monumentation for district identification and reflect elements of local identity (i.e. river rock, concrete, City logo, etc.).
8. All gateway intersection enhancement shall incorporate decorative paving at corner areas and plant materials that promote the best of water-efficient landscaping.

C. *Streetscape Concept*

The Streetscape Concept Plan for the entire Specific Plan area is shown on Exhibit 9-5. The plan identifies major, primary, and secondary highways, as well as collector streets and the gateway intersections within the Specific Plan area. Roadway classifications are consistent with the General Plan, Circulation Master Plan.

1. *Major Highway Streetscape*

Major highway streetscapes define the image of the City and its districts, while providing arterial linkages within and beyond the City. There are four streetscape concepts for major highways: Six-Lane Major Highway, Modified Six Lane No Median Major Highway, Modified Six Lane Residential Adjacent Major Highway, and Eight-Lane Major Highway. These major highway streetscapes are designed in response to special design needs, right-of-way, and adjacencies. The only major highway within the SCD is Cherry Avenue. Streetscape cross-sections are shown in Exhibit 9-6, 9-7, and 9-8.

2. *Primary/Secondary Streetscape*

Primary/Secondary highway streetscapes define the areas within the Specific Plan and its districts, and connect to the major thoroughfares throughout the City. The only primary highway within the SCD is Slover Avenue. The only secondary highway in the SCD is Santa Ana Avenue. Streetscape cross-sections for these areas are shown in Exhibit 9-9.

Southwest Industrial Park Specific Plan

Slover Central Manufacturing District

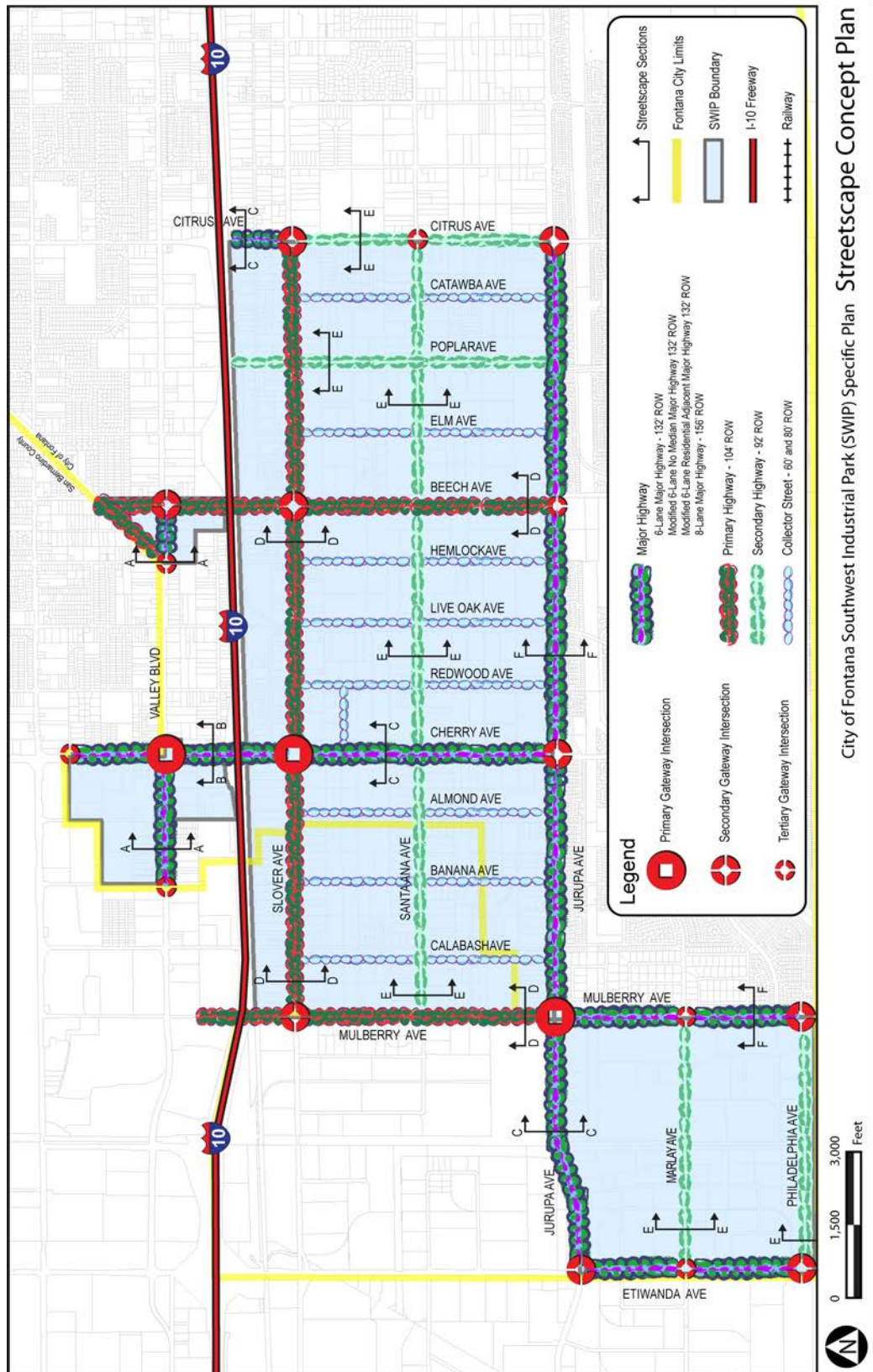


Exhibit 9-5 – Streetscape Concept Plan

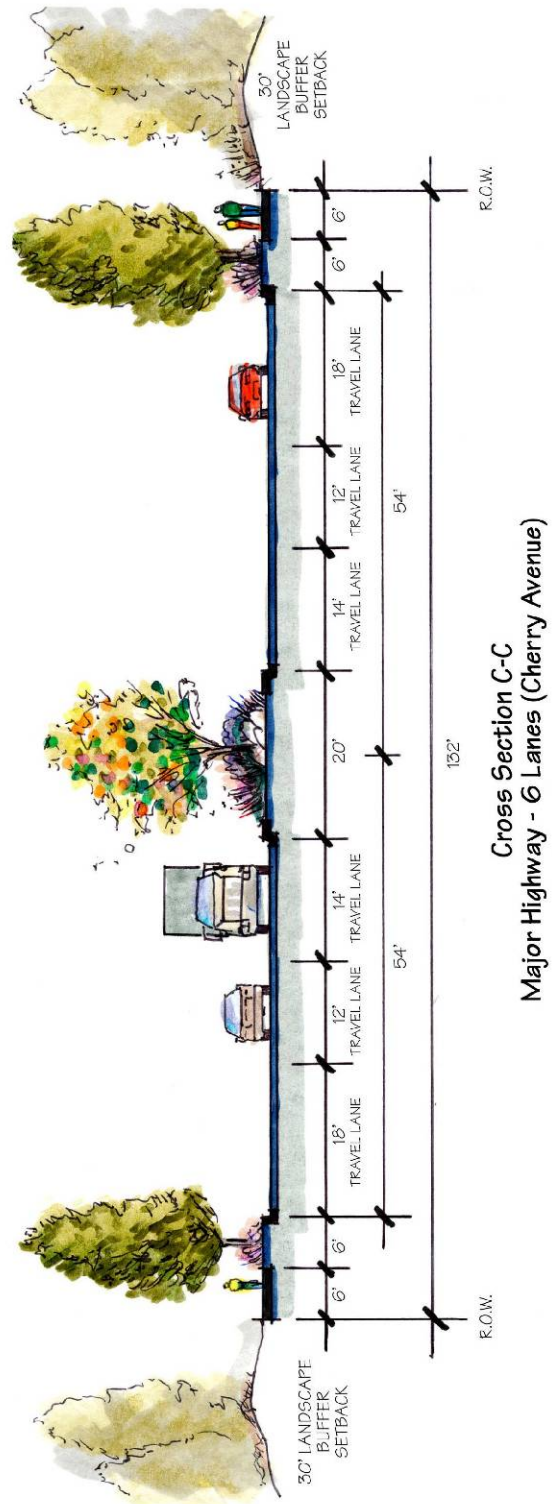


Exhibit 9.6 – Major Highway – 6 Lanes – Cross Section C-C (Cherry Avenue)

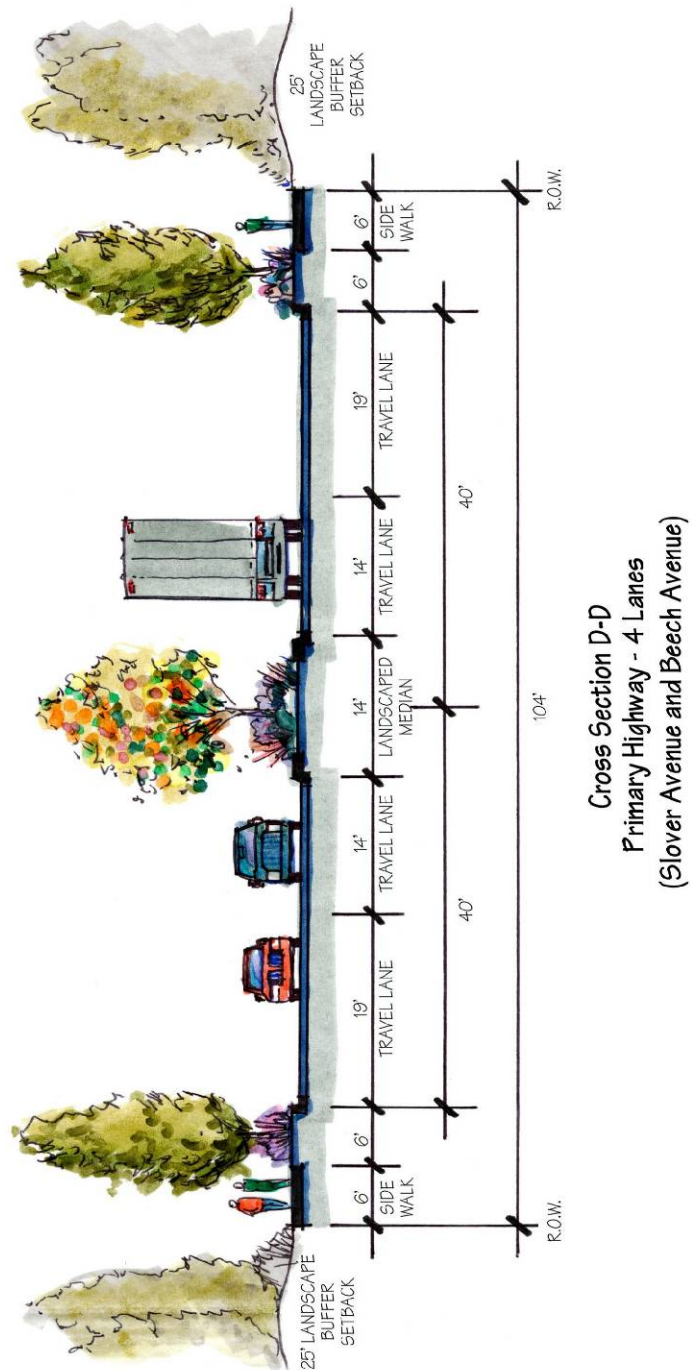
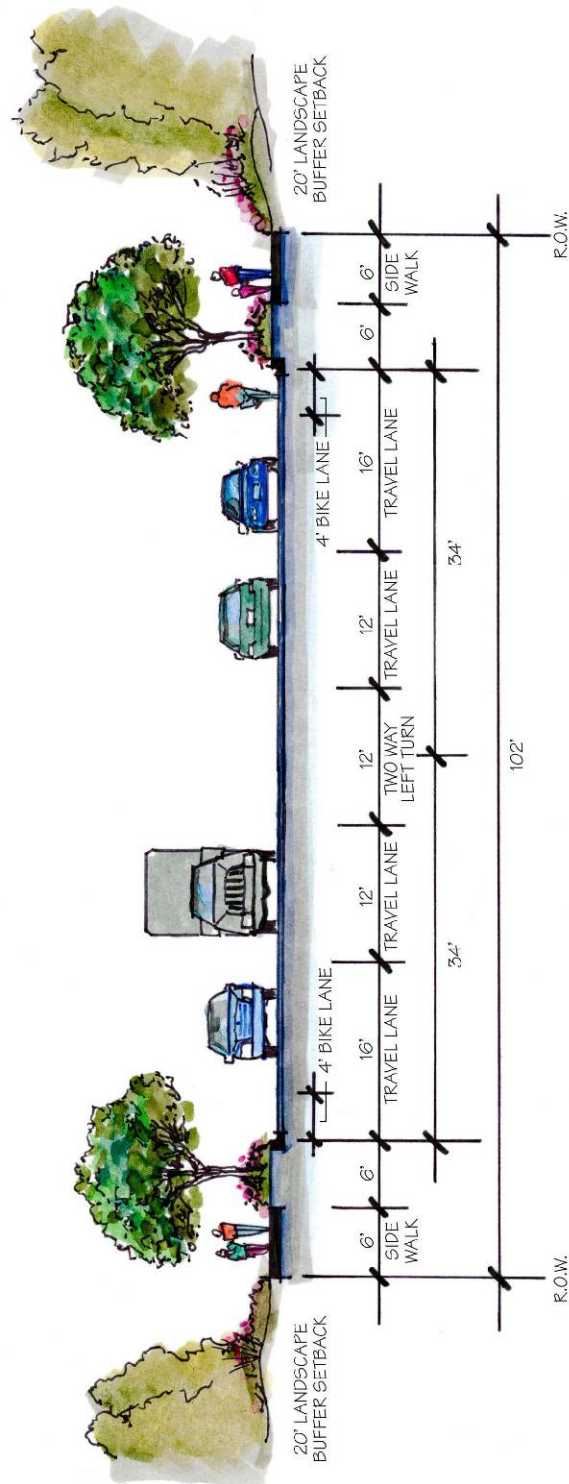


Exhibit 9-7 – Primary Highway – 4 Lanes – Cross Section D-D
(Beech Avenue and Slover Avenue)



Cross Section E-E
Secondary Highway - 4 Lanes (Santa Ana Avenue)

*Santa Ana Avenue will have bike lanes.

Exhibit g-8 – Secondary Highway – 4 Lanes – Cross Section E-E (Santa Ana Avenue)

3. Gateways

A. Concept Plan

The Streetscape Concept Plan – Exhibit 8-4 identifies a hierarchy of primary, secondary, and tertiary gateways. The intent of the gateway intersection enhancements is to provide a visual statement that you are within the Specific Plan area.

The gateway intersection enhancements should all incorporate uniform treatments (to varying degrees) within expanded corner setback areas (45 degree diagonal right-of-way). Depending on the hierarchy level, each gateway shall include special corner/sidewalk paving, planting schemes that highlight drought tolerant species, and monumentation signage. Monument signs are optional on tertiary gateway intersections.

Each corner planting scheme shall incorporate the three-tiered planting concept, consisting of accent trees, shrubs, or tall grass-like plant material, and a ground cover. Dense planting of evergreen tree species consistent with adjacent buffer setback plantings shall provide a background/screen for each corner setback area.

Gateway conceptual designs with typical dimensions (plan views) are illustrated in Exhibits 8-8, 8-9, and 8-10. The monument sign concept as it would appear in front of the planting treatment is illustrated in Exhibit 8-11.

Gateway enhancements and monument sign enhancements shall meet the City's line of sight regulations, as determined by the City Engineer. Dimensions of monument signs shall comply with Section 7.7.D.13 Monument Sign.

B. Dedication and Maintenance of Gateway Intersection Improvements

1. When dedication and maintenance is required.
 - a. Whenever a development project is proposed on land that is designated as a location for district gateway improvements in Section 8.8 Public Right-of-Way Streetscape, the developer shall:
 - i. Dedicate any necessary right-of-way area to the City or provide an easement in favor of the City for the installation of gateway intersection enhancements;
 - ii. Construct the gateway intersection enhancements to the standards indicated in Section 8.8 Public Right-of-Way Streetscape; and
 - iii. Enter into an agreement with the City that specifies perpetual maintenance.
 - b. The applicable review authority shall impose the dedication (or easement) requirement as a condition of project approval.

- c. The City Attorney and the Director of Community Development shall approve the form and content of any dedication or easement instrument used to ensure the installation and perpetual maintenance of the Gateway Intersection Enhancements.

Southwest Industrial Park Specific Plan

Slover Central Manufacturing District

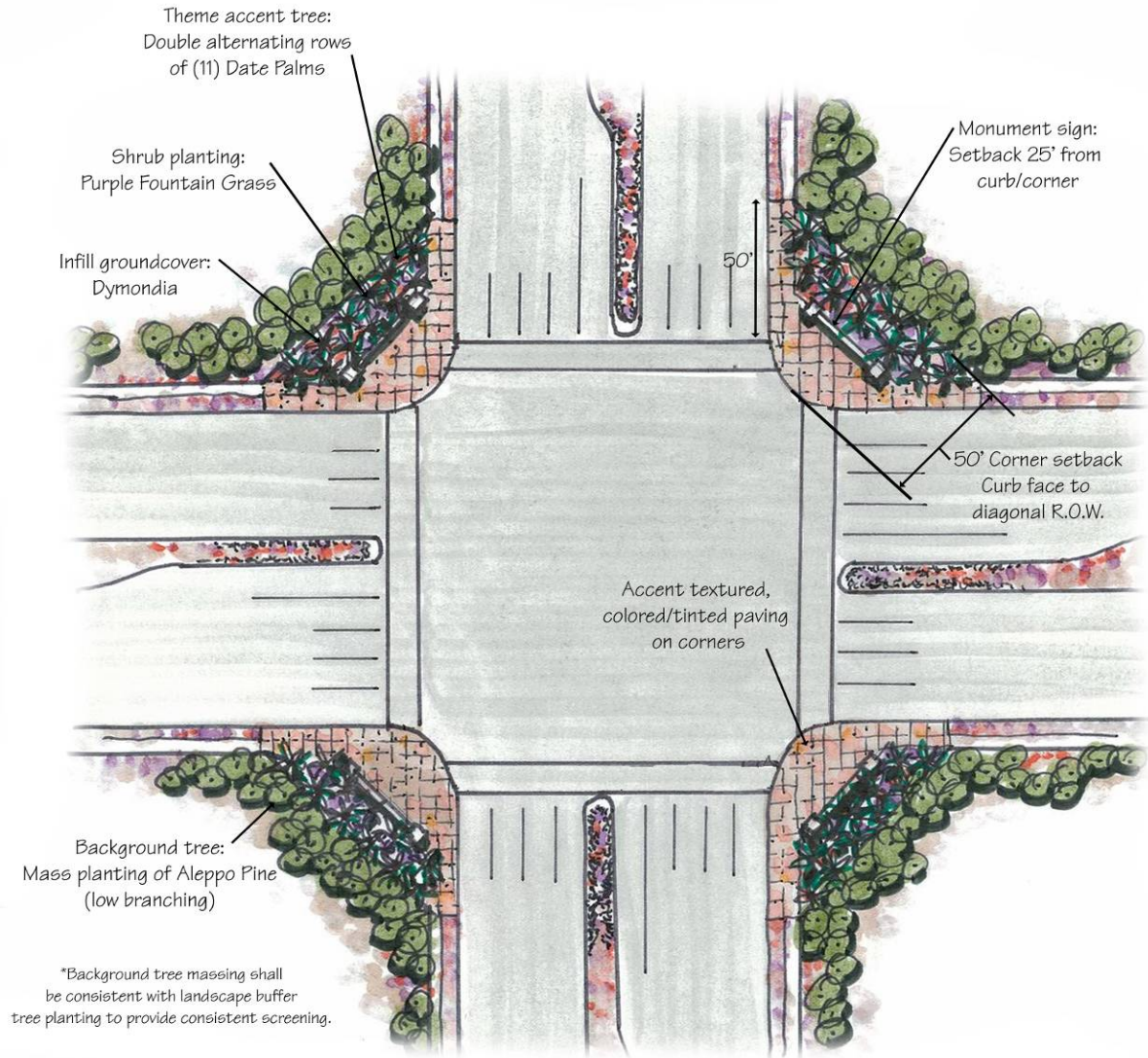


Exhibit 9-9 – Primary Gateway Intersection Enhancement Concept

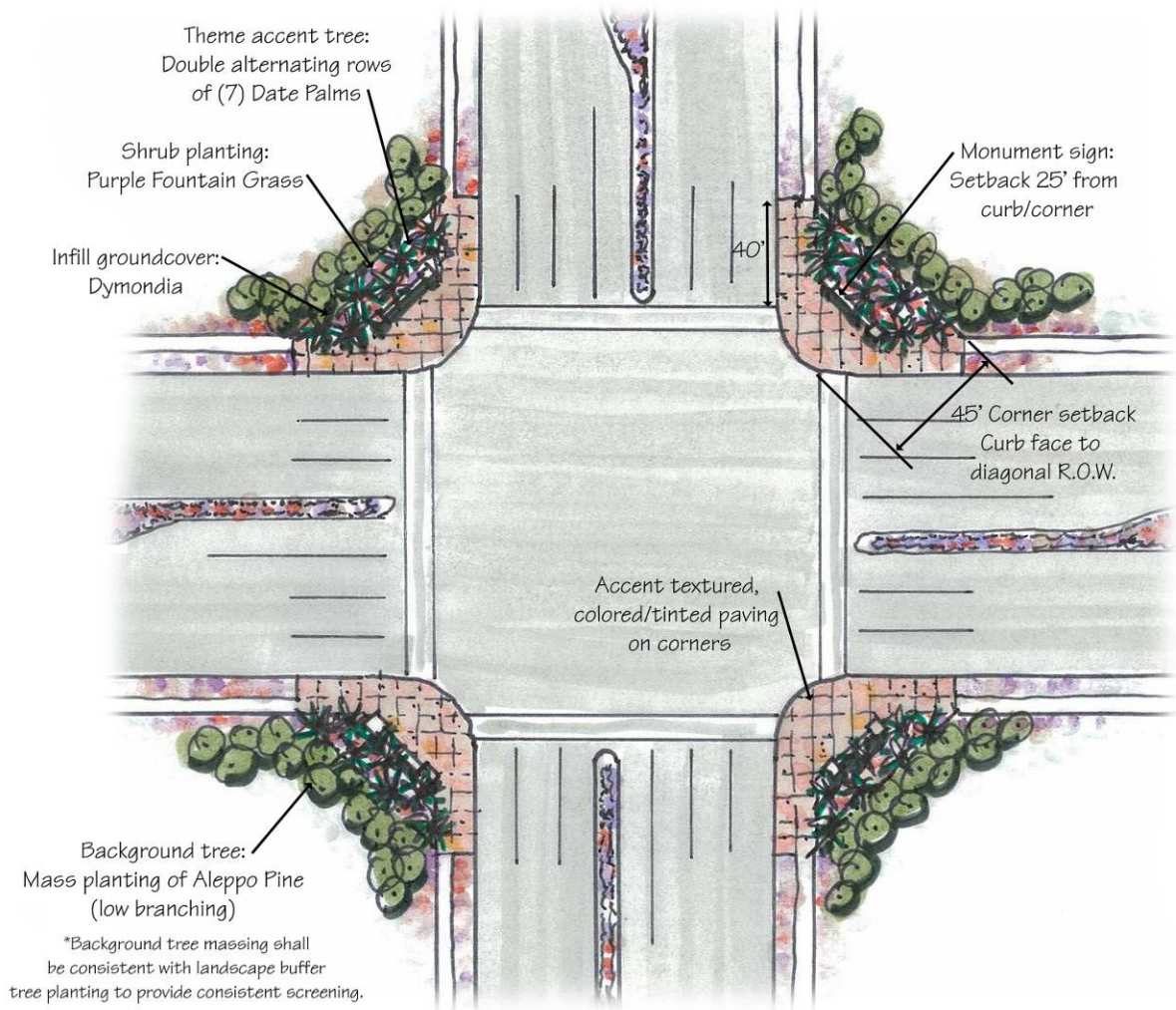


Exhibit 9-10 – Secondary Gateway Intersection Enhancement Concept

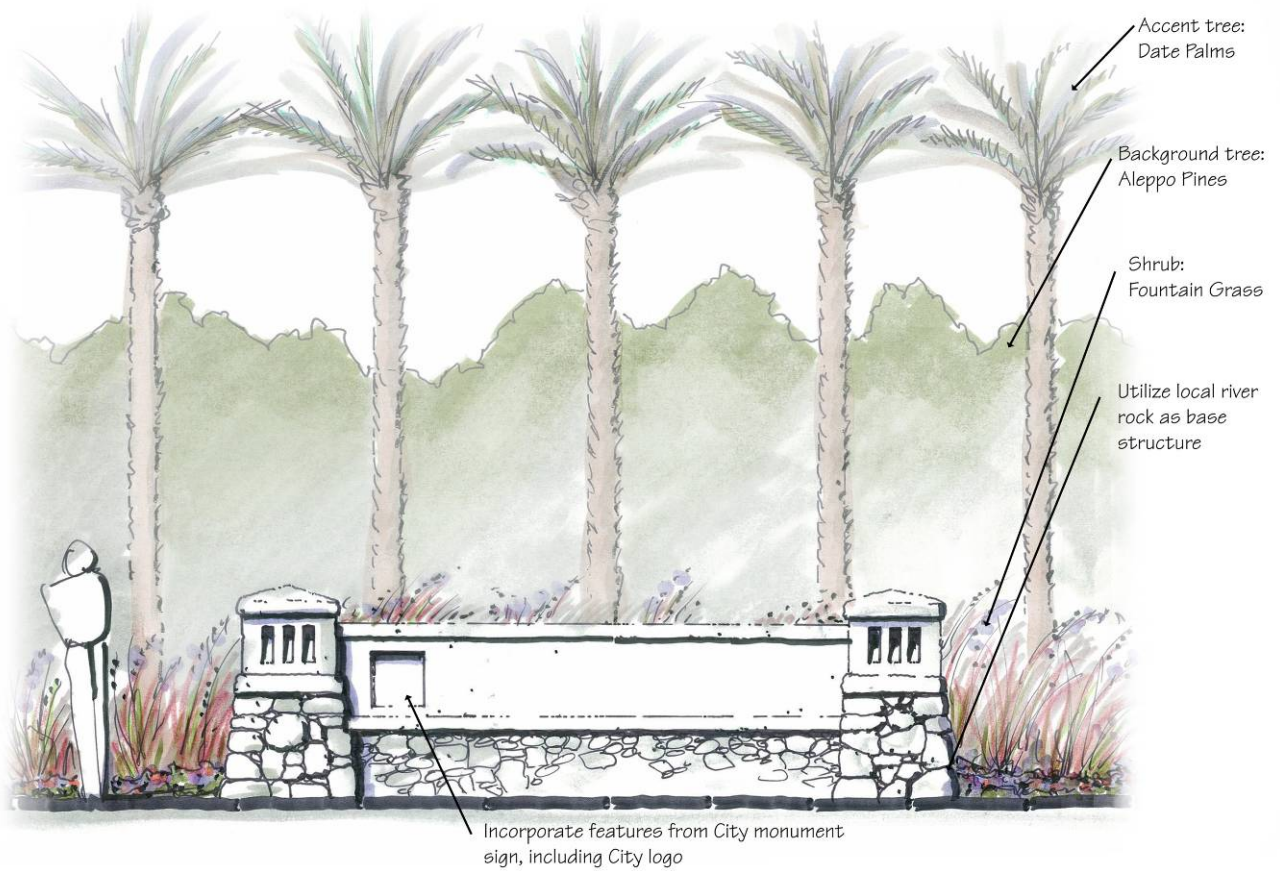


Exhibit 9-11 – Monument Sign Concept

4. **Street Furniture**

Exhibit 9-12 – Street Furniture Palette, identifies recommended street furniture components, including lighting, trash receptacles, and benches, for the district. The palette is intended to ensure a unified visual identity for the district, which is distinct from the other districts within the Specific Plan area.



**Wall/building lighting
Domus Series Lighting
by Phillips Lumec
DMS 55 - SG**



Pole/pedestrian and parking lot lighting



**Chase Park Series trash receptacle and bench
by Landscape Forms**



Exhibit 9-12 – Street Furniture Palette

9.9 Design Guidelines

A. Design Objectives

The Design Guidelines will promote and reinforce the City's commitment to high quality development. In general, the guidelines are intended to ensure that development preserves or improves the positive characteristics of the City's image. The objectives of these guidelines are to:

- Promote orderly development by implementing the SWIP Specific Plan objectives, policies, and principles found in Section 2.o.
- Protect and enhance property values by ensuring that development fits properly within the context of its surroundings and does not negatively impact adjacent uses.
- Encourage individual creativity and innovative solutions by allowing flexibility in how a particular guideline is met as long as the intent of the guideline is achieved.
- Ensure functional pedestrian and motor vehicle circulation within a project and convenient pedestrian linkages to and from adjacent residential, commercial, industrial, and school areas.

B. Design Intent

The design intent of the SCD is to provide for innovative and high quality design that accommodates and supports light and heavy manufacturing uses. Site design and architecture that meets the functional needs of the uses while allowing for buffering from adjacent uses and aesthetically-pleasing environments is highly encouraged.

C. Industrial, Distribution, and Business Park Uses

The design guidelines in this Subsection shall apply to all industrial, distribution, and business park development within this land use district.

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation, and parking areas should reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas responsive to the public.
- Site development may utilize variations on building placement and landscaping adjacent to the public street. Appropriate configurations may include, but are not limited to the following:
 - Fully landscaped setback between building and street.
 - Parking in front of building with a landscape buffer between parking and street. **See Figure 1.**



Figure 1. Appropriate building and landscape placement adjacent to public street

- Visitor parking may be located at the front of the building adjacent to the main entry while employee parking and service areas are located at the sides and rear of the building. **See Figure 2.**

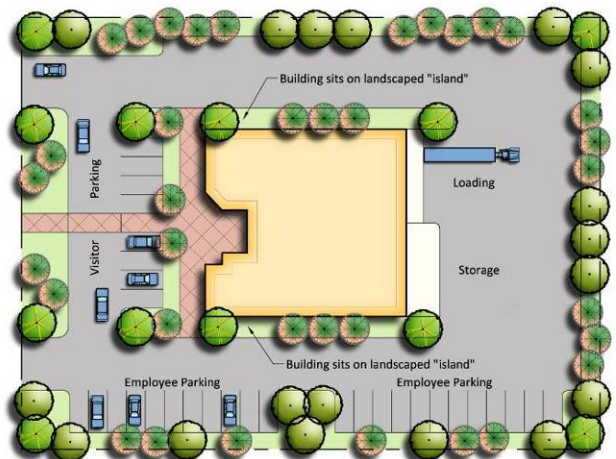


Figure 2. Parking layout.

- Service and loading should not be located on building side(s) adjacent to a public street.
- The design and location of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) shall be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- With the exception of security kiosks, accessory buildings shall be located as far back from the front and street side setback area as possible.
- Sea/train-type metal is prohibited.
- Noise generating activities and storage areas shall be located as far as possible from adjacent properties. Sound attenuation walls shall be used where appropriate to reduce noise.
- Outdoor storage, work, and loading areas shall be incorporated within the building design and located to the rear or side of buildings and screened from view from adjacent public streets. **See Figure 3.**



Figure 3. Appropriate location of loading areas.

Courtyards and Plazas

- Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas, recreation areas, etc.). **See Figure 4.**
- Business park development should provide recreational facilities (e.g., bicycle paths, tennis courts, volleyball courts, gymnasiums, etc.).



Figure 4. Open space amenities.

2. Building Orientation

- Multiple building developments should be oriented in a manner that will form gateways through facade enhancement, maximize public view, and capture public

interest along adjacent major streets. **See Figure 5.**

- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Buildings should generally be placed at or near setback lines with development oriented in a manner that will provide visual interest. **See Figure 6.**
- Buildings should be oriented in a manner that takes advantage of passive solar design.
- Buildings shall be oriented to provide a buffer between sensitive uses and outdoor work areas, loading and storage.

3. Site Elements

Fences and Walls

- Walls and fencing materials shall consist of wrought iron, tubular steel, stone, stucco, or brick, and shall be compatible with the overall design character/style of the development. The use of chain-link fence material is not allowed if visible from the public right-of-way. **See Figure 7.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.
- Wall heights and surfaces shall be articulated with varying facade depths or pilasters to promote architectural interest, and shall include a cap along the top of the wall. **See Figure 8.**
- Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti. **See Figure 8.**



Figure 5. Buildings are oriented to create gateway into development.



Figure 6. Buildings are oriented to provide architectural features visible from public rights-of-way.



Figure 7. Tubular steel and stone pillars are appropriate fencing materials.



Figure 8. Wall is articulated with pillars and incorporates landscaping at the base and vines to deter graffiti

Screening

- Loading bays and service areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 9.**
- Trash storage enclosures and outdoor mechanical equipment shall be screened from public view.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. **See Figure 10.**

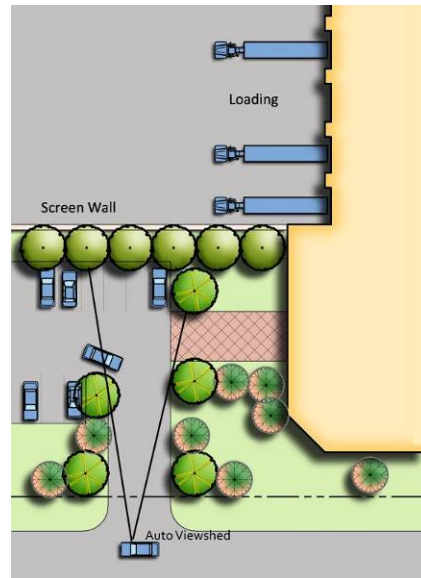


Figure 9. Appropriate placement, orientation and screening of service areas.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site. **See Figure 11.**
- Trash enclosures shall integrate horizontal screening such as trellises. **See Figure 11.**

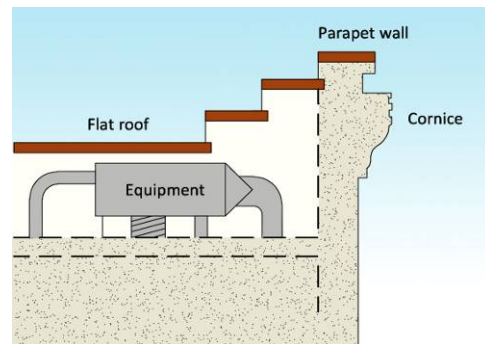


Figure 10. Screening of roof mounted equipment.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major



Figure 11. Trash enclosure.

streets, and to prevent light spillover onto adjacent properties. **See Figure 12.**

- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 13.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures.
- Decorative light fixtures shall be consistent with the architectural design of the building. **See Figure 14.**
- Truck and truck trailer storage areas shall incorporate lighting to increase real and perceived security.

4. Parking and Access

Parking

- Parking lots shall not be the dominant visual element on the site.
- Parking lots adjacent to and visible from public streets shall be appropriately screened to minimize undesirable visual impacts. **See Figure 15.**
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 15.**
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat and the visual impacts of large parking areas.
- Employee parking areas should be located behind the building or alongside the building so as not to be visible from adjacent streets.



Figure 12. Hooded light fixture directs light downward.



Figure 14. Decorative light fixtures.

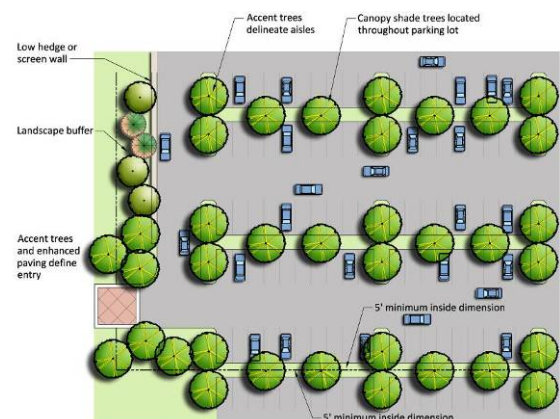


Figure 15. Parking lot landscaping.

- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 16.**
- Parking shall be provided within walking distance of all tenants and public sidewalks.
- Parking lot design shall include water quality storm water facilities consistent with City standards. **See Figure 17.**

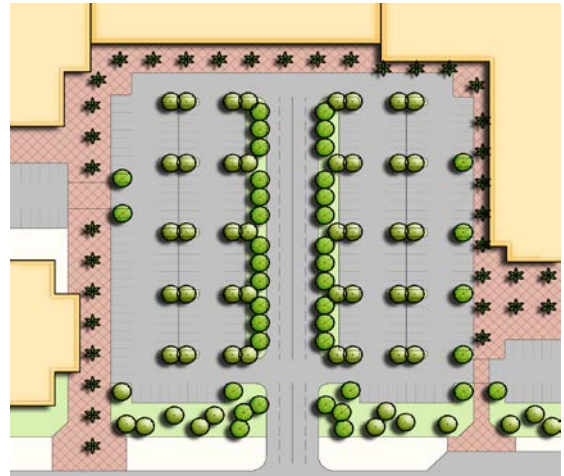


Figure 16. Pedestrian circulation is consistent along perimeter of parking lot

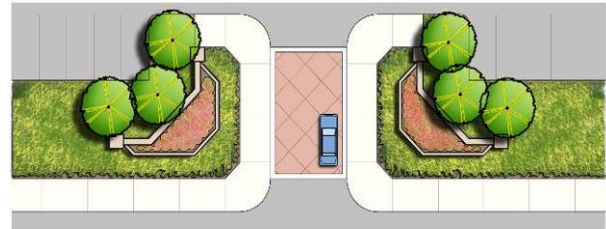
Access

- The use of common (shared) access points and driveways is encouraged; placement of vehicle access points close to building entries shall be avoided to minimize pedestrian and vehicular conflicts. **See Figure 18.**



Figure 18. Shared parking access.

- Entry drives shall be clearly marked by special features, (e.g., enhanced paving, prominent landscape features, low-level decorative walls, and well-designed monument-type signs). **See Figure 19.**
- Access to each development site shall be clearly visible to pedestrians and motorists.
- Service and loading areas should take access from shared access points to reduce curb cuts along streets.



Enhance project entries with landscaping and special paving for visual impact.

Figure 19. Entry drive.

5. Architecture

Mass and Scale

- The mass and scale of the buildings shall respect the visual and physical relationship to the adjacent buildings and surrounding sensitive uses. Taller building elements should be placed towards the center of the site, with lower elements adjacent to surrounding properties.
- Buildings should be stepped back when adjacent to or in close proximity to sensitive uses.
- Vertical and horizontal offsets shall be provided to reduce the visual bulk of the building. **See Figure 20.**



Figure 20. Incorporation of vertical offsets and material changes.

Building Facades

- Building facades shall incorporate architectural elements such as windows, pillars, wall plane breaks to minimize blank walls and to create visual interest. **See Figure 21.**
- All building elevations, whether front, side, or rear shall be architecturally detailed.
- Architectural accents (e.g., cornices, tiles, trim around windows, grooves in building faces, accent band details, bulkheads, etc.) shall be used to create variation along building facades. **See Figure 22.**
- Higher facades and rooftops should be incorporated at corners and intersections,



Use of windows, fins and wall plane breaks provides visual interest.

Figure 21. Façade articulation.



Figure 22. Use of cornices, window trim and grooves.

and appropriate massing and scale shall be considered for the remainder of the building spanning public street frontage.

See Figure 23.

- Primary building entries shall be easily identified through the use of prominent architectural elements, signage, landscaping, lighting, canopies, roof form, hardscape, architectural projections, columns, vertical elements, or other design features that help emphasize a building's entry. **See Figure 24.**



Figure 23. Enhanced corner elements.



Figure 24. Articulated Entries.



- Roofs shall be designed as an integral component of building form, mass, and facade. Building form should be enhanced by sloped or offset roof planes, eave heights, and rooflines. **See Figure 25.**
- Locate and/or screen rooftop equipment so that it is not visible from the street. Rooftop screening shall be integral to the building's form.



Figure 25. Offset roof planes.

Color and Materials

- Colors and materials for all structures on-site should consist of earth tones. Use of at least two to three different colors, materials or textures is encouraged.
- Building materials shall be durable and able to withstand long-term exposure to the elements.

- Large expanses of smooth material (e.g., concrete) shall be broken up with expansion joints, reveals, or changes in texture and color. **See Figure 26.**
- To the fullest extent feasible, buildings should use large windows along walls and skylights in rooftop designs to capture natural light during working hours.
- Use of metal as the primary building façade material is subject to approval of a conditional use permit by the Planning Commission.



Figure 26. Use of expansion joints.

6. Landscaping

- Landscaping shall be in scale with adjacent structures, streets, and public spaces, and be sized appropriately when fully grown.
- Landscaped areas should incorporate a three-tiered planting system:
 - 1) ground cover and flowering plants;
 - 2) shrubs and vines; and
 - 3) trees.

See Figure 27. See Recommended Plant Palette in Section 9.5.

- Special landscape features, such as specimen trees, shall be provided at major focal points (e.g., project entries, building entries, and pedestrian gathering areas).
- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. Incorporation of public art is highly encouraged.
- Development on corner lots shall be enhanced with a combination of specimen trees, accent plantings, upgraded perimeter wall surfaces, hardscape treatments and landscape lighting adjacent to the street intersection .



Figure 27. Three-tiered planting system: trees, shrubs, and ground covers.

- Drought-tolerant and low-maintenance trees, vines, and groundcovers shall be used on-site. Drip irrigation systems shall be installed where feasible to ensure the highest possible level of water conservation.
- Planting materials shall be used in plaza areas to provide shade and soften the appearance of hard walls. Water features and public art are also encouraged. **See Figure 28.**
- The use of vines is encouraged on walls to soften the appearance of buildings and screen walls, and to help deter graffiti. **See Figure 29.**
- Planting materials shall be installed to provide a buffer against noise and should be integrated with walls or fences to achieve desired sound reduction. **See Figure 30.**



Figure 28. Plaza area.



Figure 29. Wall incorporates landscaping to soften appearance and deter graffiti.

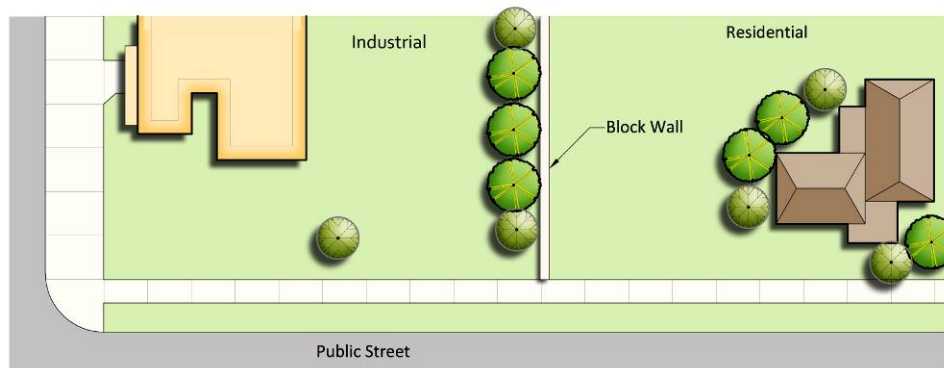
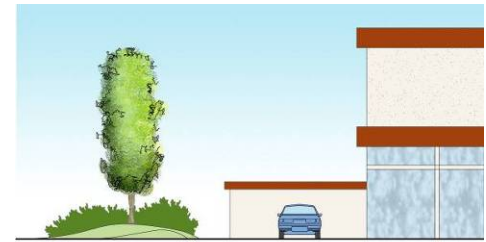


Figure 30. Plant material along buffer wall.

- Landscaping and trellises with vines are encouraged be used for screening trash storage areas, service areas and mechanical equipment.
- Setbacks adjacent to sensitive uses shall include dense landscaping to provide visual screening and noise abatement.

- Landscaped berms along site edges may be used to screen parking, loading and service areas and to serve as a sound reduction measure. **See Figure 31.**
- Surface parking lots shall be well-landscaped to reduce heat island effect and visually reduce the expanse of paved area. **See Figure 32.**
- Pervious paving materials are strongly encouraged for sidewalks, pathways, parking lots, plazas or gathering areas or other paved surfaces on-site.
- An automatic irrigation system using current equipment and technology shall be provided for planted areas.
- Run-off retention and on-site water filtration and bio-swales should be a part of the overall landscape design, and can also serve as buffering methods for adjacent businesses. **See Figure 33.**
- Trees shall be selected and placed to provide canopy and shade for walkways, pedestrian open spaces, and parking areas.
- Landscape material in the setback and visible from the public right-of-way shall blend with and seem a part of the public right-of-way landscaping.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.



Wall, landscaping and berms screen industrial buildings and storage

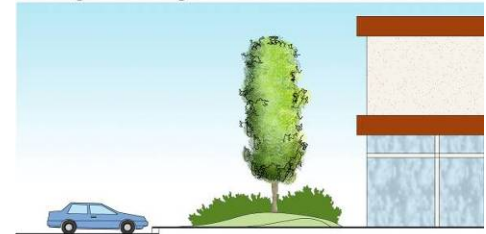


Figure 31. Landscaped berms.



Figure 32. Landscaped parking lot.



Figure 33. On-site water filtration.

- Availability and specific site conditions should be considered in final selection. Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.

D. Commercial Uses

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation and parking shall reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas that enhance publicly-accessible spaces. **See Figure 34.**
- Buildings may be located adjacent to the street with a fully landscaped setback or buildings may be set back with limited parking in front. **See Figure 35.**

Courtyards, and Plazas

- The organization and design of buildings shall encourage and facilitate pedestrian activity.
- Buildings should be organized to create usable open space, courtyards, plazas and dining areas. **See Figure 36.**



Figure 34. Site plan emphasizes pedestrian connectivity.



Figure 35. Limited parking adjacent to street with landscape setback.



Figure 36. Buildings create courtyard.

- Pedestrian-oriented open spaces, courtyards and plazas shall include a focal element such as a sculpture and/or water feature and sitting areas. **See Figure 37.**

2. Building Orientation

- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Commercial buildings on corner parcels shall establish a strong tie to both streets and should encourage pedestrian activity at corner locations. **See Figure 38.**
- Buildings associated with service retail and restaurant uses shall be pedestrian-scaled, with entries fronting onto streets, plazas or courtyards to reinforce pedestrian orientation.
- Buildings adjacent to sensitive uses shall be buffered. This may be accomplished by providing masonry walls, landscaped berms, appropriate building orientation, building height stepbacks and limitations on activities adjacent to sensitive uses. **See Figure 39.**



Figure 37. Open plaza areas with seating.



Figure 38. Commercial/retail buildings on corners should establish strong tie to the street.

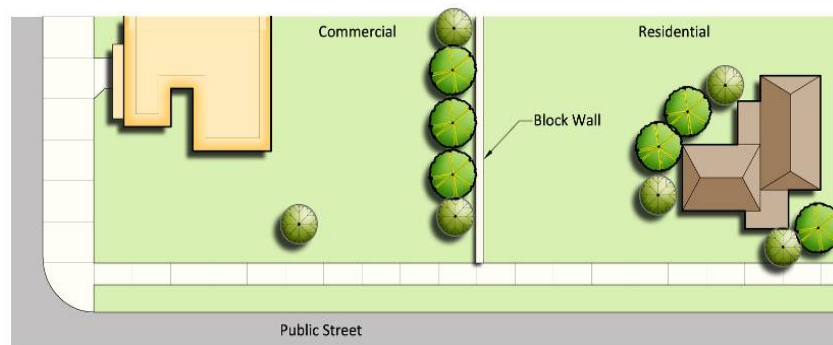


Figure 39. Masonry wall and landscaping separates uses.

- Commercial and retail buildings should generally be placed at or near setback lines with developments oriented in a manner that will provide visual interest.
- Buildings should be oriented in a manner that takes advantage of passive solar design to the maximum extent feasible.

3. Site Elements

Fences and Walls

- Wall heights and surfaces shall be articulated with varying façade depths or pilasters to promote architectural interest, and may include a cap along the top of the wall. **See Figure 40.**
- Walls visible from public streets shall be decorative and complement the design of on-site buildings.
- Wall and fencing materials may consist of brick, stone, stucco, wrought iron or tubular steel. Wall and fencing colors should match building colors, with neutral earth tones. **See Figure 41.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.
- Electric fences, barbed wire, concertina wire, or other security wire is prohibited.



Figure 40. Wall incorporates pilasters and cap.



Figure 41. Stone wall.

Screening

- Service and delivery areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 42.**
- Outdoor mechanical equipment should be screened from public view.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. **See Figure 43.**

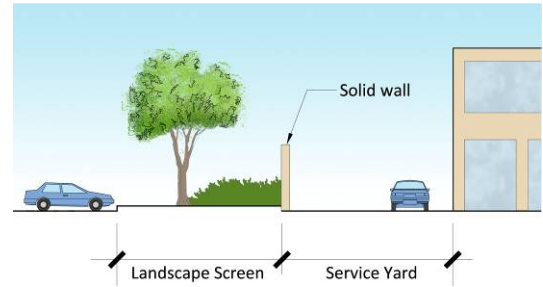


Figure 42. Screened delivery area.

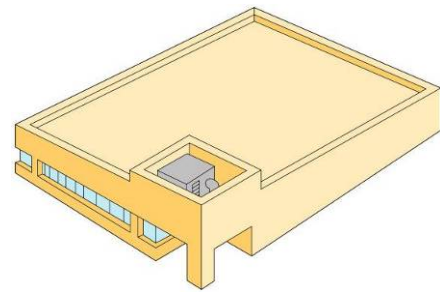


Figure 43. Screening of roof-mounted equipment.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site.
- Trash enclosures visible from the public view shall integrate horizontal screening such as trellises.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major

streets, and to prevent light spillover into adjacent properties. **See Figure 44.**

- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 45.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures. **See Figure 46.**
- Decorative light fixtures are encouraged, as long as fixtures are consistent with the architectural design of the building. **See Figure 47.**

4. Parking and Access

Parking

- Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking.
- Large commercial and retail parking areas should be located behind building facades so as not to be visible from major streets.
- Parking lots shall not be the dominant visual element on the site.



Figure 44. Hooded light fixture directs light downward.



Figure 45. Bollard lighting along pedestrian walkway.



Figure 46. Pole mounted light.



Figure 47. Decorative light fixtures.

- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 48.**
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat gain and the visual impacts of large parking areas.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 49.**
- Parking lot design shall include water quality storm water facilities consistent with City standards. **See Figure 50.**

Access - Vehicular

- Site access shall promote safety by providing an adequate stacking distance for vehicles between the back of the sidewalk and the first parking stall or circulation aisle.
- Conflict between vehicles and pedestrians shall be avoided at access driveways by providing a walkway on at least one side of the driveway.
- The number of access driveways shall be minimized and located as far as possible from street intersections.
- Site access locations shall be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.
- Unobstructed line of sight at corners and driveways shall be provided to reduce vehicular conflicts. **See Figure 51.**
- Avoid placing primary vehicle access in close proximity to major building entrances



Figure 48. Landscaped parking lot.

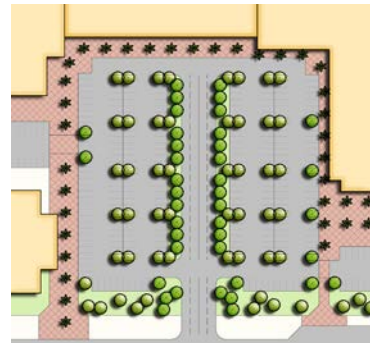


Figure 49. Pedestrian circulation is consistent along perimeter of parking lot.



Figure 50. On-site storm water capture.

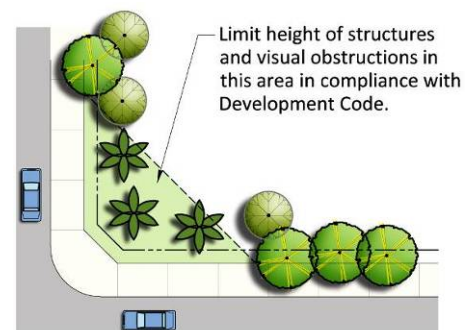


Figure 51. Unobstructed sight lines.

in order to minimize pedestrian and vehicular conflicts. **See Figure 52.**

Access - Pedestrian

- Clearly defined pedestrian walkways or paths should be provided from parking areas to primary building entrances. Clear and convenient pedestrian access shall be provided between the public sidewalk and the pedestrian areas of the development. **See Figure 53.**
- Raised walkways, decorative paving, landscaping and/or bollards shall be used to separate pedestrian paths from vehicular circulation areas. **See Figure 54.**



Figure 52. Vehicle access is placed away from building entrances.

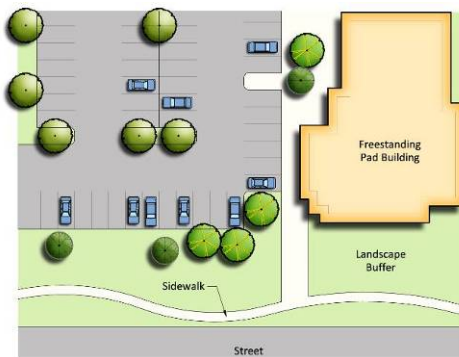


Figure 53. Clearly defined pedestrian walkways



Figure 54. Raised walkway and landscaping in parking lot.

- Parking areas should be designed so that pedestrians walk parallel to moving cars. **See Figure 55.**

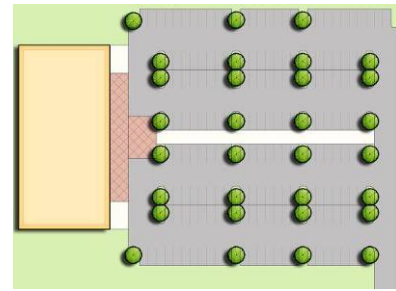
Loading and Delivery

- Loading and delivery service areas shall be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts to the maximum extent feasible.
- Loading and delivery service areas shall be screened with portions of the building, architectural wing walls, freestanding walls or landscape planting.
- Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street. **See Figure 56.**
- Service, loading and delivery areas should take access from planned shared access points to reduce curb cuts along project frontages.

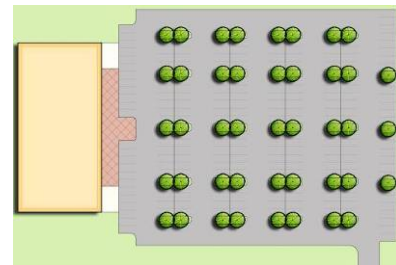
5. Architecture

Mass and Scale

- The mass and scale of new infill developments shall be compatible with the existing, adjacent structures. This can be accomplished by transitioning from the height of adjacent buildings to the tallest elements of the new development by stepping back the upper portions of taller buildings.
- Human-scale elements, such as pedestrian-scaled doors, windows and building modules shall be used to emphasize pedestrian orientation.



Appropriate



Inappropriate

Figure 55. Pedestrian circulation.



Figure 56. Loading area placed behind building outside of circulation lanes.

- The size and location of various building elements (e.g., roofs, parapet walls, wing walls, etc.) shall be in scale to the building as a whole and provide visual interest. **See Figure 57.**

Building Facades

- Buildings shall include enhanced and articulated facades along public streets).
- Design details shall be continued or repeated upon all building elevations.
- Building entrances should be readily identifiable. The use of recesses, projections, columns, and other design elements to articulate entrances are encouraged. **See Figure 58.**
- Facades shall provide visual interest with vertical and horizontal variations in wall and roof planes, building projections, door and window bays, arcades, and similar elements/techniques. **See Figure 59.**
- Buildings shall undergo a break in façade approximately every 40 feet, to create a varied wall surface along public areas. Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale should be considered for the remainder of the building spanning public right-of-way frontage.
- Buildings should include vertical elements (e.g., clock tower, building articulation) that create points of visual interest when viewed from the public right-of-way.
- Roof designs that are visually interesting and designed to completely screen all rooftop equipment from public streets are required. **See Figure 60.**



Figure 57. Building elements add visual interest.



Figure 58. Building Entry.



Figure 59. Horizontal and vertical articulation.



Figure 60. Full roof screens all equipment and provides visual interest.

- Buildings should use large windows along walls and skylights in rooftop designs to capture natural light during operating hours.
- The interior areas of commercial development should have shaded or covered walkways.

Storefronts

- Storefronts shall be comprised predominantly of transparent surfaces (ex. windows). **See Figure 61.**
- The use of clear glass on the first floor is strongly encouraged.
- Storefront windows shall be large and a minimum of 24 inches off the ground. The maximum bulkhead (wall plane between the ground and the bottom of the windows) height should be approximately 36 inches.
- Storefront entries should promote a sense of entry into the structure as well as provide a sense of shelter by incorporating elements such as overhangs, canopies, awnings, and recesses. **See Figure 62.**
- If security grilles are necessary, they shall be placed inside the building behind the window display area at a minimum distance of two feet behind the window.
- Product storage racks shall not block views through storefront windows.

Colors and Materials

- The use of a coordinated three-color palette for the base color and major and minor trim accents is encouraged.
- Colors for all structures on-site should be varied and should consist of neutral, earth tones. **See Figure 63.**



Figure 61. Storefront windows.



Figure 62. Storefront overhangs provide a sense of shelter and entry.



Figure 63. Use of neutral, earth tones.

- Exterior finish materials shall be appropriate for the architectural style and/or theme of the entire development and should contribute towards a high quality image. **See Figure 64.**
- Changes in materials shall occur at inside corners to make building volumes appear substantial.
- Materials shall be varied to provide architectural interest, however, the number of materials shall be limited and not exceed what is required for contrast and accent of architectural features.
- Exterior materials and architectural details shall relate to each other in ways that are traditional and logical. For example, heavy materials should appear to support lighter ones. **See Figure 65.**

6. Landscaping

Plants and Irrigation

- Landscaping should help complete the design of the site and enhance the quality of commercial developments by framing and softening the appearance of buildings, screening undesirable views, and buffering incompatible uses.
- Landscaped areas should generally incorporate planting utilizing a three tiered system:
 - 1) ground covers (including flowering plants—annuals and perennials),
 - 2) shrubs and vines, and
 - 3) trees.

See Figure 66.



Figure 64. Exterior finish materials.



Figure 65. Heavy materials at base of building with lighter materials above.



Figure 66. Example of three tier landscape system.

- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. **See Figure 67.**
- Planting materials shall be used in plazas or gathering areas to provide shade and soften the appearance of hard surfaces. Water features and public art are also encouraged in these places. **See Figure 68.**
- Trees located along street frontages shall be selected to match or complement existing or proposed street trees in the public right-of-way.
- A minimum five-foot landscape strip shall be used along circulation aisles in parking lots, and along building side/rear elevations if a walkway is not used. A landscape strip is also encouraged in nonpublic areas and service areas between pavement and buildings.
- On-site water filtration features and bio-swales are strongly encouraged, and can also be used as buffering methods for adjacent businesses.
- Drought tolerant and low-water trees, vines, and groundcovers shall be used on-site. When feasible, drip irrigation systems shall be installed to provide on-site vegetation with appropriate irrigation and ensure the highest possible volume of water conservation.
- Planting materials shall be used to provide a buffer against noise, and may be integrated with walls or fences to achieve desired sound reduction and appearance.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.



Figure 67. Highlighting entry points.



Figure 68. Public plaza area within commercial development incorporates water feature.

- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection. Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.

Site Furniture

- Outdoor furniture and fixtures (e.g., lighting, directional signs, trellises, raised planters, works of art, benches, trash receptacles, fencing, etc.) shall be integral elements of the building and landscape design. **See Figure 69.**
- Outdoor furniture shall be of a sturdy construction to withstand daily use. Wood should be avoided.
- Outdoor furniture shall be located so it will not conflict with the pedestrian and motor vehicle circulation patterns. **See Figure 70.**
- Outdoor seating should be shaded.



Figure 69. Trellis.



Figure 70. Outdoor furniture outside of pedestrian walkway.

Paving

- Decorative paving shall be incorporated into courtyards, plazas, pedestrian walkways, and crosswalks. **See Figure 71.**
- Paving materials shall complement the architectural design of the building and landscape design of the project. The use of stamped concrete, stone, brick, permeable pavers, exposed aggregate, or colored concrete is encouraged. The use of slippery materials (e.g., polished marble or granite) is prohibited.



Figure 71. Enhanced paving in pedestrian areas.

E. Special Commercial Uses

1. Mini-Storage Facilities

Site Design

- Offices and customer service areas shall be located adjacent to the street frontage to provide convenient access and help visually break up the front façade.

Building Design

- Long, flat, unarticulated walls shall be avoided along street frontages. **See Figure 72.**
- Building walls and screen walls shall incorporate substantial articulation, and changes in plane and height to add visual interest.
- A minimum of two different building materials shall be used on building walls and screen walls adjacent to street frontages (e.g., stucco, brick, stone).
- Building materials, textures and landscaping shall be chosen to deter graffiti.



Figure 72. Articulated wall of mini-storage facility.

2. Parking Structures

Site Design

- A minimum 5-foot wide landscaped strip shall be provided on all sides of the parking structure.

Building Design

- Parking garages shall be designed to help reduce the mass and scale of the garage and to ensure their compatibility with surrounding uses.
- Conceal view of vehicles in the garage through a combination of screen walls and plantings. **See Figure 74.**



Figure 74. Parking structure with landscaping.

- Avoid a monolithic appearance. This can be accomplished as follows:
 - Minimize horizontal and vertical banding by balancing both horizontal and vertical elements.
 - Use simple, clean geometric forms, and coordinated massing.
 - Step back upper levels of the garage 5 to 10 feet above the first floor. **See Figure 75.**
- Coordinate openings in the parking garage with the size and modulation of adjacent windows and structural bays.
- Size openings in the parking garage to resemble large windows as in an office building.
- Use masonry materials that are predominantly light in color, but avoid unpainted concrete.
- Avoid a sloping ramp appearance by providing level and uniform wall planes between floors.
- Visually define and differentiate between pedestrian and vehicular entrances through appropriate architectural detailing. **See Figure 76.**



Figure 75. Horizontal and vertical articulation breaks up parking structure elevation.



Figure 76. Paving differentiates between pedestrian and vehicular entries.

Access and Circulation

- Vehicle stacking areas for entering and exiting traffic shall be sufficient in length to minimize traffic backup into surrounding streets or within the garage. A minimum of two vehicle lengths of stacking distance shall be provided between the back of the sidewalk and the control gate.
- One inbound lane shall be provided for a garage with a capacity of up to 500 vehicles. At least two inbound lanes shall be provided for garages with a capacity of more than 500 vehicles.
- The maximum aisle length shall not exceed 400 feet without providing a cross aisle.
- Ramp grades shall not exceed 10 percent and parking areas should not exceed a slope of four to five percent.

Security and Lighting

- The design of the garage shall eliminate possible hiding places and openings that could allow random pedestrian access.
- During periods when parking activity is substantially less than the garage capacity (i.e., during night operations), there shall be a means of securing unused parking levels from use, including stairwells and elevators. If the garage is not operated on a 24-hour basis the entire facility shall be secured from access during hours when the facility is closed.
- For security reasons, at least one or two sides of the stair tower shall include glass running vertically the height of the tower. Elevators shall be provided with glass-back cabs and shafts. **See Figure 77.**
- Stairs and elevators shall be located adjacent to a street on the exterior of the structure where lobbies can be exposed to outside view.
- The use of security cameras is required.



Figure 77. Glass-back elevator cab and shaft.

- A minimum of five foot-candles shall be provided inside the structure and a minimum of three foot-candles for exterior parking areas. Higher levels are recommended for remote areas subject to security problems such as stairways, elevators, and other pedestrian access points.
- Lighting levels shall be equally distributed to provide uniform illumination over all parking areas.
- Light sources shall be shielded so that the source of the illumination is not seen from outside the structure.

3. Service Stations

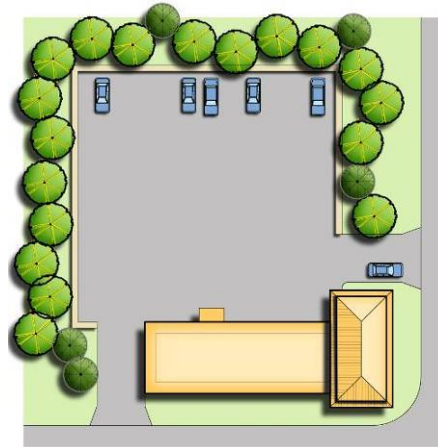
Site Design

- The site shall be designed to accommodate anticipated circulation patterns and those patterns should be defined by paving and by well-placed landscaped areas.
- In areas developed with buildings adjacent to the sidewalk, service stations shall also be oriented to the sidewalk, placing any service bay door and car wash openings on the rear of the structure.
- Where commercial development abuts the service station, two-way vehicular access integrated with the adjacent commercial development shall be provided where feasible.
- The site design for projects located at street corners shall provide a strong design element at the corner to help frame the public right-of-way and anchor the corner. **See Figure 78.**



Figure 78. Corner landscaping element.

- Parking spaces for vehicles left for repair shall be located in the least visible areas of the site and screened from public view.
- Service or car wash bays shall not face toward a public street.
- Work bays shall be oriented so that the interior of the bays are not visible or audible from a public street. **See Figure 79.**
- Each pump island shall include a vehicle stacking area for at least two vehicles (38-feet), on at least one end of the pump island and shall not restrict vehicle circulation and parking areas.
- A gasoline tanker truck unloading zone shall be provided and shall not obstruct vehicle circulation and parking areas.



Work Bays

Figure 79. Work bays face interior.

Building Design

- Service station buildings shall be designed to complement and be compatible with the predominant architectural theme and scale of the area. If located within a multi-use center, the architectural design shall be compatible with the design of the center.
- The design of the building should be clean and simple, and shall relate to surrounding buildings through use of similar scale, materials, colors, and/or detailing.
- Building elevations facing public streets shall be architecturally detailed to provide interest and the appearance of quality development.
- The roof design of service stations, including pump island canopies, shall incorporate full, pitched roof treatments with a low to moderate slope. **See Figure 80.**
- Building materials shall have the appearance of substance and permanency (e.g., masonry).



Figure 80. Sloped roof on pump island canopies.

Landscaping and Walls

- A three-foot high, landscaped berm, a dense hedge, or a low wall shall be provided along all street frontages where parking is provided. **See Figure 81.**
- A minimum six-foot high decorative masonry wall shall be provided along side and rear property lines not abutting public streets. A minimum five-foot wide landscaped planter shall be provided adjacent to the wall in areas accessible to the public.



Figure 81. Landscaped berm.

Site Elements

- Gates, fencing, and walls shall remain free of signs or other advertisements.
- The use of chain-link fencing is prohibited if visible from a public street.
- Where security is an issue, fencing shall consist of open grille work, and the use of surveillance cameras is encouraged.
- Electric fences, barbed wire, concertina wire, or other security wire is prohibited.

4. Shopping Centers

Site Design

- Portions of primary buildings and/or freestanding satellite buildings shall be located at the street setback lines to enclose the site and help frame the street. **See Figure 82.**
- Buildings within the center shall have a logical spatial and functional relationship to each other and shall provide for convenient pedestrian circulation throughout the center.
- Parking shall be provided within convenient walking distances of all tenants. Walking paths to buildings from the public street shall be provided. **See Figure 83.**



Figure 82. Buildings placed at street setback lines.



Figure 83. Walking paths.

- To reduce the visual impact of large paved areas, parking lots shall be broken up into smaller areas separated by landscaping, pedestrian circulation areas and drive aisles.
- Storage areas and loading facilities shall be limited in number and shall be designed, located, and screened to minimize their visibility from outside public areas and surrounding streets.

Building Design

- Buildings, hardscape, landscape, site furnishings and signage should reflect a unified theme. **See Figure 84.**
- Long, linear buildings shall be avoided. Where such buildings are unavoidable, their length shall be mitigated by changes in building height, wall plane, and spatial volumes and by varied use of window areas, arcades, roof elements, and building materials. **See Figure 85.**
- If the shopping center contains a large scale building, integration of smaller-scale shops along the exterior of the building with entrances from the exterior of the building are desirable in order to create a more human scale and pedestrian-oriented character.
- Side and rear elevations of commercial buildings that are visible from public rights-of-way shall be architecturally consistent with the front elevations of the building.
- Blank walls adjacent to main pedestrian areas shall be avoided.
- Flat roofs, mansard roofs, and veneer parapets are strongly discouraged in favor of full, pitched roof treatments. In large centers, a combination of flat roofs with decorative cornices and full, pitched roofs may be acceptable if the design presents a balanced appearance. **See Figure 86.**



Figure 84. Unified theme.



Figure 85. Articulation along wall plane.



Figure 86. Appropriate roofing.

- All roof-top and ground-mounted equipment shall be screened from view.
- Outdoor sales and storage areas shall be designed to blend with the architecture of the main building. The height of the screening elements shall be tall enough to screen all stored materials. **See Figure 87.**



Figure 87. Outdoor sales area.

9.10 Development Incentives

This Section offers development incentives to produce greater land use efficiencies and reduce incremental costs for new development.

A. Applicability

The incentives in this Section shall apply to all new development that meet(s) the applicable eligibility criteria.

B. Definitions

For the purposes of this Section, lot consolidation and lot integration shall have the following meanings:

1. Lot consolidation. A legal action in which a lot line is removed or abandoned; a lot line is adjusted; lots are merged; or other equivalent action is taken, for the purpose of allowing a structure or development to be built so that it extends over what were previously two or more separate lots. A lot consolidation cannot create additional lots and cannot make existing lots nonconforming. All lots must be identical in.
2. Lot integration. The comprehensive planning and improving of contiguous lots under multiple ownership as an integrated group, typically involving deed restrictions, cooperative agreements, reciprocal easements, or similar recorded instruments to bring about development that is comparable to what could occur if the lots were under common ownership.

C. Lot Consolidation Incentives

1. Eligibility requirements. In order to be eligible for the by-right development incentives indicated in Subparagraph 2, below, the minimum consolidated lot size for a development shall be 97,500 square feet.
2. By-right incentives. Eligible projects shall receive one or more of the following incentives:
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review), irrespective of the number of lots involved.
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 9.6 Parking and Loading Standards, as approved by the Director of Community Development.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio (FAR) and in maximum height shall be in the amounts listed in Table 9-10 – Allowable Bonuses for Lot Consolidation. The intensity and height bonus incentives shall apply to the total gross square footage of the consolidated lots.

Table 9-10 – Allowable Bonuses for Lot Consolidation

<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.8	10%	100 ft	25 ft

D. Green Building Incentives

1. Eligibility requirements. Projects that are seeking green building certification by a third-party entity (e.g., LEED, etc.) shall be eligible for the by-right development incentives indicated in Subparagraph 2.
2. By-right incentives.
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review).
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 9.6 Parking and Loading, as approved by the Director of Community Development.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio (FAR) and in maximum height shall be in the amounts listed in Table 9-11 – Allowable Bonuses for Green Building. The intensity and height bonus incentives shall apply to the total gross square footage of the project site.

Table 9-11 – Allowable Bonuses for Green Building

<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.8	10%	100 ft	25 ft

E. Application and Review Process for Incentives

1. Written submittal. Interested parties shall submit a written request for approval of incentives to the Director of Community Development on forms provided by the Community Development Department.
2. Determination. The Director of Community Development shall determine whether the proposed new development meets the eligibility criteria in Paragraphs C.1 . or D.1. Additional factors to be considered when reviewing applications for incentives shall include the following:

- a. Detriment. The proposal will not detrimentally affect access, design, or other public safety and welfare concerns.
 - b. Covenants or conditions. The proposal will not violate restrictive covenants contained on the face of the final plat or conditions of plat approval.
 - c. Right-of-way easements. The proposal will not invalidate any easement(s) unless the adjustment establishes replacement easement(s) that is properly filed with the city.
3. Conditions. Conditions may be imposed in connection with the granting of any incentive where the Director of Community Development deems that conditions are necessary to protect the public health, safety, and welfare.

9.11 Entitlement Procedures

A. Purpose

These administrative procedures have two major purposes:

1. Ensure that development conforms to the SWIP Specific Plan ("Plan").
2. Ensure that the City's review is as expedited as possible while remaining legal and proper.

B. Summary of Processing Procedures

1. Conformity with the Plan. The Director of Community Development shall review each application for conformity with the development regulations in this Chapter. Conformity has two components:
 - a. Standards. Compliance with the Standards is mandatory and the City may not approve a project that fails to comply with the Standards.
 - b. Guidelines. The City may exercise discretion in evaluating the project's compliance with the Guidelines.
2. Project Review. Applications for development approvals shall be filed with the Department and will be returned for revision. Applications must strive to meet the "Guidelines," but applicants may propose alternate ways to achieve the goals of the Guidelines.
3. Timing of Permits and Approvals. Required planning approvals shall be obtained before the issuance of any grading, building, or other construction permit, and before the proposed use is constructed, otherwise established, or put into operation.
4. Processing Requirements. Applications for planning permits shall be processed in compliance with Table 9-12 – Hearing Bodies.
5. Timing of Project Review. Project review shall be required before the issuance of a Building or Grading Permit, Business License, or Certificate of Occupancy for any new structure (not including fences or walls) and/or existing structures to be reconstructed or remodeled (including facade improvements).

Table 9-12 – Hearing Bodies

Reviewing Bodies						Appeal Body	
	D.A.B.	CD	PC	CC	PR	PC	CC
Administrative site plan	X*	X				X	
Administrative site plan, amendment	X*	X				X	
Building relocation		X					X
Certificate of appropriateness							X
Code of the City of Fontana, Amendment	X		Xf	X			
Conditional Use Permit	X		X				X
Density bonus	X	X	Xf	X			
Design review	X		X				X
Design review, amendment	X	X	X				X
Design review, signs		X				X	
Development agreements	X	X	Xf	X			
Development agreements, amendment	X	X	Xf	X			
General plan amendments	X	X	Xf	X			
Home occupation		X				X	
Interpretation	X*		X				X
Lot line adjustment		X***					
Parcel maps, tentative	X	X	X				X
Parcel maps, final		X***					
Pre-Annexation Agreement			Xf	X			
Specific Plan			Xf	X	X**		
Specific plan, amendment			Xf	X	X**		
Tract maps, tentative	X		X				X
Tract maps, final				X			
Variances	X		X				X
Zone changes	X		Xf	X			
Administrative Variance	X	X				X	
Minor Use Permit	X	X				X	

Notes:

Decisions of any "Reviewing Body" may be appealed to the City Council, except where State law limits such appeal to the City Engineer. If the Planning Commission is listed above as the "Appeal Body", the Commission must first review an Appeal before it may be forwarded to the City Council for consideration.

DAB—Development Advisory Board

CD—Community Development Director

PC—Planning Commission

CC—City Council

PR—Parks and Recreation Commission

X*—At the discretion of the Director of Community Development or his/her designee

X**—If Public Park(s) are considered

X***—City Engineer has final approval

f—Recommending body to the City Council

C. Administration and Enforcement

The Director of Community Development shall enforce the provisions in this Specific Plan. All officers, employees, and officials of the City of Fontana, who are vested with the duty or authority to issue permits or licenses shall conform with this Specific Plan and shall not issue any permit or license, or approve any use or building, which would be in conflict with this Specific Plan. Any permit, license or approval issued that is in conflict with the requirements of this Specific Plan shall be considered null and void.

D. Amendments to the Specific Plan

The SWIP Specific Plan may be amended utilizing the same procedures by which it was originally adopted. In addition, subsequent amendments to this Specific Plan shall demonstrate the amendment meets the intent of the Specific Plan's existing policy framework, or specific findings to demonstrate the amendment enhances the Plan or is necessary to more effectively implement the Specific Plan. All sections or portions of the Specific Plan proposed to be amended or that may be affected by the amendment must be identified during the amendment process. A concurrent amendment to the General Plan would not be required provided that the Director of Community Development determines that substantive changes would not influence the goals, objectives, policies, or programs of the General Plan.

Allowing flexibility in the administration of the Specific Plan enhances the effectiveness of the Specific Plan as a comprehensive, "living" planning document. The following minor modifications to the Specific Plan qualify for processing as an administrative amendment to the Specific Plan subject to the review and approval of the Director of Community Development:

- Changes in the location of infrastructure and public facilities (e.g., internal roads, drainage facilities, etc.).
- Minor change in roadway alignment.

E. Similar Use Determination

1. Applicability and Authority. Unlisted uses in Table 8-2 are prohibited uses, unless the Director of Community Development finds a proposed use to be similar to an expressly allowed use in compliance with this Section. A Similar Use Determination is a process for determining when an unlisted use is similar in nature to a permitted or conditionally permitted use and may be permitted. As specified by Municipal Code Section 30-4 Other Uses to be Determined by the Director of Community Development, the Director of Community Development shall have the responsibility and authority to make Similar Use Determinations.
2. Ministerial Action. A Similar Use Determination shall constitute a ministerial action.
3. Application Contents and Filing. An application for similar use shall be in writing on forms provided by the Director of Community Development.
4. Determination Findings. In determining "similarity," the Director of Community Development shall make all of the following findings:

- a. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity or environmental impacts than the uses listed in the land use district;
 - b. The proposed use will be consistent with the purposes of the applicable land use district; and
 - c. The proposed use will be consistent with the General Plan and this SWIP Specific Plan.
5. Notice. A Similar Use Determination shall be made in writing and shall contain the facts that support the determination. The Community Development Department shall maintain all determinations on record for review by the general public upon request. The notice shall include:
 - a. A brief statement explaining the criteria and standards considered relevant to the decision;
 - b. A statement of the standards and facts relied upon in rendering the decision; and
 - c. An explanation of appeal rights and appeal deadlines. The determination of similar use by the Director of Community Development shall be subject to appeal to the Planning Commission.

F. Nonconforming Lots, Structures and Uses

1. Nonconformance provisions are established to:
 - a. Bring all uses, structures, sites and signs into conformance with the developmental requirements and design guidelines in this Specific Plan;
 - b. Limit the occurrences and extent of nonconformance by prohibiting expansion, intensification, reinstatement, alteration, restoration after destruction, and reestablishment after abandonment; and
 - c. Gradually phase out nonconforming uses, structures, lots and signs.
2. Applicability
 - a. Nonconforming uses, structures, signs and lots may be maintained, expanded, altered and/or abated only in accordance with the provisions of this Specific Plan.
 - b. Any Designated Historic Landmark, or any property listed on the California Register of Historical Resources or National Register of Historic Places, shall be exempt from the provisions of this Section with respect to the restoration and maintenance of structures, provided that any construction plans are approved through a Certificate of Appropriateness by the Historic Preservation Commission/Planning Commission.

3. Nonconforming Uses. A use that lawfully occupied a building or land at the time this Specific Plan became effective, and that does not conform to the use regulations of the land use district in which it is located, is deemed a "legal nonconforming use." A legal nonconforming use may continue, subject to the following:

a. Discontinuation of Use

- i. Loss of legal nonconforming status. If a legal nonconforming use is discontinued for a period of 180 or more days, regardless of the owner's intent, it shall lose its legal nonconforming status and the continued use of the property shall be required to conform to all provisions of this Specific Plan.
- ii. Extension of legal nonconforming status. Wherein special circumstances exist, the Director of Community Development may extend the legal nonconforming status of a use, for up to an additional 90-day period. Furthermore, an additional extension may be granted by the Planning Commission, for up to an additional 90-day period. The total time period of all time extensions shall not exceed 180 days.
- iii. Extension of legal nonconforming use.
 - (1) An application for a Minor Use Permit shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Community Development Department to process the application. The application shall be filed prior to the expiration of the 180-day period.
 - (2) The application shall be reviewed by the Director of Community Development within 30 days following application filing. The Director of Community Development shall notify the applicant, in writing, as to whether the application is complete. If the application is not complete, the Director of Community Development shall specify those parts of the application that are not complete and shall identify the manner by which it can be made complete. If written notification is not provided to the applicant within 30 days following application filing, the application shall be deemed complete.
 - (3) The Director of Community Development shall investigate the facts bearing on the application and provide the information necessary for action on the application, consistent with this Specific Plan and the General Plan. The applicant shall have made a good faith effort through the submittal of documentation and has diligently pursued compliance with this Specific Plan.
 - (4) The application shall be reviewed by the Director of Community Development at a duly noticed public hearing, whom shall then approve, modify or deny the application. The decision of the Director of Community Development shall be final and conclusive in the absence

of a timely filed appeal to the Planning Commission. An appeal of the Director of Community Development's decision shall be filed within 10 days from the date of the decision. An appeal of the Director of Community Development's decision shall be reviewed by the Planning Commission. The decision of the Planning Commission shall be final and conclusive in the absence of a timely filed appeal to the City Council.

- (5) The applicant may appeal the decision of the Planning Commission to the final deciding body, the City Council. The City Council decision shall be final and conclusive. If the application to extend the legal nonconforming use is approved by the City Council, the extension shall be granted for 90 days from the date of approval.
- (6) If the Director of Community Development or appointed designee has determined that the applicant has failed to show a good faith effort towards continually processing the extension of legal nonconforming use application (i.e., revising plans, withdrawing the application, placing the project on hold, etc.), the legal nonconforming use shall cease within 60 days from the application submittal date.
- (7) In granting an extension of the legal nonconforming status, the Director of Community Development may attach reasonable conditions and restrictions to the request, in addition to those required by this Specific Plan, which will ensure that the use:
 - Will not endanger the public health, safety or general welfare;
 - Will not injure the value of adjoining or abutting property;
 - Will not result in any significant environmental impacts; and
 - Will be in harmony with the area in which it is located.
- (8) In approving an extension of the legal nonconforming status, the Director of Community Development or Planning Commission shall consider and clearly establish the following findings of fact:
 - The non-conforming use has been discontinued within the 180-day period.
 - A physical and/or economic hardship has prevented the nonconforming use from being in compliance prior to the expiration of the 180-day period; and,
 - Approving the extension will not adversely affect the health, safety or general welfare.

- b. Change in Ownership, Tenancy or Management. A change in ownership, tenancy, or management of a nonconforming use shall not affect its legal nonconforming status, provided that the use did not discontinue pursuant to Section 3.ai entitled " Loss of legal nonconforming status," or the type of use and/or intensity of use does not change.

- c. New Development. New development on any lot or parcel upon which a legal non conforming use exists shall require that all uses on the property conform to the provisions of this Specific Plan.
 - d. Alterations and Expansion of Use
 - i. A nonconforming use shall not be enlarged or extended in such a way as to occupy any part of any structure or property that it did not occupy prior to the creation of the nonconformity.
 - ii. A structure fully or partially occupied by any nonconforming use shall not be moved, altered or enlarged, unless required by law, or unless the moving, alteration or enlargement will result in the elimination of the nonconforming use.
 - e. Intensification of Use. A nonconforming use shall not be intensified in such a way as to increase the discrepancy between existing conditions and the standards set forth in this Specific Plan.
4. Nonconforming Structures. A structure lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of the land use district in which it is located, including setbacks, separations, height and design, is deemed a "legal nonconforming structure." A legal nonconforming structure may continue to exist, subject to the following:
- a. Damage or Destruction
 - i. A legal nonconforming structure that is damaged or partially destroyed by fire, flood, wind, earthquake or other calamity, or the public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented by reasonable care and maintenance of the structure, may be reconstructed up to the original size, placement and density, provided that total cost of such reconstruction does not exceed more than 50 percent of the structure's current fair market value. The structure may be restored and the nonconforming use may be resumed, provided that restoration is started within 6 months, unless extended by the Director of Community Development, and diligently pursued.
 - ii. In the event that the cost of repairing such damage exceeds 50 percent of the current fair market value of the structure prior to such damage occurring, the structure may be reconstructed up to the original size, placement and density, subject to all of the following:
 - The Planning Commission, at a duly noticed public hearing, must find that continuing the nonconforming structure will not result in an annoyance to and/or reduction of any surrounding property; and

- The extent of damage or partial destruction shall be based upon a comparison of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction with its value at the time the structure was damaged or partially destroyed. Estimates for such purpose shall be made by or reviewed by the Building Official; and
 - The restoration is commenced within six months and diligently pursued to completion;
 - An application for a Nonconforming Structure shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Planning Division to process the application. The application shall be filed prior to the expiration of the 180-day period.
 - A structure or development that has been damaged or destroyed by fire, flood, wind, earthquake, or other calamity, or by public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented may be reconstructed up to the original size, placement and density, except a multiple family dwelling or development which has been abandoned for a period of 180 or more days prior to being involuntarily damaged or destroyed, or a multiple family dwelling or development constituting a public nuisance prior to being involuntarily damaged or destroyed may not be reconstructed unless the structure is made to comply to all provisions of this Specific Plan.
- b. Alterations and Expansion
- i. A nonconforming structure shall not be moved, altered or enlarged so as to increase the discrepancy between existing conditions and the most current standard as prescribed by the land use district in which the structure is located, except alteration and/or enlargement to a single family dwelling conducted pursuant to section (e) "Nonconforming Single-Family Residential Structures".
 - ii. Within land use districts, reasonable repairs and alterations may be made to legal nonconforming structures, provided that no structural alterations shall be made which would prolong the life of supporting members of a structure, such as bearing walls, columns, beams or girders. Structural elements may be modified only if such modification or repair is immediately necessary to protect the public health and safety, occupants of the legal nonconforming structure, or adjacent property, as determined by the Building Official. The total cost of such repairs or alterations may not exceed 50 percent of the replacement cost of the nonconforming structure.
- c. New Structures. Any new structure constructed on a lot or parcel with an existing legal nonconforming structure shall be constructed in conformance with all applicable provisions of this Specific Plan. However, in no case may a new

nonresidential structure be constructed on the same lot as an existing legal nonconforming residential structure.

- a. **Nonconforming Structures Posing a Threat to the Public Health, Safety, and General Welfare.** A structure which is nonconforming because of a violation or deficiency that poses a threat to the public health, safety or general welfare, as determined by the Building Official, and which fails to resolve, repair or improve such, or to fully mitigate the hazard involved, shall be removed, condemned or demolished upon the issuance by the City of a nuisance abatement, condemnations, or demolition order.
 - b. **Nonconforming Single-Family Residential Structures.** In addition to the requirements of subsections a and d above, a nonconforming single family residential lot and/or structure that was lawfully established and maintained before the adoption of this Specific Plan, but which under the provisions of this Specific Plan does not conform with the regulations of the land use district in which it is located with respect to use, design and/or development standards, and which is continuously used and maintained for single family residential purposes, shall be subject to the following:
 - i. **Alterations and expansions to structures within nonresidential zones.**
 1. Necessary repairs and desirable alterations, as deemed appropriate by the Director of Community Development, may be made to a legal nonconforming single family residential structure that is nonconforming as to use.
 2. A single family dwelling that is nonconforming as to its location within a land use district that does not permit single family dwellings, and in which the residential use was lawfully established and continuously maintained, shall be subject to the development regulations of the Municipal Code Chapter 30 Zoning and Development Code that pertain to the R1 zoning district and off-street parking and loading regulations.
5. **Nonconforming Signs.** A sign lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of Section 6.7 Sign Standards, is deemed a "legal nonconforming sign." A sign that presents a hazard to public safety, as determined by the City, shall be removed upon the issuance of a notice by the City. A legal nonconforming sign may continue to exist, subject to the following:
- a. A nonconforming sign may not be altered, enlarged, extended, or moved, except in conformity with the requirements of Section 6.7 Sign Standards, or as otherwise required by law;
 - b. Where a use or a structure associated with a nonconforming sign is abandoned or discontinued, any sign associated with a new use of the site shall be in full conformity with the requirements of Section 6.7 Sign Standards.
6. **Nonconforming to Development Standards.** The development that is not in compliance with the site development standards prescribed by the regulations of the zoning district

in which the lot or parcel is located, including area, coverage, configuration, dimensions, parking, landscaping, screen walls, fences and enclosure trash receptacles, is deemed "legal nonconforming," provided such development was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.

- a. A development that is nonconforming as to landscaping, screen walls, fences and enclosure of trash receptacles, shall be altered to comply with the district regulations covering the following standards, or as a condition of any subsequent development plan or Conditional Use Permit approval.
7. Nonconforming Lots. A lot or parcel that is not in compliance with the site development standards prescribed by the regulations of the land use district in which the lot or parcel is located, including area and configuration is deemed a "legal nonconforming lot," provided such lot or parcel was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
 - a. A lot or parcel that is nonconforming as to minimum area or dimension shall be granted all development rights and uses of the land use district within which it is located, when such lot or parcel complies with the following:
 - i. The landscaping of setback *areas as prescribed by the Specific Plan*;
 - ii. The landscaping of parking areas, provided fulfilling the requirement does not reduce off-street parking or loading spaces to fewer than prescribed in this Specific Plan;
 - iii. The screening of storage areas as prescribed by the Specific Plan; and
 - iv. The enclosure of trash receptacles as prescribed by the Specific Plan.
8. Elimination of Nonconforming Adult Business Uses. Nonconforming adult business uses shall be eliminated in compliance with Chapter 15 of the Fontana Municipal Code.

Chapter 10.0 – Slover East Industrial District



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10.1 Purpose

The Slover East Industrial District (SED) is intended to provide opportunities for light and heavy manufacturing activities that are supported by trucking routes and the existing rail spur. In addition, it is intended to promote the continued use and expansion of existing industrial, distribution and logistics-based warehousing developments, and strategically located service commercial facilities. The District will accommodate pedestrian-oriented elements along Poplar Avenue, and contribute towards buffering adjacent residential neighborhoods to the east. General features of this District include:

- Preservation and revitalization of existing industrial uses
- Encouraging future development of distribution, logistics-based warehousing, and manufacturing uses
- Promotion of lot consolidation
- Encourage pedestrian-oriented elements along Poplar Avenue
- Provide opportunities for service commercial development along major intersections
- Landscape and streetscape enhancement
- Development that is compatible with adjacent residential uses

10.2 Applicability

A. Projects Subject to Development Regulations

This Chapter contains the development regulations that govern all future private development actions in the SED, including new construction, additions or renovations to existing structures and/or new land uses proposed for existing facilities.

B. Right of Continued Use

This Chapter shall not require any change in any existing building or structure for which a building permit has been previously issued or for plans on file in the Community Development Department before the effective date of this Specific Plan. Changes in the property's ownership or tenants of existing uses shall likewise require no change in any existing building or structure. Nonconforming standards and provisions shall be governed by Section 10.11 Entitlement Procedures.

C. Other Requirements

This Chapter does not eliminate the need for obtaining any other permits required by the City, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulations of any State or Federal agency.

D. Types of Development Regulations

The development regulations are of two types – Standards and Guidelines – as follows:

1. Standards address those aspects of development that are essential to achieve the goals of the Specific Plan. They include specifications for allowable land uses and site development (e.g., building height, setbacks, etc.). Conformance with Standards is mandatory. Standards are indicated by use of the words "shall," "must," or "is / is not permitted."
2. Guidelines provide guidance for new development in terms of aesthetics and design details. They are intended to direct building and site design in a way that results in the desired character for the SED. Whereas conformance with the Standards is mandatory, conformance with the Guidelines is preferred and/or recommended. Provisions that fall into this category are indicated by the use of the words "should," "may" or "are encouraged to." In various cases, the Guidelines provide a choice of treatments that will achieve the desired effect. Developers are permitted to propose alternative design details if they are able to show that such details implement the Specific Plan objectives with respect to the desired character of the SED.

E. Minimum Requirements

The provisions in this Chapter shall be minimum requirements. When this Chapter provides for discretionary authority on the part of the Director of Community Development, Planning Commission, or City Council, that discretion may be exercised to impose more stringent requirements if deemed necessary to accomplish the objectives of the SED.

F. Overview of Development Regulations

1. Relationship of Land Use Districts. The development regulations in this Chapter are applied to those properties that are within the SED. Exhibit 10.1 – Land Use Plan indicates the location of the SED and its relationship to the other land use districts in the Specific Plan area.
2. Standards, Guidelines and Procedures. The development regulations are divided into the following sections: 10.3 Allowable Land Uses and Permit Requirements; 10.4 Development Standards; 10.5 Landscape Regulations; 10.6 Parking and Loading Standards; 10.7 Sign Standards; 10.8 Public Right-of-Way Streetscape; 10.9 Design Guidelines; 10.10 Development Incentives; and 10.11 Entitlement Procedures. Projects must meet all development standards in order to achieve approval in the development review process. Projects are encouraged to adhere to the recommendations contained in Section 10.9 Design Guidelines.
3. Steps for Using Chapter. Table 10-1 – Process Procedures illustrates the steps for using this Chapter.

Table 10-1 – Process Procedures

<i>Instructions</i>	<i>Information Source</i>	<i>Where to Find in this Chapter</i>
Locate property and its street frontage	Land Use Plan	Exhibit 10.1
Identify the allowable uses and refer to the definitions of the uses	Allowable Land Uses & Permit Requirements Definitions	Table 10-2 Appendix A
Comply with the requirements for intensity, lot dimensions, height limits, and setbacks	Intensity and Dimensional Standards	Table 10-3
Comply with fence, wall, and screening requirements	Fence, Wall, and Screening Standards	Table 10-4
Comply with landscaping requirements	Landscape Regulations Public Right-of-Way Streetscape	Section 10.5 Section 10.8
Comply with parking requirements	Parking and Loading Standards	Section 10.6
Comply with sign design requirements	Sign Standards	Section 10.7
Review the design guidelines for preferred site layout, building orientation and architectural detail, fencing, and parking	Design Guidelines	Section 10.9
Determine if development is eligible for incentives	Development Incentives	Section 10.10
Submit project application and proceed through project approval process	Entitlement Procedures	Section 10.11

Southwest Industrial Park Specific Plan

Slover East Industrial District

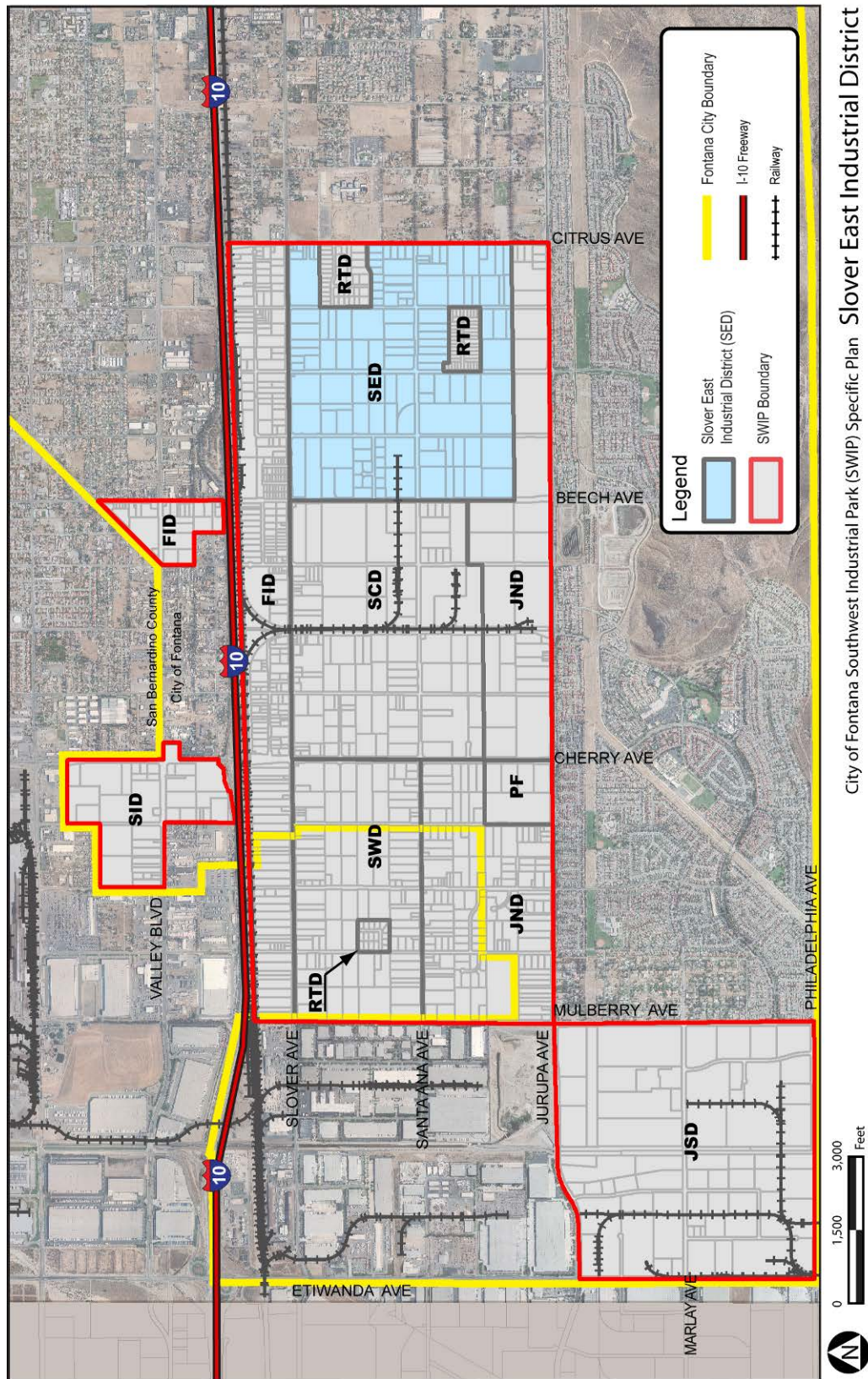


Exhibit 10.1 – Land Use Plan

10.3 Allowable Land Uses and Permit Requirements

This Section identifies allowable land uses and their permit requirements.

A. Allowed Uses

Table 10-2 – Allowable Land Uses and Permit Requirements identifies the types of land uses allowed in the SED and the permit required to establish each use.

B. Uses Not Listed

Uses not listed in Table 10-2 are prohibited land uses, until and unless the Director of Community Development makes a similar use determination in compliance with Subsection 10.11.C Entitlement Procedures -- Similar Use Determination.

C. Other Applicable Regulations

See Section 5.9.B. Relationship to Zoning and Development Code.

D. Definitions

Definitions for land uses are provided in Appendix A Definitions. If a definition is not provided, the definitions in the Municipal Code shall apply. The Director of Community Development shall interpret the definitions; make a similar use determination in compliance with Subsection 10.11.C Entitlement Procedures – Similar Use Determination; and/or refer any questions to the Planning Commission for its determination. For the purposes of this Specific Plan, the following definitions shall apply:

1. Commercial Use: Activity involving the sale of goods or services carried out for profit.
2. Industrial Use: Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Southwest Industrial Park Specific Plan

Slover East Industrial District

Table 10-2 – Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement	
	"P"= Use Permitted by Right "C"= Conditional Use Permit Required "M" = Minor Use Permit Required	
	Slover East Industrial District	
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII	
Open Space / Park	P	
Public Assembly Facilities	C	
Recreational Facilities	C	
Industry, Manufacturing, and Processing Uses		
Handcraft Industry/ Small-Scale Manufacturing	P	
Manufacturing, Light		
• Appliance Manufacturing	P	
• Electronics & Equipment	P	
• Furniture and Fixture Manufacturing	P	
• Glass Product Fabrication	P	
• Machinery Manufacturing	P	
• Paper Product Manufacturing	P	
• Product Assembly and Distribution	P	
General Manufacturing		
• Plastics, Synthetics, and Rubber Product Manufacturing	P	
• Pulp and Pulp Product Industries	P	
• Stone and Cut Stone Product Manufacturing	P	
• Structural Clay and Pottery Product Manufacturing	P	
• Textile and Leather Product Manufacturing	P	
Research and Development	P	
Residential Uses		
Caretaker Housing (1)	C	
Retail Uses		
Alcohol Sales, Off-Site/On-Site	C	
Factory/Warehouse Outlet Store	P	
Retail Sales, General (2)	P	
Service Uses		
Animal Kennel Services	P	
Business Support Services	P	
Food Service		
• Outdoor Dining	P	
• Restaurants	P	
Industrial Repair	P	
Mini Storage Facility (2)	P	
Motor Vehicle		
Car Wash/ Detailing	M	
Motor Vehicle Rental, Sales, and Leases	C	
Service Stations (2)	C	
Registered Vehicle Storage (3)	C	
Vehicle Auction	P	
School, Commercial	M	
School, Trucking	C	

Table 10-2 – Allowable Land Uses and Permit Requirements (continued)

Land Use	Permit Requirement	
	"P" = Use Permitted by Right	"C" = Conditional Use Permit Required
	"M" = Minor Use Permit Required	
Slover East Industrial District		
Distribution, Wholesaling and Warehousing Uses		
Industrial Equipment, Materials, and Supplies		C
Logistics and Distribution Facilities		P
Petroleum/Hazardous Material Storage		C
Warehousing Facilities		P
Transportation, Communications and Infrastructure Uses		
Antennas		M
Broadcasting Offices or Studios		P
Parking Structures (2)		P
Truck and/or Trailer Storage		C
Recycling Facility		
• Consumer Recycling Facility (4)		C
• Non-Consumer Recycling Facility (4)		C
Other Uses		
Drive-Through Uses (2)		M
Outdoor Display & Sales		M
Public Facilities		P
Temporary Uses	Municipal Code Chapter 30, Division 14 (Temporary Use).	

(1) See Section 10.4D

(2) See Section 10.9E

(3) See Section 10.4G

(4) See Section 10.4H

10.4 Development Standards

New land uses and structures and alterations to existing land uses and structures in the SED shall be designed, constructed, and established in compliance with the requirements in this Section.

A. Intensity and Dimensional Standards

Table 10-3 – Intensity and Dimensional Standards provides the required intensity and dimensional standards for proposed development. The Director of Community Development is authorized to approve modifications of 10 percent or less of any land use district setback, lot width, lot depth, building coverage, building height, or wall height standard in compliance with the administrative variance procedures in Municipal Code Section 30-51.6 (Findings necessary for granting a variance). See Exhibit 10-2 – Dimensional Standards.

The Director of Community Development may grant an administrative variance from the requirements of this chapter where practical difficulties, unnecessary hardships, or results contrary to the intent of this chapter would occur from the strict and literal interpretation and enforcement of the Code. An administrative variance may be granted upon conditions which will ensure the protection of the public safety, health and welfare. To grant an administrative variance, the Director of Community Development must find from the facts presented that the following conditions exist.

- (1) That because of circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of this chapter will deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
- (2) That the granting of such an administrative variance will be subject to conditions assuring that the variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located;
- (3) That the administrative variance does not authorize a use or activity which is not a specifically allowed use in the zoning district in which the property is located; and
- (4) That the granting of one administrative variance will not be contrary to the general plan.

Table 10-3 – Intensity and Dimensional Standards

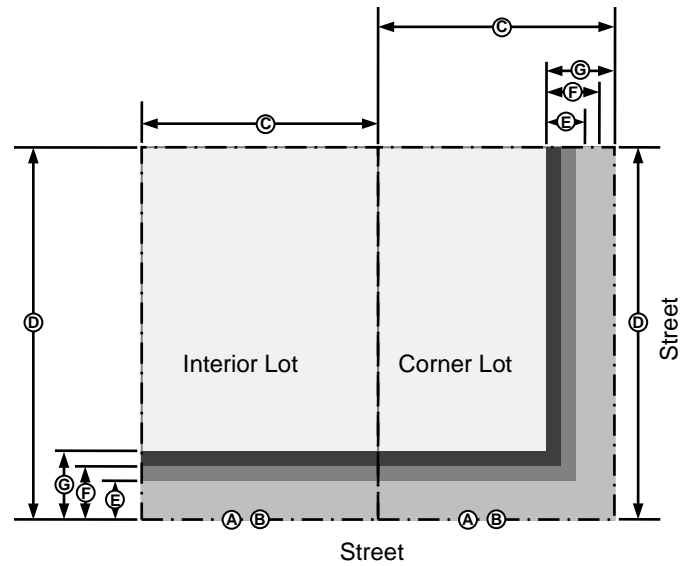
Lot Size and Building Placement	
	Industrial
INTENSITY	
Floor Area Ratio (3)	0.55 max. FAR
LOT DIMENSIONS	
Lot Size	40,000 sq ft min.
Lot Width (C)	200 ft min.
Lot Depth (D)	175 ft min.
BUILDING SETBACKS	
Front Setback (1)	
Major Highway (Not applicable) (G)	Not applicable
Primary Highway (Beech and Slover) (F)	25 ft min. (4)
Secondary Highway/Collector Street (Catawba, Citrus, Elm Poplar, Santa Ana) (E)	20 ft min. (4)
Side (Street) Setback (1)	
Major Highway (Not applicable) (G)	Not applicable
Primary Highway (Beech and Slover) (F)	25 ft min. (4)
Secondary Highway/Collector Street (Catawba, Citrus, Elm Poplar, Santa Ana) (E)	20 ft min. (4)
Side (Interior) Setback (2)	None
Rear Setback (2)	None
Adjacent to Residential Truck District (2)	50 ft min
Accessory Building Setbacks	Comply with setbacks applicable to primary structure

Table 10-3 – Intensity and Dimensional Standards

Building Height and Mass	
	Industrial
HEIGHT	
Primary Building	60 ft max
Accessory Building	1-story or 14 ft max. to eave/parapet line
Interior (Floor-to-Floor, excluding parking levels)	Ground floor – 12 ft min
UPPER STORY STEPBACKS	
All buildings regardless of street frontage	Allowed.

Notes:

- (1) Setback is measured from public right-of-way line.
- (2) Setback is measured from property line.
- (3) See Section 10.10 Development Incentives.
- (4) Corner cut-off setbacks per Specific Plan.



- (A) = Public Right-of-Way Line
- (B) = Property Line
- (C) = Lot Width
- (D) = Lot Depth
- (E) = Front/Side Setbacks – Secondary Highway/Collector Street
- (F) = Front/Side Setback – Primary Highway
- (G) = Front/Side Setback – Major Highway

Exhibit 10-2 – Dimensional Standards.

B. Fences, Walls, and Screening

1. Standards. Table 10-4 – Standards for Fences, Wall and Screening contains standards for fences, walls, and screening. Refer to Section 10.9 Design Guidelines for guidelines about the design, materials, and construction of fences, walls, and screening.

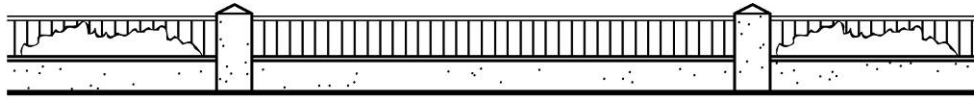
Table 10-4 – Standards for Fences, Walls, and Screening

Location	Materials <i>See Section 10.9 Design Guidelines</i>	Maximum Height
Within front setback area	Solid fencing/wall	36 inches; or 42 inches if abutting residential front yard
	Open fencing/wall	6 ft
Within street side setback area	Tubular steel construction allowed in required setback area if set back at least 15 ft from lot line. Solid masonry wall not allowed in required setback area.	8 ft if necessary for security purposes, with 18-inch maximum width pilasters [2(e)]
Within interior side setback area	Any type of fence, hedge, or wall allowed, except that if abutting residential zone, solid masonry wall only	8 ft
Within rear setback area	Any type of fence, hedge, or wall allowed, except that if abutting residential zone, solid masonry wall only	8 ft
Outside of a required setback area	Solid or open fencing/wall	No height limit
Screening of outside storage materials and equipment from view from the public right-of-way	Solid fencing/wall	8 ft
At intersections of alleys, streets, and driveways	Solid or open fencing/walls	30 inches

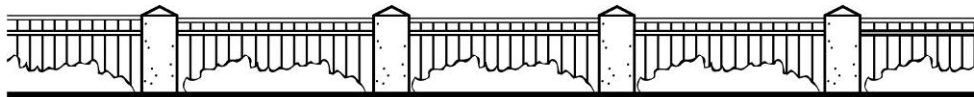
Note: (1) All fences and walls shall meet the City's line of sight regulations, as determined by the City Engineer.

2. Materials.
 - a. Open fencing shall mean fencing with over 50 percent of the surface area open for free passage of light and air and through which the area behind the fence is visible to public view. See Exhibit 10-3 – Open and Solid Fencing.
 - b. Solid fencing shall mean fencing with 50 percent or less of the surface area open for free passage of light and air and designed to conceal the area behind the fence from public view. See Exhibit 10-3 – Open and Solid Fencing.
 - c. Barbed wire fences, electric fences, or similar fencing material is prohibited.
 - d. Chain link fencing is allowed on interior property lines that are not visible from public rights-of-way.
 - e. For fences up to 100 linear feet, one pilaster shall be provided for every 10 linear feet. For fences more than 100 linear feet and less than 300 linear feet, one pilaster

shall be provided for every 30 feet. For fences 300 feet or longer, one pilaster shall be provided for every 60 feet.



Elevation of Wall / Wrought Iron Combination

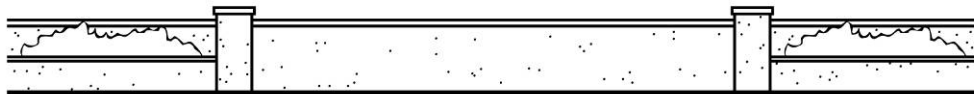


Elevation of Wrought Iron with Pilasters

Examples of Open Fencing



Elevation of Staggered Wall



Elevation of Planters / Wall



Elevation of Wall with Breaks

Examples of Solid Fencing

Exhibit 10-3 – Open and Solid Fencing.

3. Screening and buffering.

- a. Roof-mounted and ground-mounted mechanical equipment, utilities, storage, and solid waste storage areas shall be screened from adjoining properties and public right-of-ways by a visual barrier (e.g., wall, fence, landscape material, etc.) to the satisfaction of the Director of Community Development. Where only landscaping is used for screening, it shall be planted with five-gallon (minimum size) shrubs spaced to provide a continuous dense screen.
- b. Parking lot perimeters shall be screened and planted in compliance with Section 10.6 Parking and Loading Standards.

C. Outdoor Activities and Storage

- 1. Storage in Setback Areas. Material or equipment shall not be stored anywhere in the front yard area. Temporary storage of construction materials during construction on the same site is allowed. Boats, campers, motor vehicles, trailers, equipment, materials, or antenna may be stored in side and rear yards, provided that they are outside the required side and rear identified in Table 10-3 Intensity and Dimensional Standards.
- 2. Limitations on Outdoor Uses
 - a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation, except approved outdoor dining areas, vehicle sales and rental businesses, parking areas, nursery growing areas, industrial activities, truck trailer storage, oversize vehicle storage, and other approved uses that require outdoor activities.
 - b. Areas used for the approved outdoor storage of vehicles, equipment and/or building materials (raw or finished) may use compacted slag, gravel, or other similar material deemed suitable by the Director of Community Development.
- 3. Outdoor Wholesaling. Outdoor wholesaling of goods and materials shall comply with the following:
 - a. A building shall be provided on the same parcel or on an adjacent parcel associated with the same business.
 - b. All display materials, including vehicles, shall be set back five feet from any landscaped area and shall not be located on required parking areas.
 - c. The entire area used for display purposes shall be surfaced with asphalt or an equally serviceable hard pavement surface. The surface shall be maintained in good condition.
 - d. Display of equipment or materials, with the exception of vehicles for sale or rent, shall be screened by a visually solid masonry wall of minimum height six feet. The Planning Commission may determine through the design review process that the subject use requires a solid masonry wall higher than six feet.

- e. Outdoor display areas shall be maintained in a neat and orderly condition.

D. Caretaker Housing

Caretaker housing shall be:

1. Accessory to a principal use;
2. A maximum of 1,500 square feet total floor area unless otherwise approved by the planning commission;
3. Limited to one unit per lot; and
4. Subject to the setback requirements applicable to the principal structure with which it is associated.

E. Solar Access

A structure, fence, or wall shall not be constructed or modified, and vegetation shall not be placed or allowed to grow so as to obstruct more than 10 percent of the absorption area of a solar energy system on an abutting or adjacent lot at any time.

F. Undergrounding of Utilities

1. Utility service laterals to new development shall be installed underground.
2. Temporary overhead power and telephone facilities are permitted only during construction.
3. Placement, location and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission prior to any administrative or discretionary approval.
4. Transformer enclosures shall be designed of durable materials with finishes and colors used that are compatible and harmonious with the overall architectural theme.
5. All utilities including, but not limited to drainage systems, sewers, gas lines, water lines, and electrical, telephone, and communications wires and equipment shall be installed and maintained underground. Placement, location, and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission before any administrative or discretionary approval.

G. Registered Vehicle Storage

Registered vehicle storage will be defined as follows:

Registered Vehicle Storage means an off-street, ground level open area that allows parking for the purpose of storage of vehicles, including but not limited to, truck, truck-trailer, buses, boats, construction equipment, recreational vehicles, and automobile storage. These vehicles are to be stored and are not for sale, rental, or leasing. Maintenance or vehicle repair is not permitted at the premises unless otherwise separately allowed and approved under a separate conditional use permit.

Special use regulations are proposed to be applied to Registered Vehicles Storage. All businesses with registered vehicle storage shall comply with the following provisions:

1. The entire storage area shall be surfaced with asphalt, cement or an equivalent material. For specified and delineated storage areas, excluding required drive aisles and required non-storage parking, slag or gravel shall be considered as an equivalent paving material on a case-by-case basis. The surface material shall be striped as required (when feasible) and shall be maintained in good condition.
2. All storage areas shall clearly be identified on the site plan for the property and shall be screened from view from the public right-of-way by one or more decorative block screening walls. All screening walls adjacent to a public right-of-way shall have a minimum height of eight (8) feet and shall not be located in a required landscape setback area. Additional wall height and/or berming may be added as needed to satisfy screening requirements.
3. A line-of-sight analysis clearly demonstrating that all registered vehicles proposed to be located in the storage area(s) are screened from view from all adjacent public rights-of-way at all times shall be required with all proposals and/or applications. For the purpose of the line-of-sight analysis, the assumed height of the vehicles to be stored shall be fourteen feet and six inches (14'6"). To meet this requirement, storage areas shall be set back from required screening walls to provide the required line-of-sight clearance for screening. Storage areas which have been set back to provide the required line-of-sight clearance for screening shall be identified on the site plan and shall be marked and maintained at all times in a manner consistent with the site plan.
4. All vehicles stored on the premises shall have a valid vehicle registration from the State of California or other similar government entity and shall be maintained in an operable condition at all times.
5. Fire access lanes of a minimum twenty-six feet (26') in width shall be required along the interior perimeter of any required decorative block screening wall adjacent to a public right-of-way. Additional fire access lanes shall be provided as required by the Fire District. This required fire access lane may be used to meet the line-of-sight clearance set back requirement above.

6. All on-site fire access lanes, drive aisles, required parking, etc., (but not including Identified and marked vehicle storage areas) shall be paved with asphalt, cement or an equivalent material; gravel or slag in these lanes is specifically prohibited.
7. A guard station or similar structure shall be required near the primary access to the premises. The minimum size of such structure shall be sixteen square feet.
8. A residence for a caretaker may be permitted and incorporated into the project subject to the approval of a Conditional Use Permit application.
9. Permanent on-site security lighting shall be required to be designed and installed to the standards and satisfaction of the Police Chief or his/her designee.
10. Fire hydrants shall be required to the satisfaction of the Fire District.
11. Vehicles stored on the premises shall not themselves be used as storage containers to store materials in them. With prior 72 hour written notice to the property and/or business owner, any and all stored vehicles shall be open to inspection for the purpose of enforcing this provision.
12. To provide adequate space dimensions to accommodate the movement off large vehicles on the site, the minimum lot size shall be two (2) acres with a minimum lot width of 300 feet and a minimum lot depth of 300 feet. Irregular or unusually shaped lots may require additional minimums to meet the intent of this regulation, as shall lots with unusual, irregular, or severe topographic features or changes.
13. Landscaping adjacent to the public right-of-way is required per the Code. Interior lot landscaping shall not be required for any internal area (wall perimeter, parking area, storage area, etc.) enclosed by the required screening walls. Incidental landscaping may be required as needed to satisfy screening and other requirements in interface area(s) open to public view (entry gate, guard station, etc.)

H. Consumer/Non-Consumer Recycling Facility.

Consumer Recycling Facility. A facility where recycling and other discarded materials are sorted, cleaned, treated or reconstituted for the purpose of using the altered form. Includes, aluminum collection centers, and paper, bottle, can, newspaper, and glass recycling centers. Consumer Recycling Facilities does not include the following:

1. auto wreckers primarily engaged in dismantling motor vehicles for the purpose of wholesaling scrap as identified in Section 423930 of the North American Industry Classification System (NAICS).
2. Solid Waste Collection or any similar activities as described in Section 562111 of the NAICS.
3. Other waste collection or any similar activities as described in Section 562119 of the NAICS.

4. Materials Recovery Facilities or any similar activities as described in Section 562920 of the NAICS.
5. Waste Treatment and Disposal or any similar activities as defined in Section 56221 of the NAICS; and
6. Hazardous Waste Collection or any similar activities as defined in Section 562112 of the NAICS.

Non-Consumer Recycling Facility. A facility where recycling and other discarded materials are sorted, cleaned, treated or reconstituted for the purpose of using the altered form. Includes all activities as defined in "Consumer Recycling Facility", and the following:

1. Auto wreckers primarily engaged in dismantling motor vehicles for the purpose of wholesaling scrap as identified in Section 423930 of the North American Industry Classification System (NAICS).
2. Solid Waste Collection or any similar activities as described in Section 562111 of the NAICS.
3. Other waste collection or any similar activities as described in Section 562119 of the NAICS.
4. Materials Recovery Facilities or any similar activities as described in Section 562920 of the NAICS.

The placement, construction and operation of consumer/non-consumer recycling facilities, shall be subject to the following development standards:

- a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation, except approved uses that require outdoor activities. A building shall be provided on the same parcel or on an adjacent parcel associated with the same business. All parcels associated with the recycling facility shall be contiguous.
- b. Recyclable materials or any equipment used in operation of the recycling facility shall not be anywhere in the front yard. Materials or equipment may be located in side and rear yards, provided that they are outside the required side and rear setback areas identified in the Intensity and Dimensional Standards.
- c. Storage of recyclable materials or any equipment used in operation of the recycling facility shall be screened by a solid masonry wall of minimum height six (6) feet and a maximum of eight (8) feet where appropriate. The approving authority may determine through the design review process that the subject use requires a solid masonry wall higher than six feet. All materials shall not be visible above the constructed masonry wall with the exception of materials/equipment which cannot be screened entirely (e.g. cranes, windmills, etc.).

- d. The recycling facility shall be surfaced with asphalt or an equally serviceable hard pavement surface. The surface shall be maintained in good condition.
- e. Recycling facilities shall be maintained in good repair and shall be maintained in a litter-free condition.
- f. Recycling facilities shall be designed in a manner consistent with the Design Guidelines.
- g. Signage required for a recycling facility shall comply with the Sign Standards of the Southwest Industrial Specific Plan.
- h. Recycling facilities which are operated by an on-site attendant and located within 100 feet of a property zoned or occupied for residential uses shall operate only during the hours of 8:00 a.m. to 6:00 p.m., unless otherwise established in the conditional use permit.

10.5 Landscape Standards

A. Required landscaping

This section provides the required minimum standards for all landscaped areas within any new and rehabilitated private development.

- 1. Landscaped area means the entire parcel less the building footprint, driveways, nonirrigated portions of parking lots, and hardscapes (such as driveways, approaches and sidewalks). Decorative hardscapes used to enhance the landscape will be considered as part of the landscape area; this would include such things as cobble rock, decomposed granite, brickwork, stamped concrete, gravel, pavers, and water features.
- 2. Landscape setbacks along public right-of-ways shall incorporate landscape buffers with undulating and variable height earth-mounding (berms), and/or low walls, and required plant materials as shown in Table 10-5 Landscape Standards.
- 3. Block wall and wrought iron fencing shall be located behind landscape setback area(s).
- 4. The developer shall submit to the City's Department of Engineering, a Landscape Documentation Package that conforms to the requirements of the Water Efficient Landscape Ordinance in Municipal Code, Chapter 28 Vegetation.
- 5. All new development landscaping shall comply with the standards shown in Table 10-5 – Landscape Standards. Additional guidelines that should be considered are addressed in Section 10.9 Design Guidelines.
- 6. The Recommended Plant Materials Palette, Table 10-6 can be found immediately after this section. The plant materials palette is provided to ensure the installation of drought-tolerant, water efficient landscaping that will provide wind breaks and thrive in the local climate conditions. In an effort to provide visual elements that distinguish this district

from others, please note that turf (grass) does not appear in the Plant Materials Palette, and shall be prohibited, in lieu of drought-tolerant ground covers.

7. Public right-of-way improvements, including street improvements, streetscape/landscape (parkway) improvements, and street tree requirements, are in Section 10.8 Public Right-of-Way Streetscape.

Table 10-5 – Landscape Standards

Note: The Director of Community Development may require additional setbacks.

Minimum Landscaped Area Mixture of ground cover, shrubs, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15 % of the total required landscaping of site area
Minimum plant sizes in landscaped areas	Minimum Ratio 1 tree/500 SF of landscape area
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover (sod or hydro seeding)	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized. Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer Front setback area and street-side setback area	Major Highway: 30 ft minimum width Primary Highway: 25 ft minimum width Collector/Local Streets: 20 ft minimum width
Landscape buffer in any side or rear yard abutting a residential zone	20 ft minimum width with 1 tree for each 20 linear feet of lot line, and 3 shrubs per tree

B. Recommended Plant Materials Palette

Table 10-6 Recommended Plant Materials Palette provides a listing of primarily drought-tolerant trees, shrubs, and ground covers to provide water-efficient landscaping in new projects. The limited selection of landscape material in the palette is envisioned to assist the user in incorporating sustainable landscaping into the project, while including enough variety of size, form, and density, to meet the requirements within buffer setbacks and screening techniques. Final selection shall be approved the City. The Director of Community Development shall approve artificial turf.

Table 10-6 (a) – Recommended Plant Materials Palette
Recommended Trees



African Sumac
Rhus lancea



Aleppo Pine
Pinus halepensis



Arizona Sycamore
Platanus wrightii



Floss Silk Tree
Chorisia speciosa



Bottle Tree
Brachychiton populneus



Honey Locust
Gleditsia triacanthos

Table 10-6 (a) – Recommended Plant Materials Palette
Recommended Trees (continued)



Canyon Live Oak
Quercus chrysolepis



Western Redbud
Cercis occidentalis



Chitalpa
Chitalpa tashkentensis

Table 10-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs



Agave
Agave species



Gray-Leaved Euryops
Euryops pectinatus



Bougainvillea
Bougainvillea species



Kangaroo Paw
Anigozanthus hybrids

Table 10-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs (continued)



Coffeeberry
Rhamnus californicus



Purple Fountain Grass
Pennisetum setaceum
'Cupreum'



Coyote Brush
Baccharis pilularis



Redberry
Rhamnus croceus



Desert Spoon
Dasylirion species



Red Hot Poker
Kniphofia uvaria



Rosemary
Rosmarinus officinalis
cultivars



Yaupon
Ilex vomitoria



Texas Ranger
Leucophyllum species



Yucca
Yucca species

Table 10-6 (c) – Recommended Plant Materials Palette
Recommended Groundcovers



Moss Verbena
Verbena tenuisecta



Prostrate Myoporum
Myoporum parvifolium



Peruvian Verbena
Verbena peruviana



Rosea Ice Plant
Drosanthemum floribundum



Poverty Weed
Iva hayesiana



Trailing Lantana
Lantana montevidensis

10.6 Parking and Loading Standards

A. Applicability

This section contains regulations for off-street parking and loading. Regulations identify required number of parking and loading spaces for all new development projects and those proposing substantial modification to existing buildings. Refer to Municipal Code Chapter 30 Zoning and Development Code for all parking and loading-related information or regulations not specifically addressed in this section.

B. General Parking and Loading Regulations

1. Methods of Calculation.
 - a. Multiple Uses. If more than one use is located on a site, the total number of required off-street parking and loading spaces shall be the sum of the requirements for the various uses computed separately. If individual uses on the same site have a floor area less than that for which loading spaces would be required, then the total gross floor area of all uses on the site or lot shall be used in determining the required number of loading spaces.
 - b. Fractional Number. Whenever the computation of the required number of off-street parking or loading spaces results in a fractional number, one additional space shall be required for a fraction of more than one-half, but shall not be required for a fraction of one-half or less.
2. Off-Site Location. Required off-street parking spaces shall be located on the same property as the use that they are intended to serve. Where the required parking spaces cannot be accommodated on the same property, they may be located in a separate off-site parking facility that is not more than 300 feet from the use(s) they serve.
3. Shared Use. Required off-street parking and loading spaces shall not be considered as providing parking or loading spaces for any other use, except where shared use facilities are approved in compliance with Subparagraph 5 Adjustments to Parking Requirements, below.
4. Uses Not Specified. For uses not specified, the Director of Community Development shall determine parking requirements based upon the requirements of the most similar use. See SubSection 9.11.C Entitlement Procedures -- Similar Use Determination.
5. Adjustments to Parking Requirements.
 - a. Administrative Variance. The Director of Community Development is authorized to approve alternate parking plans involving a modification of 10 percent or less of any of the off-street parking and loading standards in compliance with Section 30-51.5 of Municipal Code Chapter 30.

- b. **Parking Study Option.** An applicant may submit a separate parking and loading study for new development to the Director of Community Development for review. A parking and loading study shall provide sufficient data and information to justify the need for adjustments to the parking and loading requirements and shall analyze whether:
 - i. Adequate off-street parking will be provided for the project;
 - ii. The project demonstrates the use of creative design concepts, including but not limited to shared parking facilities, transit accessibility, pedestrian amenities, and bicycle amenities;
 - iii. Environmental impacts associated with the project will not be increased by the modification of standards; and
 - iv. Traffic safety and pedestrian safety will be enhanced by the modifications.
- c. **Shared Use Facility.** Required off-street parking and loading spaces may be considered as providing parking or loading spaces for another use where joint facilities serving more than one use contain no less than the total number of spaces deemed necessary for each individual use added together with other uses. Where adjoining uses on the same site have different hours of operation with minimal conflict, the Director of Community Development may determine that some or all of the same spaces may be counted as satisfying the requirements for both uses, provided that the number of spaces shall not be less than the prescribed for the use requiring the greater number.

C. Required Number of Parking Spaces

Each land use shall provide the number of off-street parking spaces indicated in Table 9-7 – Parking Requirements by Land Use, except where adjustment has been granted in compliance with Subparagraph 9.6.B.5 Adjustments to Parking Requirements, above. For the purposes of this Section, the following definitions shall apply:

- 1. **Commercial Use:** Activity involving the sale of goods or services carried out for profit.
- 2. **Industrial Use:** Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Table 10-7 – Parking Requirements by Land Use

Land Use	Number of Spaces Required GFA—Gross Floor Area	
	<i>Vehicle Spaces (Minimum #)</i>	<i>Bicycle Spaces (Minimum #)</i>
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Subject to Parking Plan required by Municipal Code §15-918	
Open Space / Park	Public - Determined by Parks and Recreation Department Private - .25 spaces/1,000 sq ft of total park area	1 space/33 vehicle parking spaces
Public Assembly Facilities	With fixed seats – 1 space/3 fixed seats; Without fixed seats – 25 spaces/1,000 sq ft of seating area; and 4 spaces/1,000 sq ft GFA outside assembly area	1 space/33 vehicle parking spaces
Recreational Facilities – Indoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 10.6.B.5. –Adjustments to Parking Requirements	
Amusement Arcade	1 space/each 4 persons of the facility's allowed maximum capacity	1 space/3 games up to 20 games; and 1 space/5 games for over 20 games
Athletic Club/Gym	4 spaces/1,000 sq ft GFA; 20 spaces/1,000 sq ft of exercise floor area; 3 spaces/outdoor ball court	.4 spaces/1,000 sq ft GFA
Bowling Alley	4 spaces/lane, and additional spaces required for restaurant and other accessory uses	1 space/33 vehicle parking spaces
Dancing	14 spaces/1,000 sq ft GFA	
Pool/Billiard Hall	2 spaces/table	1 space/5 tables
Skating Rink	14 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Recreational Facilities – Outdoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 10.6.B.5. –Adjustments to Parking Requirements	
• Golf driving range, batting cage	1 space/tee, cage, or similar; and 1 space/employee at maximum shift	1 space/33 vehicle parking spaces
• Swimming pools	14 spaces/1,000 sq ft of water surface area	1 space/33 vehicle parking spaces
Industry, Manufacturing, and Processing Uses		
Handcraft Industry/ Small-Scale Manufacturing	2 spaces per 1,000 sq ft GFA	None
Light Manufacturing All uses listed under "Manufacturing, Light" in Table 10-2	1.85 spaces/1,000 sq ft GFA; 4 spaces/1,000 sq ft GFA of office space, sales, or similar use where those uses exceed 10% GFA; and 1 space/1 facility vehicle Where multiple tenants and or uses occupy the same building, the parking shall be calculated based upon the floor area used by each tenant or use	1 space/33 vehicle parking spaces

Table 10-7 – Parking Requirements by Land Use (continued)

Land Use	Number of Spaces Required GFA—Gross Floor Area	
	Vehicle Spaces (Minimum #)	Bicycle Spaces (Minimum #)
General Manufacturing All uses listed under "General Manufacturing" in Table 3.3-1	1.85 spaces/1,000 sq ft GFA; 4 spaces/1,000 sq ft GFA of office space, sales, or similar use where those uses exceed 10% GFA; and 1 space/1 facility vehicle Where multiple tenants and or uses occupy the same building, the parking shall be calculated based upon the floor area used by each tenant or use.	1 space/50 vehicle parking spaces
Research and Development	2 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Residential Uses		
Caretaker Housing	2 spaces in an enclosed garage	None
Retail Uses		
Alcohol Sales, Off-Site/On-Site	Same as required spaces for the underlying use (e.g., restaurant, public assembly facility, retail store, etc.), unless otherwise modified in compliance with Section 10.6.B.5 – Adjustments to Parking Requirements	
Factory/Warehouse Outlet Store	5 spaces/1,000 sq ft GFA	None
Retail Sales, General		
Not in shopping center or factory/warehouse outlet mall)	4 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Shopping Center	5 spaces/1,000 sq ft GFA for the initial 10,000 sq ft; and 4 spaces/1,000 sq ft GFA for over 10,000 sq ft	1 space/33 vehicle parking spaces
Service Uses		
Animal Kennel Services	4 spaces/1,000 sq ft GFA; and 1.25 spaces/1,000 sq ft of boarding area	None
Business Support Services	4 spaces/1,000 sq ft GFA	None
Food Service:		
• Fast food restaurant with drive through, walk-in area	Indoor Seating: 13 spaces/1,000 sq ft GFA* *GFA shall not include play areas without seating. Outdoor Seating (patio area): Less than 50% of indoor area: 6.5 spaces/1,000 sq ft 50% or more of indoor area: 13 spaces/1,000 sq ft	4 spaces
• Other restaurant	Indoor Seating: 10 spaces per 1,000 sq ft GFA Outdoor Seating (patio area): Less than 50% of indoor area: 5 spaces/1,000 sq ft 50% or more of indoor area: 10 spaces/1,000 sq ft	2 spaces
Industrial Repair	2 spaces/1,000 sq ft GFA for the initial 40,000 sq ft 1.3 spaces/1,000 sq ft additional GFA greater than 40,000 sq ft 4 spaces/1,000 sq ft GFA of office space, where those uses exceed 10% of GFA OR 1 space for each employee on the maximum shift as determined by Director of Community Development	None
Mini-Storage Facility	1.75 spaces/100 units; and 1 space/employee	None

Table 10-7 – Parking Requirements by Land Use (continued)

Land Use	Number of Spaces Required GFA—Gross Floor Area	
	Vehicle Spaces (Minimum #)	Bicycle Spaces (Minimum #)
Motor Vehicle		
Wash/ Detailing	1 space/employee; 1 space per wash lane	None
Car Wash Full-Service	1 space/employee; Stacking for 5 vehicles for car wash lane Reserve spaces equal to 3 times the wash lane capacity	None
Car Wash Self-Service	2 spaces/bay	None
Motor Vehicle Rental, Sales, and Leases	Indoor display/sale/service = 3.3 spaces/1,000 sq ft GFA; Outdoor display/sale = .40 spaces/1,000 sq ft GFA; and 1 space/employee	None
Service Stations		
With convenience market	5 spaces/1,000 sq ft GFA; and 5 spaces/service bay	1 space/10 vehicle parking spaces
Without convenience market	3.3 spaces/1,000 sq ft or 5 spaces/service bay, whichever is more; minimum of 4 spaces	None
School, Commercial	1 space/teaching and non-teaching position on maximum shift; and 1 space/2 students on maximum enrollment	1 space/33 vehicle parking spaces
School, Trucking	1 truck parking space/truck operated by or for school; 1 space/teaching and nonteaching staff member on maximum shift; 1 space/2 students on maximum enrollment additional spaces required for accessory lodging	1 space/ 4 classrooms
Distribution, Wholesaling and Warehousing Uses		
Industrial Equipment, Materials, and Supplies, Truck, Truck Trailer Storage	1 space/employee; 1 space/2,000 sq ft of site area (spaces shall be reserved for customer/employee parking only); and truck/trailer storage spaces determined by approved site plan	None
Logistics and Distribution Facilities (High Cube)	Vehicle Parking: 1 space/1,000 sq ft GFA for the first 20,000 sq ft; 1 space/2,000 sq ft for the second 20,000 sq ft; 1 space/5,000 sq ft for that portion over 40,000 sq ft. No add'l spaces if office area less than 10% of total building square footage. Office space rate if office area over 10% of total building square footage. Truck and Trailer Parking: 1 oversized truck space/5,000 sq ft GFA* *Truck docks shall not be included in this calculation.	None
Petroleum/Hazardous Material Storage	1 space/employee on maximum shift	None
Warehousing Facilities	1 space/1,000 sq ft GFA for the initial 40,000 sq ft; 1 space/4,000 sq ft of additional GFA greater than 40,000 sq ft; 4 spaces/1,000 sq ft GFA of office space. Where multiple tenants and or uses occupy the same building, the parking shall be calculated based upon the floor area used by each	None

Table 10-7 – Parking Requirements by Land Use (continued)

<i>Land Use</i>	<i>Number of Spaces Required GFA—Gross Floor Area</i>	
	<i>Vehicle Spaces (Minimum #)</i>	<i>Bicycle Spaces (Minimum #)</i>
	tenant or use	
Transportation, Communications and Infrastructure Uses		
Antennas	1 space	None
Broadcasting Offices or Studios	5 spaces/1,000 sq ft GFA	None
<u>Consumer/Non-Consumer</u> Recycling Facility	1 space/employee; 1 space/facility vehicle; and Sufficient spaces to accommodate all persons at establishment at any one time under normal operating conditions	None
<ul style="list-style-type: none"> Vehicle Auctions 	Automobile or boat sales (new/used/auction) 1 space/300 sq ft of indoor display, sales, or service area; 1 space/2,500 sq ft of outdoor sales or display area; and 1 space/employee Truck sales/services (new/used/auction) 1 space/250 sq ft of sales area; 1 space/3,000 sq ft of outdoor sales or display area; and 1 space/employee	None
Other Uses		
Drive-Through	Stacking for 7 vehicles at each bay, window, lane, ordering station, or machine	None
Outdoor Display & Sales	1 space/1,000 sq ft of outdoor merchandise areas	None
Public Facilities	Per Public Agency	
Temporary Uses	Per Temporary Use Permit	

Note: Sources consulted to compile the table entries include the Municipal Code; The Dimensions of Parking, ULI and National Parking Association, 5th Edition, 2010; Recommended Zoning Ordinance Provisions, National Parking Association, December 2006; and Parking Standards, APA Planning Advisory Service Report 510/511; November 2002.

D. Required Number of Loading Spaces

Each land use shall provide the number of off-street loading spaces indicated in Table 10-8 – Loading Space Requirements by Land Use. Requirements for uses not specifically listed shall be determined by the Director of Community Development based upon the requirements for comparable uses and upon the particular characteristics of the proposed use. For other standards (e.g., size of loading spaces, location, turning radius, etc.), refer to Article XI Off-Street Parking and Loading Standards, Division 4 Loading Area Regulations, in Municipal Code Chapter 30 Zoning and Development Code.

Table 10-8 – Loading Space Requirements by Land Use		
Land Use		
	Loading Spaces (Minimum #)	Type (1)
Entertainment, Recreation and Public Assembly Uses		
Public Assembly Facilities	1 space; and Additional spaces as required by design review	Van
Recreational Facilities	0 - 29,999 sq ft: 1 space 30,000 - 99,999 sq ft: 2 spaces Over 100,000 sq ft: 3 spaces	Truck
Industry, Manufacturing, and Processing Uses		
Handcraft Industry/ Small-Scale Manufacturing	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck
All uses listed under “Manufacturing, Light” in Table 10-2		
All uses listed under “General Manufacturing” in Table 10-2		
Research and Development		
Retail Uses		
Retail Sales, General and Factory/Warehouse Outlet Store	Up to 10,000 sq ft: 1 space	Truck
	10,001 - 30,000 sq ft: 1 space 30,001 - 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer
Service Uses		
All uses listed under “Service Uses” in Table 10-2; except for the following:	Up to 10,000 sq ft: 1 space	Truck
	10,001 - 30,000 sq ft: 1 space 30,001 - 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer

Table 10-8 – Loading Space Requirements by Land Use (continued)

Industrial Repair	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck
Motor Vehicle		
• Motor Vehicle Rental, Sales, and Leases	1 space	Tractor Trailer
• Service Stations	1 space	Tractor Trailer
School, Commercial	1 space; and additional spaces required by design review	Van
• Vehicle Auctions	Automobile or boat sales (new/used/auction) 1 space/300 sq ft of indoor display, sales, or service area; 1 space/2,500 sq ft of outdoor sales or display area; and 1 space/employee Truck sales/services (new/used/auction) 1 space/250 sq ft of sales area; 1 space/3,000 sq ft of outdoor sales or display area; and 1 space/employee	None
Distribution, Wholesaling and Warehousing Uses		
Warehousing Facilities	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Tractor Trailer
Notes: (1) A van loading space shall be a minimum of 12 ft wide by 19 ft long with a minimum 10 ft overhead clearance. A truck loading space shall be a minimum of 12 ft wide by 45 ft long with a minimum 14 ft overhead clearance. A tractor trailer loading space shall be a minimum of 12 ft wide by 70 ft long with a minimum 14 ft overhead clearance.		

E. Landscaping Standards for Parking Areas

Within any parking area, one tree shall be planted for every five single-row parking stalls or 10 double-row parking stalls. Eighty percent of these shall be 15 gallons in size and the remaining 20 percent shall be 24-inch box or larger in size. If for some reason the contractor is unable to distribute trees in the interior of the parking area in compliance with these standards, the Director of Community Development may approve the placement of no more than 40 percent of the trees within the perimeter of the parking area. Planters shall not have a dimension less than four feet, excluding the thickness of the curbing. These requirements may be reduced for industrial parking areas that are screened from public view.

1. Parking areas shall contain a minimum landscape area equivalent to 30 percent of the total required 15 percent landscaping for the total site area.
2. Parking area perimeter landscaping.
 - a. Parking areas for nonresidential uses abutting or adjacent to residentially zoned property shall provide a landscape strip that is a minimum of 10 feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line bordering the residentially zoned property. Parking areas shall be screened from the residentially zoned property by a solid decorative masonry wall that is a minimum of six feet in height.

- b. Parking areas for nonresidential uses abutting or adjacent to non-residentially zoned property or a street shall install a landscape strip that is a minimum of five feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line or the parking area and the street right-of-way. This requirement may be reduced or modified if a joint access agreement exists that is satisfactory to the Director of Community Development. Parking areas shall be screened from streets through combinations of plant materials, earth berms, raised planters, grade separations, or low walls. Slopes shall not exceed three to one or exceed 36 inches in height measured from the parking lot surface.
 - c. Plant materials, walls, or structures within a traffic sight area shall not block sight lines from driveways to streets and shall not exceed 36 inches in height.
 - d. End of aisle spaces adjacent to landscape finger shall be two feet wider for step out area.
3. Parking area interior landscaping.
- a. Tree number and location. One tree shall be provided for each four parking spaces and shall be evenly spaced throughout the interior parking area at a rate of one tree for every eight parking spaces. See Exhibit 10-4 – Parking Lot Landscaping. The required number of trees in the interior area shall not include trees required around the parking area perimeter. Trees are not required for tractor-trailer parking. A minimum of one cluster of trees shall be provided for each 100 feet of a row or double row of parking spaces. Trees shall be located in planters that are bounded on at least two sides by parking area paving. Planters shall have a minimum exterior dimension of five feet.

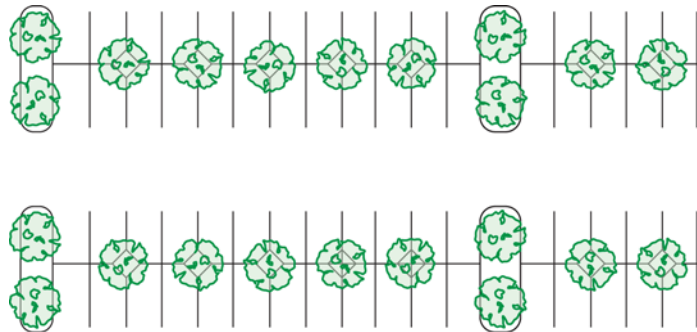


Exhibit 10-4 – Parking Lot Landscaping.

- b. Tree size. All trees within the parking area shall be a minimum 24-inch box container at time of planting.
- c. Landscape protection. Landscaping shall be protected by concrete curbs of at least six inches in height. An end-of-aisle planter shall be provided at the ends of all parking aisles. Finger aisle planters shall be a minimum of nine feet wide and end-of-aisle planters shall be a minimum of seven feet wide, as measured from the

inside of the curb. The parking space side of finger and end-of-aisle planters shall have a 24-inch wide concrete surface measured from the face of the curb. Planters shall be landscaped with a mixture of trees, shrubs, and ground cover. Planting areas shall have round corners instead of 90 degree corners and shall be shaped to allow vehicle movements. The Director of Community Development may approve alternative barriers designed to protect landscaped areas from vehicle damage. Wheel stops may be placed to allow for two feet of vehicle overhang area within the dimension of the parking space. To increase the parking lot landscaped area, a maximum of two feet of the parking stall depth may be landscaped with low-growth, hardy materials in-lieu of paving, allowing a bumper overhang while maintaining the required parking dimensions. However, the overhang area shall not be counted as part of minimum landscape area required by paragraph (1) above, and when adjacent to a required landscaping strip shall be in addition to the minimum required width. Fixtures (e.g., lights, sprinklers) that are higher than the curb are prohibited within a bumper overhang area. Curbing that creates a bumper overhang barrier shall not exceed a height of five inches.

- d. Parking areas with more than 100 spaces shall provide an appropriate entry feature consisting of a concentration of landscape elements, including trees, flowering plants, enhanced paving, and project identification.
4. Parking structures. A landscaping strip 10 feet wide shall be provided on all sides of a parking structure. One tree shall be provided for each 20 to 40 feet of perimeter of the structure, based on species selected. These trees shall be distributed evenly throughout the subject landscape area.

10.7 Sign Standards

A. Applicability

This section contains standards and guidelines for signage to ensure that signs are consistent with the overall quality and character of anticipated new development. Regulations identify permitted sign types; provide standards for number of signs, size, and location; and provide design guidelines for color, materials, and illumination. Please refer to the Fontana Municipal Code for all sign-related information or regulations not specifically addressed in this section.

B. Standards and Guidelines

1. Standards. The following standards shall apply to all signs, regardless of type:
 - a. Sign types not listed in this Section are not permitted.
 - b. Linear Frontage Ratio. For each establishment, one and one-half (1 ½) square feet of total sign area shall be allowed for each linear foot of building frontage ("Linear Frontage Ratio"). Unless otherwise noted, all signs (including temporary signs) shall count toward the total sign area permitted based on the Linear Frontage Ratio. For multi-tenant buildings, each establishment shall be calculated individually. For corner establishments, each facade shall be calculated individually. Permitted sign area based on the linear frontage of one establishment or facade shall not be placed on another establishment or facade.
 - c. Signs shall not be animated.
 - d. Commercial messages that identify, advertise, or attract attention to a business, product, service, or event or activity sold, existing, or offered elsewhere than upon the same property where the sign is displayed are expressly prohibited.
 - e. In the event of a conflict between this Section and any other City regulation, the provisions of this Section shall apply.
 - f. All issues not specifically addressed herein (e.g., signage in the public right-of-way, exempt signs, permit processing, etc.) shall be addressed pursuant to the Fontana Municipal Code.
2. Guidelines. The following guidelines shall apply to all signs, regardless of type.
 - a. Design Compatibility
 - Provide signage that is compatible with the building architecture and coordinate sign materials and colors with the building facade/storefront design.
 - Place signs in accordance with facade rhythm, scale, and proportion.
 - Ensure that signs associated with multi-tenant buildings are complementary to one another. A consistent location for tenant identification signs is recommended.

b. Location

- Signs shall be placed at or near the public entrance to a building or main parking area to indicate the most direct access to the business.
- Signs shall not be located so that they cover or interrupt the architectural details or ornamentation of a building's facade.
- Signs shall not project above the edge of the rooflines and shall not obstruct windows and/or doorways.

c. Sign Legibility

- Avoid hard-to-read, intricate typefaces. Typefaces that are difficult to read reduce the sign's ability to communicate.
- Avoid spacing letters and words too close together. Lettering shall not occupy more than 75 percent of the sign face.
- Limit the number of lettering styles in order to increase legibility. Signs shall be limited to no more than two styles for small signs (generally up to 10 square feet) and three styles for larger signs.
- Use significant contrast through incorporating light colored letters and a darker, contrasting background to provide the most visible and best-looking image.
- Incorporate business identity symbols and logos.
- Logo means any symbol or any combination thereof adopted and used by an individual or corporation to identify goods made or sold or services rendered by an individual or corporation and to distinguish them from goods made or sold or services rendered by others and that is nationally or State of California registered.

d. Color and Materials

- Bright day-glo (fluorescent) colors shall be avoided as they are distracting and do not blend well with other background colors.
- Sign colors shall relate to and complement the materials or color scheme of the buildings, including accent and trim colors.
- Sign materials shall be selected with consideration for the architectural design of the building's façade and also contribute to the legibility of the sign.
- Construct signs of durable, high-quality materials.
- Wood, paper, and cloth signs, and painted wall signs are prohibited.

e. Illumination

- Individually illuminated letters, either internally illuminated or back-lighted solid letters (reverse channel), are a preferred alternative to internally illuminated plastic-faced cabinet signs.
- Signs shall be comprised of individual letters.
- The use of backlit, individually cut letter signs is strongly encouraged for all types of business and signs, including monument-type signs.

- Whenever indirect lighting fixtures are used, care shall be taken to properly shield the light source.
- f. Electrical Raceways and Conduits
- Electrical transformer boxes and raceways shall be concealed from public view.
 - All exposed conduit and junction boxes shall be appropriately concealed from public view.

C. Sign Types

For the purposes of this plan, Table 10-9 Sign Types indicates the signs that are allowed in the Slover East Industrial District.

Table 10-9 Sign Types	
1	Grand Wall Sign Non-residential uses with unfenestrated wall areas of 2,000 square feet or greater
2	Wall Sign Non-residential uses with a dedicated ground floor entrance
3	Projecting Sign Non-residential uses with a dedicated ground floor entrance
4	Awning Valance Sign Non-residential uses with a dedicated ground floor entrance
5	Awning Side Sign Non-residential uses with a dedicated ground floor entrance
6	Canopy Fascia Sign Non-residential uses with a dedicated ground floor entrance
7	Under-Awning or Under-Canopy Sign Non-residential uses with a dedicated ground floor entrance
8	Recessed Entry Sign Non-residential uses with a dedicated ground floor entrance
9	Window Sign Non-residential uses with a dedicated ground floor entrance
10	Temporary Window Sign Non-residential uses with a dedicated ground floor entrance
11	Temporary Wall Sign Non-residential uses with a dedicated ground floor entrance
12	Monument Sign Any building with continuous linear street frontage of 200 feet or greater
13	Directional Sign Each vehicle entrance
14	Accessory Sign Identified specific uses

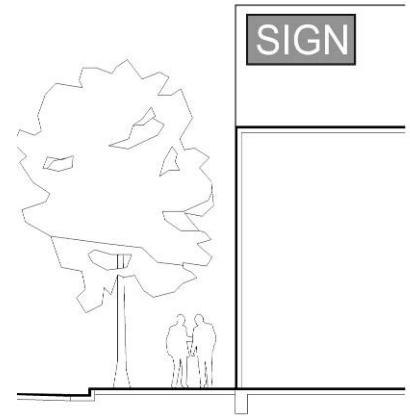
D. Sign Type Standards and Guidelines

This section provides Standards and Guidelines for each Sign Type.

1. Grand Wall Sign

Grand Wall Signs are large signs located on, and parallel to, large unfenestrated building wall areas.

- a. Standards
 - i. A Grand Wall Sign shall only be located on unfenestrated wall areas of 2,000 square feet in size or greater.
 - ii. Only one (1) Grand Wall Sign shall be permitted per establishment.
 - iii. The Grand Wall Sign area shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - iv. A Grand Wall Sign shall not exceed 1,000 square feet or 25 percent of the total wall area, whichever is less.
 - v. Grand Wall Signs shall project no more than one (1) foot from the façade of the building.
- b. Commercial Guidelines
 - i. Materials used in Grand Wall Signs shall be wood, ceramic, metal, or paint only.
 - ii. Grand Wall Signs shall be illuminated by external illumination only.
- c. Industrial Guidelines
 - i. Materials used in Grand Wall Signs shall be ceramic or metal.
 - ii. Grand Wall Signs shall be illuminated by external illumination only.



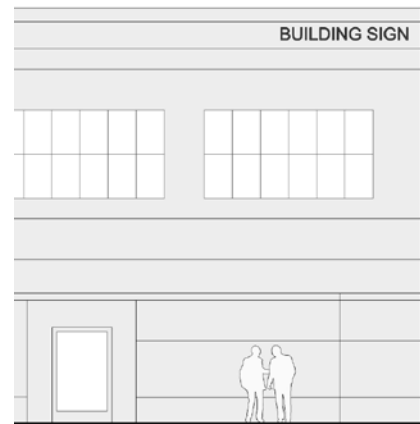
1) Grand Wall Sign.

2. Wall Sign

Wall Signs are signs that are located on, and parallel to, a building wall. Business Identification Wall Signs are signs that announce the name of a business within a building and Building Identification Wall Signs are signs that announce the name of a building. Both are located on, and parallel to, a building wall.

a. Standards

- i. Wall Signs shall be located below the second floor and within the middle 50 percent of the building or tenant frontage measured from lease line to lease line. Building Identification Wall Signs shall be located only on the frieze or fascia (articulated banding across the top of every building floor) area of storefront level; frieze, fascia, parapet of the uppermost floor; or above the entrance to main building lobby.
- ii. No Wall Sign shall exceed 150 square feet in size. Building Identification Wall Signs shall be no taller than 24 inches in height.
- iii. Wall Signs shall count towards the total sign area permitted based on the Linear Frontage Ratio, except that the area of Building Identification Wall Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. Wall Signs shall project no more than one (1) foot from the façade of the building.



2) Building Identification Wall Sign.

b. Commercial Guidelines

- i. Materials used in wall signs shall be wood, ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs shall be inscribed into the façade or constructed of individual metal letters.
- ii. Wall Signs shall be illuminated by external illumination or halo illumination only.
- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. New wall signs for individual businesses in a shopping center shall be placed consistent with the location of signs for other businesses in the center. This will establish visual continuity among storefronts and create a unified appearance for the center.
- v. When signs that are attached to a wall are removed, holes and other disfigurements of the wall's surface shall be patched and painted to match surrounding areas.



2) Business Identification Wall Sign.

c. Industrial Guidelines

- i. Materials used in wall signs should be ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs should be inscribed into the façade or constructed of individual metal letters.
- ii. Wall signs shall be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only. Building Identification Wall Signs shall be illuminated by external illumination or halo illumination only.
- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. When signs that are attached to a wall are removed, holes and other disfigurements of the wall's surface shall be patched and painted to match surrounding areas.

3. **Projecting Sign**

Projecting Signs are signs that are oriented perpendicularly to the building façade and are either (1) suspended under a bracket, armature, or other mounting device or (2) are cantilevered (i.e., structurally affixed to the building).

a. Standards

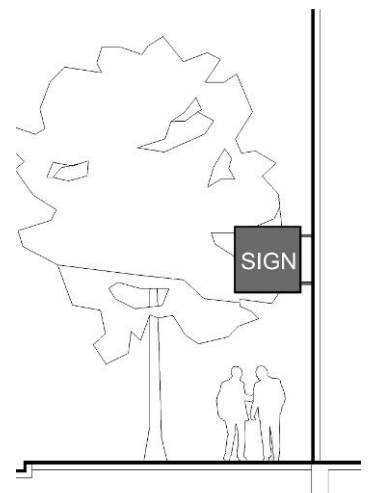
- i. Projecting Signs shall only be mounted on the wall area below the second floor.
- ii. No Projecting Sign shall exceed 16 square feet in size.
- iii. Projecting Signs shall project no more than four feet from the façade of the building.
- iv. No portion of a Projecting Sign shall be lower than eight feet above the level of the walkway over which it projects.

b. Commercial and Industrial Guidelines

- i. Projecting Signs that are suspended under a bracket, armature, or other mounting device shall be wood or metal and shall be illuminated by external illumination only.



3) Suspended Projecting Sign.



3) Cantilevered Projecting.

- ii. Projecting Signs that are cantilevered signs shall be wood, ceramic, metal, and paint only and shall be illuminated by external illumination or halo illumination only.
- iii. Sign supports and brackets shall be compatible with the design and scale of the sign and the architectural design of the building.

4. *Awning Valance Sign*

Awning Valance Signs are signs applied to the awning valance and are contained completely within the valance.

- a. Standards
 - i. Lettering for Awning Valance Signs shall include one (1) line of lettering not to exceed two-thirds ($2/3$) the height of the valance or 12 inches, whichever is less.
 - ii. Awning Valance Signs shall project no farther from the building than its associated awning.
 - iii. No portion of an Awning Valance Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial and Industrial Guidelines
 - i. Awning Valance Signs shall consist of metal, or vinyl or paint applied directly to the awning.
 - ii. Awning Valance Signs shall be illuminated by external illumination only.
 - iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
 - iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
 - v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
 - vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

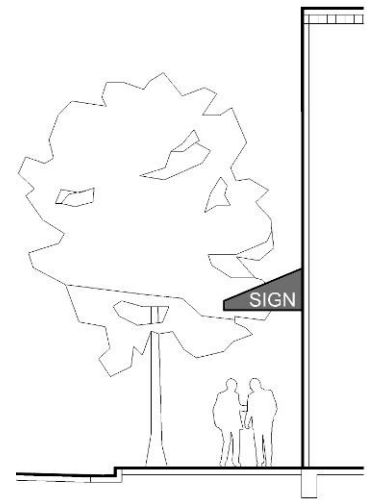


4) Awning Valance Sign.

5. *Awning Side Sign*

Awning Side Signs are signs applied to the side panel of an awning.

- a. Standards
 - i. The area of Awning Side Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - ii. Lettering for Awning Side Signs shall not exceed 12 inches in height with total sign area not to exceed 20 percent of the area of the awning side area.
 - iii. Awning Side Signs shall project no farther from the building than its associated awning.
 - iv. No portion of an Awning Side Sign shall be less than eight feet above the level of the walkway over which it projects.



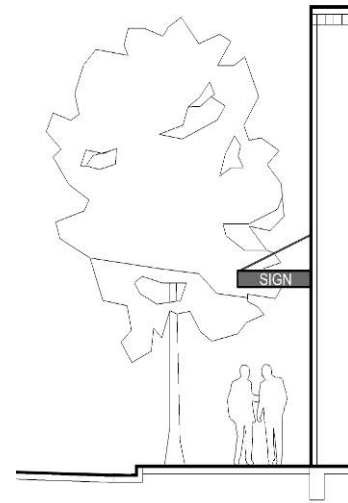
5) Awning Side Sign.

- b. Commercial and Industrial Guidelines
 - i. Awning Side Signs shall consist of vinyl or paint applied directly to the awning.
 - ii. Awning Side Signs shall be illuminated by external illumination only.
 - iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
 - iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
 - v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
 - vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

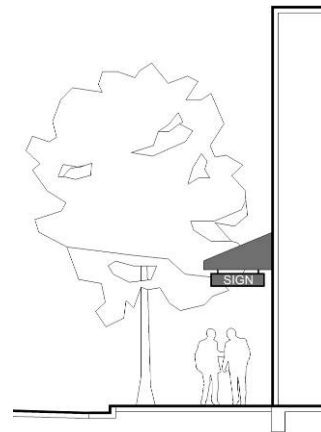
6. *Canopy Fascia Sign*

Canopy Fascia Signs are signs that are mounted to the front or side fascia of a canopy and contained completely within that fascia.

- a. Standards
 - i. The height of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) the height of the fascia or 12 inches, whichever is less.
 - ii. The width of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) of the canopy width.
 - iii. Canopy Fascia Signs shall project no farther from the building than its associated canopy.
 - iv. No portion of a Canopy Fascia Sign shall be less than eight feet above the level of the walkway over which it projects.
 - v. Canopy Fascia Signs shall consist of only one (1) line of lettering articulated as individual letters mounted directly to the canopy.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Canopy Fascia Signs shall be metal and paint only.
 - ii. Canopy Fascia Signs shall be illuminated by external illumination only.



6) Canopy Fascia Sign.

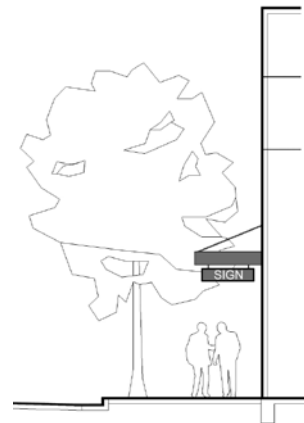


7) Under-Awning Sign.

7. *Under-Awning or Under-Canopy Sign*

Under-Awning or Under-Canopy Signs are signs that are suspended under an awning or canopy, perpendicular to the building facade.

- a. Standards
 - i. Under-Awning or Under-Canopy Signs shall be located adjacent to a public entrance.
 - ii. No more than one (1) Under-Awning or Under-Canopy Sign shall be permitted per establishment per façade.
 - iii. The area of Under-Awning or Under-Canopy Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - iv. Under-Awning or Under-Canopy Signs shall not exceed three (3) square feet in area.



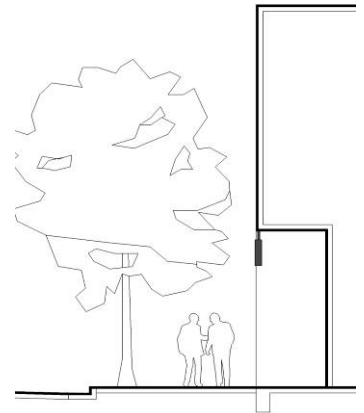
7) Under-Canopy Sign.

- v. Under-Awning or Under-Canopy Signs shall project no farther from the building than its associated awning or canopy.
 - vi. No portion of an Under-Awning or Under-Canopy Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial Guidelines
 - i. Materials used in Under-Awning or Under-Canopy Signs shall be wood, metal, and paint only.
 - ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.
 - c. Industrial Guidelines
 - i. Materials used in Under-Awning or Under-Canopy Signs shall be metal and paint only.
 - ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.

8. ***Recessed Entry Sign***

Recessed Entry Signs are signs that are oriented parallel to the building façade and that are suspended over a recessed entry.

- a. Standards
 - i. No Recessed Entry Sign shall exceed twenty (20) square feet in size.
 - ii. Recessed Entry Signs shall not project beyond the façade of the building.
 - iii. No portion of a Recessed Entry Sign shall be lower than eight feet above the level of the walkway.
- b. Commercial Guidelines
 - i. Materials used in Recessed Entry Signs shall be wood, metal, and paint only.
 - ii. Recessed Entry Signs shall be illuminated by external illumination only.



8) Recessed Entry Sign-
Section View.



8) Recessed Entry Sign-
Elevation View.

c. Industrial Guidelines

- i. Materials used in Recessed Entry Signs shall be metal and paint only.
- ii. Recessed Entry Signs shall be illuminated by external illumination only.

9. Window Sign

Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window.

a. Standards

- i. Window Signs shall be permitted on windows below the second floor level only. A Window Sign that only identifies a building shall be located on a transom window above a primary entrance, or the glazed area of primary door.
- ii. Window signs shall count towards total sign area permitted based on the Linear Frontage Ratio, except that the area of a Window Sign that only identifies a building shall not count towards the total sign area permitted based on the Linear Frontage Ratio. One (1) Window Sign that only identifies a building shall be permitted per building per street-facing façade.
- iii. No more than 25 percent of any individual window area shall be covered or otherwise occupied by signage.
- iv. The letter height of each Window Sign shall not exceed 12 inches and shall be taller than four inches.

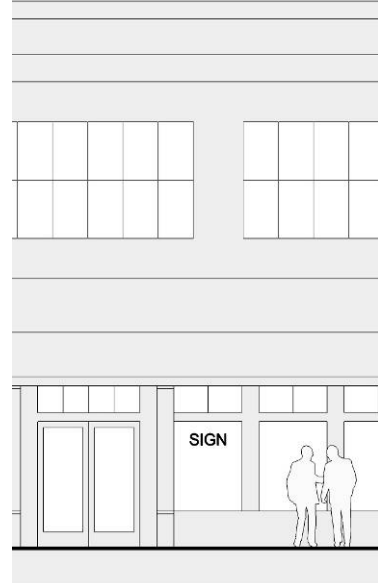
b. Commercial and Industrial Guidelines

- i. Ground-floor Window Signs shall consist of vinyl or paint applied to the glass, neon mounted or suspended behind the glass, or framed and mounted paper signs. Window Signs that only identify a building shall consist of vinyl or paint applied to the glass only.
- ii. Ground floor Window Signs shall not be illuminated.

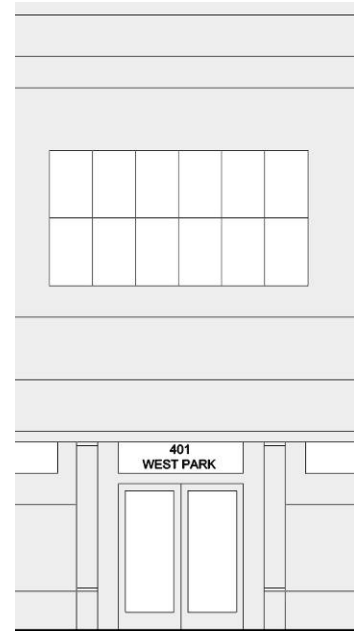
10. Temporary Window Sign

Temporary Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window and are designed, constructed, and intended for display on private property for a period of not more than 90 consecutive days per year. Examples include "grand opening", "special sale," and seasonal signage.

a. Standards

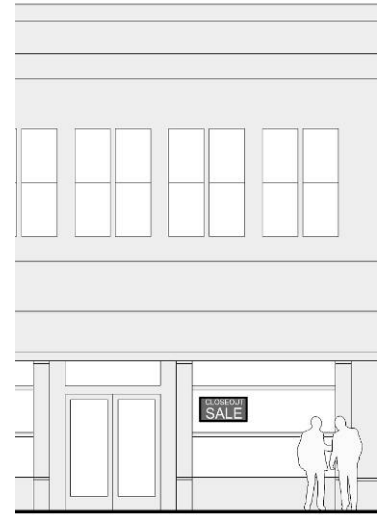


9) Window Sign – Business Identification.



9) Window Sign – Building Identification.

- i. Temporary Window Signs shall be located only on ground floor windows on building facades that face a public street or a parking lot.
 - ii. Temporary Window Signs shall not exceed six square feet in size.
 - iii. Temporary Window Signs shall not cause the total amount of the window area covered with signage to exceed 25 percent.
 - iv. Temporary Window Signs that satisfy the above standards and General Standards do not require a permit.
- b. Commercial and Industrial Guidelines
- i. Temporary Window Signs shall be constructed of paint applied directly to the glass or framed paper signs placed behind the glass.
 - ii. Temporary Window Signs shall not be illuminated.
 - iii. Temporary Window Signs that satisfy the above guidelines and General Guidelines do not require a permit.



10) Temporary Window Sign.

11. Temporary Wall Sign

Temporary Wall Signs are signs that are located on, and parallel to, a building wall and are designed, constructed, and intended for display on private property for a period of not more than ninety (90) consecutive days per year. Examples include "grand opening", "special sale," and seasonal temporary banner signage.

- a. Standards
 - i. Temporary Wall Signs shall only be mounted on a wall area below the second floor level that faces a public street or a parking lot.
 - ii. A maximum of one (1) Temporary Wall Sign is allowed per establishment.
 - iii. No Temporary Wall Signs shall exceed 32 square feet in area.
 - iv. Temporary Wall Signs shall project no more than one (1) foot from the façade of the building.



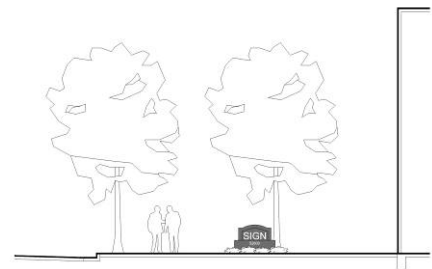
11) Temporary Wall Sign.

- b. Commercial and Industrial Guidelines
 - i. Materials used in Temporary Wall Signs shall consist of a flexible vinyl material with grommet holes installed around the edges to accommodate attachment to a building.
 - ii. Temporary Wall Signs shall not be illuminated.

12. Monument Sign

A Monument Sign is a freestanding sign supported by a solid architectural element at its base.

- a. Standards
 - i. A maximum of one Monument Sign is allowed per street frontage for single-purpose buildings, multi-tenant buildings or complexes and shopping centers on a -parcel with one or more street frontages of at least 100 feet.
 - ii. A Monument Sign shall not exceed eight feet in length or six feet in height.
 - iii. Monument Signs shall be placed perpendicular or parallel to the street. The base of a Monument Sign shall be set back a minimum of five feet from any public right-of-way or interior property line; a minimum of 10 feet from the edge of a driveway; and a minimum of 50 feet and from any Monument Signs or Pylon Signs on adjoining sites. Monument Signs shall not block sight lines at entry driveways and circulation aisles.
 - iv. The sign copy for a Monument Sign shall only identify the name of the center, complex, or building and the address; however, the name of the primary tenant, if any, may be included in the copy. The minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy. Between 5 to 10 percent of the sign area should be dedicated to identification of the street address.
 - v. The area of Monument Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - vi. Monument Signs shall not project over any on-site driveway or vehicle circulation area.
 - vii. Landscaping with automatic irrigation shall be provided at the base of the supporting structure equal to twice the area of one face of the sign or 75 square feet, whichever is greater. For example, 40 sq. ft. of sign area = 80 sq. ft. of landscaped area.



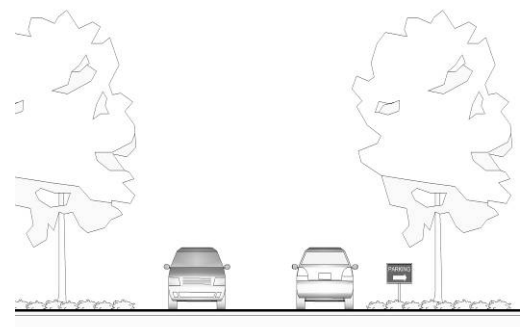
12) Monument Sign.

- b. Commercial and Industrial Guidelines
 - i. Monument Signs may be illuminated, however the sign copy should be the only portion of the sign face that is illuminated. The sign background or field shall be opaque with a nonglossy, nonreflective finish.
 - ii. The sign area and height of the sign shall be in proportion to the site and surrounding buildings. Signs shall not be overly large so as to be a dominant feature of the site.
 - iii. Monument Signs shall incorporate architectural elements, details, and articulation as follows:
 - Provide a solid architectural base that supports the sign. The base shall be a minimum of one-foot in height.
 - Provide architectural elements on the sides and top to frame the sign pane(s). Use columns, pilasters, cornices, and similar details to provide design interest.
 - Incorporate materials and colors into the sign support structures to match or be compatible with materials and colors of the development the sign serves so it does not appear out of scale with its adjacent building(s).
 - Keep the overall size of the sign in proportion with the development it serves so it does not appear out of scale with its adjacent building(s).

13. Directional Sign

A Directional Sign is an on-premise sign giving directions, instructions, or facility information of an establishment (e.g., parking signs, exit and entrance signs, etc.).

- a. Standards
 - i. One (1) directional sign for each vehicle entry to a site with a maximum area of three square feet per sign. Maximum sign height shall be four feet. Additional directional signs may be allowed with approval of a Comprehensive Sign Program.



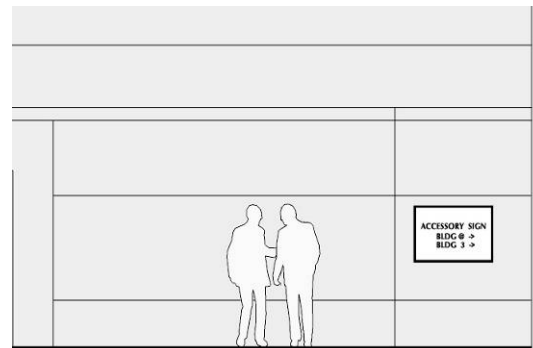
13) Directional Sign.

- b. Commercial and Industrial Guidelines
 - i. Directional signs and their supports shall use the same color palette of the proposed building.
 - ii. Directional signs shall be located to maintain sight lines along major circulation routes and shall be illuminated for visual clarity and safety.
 - iii. Directional signs shall be designed with easy-to-read fonts, contrasting colors from the surrounding support panels, and durable materials.
 - iv. Double-sided parking directional signs shall incorporate messaging and direction arrows on both sides of sign.
 - v. Parking directional signage shall be used consistently throughout each individual development.

14. Accessory Signs

Accessory Signs are signs that provide incidental information about a project site or a business and its goods or services. For the purposes of this plan, Accessory Signs include:

- Directory Sign. A sign listing the tenants or occupants of a building or building complex.
- Nameplate Sign. A sign indicating the name and/or address of a building or occupant.
- Restaurant Menu Sign. Menus displayed on the exterior premises of a restaurant.



14) Accessory Sign.

- a. Standards
 - i. The area of Accessory Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - ii. Directory Signs: Limited to a total sign area of 10 square feet.
 - iii. Nameplate Sign: One non-illuminated sign not to exceed one square foot in area.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Accessory Signs shall be wood and metal.
 - ii. Accessory Signs shall be illuminated by internal or external illumination as appropriate.

10.8 Public Right-of-Way Streetscape

This section establishes standards for streetscape landscaping improvements within the public rights-of-way along the major highways, primary highways, and secondary highways as identified in the General Plan, Circulation Master Plan, as well as district gateway/intersection enhancements. The intent of these streetscape improvement concepts and gateway enhancements is to provide a “sense of place” or identity, while interweaving the standards and tree palettes that may be provided by any overriding City Master Street Tree Plan.

A. Street Classifications

Streets within the SED are classified as follows:

1. Major highways:
 - a. Six-lane major highway – none within SED.
 - b. Modified six-lane residential adjacent major highway – none within SED.
 - c. Modified six-lane no median major highways – none within SED.
 - d. Eight-lane major highways – none within SED.
2. Primary highways – Beech Avenue and Slover Avenue.
3. Secondary highways – Citrus Avenue, Poplar Avenue, and Santa Ana Avenue.
4. Collector streets – Catawba Avenue and Elm Avenue.

B. General Design Criteria

1. Landscaping should be used to accentuate and frame important view corridors.
2. Landscaping shall employ a common three-tiered approach to design:
 - a. Trees
 - b. Shrubs, vines and tall grass-like materials
 - c. Groundcovers (does not include turf)
3. Landscaping should be consistent and accentuated along arterial corridors and gateway intersections to emphasize district areas.

4. Street trees on major highways and primary highways shall consist of on-center planting of deciduous trees in medians (whenever medians are required) and evergreen trees in parkways to provide seasonal variations of views during fall and winter months (clearer air and snow-capped peaks).
5. Secondary highways shall provide single species of evergreen trees planted in parkways.
6. Gateway intersection enhancements should incorporate the adjacent property tree species (used in buffer setback) in order to provide background and screening, and be enhanced with accent trees selected for their character and shape.
7. Primary and secondary gateways will include thematic monumentation for district identification and reflect elements of local identity (i.e. river rock, concrete, City logo, etc.).
8. All gateway intersection enhancements shall incorporate decorative paving at corner areas and plant materials that promote the best of water-efficient landscaping.

C. Streetscape Concept

The Streetscape Concept Plan for the entire Specific Plan area is shown on Exhibit 10-5. The plan identifies major, primary, and secondary highways, as well as collector streets and the gateway intersections within the Specific Plan area. Roadway classifications are consistent with the General Plan, Circulation Master Plan.

1. **Primary/Secondary Streetscape.** Primary/Secondary highway streetscapes define the areas within the Specific Plan and its districts, and connect to the major thoroughfares throughout the City. Primary highways within the SED include Beech Avenue and Slover Avenue. Secondary highways within the SED include Citrus Avenue, Poplar Avenue, and Santa Ana Avenue. Streetscape cross-sections for these areas are shown in Exhibits 10-6 and 10-7.

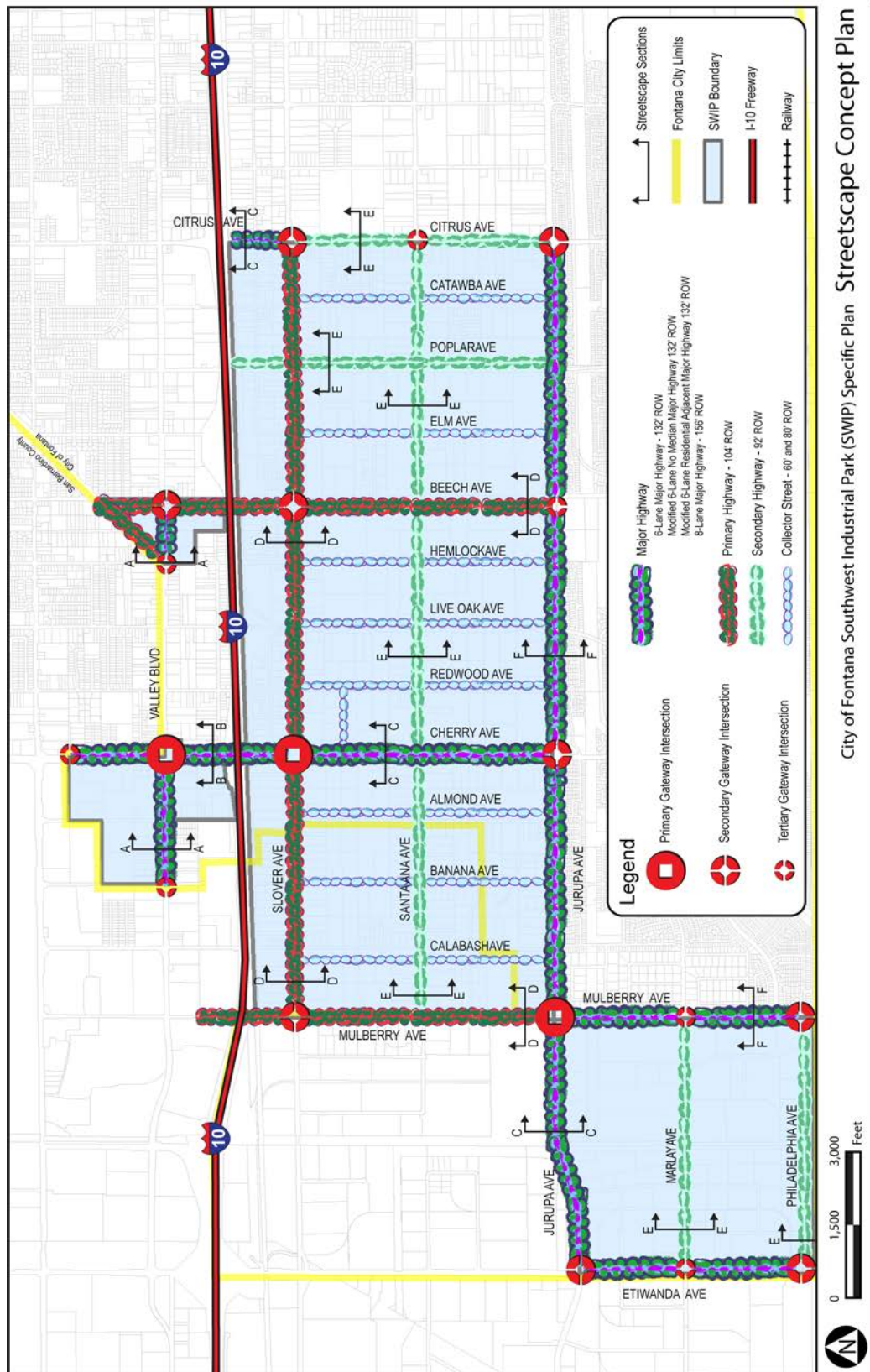


Exhibit 10-5 – Streetscape Concept Plan

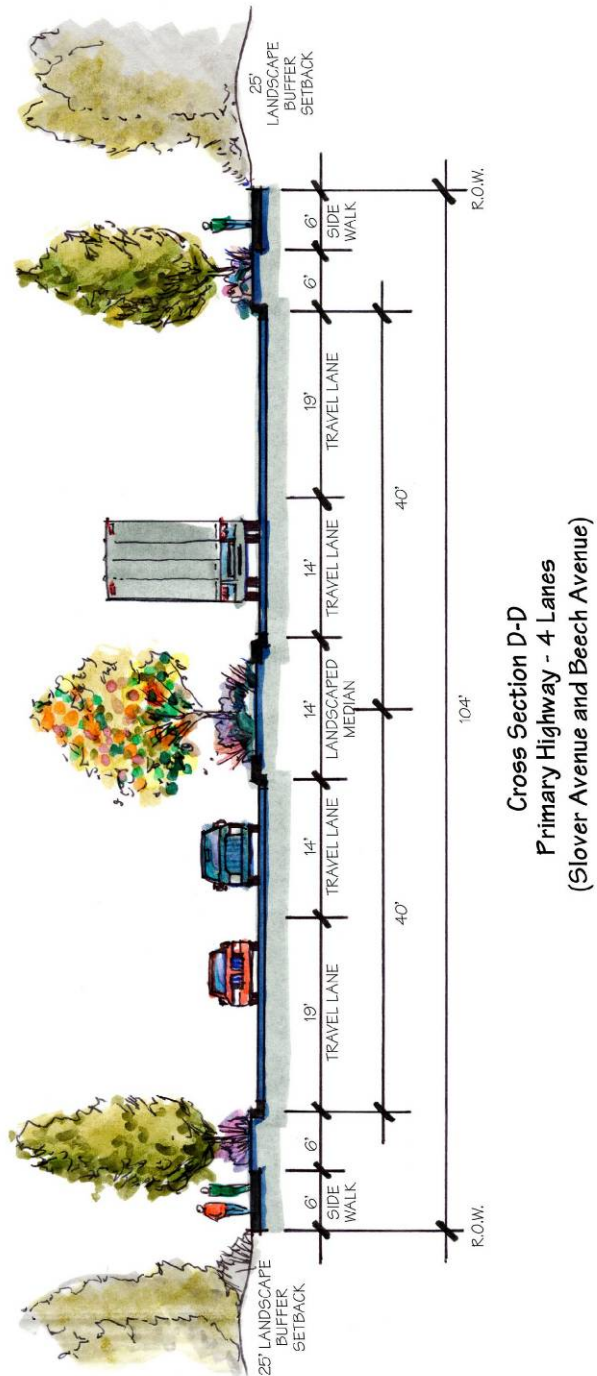
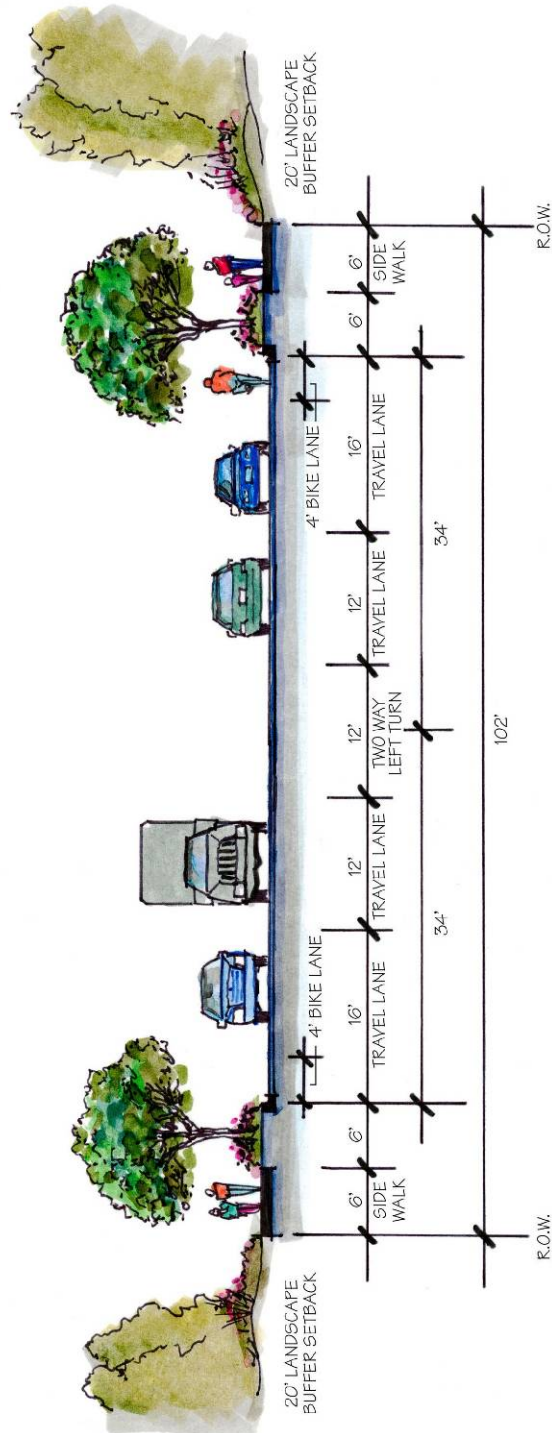


Exhibit 10-6 – Primary Highway – 4 Lanes – Cross Section D-D (Beech Avenue and Slover Avenue)



Cross Section E-E
Secondary Highway - 4 Lanes (Poplar, Santa Ana and Citrus Avenues)
**Poplar and Santa Ana Avenues will have bike lanes.*

Exhibit 10-7 – Secondary Highway – 4 Lanes – Cross Section E-E
 (Citrus Avenue, Poplar Avenue, Santa Ana Avenue)

D. Gateways

A. Concept Plan

The Streetscape Concept Plan Exhibit 10-5 identifies a hierarchy of primary, secondary, and tertiary gateways. The intent of the gateway intersection enhancements is to provide a visual statement that you are within the Specific Plan area.

The gateway intersection enhancements should all incorporate uniform treatments (to varying degrees) within expanded corner setback areas (45 degree diagonal Right-of-Way). Depending on the hierarchy level, each gateway shall include special corner/sidewalk paving, planting schemes that highlight drought tolerant species, and monumentation signage. Monument signs are optional on tertiary gateway intersections.

Each corner planting scheme shall incorporate the three-tiered planting concept, consisting of accent trees, shrubs, or tall grass-like plant material, and a ground cover. Dense planting of evergreen tree species consistent with adjacent buffer setback plantings shall provide a background/screen for each corner setback area.

Gateway conceptual designs with typical dimensions (plan views) are illustrated in Exhibits 10-8 and 10-9. The monument sign concept as it would appear in front of the planting treatment is illustrated in Exhibit 10-10.

Gateway enhancements and monument sign enhancements shall meet the City's line of sight regulations, as determined by the City Engineer. Dimensions of monument signs shall comply with Section 10.7.D.12.

B. Dedication and Maintenance of Gateway Intersection Enhancements

1. When dedication and maintenance is required.
 - a. Whenever a development project is proposed on land that is designated as a location for gateway intersection enhancements in Section 6.8.B Public Right-of-Way Streetscape- Gateways, the developer shall:
 - i. Dedicate any necessary right-of-way area to the City or provide an easement in favor of the City for the installation of gateway intersection enhancements;
 - ii. Construct the gateway intersection enhancements to the standard indicated in Section 6.8., Public Right-of-Way Streetscape; and
 - iii. Enter into an agreement with the City that specifies perpetual maintenance.
 - b. The applicable review authority shall impose the dedication (or easement) requirement as a condition of project approval.
 - c. The City Attorney and the Director of Community Development shall approve the form and content of any dedication or easement instrument used to ensure

the installation and perpetual maintenance of the gateway intersection enhancements.

Southwest Industrial Park Specific Plan

Slover East Industrial District

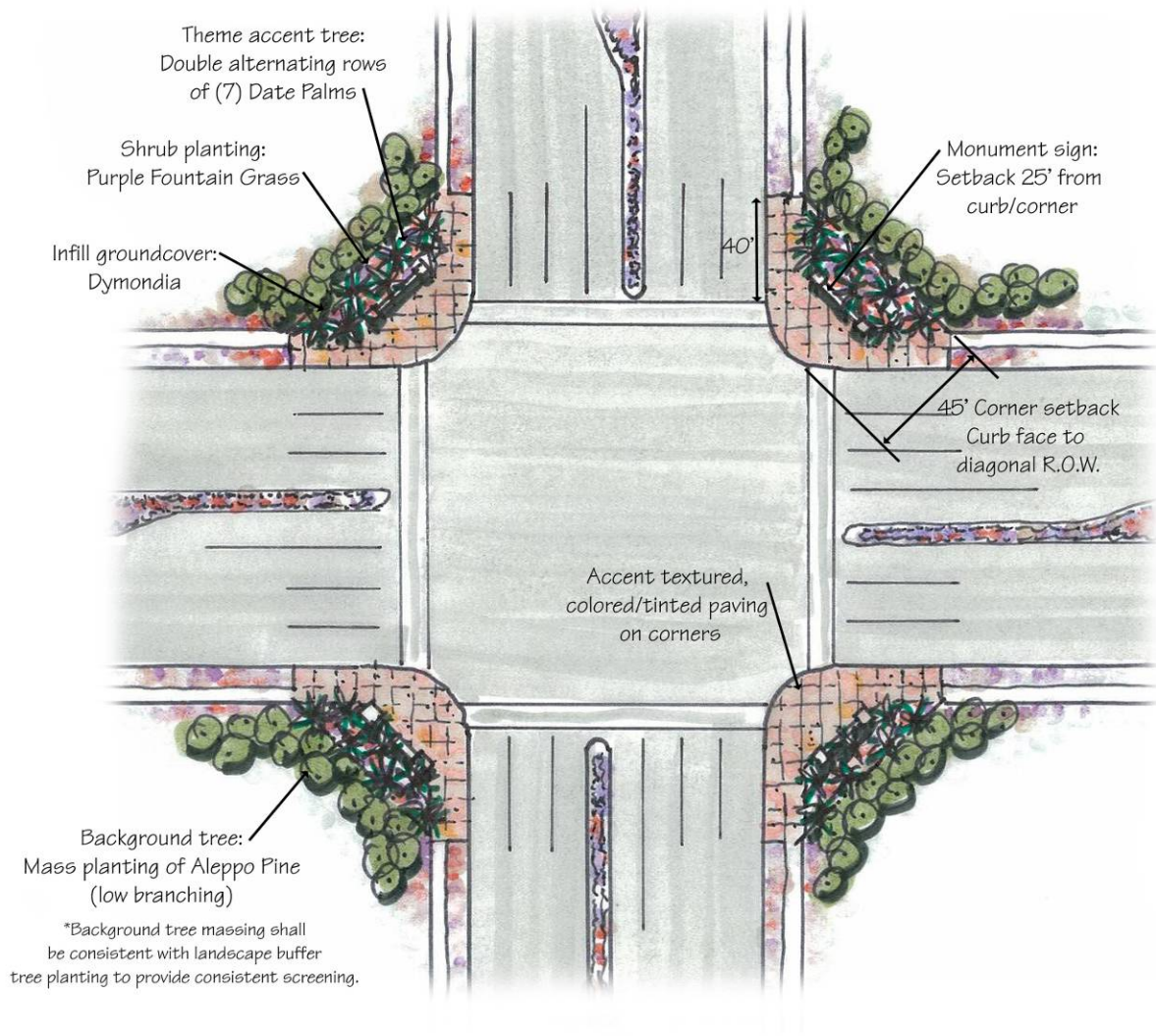


Exhibit 10-8 – Secondary Gateway Intersection Enhancement Concept

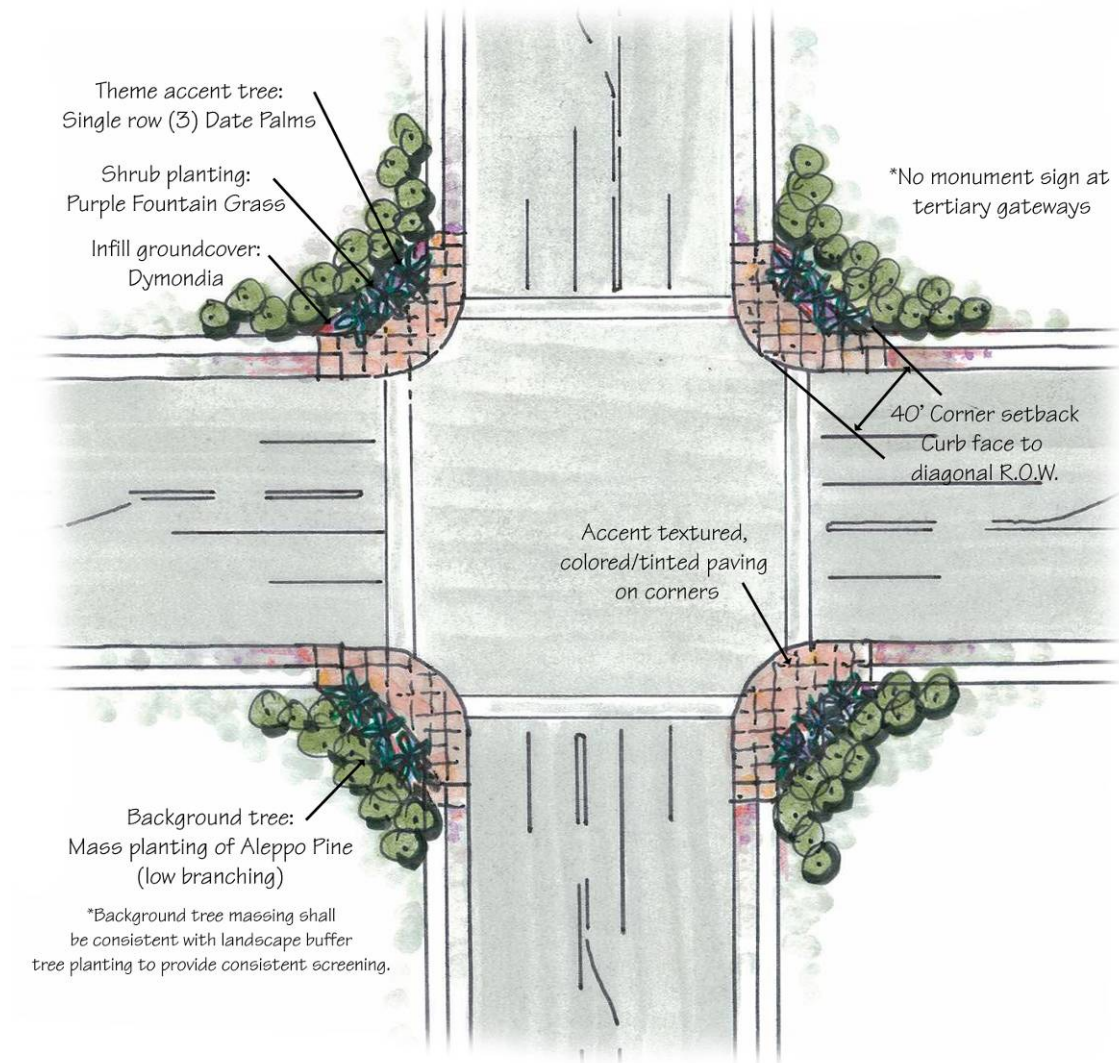


Exhibit 10-9 – Tertiary Gateway Intersection Enhancement Concept

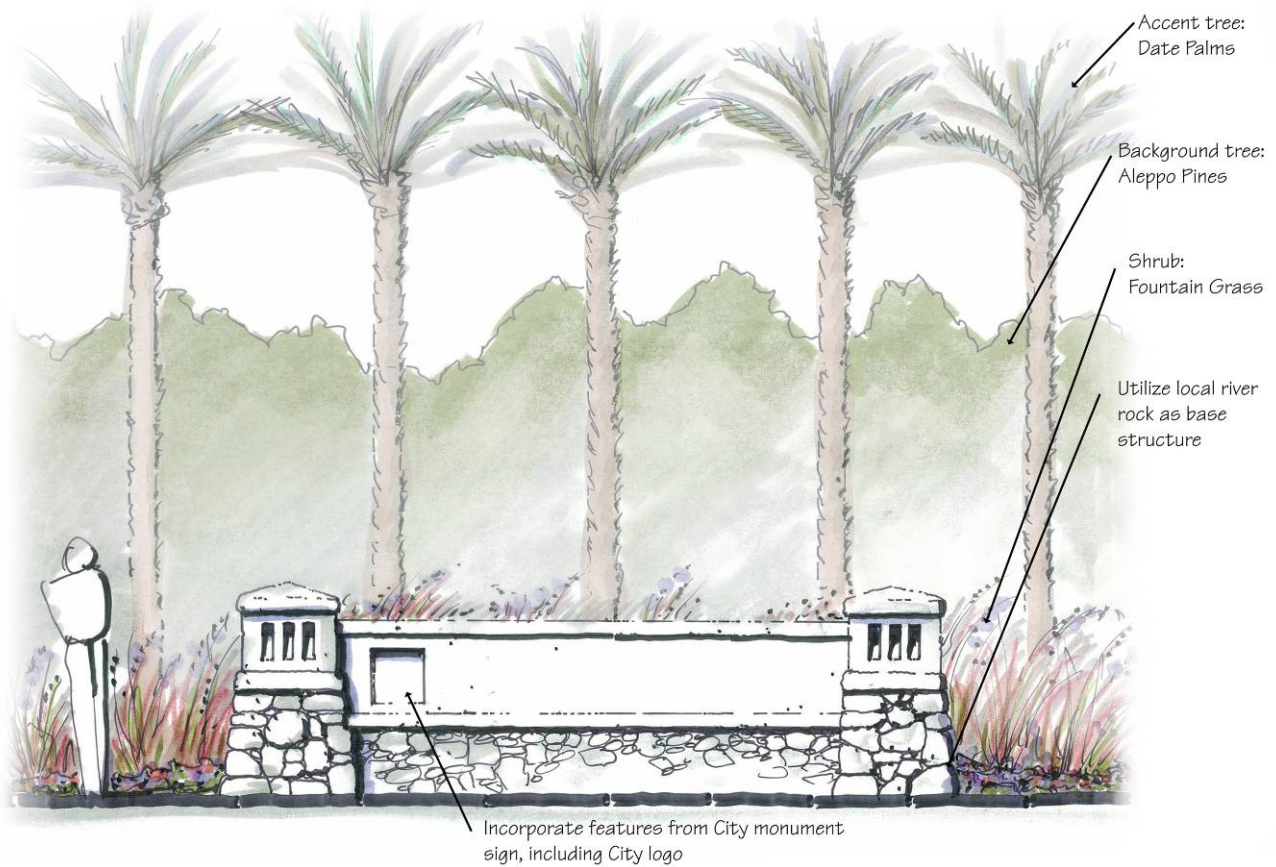


Exhibit 10-10 – Monument Sign Concept

4. Street Furniture. Exhibit 10-11 – Street Furniture Palette identifies recommended street furniture components, including lighting, trash receptacles, and benches, for the district. The palette is intended to ensure a unified visual identity for the district, which is distinct from the other districts within the Specific Plan area.



**Wall/building lighting
Domus Series Lighting
by Phillips Lumec
DMS 55 - SG**



Pole/pedestrian and parking lot lighting



**Chase Park Series trash receptacle and bench
by Landscape Forms**



Exhibit 10-11 – Street Furniture Palette.

10.9 Design Guidelines

A. Design Objectives

The Design Guidelines will promote and reinforce the City's commitment to high quality development. In general, the guidelines are intended to ensure that development preserves or improves the positive characteristics of the City's image. The objectives of these guidelines are to:

- Promote orderly development by implementing the SWIP Specific Plan objectives, policies, and principles found in Chapter 2 Policy Framework.
- Protect and enhance property values by ensuring that development fits properly within the context of its surroundings and does not negatively impact adjacent uses.
- Encourage individual creativity and innovative solutions by allowing flexibility in how a particular guideline is met as long as the intent of the guideline is achieved.
- Ensure functional pedestrian and motor vehicle circulation within a project and convenient pedestrian linkages to and from adjacent residential, commercial, industrial, and school areas.

B. Design Intent

The design intent of the SED is to provide for well-planned and well-designed industrial development. Innovative site design and architecture which supports the functional needs of the uses is highly encouraged.

C. Industrial, Distribution, and Business Park Uses

The design guidelines in this Subsection shall apply to all industrial, distribution, and business park development within this land use district.

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation, and parking areas should reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas responsive to the public.
- Site development may utilize variations on building placement and landscaping adjacent to the public street. Appropriate configurations may include, but are not limited to the following:
 - Fully landscaped setback between building and street.
 - Parking in front of building with a landscape buffer between parking and street. **See Figure 1.**



Figure 1. Appropriate building and landscape placement adjacent to public street.

- Visitor parking maybe located at the front of the building adjacent to the main entry while employee parking and service areas are located at the sides and rear of the building. **See Figure 2.**

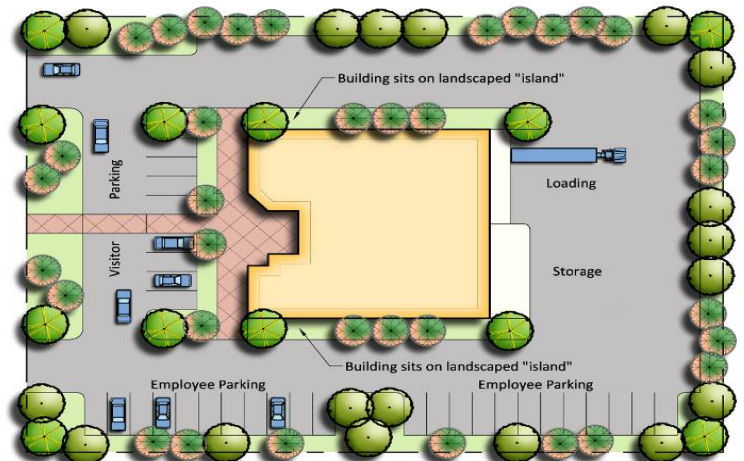


Figure 2. Parking layout.

- Service and loading should not be located on building side(s) adjacent to a public street.
- When buildings abut residential properties, parking and loading areas shall be located at the side of the building instead of the rear. The rear setback area shall be fully landscaped. **See Figure 3.**
- The design and location of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) shall be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- With the exception of security kiosks, accessory buildings shall be located as far back from the front and street side setback area as possible.
- Sea/train-type metal is prohibited.
- Noise generating activities and storage areas shall be located as far as possible from adjacent properties, especially residential zones. Sound attenuation walls shall be used where appropriate to reduce noise.
- Outdoor storage, work, and loading areas shall be incorporated within the building design and located to the rear or side of buildings and screened from view from adjacent public streets. **See Figure 4.**



Figure 3. Fully landscaped setback adjacent to residential.

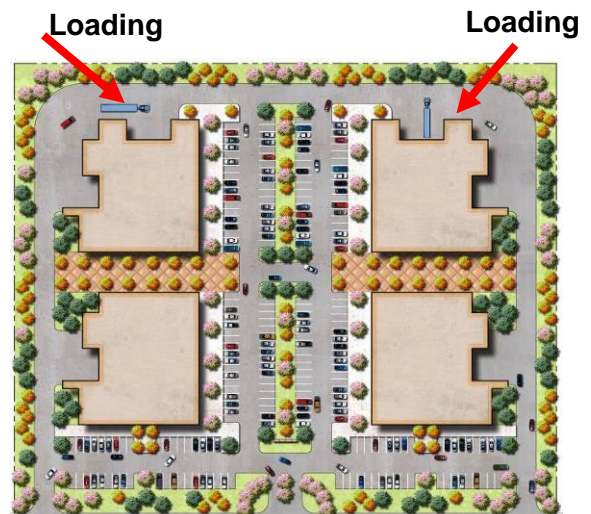


Figure 4. Appropriate location of loading areas.

Courtyards and Plazas

- Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas, recreation areas, etc.).

- Business park developments should provide recreational facilities (e.g., bicycle paths, tennis courts, volleyball courts, gymnasiums, etc.).

2. Building Orientation

- Multiple building developments should be oriented in a manner that will form gateways through facade enhancement, maximize public view, and capture public interest along adjacent major streets. **See Figure 5.**
- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Buildings should generally be placed at or near setback lines with development oriented in a manner that will provide visual interest. **See Figure 6.**
- Buildings should be oriented in a manner that takes advantage of passive solar design.
- Buildings shall be oriented to provide a buffer between sensitive uses (i.e. residential, parks, etc.) and outdoor work areas, loading and storage.

3. Site Elements

Fences and Walls

- Walls and fencing materials shall consist of wrought iron, tubular steel, stone, stucco, or brick, and shall be compatible with the overall design character/style of the development. The use of chain-link fence material is not allowed if visible from the public right-of-way. **See Figure 7.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.



Figure 5. Buildings are oriented to create gateway into development.



Figure 6. Buildings are oriented to provide architectural features visible from the public right-of-way.



Figure 7. Tubular steel and stone pillars are appropriate fencing materials.

- Wall heights and surfaces shall be articulated with varying facade depths or pilasters to promote architectural interest, and shall include a cap along the top of the wall.
- Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti. **See Figure 8.**



Figure 8. Wall is articulated with pillars and incorporates landscaping at the base and vines to deter graffiti.

Screening

- Loading bays and service areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 9.**
- Trash storage enclosures and outdoor mechanical equipment shall be screened from public view.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. Special consideration shall be given to the screening of roof-mounted equipment on building rooftops that are visible from public view. **See Figure 10.**

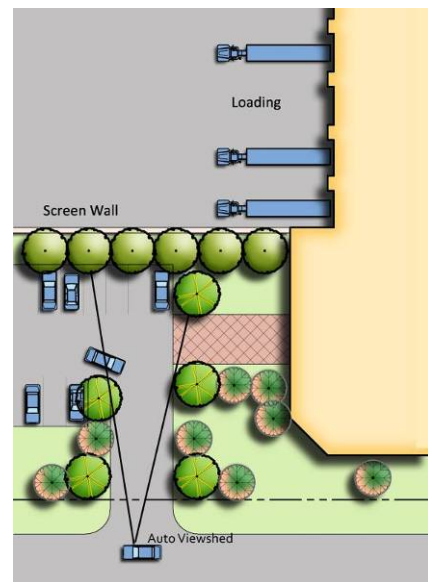


Figure 9. Appropriate placement, orientation and screening of service areas.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site. **See Figure 11.**

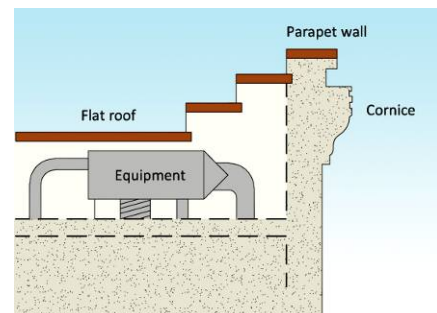


Figure 10. Screening of roof mounted equipment.

- Trash enclosures shall integrate horizontal screening such as trellises. **See Figure 11.**

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets and adjacent to residential zones, and to prevent light spill over onto adjacent properties. **See Figure 12.**
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 13.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures.
- Decorative light fixtures shall be consistent with the architectural design of the building. **See Figure 14.**
- Truck and truck trailer storage areas shall incorporate lighting to increase real and perceived security.



Figure 11. Trash enclosures with architectural screening elements.



Figure 12. Hooded light fixture directs light downward.



Figure 13. Bollard lighting along pedestrian walkway.



Figure 14. Decorative light fixtures.

4. Parking and Access

Parking

- Parking lots shall not be the dominant visual element on the site.
- Parking lots adjacent to and visible from public streets shall be appropriately screened to minimize undesirable visual impacts. **See Figure 15.**
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 15.**

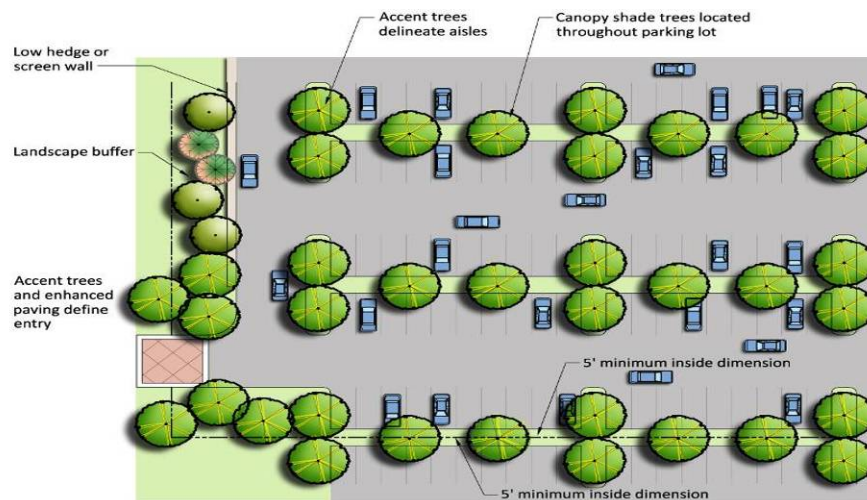


Figure 15. Parking lot landscaping.

- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat and the visual impacts of large parking areas.
- Employee parking areas should be located behind the building or alongside the building so as not to be visible from adjacent streets.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 16.**

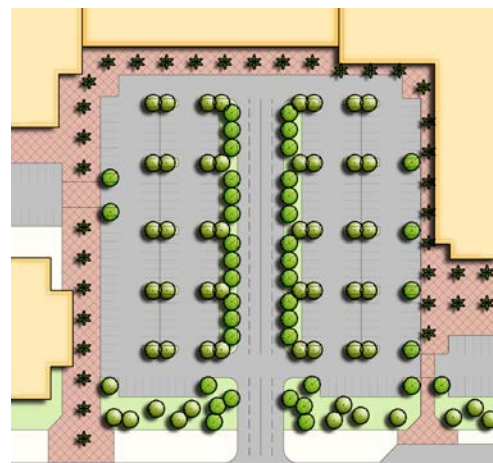


Figure 16. Pedestrian circulation is consistent along perimeter of parking lot.

- Parking shall be provided within walking distance of all tenants and public sidewalks.
- Parking lot design shall include water quality storm water facilities consistent with City standards. **See Figure 17.**



Figure 17. On-site stormwater capture system.

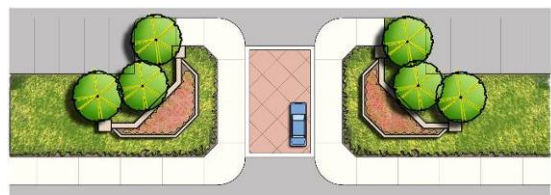
Access

- The use of common (shared) access points and driveways is encouraged; placement of vehicle access points close to building entries shall be avoided to minimize pedestrian and vehicular conflicts. **See Figure 18.**



Figure 18. Shared parking access.

- Entry drives shall be clearly marked by special features, (e.g., enhanced paving, prominent landscape features, low-level decorative walls, and well-designed monument-type signs). **See Figure 19.**
- Access to each development site shall be clearly visible to pedestrians and motorists.
- Service and loading areas should take access from shared access points to reduce curb cuts along streets.



Enhance project entries with landscaping and special paving for visual impact.

Figure 19. Entry drive.

5. Architecture

Mass and Scale

- The mass and scale of the buildings shall respect the visual and physical relationship to the adjacent buildings and surrounding sensitive uses. Taller building elements should be placed towards the center of the site, with lower elements adjacent to surrounding properties.
- Buildings should be stepped back when adjacent to or in close proximity to sensitive uses.
- Vertical and horizontal offsets shall be provided to reduce the visual bulk of the building. **See Figure 20.**



Figure 20. Incorporation of vertical offsets and material changes.



Figure 21. Façade articulation.

Building Facades

- Building facades shall incorporate architectural elements such as windows, pillars, wall plane breaks to minimize blank walls and to create visual interest. **See Figure 21.**
- All building elevations, whether front, side, or rear shall be architecturally detailed.
- Architectural accents (e.g., cornices, tiles, trim around windows, grooves in building faces, accent band details, bulkheads, etc.) shall be used to create variation along building facades. **See Figure 22.**
- Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale shall be considered for the remainder of the building spanning public street frontage. **See Figure 23.**
- The orientation of windows in buildings adjacent to residential zones shall preclude a direct line of sight into residential properties.
- Primary building entries shall be easily identified through the use of prominent



Figure 22. Use of cornices, window trim and grooves.



Figure 23. Enhanced corner elements.

architectural elements, signage, landscaping, lighting, canopies, roof form, hardscape, architectural projections, columns, vertical elements, or other design features that help emphasize a building's entry. **See Figure 24.**



Figure 24. Articulated Entries.

- Roofs shall be designed as an integral component of building form, mass, and facade. Building form should be enhanced by sloped or offset roof planes, eave heights, and rooflines. **See Figure 25.**
- Locate and/or screen rooftop equipment so that it is not visible from the street. Rooftop screening shall be integral to the building's form.

Color and Materials

- Colors and materials for all structures on-site should consist of earth tones. Use of at least two to three different colors, materials or textures is encouraged.
- Building materials shall be durable and able to withstand long-term exposure to the elements.



Figure 25. Offset roof planes.

- Large expanses of smooth material (e.g., concrete) shall be broken up with expansion joints, reveals, or changes in texture and color. **See Figure 26.**
- To the fullest extent feasible, buildings should use large windows along walls and skylights in rooftop designs to capture natural light during working hours.
- Use of metal as the primary building façade material is subject to approval of a conditional use permit by the Planning Commission.



Figure 26. Use of expansion joints.

6. Landscaping

- Landscaping shall be in scale with adjacent structures, streets, and public spaces, and be sized appropriately when fully grown.
- Landscaped areas should incorporate a three-tiered planting system:
 - 1) ground cover and flowering plants;
 - 2) shrubs and vines; and
 - 3) trees.

See Figure 27. See Recommended Plant Palette in Section 10.5.

- Special landscape features, such as specimen trees, shall be provided at major focal points (e.g., project entries, building entries, and pedestrian gathering areas).
- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. Incorporation of public art is highly encouraged.
- Development on corner lots shall be enhanced with a combination of specimen trees, accent plantings, upgraded perimeter wall surfaces, hardscape treatments and landscape lighting adjacent to the street intersection .



Figure 27. Three-tiered planting system: trees, shrubs, and ground covers.

- Drought-tolerant and low-maintenance trees, vines, and groundcovers shall be used on-site. Drip irrigation systems shall be installed where feasible to ensure the highest possible level of water conservation.
- Planting materials shall be used in plaza areas to provide shade and soften the appearance of hard walls. Water features and public art are also encouraged. **See Figure 28.**
- The use of vines is encouraged on walls to soften the appearance of buildings and screen walls, and to help deter graffiti. **See Figure 29.**
- Planting materials shall be installed to provide a buffer against noise and should be integrated with walls or fences to achieve desired sound reduction. **See Figure 30.**



Figure 28. Plaza area.



Figure 29. Wall incorporates landscaping to soften appearance and deter graffiti.

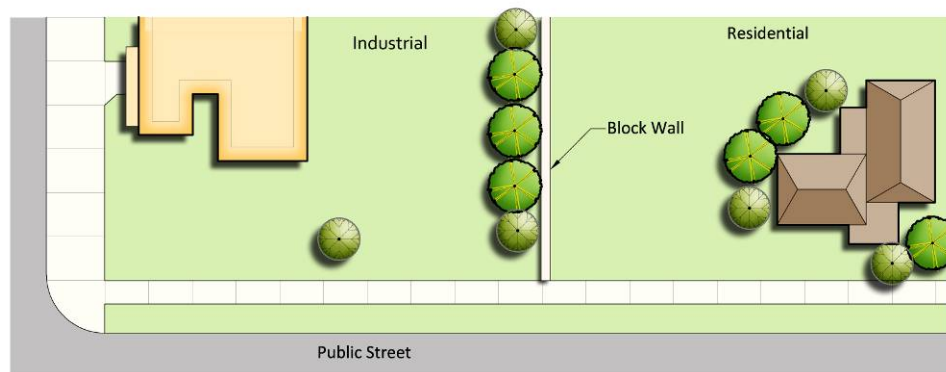


Figure 30. Plant material along buffer wall.

- Landscaping and trellises with vines are encouraged be used for screening trash storage areas, service areas and mechanical equipment.
- Setbacks adjacent to residential zones shall include dense landscaping to provide visual screening and noise abatement.
- Landscaped berms along site edges may be used to screen parking, loading and

service areas and to serve as a sound reduction measure. **See Figure 31.**

- Surface parking lots shall be well-landscaped to reduce heat island effect and visually reduce the expanse of paved area. **See Figure 32.**
- Pervious paving materials are strongly encouraged for sidewalks, pathways, parking lots, plazas or gathering areas or other paved surfaces on-site.
- An automatic irrigation system using current equipment and technology shall be provided for planted areas.
- Run-off retention and on-site water filtration/storm water treatment features and bio-swales should be a part of the overall landscape design, and can also serve as buffering methods for adjacent businesses. **See Figure 33.**
- Trees shall be selected and placed to provide canopy and shade for walkways, pedestrian open spaces, and parking areas.
- Landscape material in the setback and visible from the public right-of-way shall blend with and seem a part of the public right-of-way landscaping.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection.

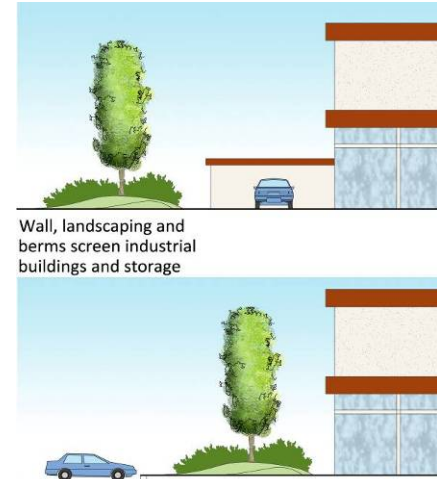


Figure 31. Landscaped berms.



Figure 32. Landscaped parking lot.



Figure 33. On-site water filtration.

Ground cover shall achieve 100% coverage in one year.

- Informal tree masses should be planted in a mix of sizes.

D. Commercial Uses

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation and parking shall reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas that enhance publicly-accessible spaces. **See Figure 34.**
- Loading areas, access and circulation driveways, trash enclosures, storage areas, and rooftop equipment shall be located as far as possible from adjacent residences.
- Buildings may be located adjacent to the street with a fully landscaped setback or buildings may be set back with limited parking in front. **See Figure 35.**



Figure 34. Site plan emphasizes pedestrian connectivity.



Figure 35. Limited parking adjacent to street with landscape setback.

Courtyards and Plazas

- The organization and design of buildings shall encourage and facilitate pedestrian activity.
- Buildings should be organized to create usable open space, courtyards, plazas and dining areas. **See Figure 36.**
- Pedestrian-oriented open spaces, courtyards and plazas shall include a focal element such as a sculpture and/or water feature and sitting areas. **See Figure 37.**

2. Building Orientation

- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Commercial buildings on corner parcels shall establish a strong tie to both streets and should encourage pedestrian activity at corner locations. **See Figure 38.**
- Buildings associated with service retail and restaurant uses shall be pedestrian-scaled, with entries fronting onto streets, plazas or courtyards to reinforce pedestrian orientation.
- Commercial development shall be oriented away from residential streets. At corner locations, if the side street primarily serves a residential neighborhood, development and access shall be oriented away from the side street.



Figure 36. Buildings create courtyard.



Figure 37. Open plaza areas with seating.



Figure 38. Commercial/retail buildings on corners should establish strong tie to the street.

- Buildings adjacent to sensitive uses shall be buffered. This may be accomplished by providing masonry walls, landscaped berms, appropriate building orientation, building height setbacks and limitations on activities adjacent to sensitive uses. **See Figure 39.**

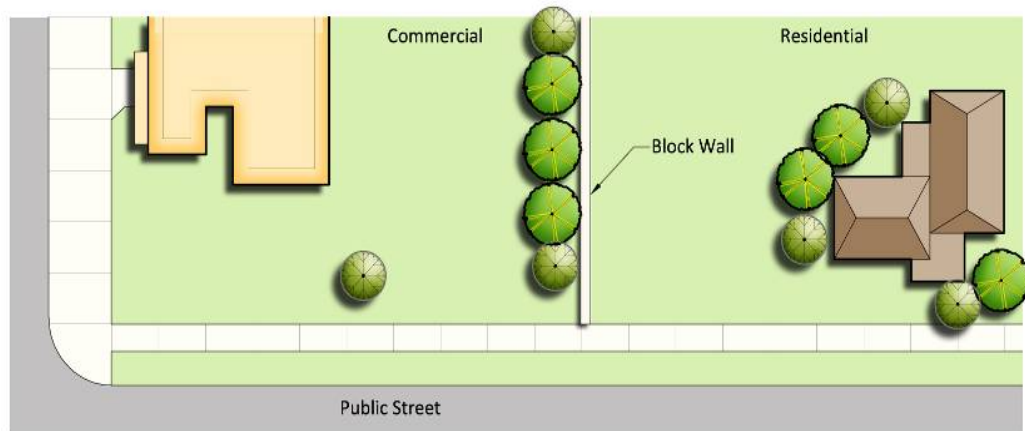


Figure 39. Masonry wall and landscaping separates uses.

- To protect residential privacy and reduce the visual mass of commercial buildings adjoining a residential zone, the commercial building shall be set back and oriented away from the residential zone.
- Commercial and retail buildings should generally be placed at or near setback lines with developments oriented in a manner that will provide visual interest.
- Buildings should be oriented in a manner that takes advantage of passive solar design to the maximum extent feasible.

3. Site Elements

Fences and Walls

- Wall heights and surfaces shall be articulated with varying façade depths or pilasters to promote architectural interest, and may include a cap along the top of the wall. **See Figure 40.**
- Walls visible from public streets shall be decorative and complement the design of on-site buildings.
- Wall and fencing materials may consist of brick, stone, stucco, wrought iron or tubular steel. Wall and fencing colors should match building colors, with neutral earth tones. **See Figure 41.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.
- Electric fences, barbed wire, concertina wire, or other security wire is prohibited.



Figure 40. Wall incorporates pilasters and cap.



Figure 41. Stone wall.

Screening

- Service and delivery areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 42.**
- Outdoor mechanical equipment should be screened from public view.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. **See Figure 43.**

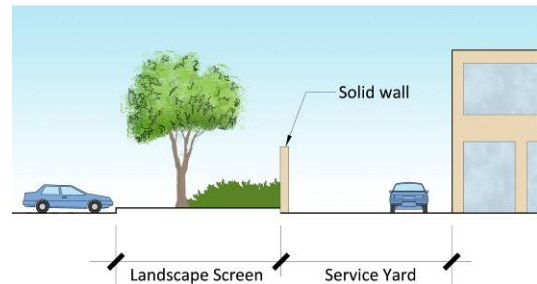


Figure 42. Screened delivery area.

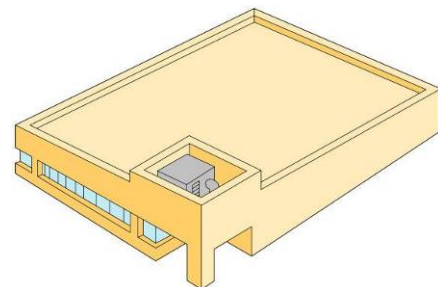


Figure 43. Screening of roof-mounted equipment.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site.
- Trash enclosures visible from the public view shall integrate horizontal screening such as trellises.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets and adjacent to residential zones, and to prevent light spillover into adjacent properties. **See Figure 44.**
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 45.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures. **See Figure 46.**



Figure 44. Hooded light fixture directs light downward.



Figure 45. Bollard lighting along pedestrian walkway.



Figure 46. Pole mounted light.

- Decorative light fixtures are encouraged, as long as fixtures are consistent with the architectural design of the building. **See Figure 47.**

4. Parking and Access

Parking

- Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking.
- Large commercial and retail parking areas should be located behind building facades so as not to be visible from major streets.
- Parking lots shall not be the dominant visual element on the site.
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 48.**
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat gain and the visual impacts of large parking areas.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 49.**
- Parking lot design shall include water quality stormwater facilities consistent with City standards. **See Figure 50.**



Figure 47. Decorative light fixtures.



Figure 48. Landscaped parking lot.

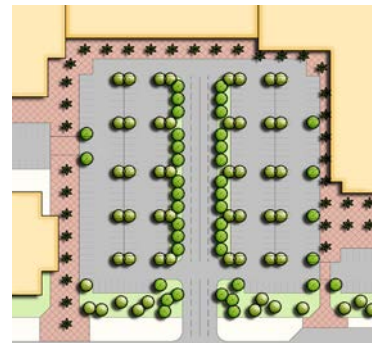


Figure 49. Pedestrian circulation is consistent along perimeter of parking lot.



Figure 50. On-site storm water capture.

Access - Vehicular

- Site access shall promote safety by providing an adequate stacking distance for vehicles between the back of the sidewalk and the first parking stall or circulation aisle.
- Conflict between vehicles and pedestrians shall be avoided at access driveways by providing a walkway on at least one side of the driveway.
- The number of access driveways shall be minimized and located as far as possible from street intersections.
- Site access locations shall be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.
- Unobstructed line of sight at corners and driveways shall be provided to reduce vehicular conflicts. **See Figure 51.**
- Avoid placing primary vehicle access in close proximity to major building entrances in order to minimize pedestrian and vehicular conflicts. **See Figure 52.**

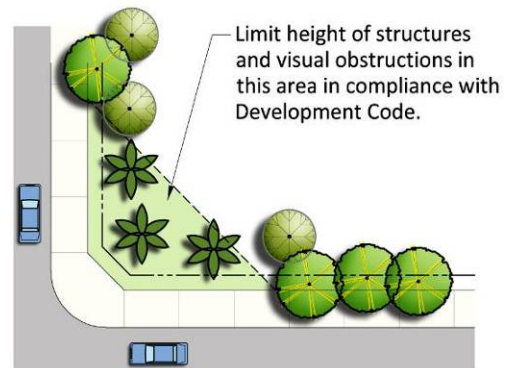


Figure 51. Unobstructed sight lines.



Figure 52. Vehicle access is placed away from building entrances.

Access - Pedestrian

- Clearly defined pedestrian walkways or paths should be provided from parking areas to primary building entrances. Clear and convenient pedestrian access shall be provided between the public sidewalk and the pedestrian areas of the development. **See Figure 53.**

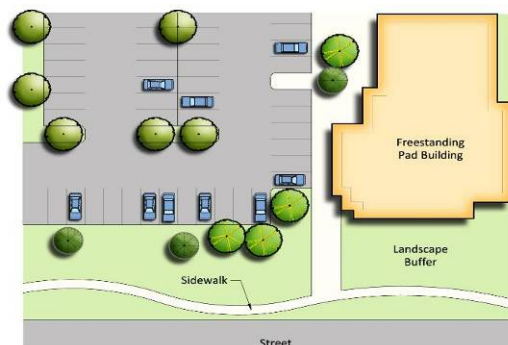


Figure 53. Clearly defined pedestrian walkways.

- Raised walkways, decorative paving, landscaping and/or bollards shall be used to separate pedestrian paths from vehicular circulation areas. **See Figure 54.**
- Parking areas should be designed so that pedestrians walk parallel to moving cars. **See Figure 55.**

Loading and Delivery

Loading and delivery service areas shall be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts to the maximum extent feasible.

- Loading and delivery service areas shall be screened with portions of the building, architectural wing walls, freestanding walls or landscape planting.
- When commercial buildings abut a residential zone, loading areas shall not be visible from adjacent residentially-zoned properties.
- Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street. **See Figure 56.**
- Service, loading and delivery areas should take access from planned shared access points to reduce curb cuts along project frontages.

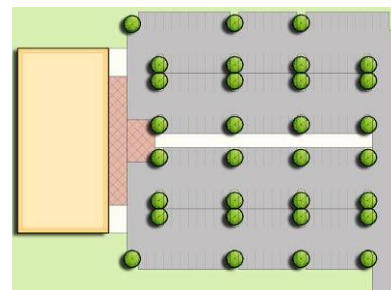
5. Architecture

Mass and Scale

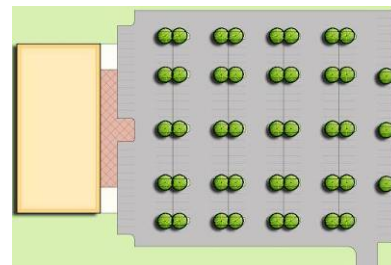
- The mass and scale of new infill developments shall be compatible with the existing, adjacent structures. This can be accomplished by transitioning from the height of adjacent buildings to the tallest elements of the new development by stepping back the upper portions of taller buildings.



Figure 54. Raised walkway and landscaping in parking lot.



Appropriate



Inappropriate

Figure 55. Pedestrian circulation.



Figure 56. Loading area placed behind building outside of circulation lanes.

- Human-scale elements, such as pedestrian-scaled doors, windows and building modules shall be used to emphasize pedestrian orientation.
- The size and location of various building elements (e.g., roofs, parapet walls, wing walls, etc.) shall be in scale to the building as a whole and provide visual interest. **See Figure 57.**

Building Facades

- Buildings shall include enhanced and articulated facades along public streets.
- Design details shall be continued or repeated upon all building elevations.
- Building entrances should be readily identifiable. The use of recesses, projections, columns, and other design elements to articulate entrances are encouraged. **See Figure 58.**
- Facades shall provide visual interest with vertical and horizontal variations in wall and roof planes, building projections, door and window bays, arcades, and similar elements/techniques. **See Figure 59.**
- Buildings shall undergo a break in façade approximately every 40 feet, to create a varied wall surface along public areas. Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale should be considered for the remainder of the building spanning public right-of-way frontage.
- Buildings should include vertical elements (e.g., clock tower, building articulation) that create points of visual interest when viewed from the public right-of-way.



Figure 57. Building elements add visual interest.



Figure 58. Building Entry.



Figure 59. Horizontal and vertical articulation.

- Roof designs that are visually interesting and designed to completely screen all rooftop equipment from public streets are required. **See Figure 60.**
- The location of windows in commercial buildings adjacent to residential zones shall preclude a direct line of sight into residential properties.
- Buildings should use large windows along walls and skylights in rooftop designs to capture natural light during operating hours.
- The interior areas of commercial development should have shaded or covered walkways.

Storefronts

- Storefronts shall be comprised predominantly of transparent surfaces (windows). **See Figure 61.**
- The use of clear glass on the first floor is strongly encouraged.
- Storefront windows shall be large and a minimum of 24 inches off the ground. The maximum bulkhead (wall plane between the ground and the bottom of the windows) height should be approximately 36 inches.
- Storefront entries should promote a sense of entry into the structure as well as provide a sense of shelter by incorporating elements such as overhangs, canopies, awnings, and recesses. **See Figure 62.**
- If security grilles are necessary, they shall be placed inside the building behind the window display area at a minimum distance of two feet behind the window.
- Product storage racks shall not block views through storefront windows.



Figure 60. Full roof screens all equipment and provides visual interest.



Figure 61. Storefront windows.



Figure 62. Storefront overhangs provide a sense of shelter and entry.

Colors and Materials

- The use of a coordinated three-color palette for the base color and major and minor trim accents is encouraged.
- Colors for all structures on-site should be varied and should consist of neutral, earth tones. **See Figure 63.**
- Exterior finish materials shall be appropriate for the architectural style and/or theme of the entire development and should contribute towards a high quality image. **See Figure 64.**
- Changes in materials shall occur at inside corners to make building volumes appear substantial.
- Materials shall be varied to provide architectural interest, however, the number of materials shall be limited and not exceed what is required for contrast and accent of architectural features.
- Exterior materials and architectural details shall relate to each other in ways that are traditional and logical. For example, heavy materials should appear to support lighter ones. **See Figure 65.**

6. Landscaping

Plants and Irrigation

- Landscaping should help complete the design of the site and enhance the quality of commercial developments by framing and softening the appearance of buildings, screening undesirable views, and buffering incompatible uses.



Figure 63. Use of neutral, earth tones.



Figure 64. Exterior finish materials.



Figure 65. Heavy materials at base of building with lighter materials above.

- Landscaped areas should generally incorporate planting utilizing a three tiered system:
 - 1) ground covers (including flowering plants—annuals and perennials),
 - 2) shrubs and vines, and
 - 3) trees.

See Figure 66.

- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. **See Figure 67.**
- Planting materials shall be used in plazas or gathering areas to provide shade and soften the appearance of hard surfaces. Water features and public art are also encouraged in these places. **See Figure 68.**
- Trees located along street frontages shall be selected to match or complement existing or proposed street trees in the public right-of-way.
- A minimum five-foot landscape strip shall be used along circulation aisles in parking lots, and along building side/rear elevations if a walkway is not used. A landscape strip is also encouraged in nonpublic areas and service areas between pavement and buildings.
- On-site water filtration features and bio-swales are strongly encouraged, and can also be used as buffering methods for adjacent businesses.
- Drought tolerant and low-water trees, vines, and groundcovers shall be used on-site. When feasible, drip irrigation systems shall be installed to provide on-site vegetation with appropriate irrigation and ensure the highest possible volume of water conservation.
- Planting materials shall be used to provide a buffer against noise, and may be



Figure 66. Example of three tier landscape system.



Figure 67. Highlighting entry points.



Figure 68. Public plaza area within commercial development incorporates water feature.

integrated with walls or fences to achieve desired sound reduction and appearance.

- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection. Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.

Site Furniture

- Outdoor furniture and fixtures (e.g., lighting, directional signs, trellises, raised planters, works of art, benches, trash receptacles, fencing, etc.) shall be integral elements of the building and landscape design. **See Figure 69.**
- Outdoor furniture shall be of a sturdy construction to withstand daily use. Wood should be avoided.
- Outdoor furniture shall be located so it will not conflict with the pedestrian and motor vehicle circulation patterns. **See Figure 70.**
- Outdoor seating should be shaded.



Figure 69. Trellis.



Figure 70. Outdoor furniture outside of pedestrian walkway.

Paving

- Decorative paving shall be incorporated into courtyards, plazas, pedestrian walkways, and crosswalks. **See Figure 71.**
- Paving materials shall complement the architectural design of the building and landscape design of the project. The use of stamped concrete, stone, brick, permeable pavers, exposed aggregate, or colored concrete is encouraged. The use of slippery materials (e.g., polished marble or granite) is prohibited.
- Areas with decorative paving should be sized consistent with the function of the area. At driveway entries, the minimum depth from the back of the sidewalk should be eight feet; however, larger areas may be required.



Figure 71. Enhanced paving in pedestrian areas.

E. Special Commercial Uses

1. Drive-Through Businesses Site Design

- The predominant feature along the street frontage shall be the building, not parking lots or the drive-through aisle.
- The building shall be located to maximize the distance for vehicle queuing while screening the drive-through operations. **See Figure 72.**
- When adjacent to residential zones, outdoor order kiosks, loading/unloading areas, and storage areas shall be located as far as possible from residential properties.

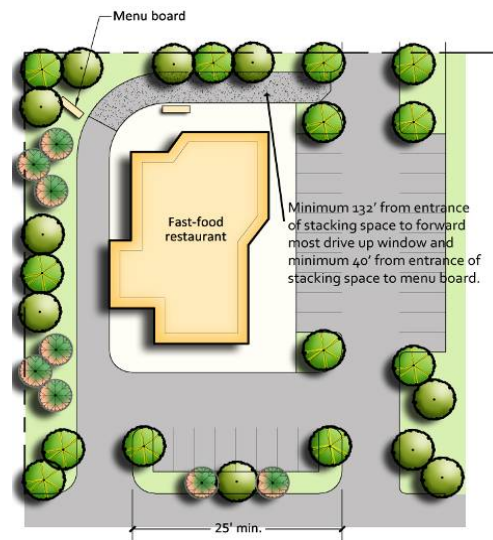


Figure 72. Vehicle queuing.

- Drive-through aisles shall be located in the rear of the building away from the street frontage whenever possible. If the drive-through aisle is located between the building and the street, dense landscaping and landscaped berms or a screen wall (42 inches high or less) shall be provided to screen the drive-through aisle from street view. **See Figure 73.**

Building Design

- All building elevations shall receive the same level of architectural detailing.
- Buildings shall incorporate roof designs with built-in equipment wells or other built-in screening methods, so that screening devices do not appear added-on.
- If the drive-through facility is a pad building within a shopping center, the architecture shall relate to and be compatible with the design of the center. The only feature that identifies the franchise shall be the company's logo and signs.

2. Mini-Storage Facilities

Site Design

- Offices and customer service areas shall be located adjacent to the street frontage to provide convenient access and help visually break up the front façade.

Building Design

- Long, flat, unarticulated walls shall be avoided along street frontages. **See Figure 74.**
- Building walls and screen walls shall incorporate substantial articulation, and changes in plane and height to add visual interest.



Figure 73. Example of appropriately landscaped and screened drive-through aisle.



Figure 74. Articulated wall of mini-storage facility.

- A minimum of two different building materials shall be used on building walls and screen walls adjacent to street frontages (e.g., stucco, brick, stone).
- Building materials, textures and landscaping shall be chosen to deter graffiti.

3. Parking Structures

Site Design

- A minimum 5-foot wide landscaped strip shall be provided on all sides of the parking structure except where ground floor retail space is provided.

Building Design

- Parking garages shall be designed to help reduce the mass and scale of the garage and to ensure their compatibility with surrounding uses.
- Conceal view of vehicles in the garage through a combination of screen walls and plantings. **See Figure 75.**
- Avoid a monolithic appearance. This can be accomplished as follows:
 - Minimize horizontal and vertical banding by balancing both horizontal and vertical elements.
 - Use simple, clean geometric forms, and coordinated massing.
 - Step back upper levels of the garage 5 to 10 feet above the first floor. **See Figure 76.**



Figure 75. Parking structure with landscaping.



Figure 76. Horizontal and vertical articulation breaks up parking structure elevation.

- Coordinate openings in the parking garage with the size and modulation of adjacent windows, structural bays, and storefronts if the parking garage contains other uses.
- Size openings in the parking garage to resemble large windows as in an office building.
- Use masonry materials that are predominantly light in color, but avoid unpainted concrete.
- Avoid a sloping ramp appearance by providing level and uniform wall planes between floors.
- Visually define and differentiate between pedestrian and vehicular entrances through appropriate architectural detailing. **See Figure 77.**



Figure 77. Paving differentiates between pedestrian and vehicular entries.

Access and Circulation

- Vehicle stacking areas for entering and exiting traffic shall be sufficient in length to minimize traffic backup into surrounding streets or within the garage. A minimum of two vehicle lengths of stacking distance shall be provided between the back of the sidewalk and the control gate.
- One inbound lane shall be provided for a garage with a capacity of up to 500 vehicles. At least two inbound lanes shall be provided for garages with a capacity of more than 500 vehicles.
- The maximum aisle length shall not exceed 400 feet without providing a cross aisle.
- Ramp grades shall not exceed 10 percent and parking areas should not exceed a slope of four to five percent.

Security and Lighting

- The design of the garage shall eliminate possible hiding places and openings that could allow random pedestrian access.
- During periods when parking activity is substantially less than the garage capacity (i.e., during night operations), there shall be a means of securing unused parking levels from use, including stairwells and elevators. If the garage is not operated on a 24-hour basis the entire facility shall be secured from access during hours when the facility is closed.
- For security reasons, at least one or two sides of the stair tower shall include glass running vertically the height of the tower. Elevators shall be provided with glass-back cabs and shafts. **See Figure 78.**
- Stairs and elevators shall be located adjacent to a street on the exterior of the structure where lobbies can be exposed to outside view.
- The use of security cameras is required.
- A minimum of five foot-candles shall be provided inside the structure and a minimum of three foot-candles for exterior parking areas. Higher levels are recommended for remote areas subject to security problems such as stairways, elevators, and other pedestrian access points.
- Lighting levels shall be equally distributed to provide uniform illumination over all parking areas.
- Light sources shall be shielded so that the source of the illumination is not seen from outside the structure.



Figure 78. Glass-back elevator cab and shaft.

A. Service Stations

Site Design

- The site shall be designed to accommodate anticipated circulation patterns and those patterns should be defined by paving and by well-placed landscaped areas.
- In areas developed with buildings adjacent to the sidewalk, service stations shall also be oriented to the sidewalk, placing any service bay door and car wash openings on the rear of the structure.
- Where commercial development abuts the service station, two-way vehicular access integrated with the adjacent commercial development shall be provided where feasible.
- The site design for projects located at street corners shall provide a strong design element at the corner to help frame the public right-of-way and anchor the corner. **See Figure 79.**
- Parking spaces for vehicles left for repair shall be located in the least visible areas of the site and screened from public view.
- Service or car wash bays shall not face toward a public street nor toward a residential zone if the building is within 200 feet of a residential zone.
- Work bays shall be oriented so that the interior of the bays are not visible or audible from a public street, adjacent residential zones, or designated open space. **See Figure 80.**
- Each pump island shall include a vehicle stacking area for at least two vehicles (38-feet), on at least one end of the pump island and shall not restrict vehicle circulation and parking areas.



Figure 79. Corner landscaping element.

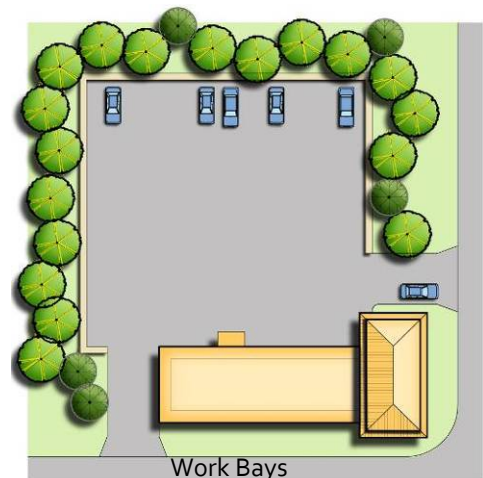


Figure 80. Work bays face interior

- A gasoline tanker truck unloading zone shall be provided and shall not obstruct vehicle circulation and parking areas.

Building Design

- Service station buildings shall be designed to complement and be compatible with the predominant architectural theme and scale of the area. If located within a multi-use center, the architectural design shall be compatible with the design of the center.
- The design of the building should be clean and simple, and shall relate to surrounding buildings through use of similar scale, materials, colors, and/or detailing.
- Building elevations facing public streets and residential zones shall be architecturally detailed to provide interest and the appearance of quality development.
- The roof design of service stations, including pump island canopies, shall incorporate full, pitched roof treatments with a low to moderate slope. **See Figure 81.**
- Building materials shall have the appearance of substance and permanency (e.g., masonry).



Figure 81. Sloped roof on pump island canopies.

Landscaping and Walls

- A three-foot high, landscaped berm, a dense hedge, or a low wall shall be provided along all street frontages where parking is provided. **See Figure 82.**
- A minimum six-foot high decorative masonry wall shall be provided along side and rear property lines not abutting public streets. A minimum five-foot wide landscaped planter shall be provided adjacent to the wall in areas accessible to the public.



Figure 82. Landscaped berm.

Site Elements

- Gates, fencing, and walls shall remain free of signs or other advertisements.
- The use of chain-link fencing is prohibited if visible from a public street.
- Where security is an issue, fencing shall consist of open grille work, and the use of surveillance cameras is encouraged.
- Electric fences, barbed wire, concertina wire, or other security wire is prohibited.

5. Shopping Centers

Site Design

- Commercial sites shall be separated from residentially-zoned properties by streets, landscaped buffers and/or decorative masonry walls.
- Portions of primary buildings and/or freestanding satellite buildings shall be located at the street setback lines to enclose the site and help frame the street. **See Figure 83.**
- Buildings within the center shall have a logical spatial and functional relationship to each other and shall provide for convenient pedestrian circulation throughout the center.
- Parking shall be provided within convenient walking distances of all tenants. Walking paths to buildings from the public street shall be provided. **See Figure 84.**
- To reduce the visual impact of large paved areas, parking lots shall be broken up into smaller areas separated by landscaping, pedestrian circulation areas and drive aisles.



Figure 83. Buildings placed at street setback lines.



Figure 84. Walking paths.

- Storage areas and loading facilities shall be limited in number and shall be designed, located, and screened to minimize their visibility from outside public areas and surrounding streets.

Building Design

- Buildings, hardscape, landscape, site furnishings and signage should reflect a unified theme. **See Figure 85.**
- Where a shopping center is adjacent to a residential zone, the scale of the shopping center shall be reduced to be compatible with the adjoining use by:
 - Keeping buildings as small as possible, particularly in height;
 - Reducing scale through building wall articulation, added detailing and avoiding large scale design elements;
 - Developing the center as a complex of smaller buildings connected by pedestrian-oriented open spaces; and/or
 - Setting the buildings further away from the residential zone and providing dense landscape screening.
- Long, linear buildings shall be avoided. Where such buildings are unavoidable, their length shall be mitigated by changes in building height, wall plane, and spatial volumes and by varied use of window areas, arcades, roof elements, and building materials. **See Figure 86.**
- If the shopping center contains a large scale building, integration of smaller-scale shops along the exterior of the building with entrances from the exterior of the building are desirable in order to create a more human scale and pedestrian-oriented character.



Figure 85. Unified theme.

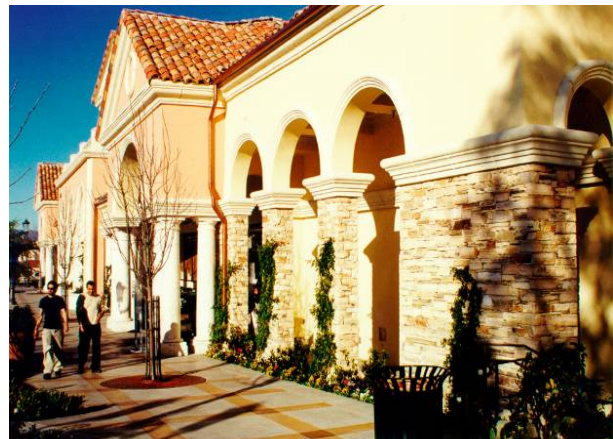


Figure 86. Articulation along wall plane.

- Side and rear elevations of commercial buildings that are visible from residential zones or public rights-of-way shall be architecturally consistent with the front elevations of the building.
- Blank walls adjacent to main pedestrian areas shall be avoided.
- Flat roofs, mansard roofs, and veneer parapets are strongly discouraged in favor of full, pitched roof treatments. In large centers, a combination of flat roofs with decorative cornices and full, pitched roofs may be acceptable if the design presents a balanced appearance. **See Figure 87.**
- All roof-top and ground-mounted equipment shall be screened from view.
- Outdoor sales and storage areas shall be designed to blend with the architecture of the main building. The height of the screening elements shall be tall enough to screen all stored materials. **See Figure 88.**



Figure 87. Appropriate roofing.



Figure 88. Outdoor sales area.

10.10 Development Incentives

This Section offers development incentives to produce greater land use efficiencies and reduce incremental costs for new development.

A. Applicability

The incentives in this Section shall apply to all new development that meet(s) the applicable eligibility criteria.

B. Definitions

For the purposes of this Section, lot consolidation has the following meaning:

1. Lot consolidation. A legal action in which a lot line is removed or abandoned; a lot line is adjusted; lots are merged; or other equivalent action is taken, for the purpose of allowing a structure or development to be built so that it extends over what were previously two or more separate lots. A lot consolidation cannot create additional lots and cannot make existing lots nonconforming. All lots must be identical in ownership.

C. Lot Consolidation Incentives

1. Eligibility requirements. In order to be eligible for the by-right development incentives indicated in Subparagraph 2, below, the minimum consolidated lot size for a development shall be 97,500 square feet.
2. By-right incentives. Eligible projects shall receive one or more of the following incentives:
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review), irrespective of the number of lots involved.
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 10.6 Parking and Loading Standards, as approved by the Director of Community Development.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio (FAR)) and in maximum height shall be in the amounts listed in Table 10-10 Allowable Bonuses for Lot Consolidation. The intensity and height bonus incentives shall apply to the total gross square footage of the consolidated lots or integrated lots.

Table 10-10 Allowable Bonuses for Lot Consolidation			
<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.55	15%	60 ft	15 ft

D. Green Building Incentives

1. Eligibility requirements. Projects that are seeking green building certification by a third-party entity (e.g., LEED, etc.) shall be eligible for the by-right development incentives indicated in Subparagraph 2.
2. By-right incentives.
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review).
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 10.6 (Parking and Loading), as approved by the Director of Community Development.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio (FAR) and in maximum height shall be in the amounts listed in Table 10-11 Allowable Bonuses for Green Building. The intensity and height bonus incentives shall apply to the total gross square footage of the project site.

Table 10-11 Allowable Bonuses for Green Building			
<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.55	15%	60 ft	15 ft

E. Application and Review Process for Incentives

1. Written submittal. Interested parties shall submit a written request for approval of incentives to the Director of Community Development on forms provided by the Community Development Department.
2. Pre-application hearing. See page 7-110
3. Determination. The Director of Community Development shall determine whether the proposed new development meets the eligibility criteria in Paragraphs C.1. or D.1.

Additional factors to be considered when reviewing applications for incentives shall include the following:

- a. Detriment. The proposal will not detrimentally affect access, design, or other public safety and welfare concerns.
 - b. Covenants or conditions. The proposal will not violate recorded covenants.
 - c. Right-of-way easements. The proposal will not invalidate any easement(s) unless the adjustment establishes replacement easement(s) that is properly filed with the city.
4. Conditions. Conditions may be imposed in connection with the granting of any incentive where the Director of Community Development deems that conditions are necessary to protect the public health, safety, and welfare.

10.11 Entitlement Procedures**A. Purpose**

These administrative procedures have two major purposes:

1. Ensure that development conforms to the SWIP Specific Plan ("Plan").
2. Ensure that the City's review is as expedited as possible while remaining legal and proper.

B. Summary of Processing Procedures

1. Conformity with the Plan. The Director of Community Development shall review each application for conformity with the development regulations in this Chapter. Conformity has two components:
 - a. Standards. Compliance with the Standards is mandatory and the City may not approve a project that fails to comply with the Standards.
 - b. Guidelines. The City may exercise discretion in evaluating the project's compliance with the Guidelines.
2. Project Review. Applications for development approvals shall be filed with the Department and may be returned for revision. Applicants must meet all items identified as "Standards". Applications must strive to meet the "Guidelines," but applicants may propose alternate ways to achieve the goals of the Guidelines.
3. Timing of Permits and Approvals. Required planning approvals shall be obtained before the issuance of any grading, building, or other construction permit, and before the proposed use is constructed, otherwise established, or put into operation.
4. Processing Requirements. Applications for planning permits shall be processed in compliance with Table 6-12 – Hearing Bodies.
5. Timing of Project Review. Project review shall be required before the issuance of a Building or Grading Permit, Business License, or Certificate of Occupancy for any new structure (not including fences or walls) and/or existing structures to be reconstructed or remodeled (including facade improvements).

Southwest Industrial Park Specific Plan

Slover East Industrial District

Table 6-12 – Hearing Bodies

Reviewing Bodies						Appeal Bodies	
	D.A.B.	CD	PC	CC	PR	PC	CC
Administrative site plan	X*	X				X	
Administrative site plan, amendment	X*	X				X	
Building relocation		X					X
Certificate of appropriateness							X
Code of the City of Fontana, Amendment	X		Xf	X			
Conditional Use Permit	X		X				X
Density bonus	X	X	Xf	X			
Design review	X		X				X
Design review, amendment	X	X	X				X
Design review, signs		X				X	
Development agreements	X	X	Xf	X			
Development agreements, amendment	X	X	Xf	X			
General plan amendments	X	X	Xf	X			
Home occupation		X				X	
Interpretation	X*		X				X
Lot line adjustment		X***					
Parcel maps, tentative	X	X	X				X
Parcel maps, final		X***					
Pre-Annexation Agreement			Xf	X			
Specific Plan			Xf	X	X**		
Specific plan, amendment			Xf	X	X**		
Tract maps, tentative	X		X				X
Tract maps, final				X			
Variances	X		X				X
Zone changes	X		Xf	X			
Administrative Variance	X	X				X	
Minor Use Permit	X	X				X	

Notes:

Decisions of any "Reviewing Body" may be appealed to the City Council, except where State law limits such appeal to the City Engineer. If the Planning Commission is listed above as the "Appeal Body", the Commission must first review an Appeal before it may be forwarded to the City Council for consideration.

DAB—Development Advisory Board

CD—Community Development Director

PC—Planning Commission

CC—City Council

PR—Parks and Recreation Commission

X*—At the discretion of the Director of Community Development or his/her designee

X**—If Public Park(s) are considered

X***—City Engineer has final approval

f—Recommending body to the City Council

C. Administration and Enforcement.

The Director of Community Development shall enforce the provisions in this Specific Plan. All officers, employees, and officials of the City of Fontana, who are vested with the duty or authority to issue permits or licenses shall conform with this Specific Plan and shall not issue any permit or license, or approve any use or building, which would be in conflict with this Specific Plan. Any permit, license or approval issued that is in conflict with the requirements of this Specific Plan shall be considered null and void.

D. Amendments to the Specific Plan.

The SWIP Specific Plan may be amended utilizing the same procedures by which it was originally adopted. In addition, subsequent amendments to this Specific Plan shall demonstrate the amendment meets the intent of the Specific Plan's existing policy framework, or specific findings to demonstrate the amendment enhances the Plan or is necessary to more effectively implement the Specific Plan. All sections or portions of the Specific Plan proposed to be amended or that may be affected by the amendment must be identified during the amendment process. A concurrent amendment to the General Plan would not be required provided that the Director of Community Development determines that substantive changes would not influence the goals, objectives, policies, or programs of the General Plan.

Allowing flexibility in the administration of the Specific Plan enhances the effectiveness of the Specific Plan as a comprehensive, "living" planning document. The following minor modifications to the Specific Plan qualify for processing as an administrative amendment to the Specific Plan subject to the review and approval of the Director of Community Development:

- Changes in the location of infrastructure and public facilities (e.g., internal roads, drainage facilities, etc.).
- Minor change in roadway alignment.
- Adjustment of planning area boundaries provided the total acreage of the affected planning area does not increase or decrease by more than 20 percent of the total stated in the approved Specific Plan.
- Minor changes to the Design Guidelines, which are intended to be flexible in nature.
- Minor deviations (less than 10 percent) from the development standards in this Chapter.
- Other minor modifications similar to those listed above and deemed minor by the Director of Community Development, which are in keeping with the intent of the SWIP Specific Plan.

E. Similar Use Determination

1. Applicability and Authority. Unlisted uses in Table 6-2 are prohibited uses, unless the Director of Community Development finds a proposed use to be similar to an expressly allowed use in compliance with this Section. A Similar Use Determination is a process for determining when an unlisted use is similar in nature to a permitted or conditionally permitted use and may be permitted. As specified by Municipal Code Section 30-4 Other Uses to be determined by the Director of Community Development, the Director of Community Development shall have the responsibility and authority to make Similar Use Determinations.
2. Ministerial Action. A Similar Use Determination shall constitute a ministerial action.
3. Application Contents and Filing. An application for similar use shall be in writing on forms provided by the Director of Community Development.
4. Determination Findings. In determining "similarity," the Director of Community Development shall make all of the following findings:
 - a. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity or environmental impacts than the uses listed in the land use district;
 - b. The proposed use will be consistent with the purposes of the applicable land use district; and
 - c. The proposed use will be consistent with the General Plan and this SWIP Specific Plan.
5. Notice. A Similar Use Determination shall be made in writing and shall contain the facts that support the determination. The Community Development Department shall maintain all determinations on record for review by the general public upon request. The notice shall include:
 - a. A brief statement explaining the criteria and standards considered relevant to the decision;
 - b. A statement of the standards and facts relied upon in rendering the decision; and
 - c. An explanation of appeal rights and appeal deadlines. The determination of similar use by the Director of Community Development shall be subject to appeal to the Planning Commission.

F. Nonconforming Lots, Structures and Uses

1. Nonconformance provisions are established to:
 - a. Bring all uses, structures, sites and signs into conformance with the developmental requirements and design guidelines in this Specific Plan;

- b. Limit the occurrences and extent of nonconformance by prohibiting expansion, intensification, reinstatement, alteration, restoration after destruction, and reestablishment after abandonment; and
 - c. Gradually phase out nonconforming uses, structures, lots and signs.
- 2. Applicability
 - a. Nonconforming uses, structures, signs and lots may be maintained, expanded, altered and/or abated only in accordance with the provisions of this Specific Plan.
 - b. Any Designated Historic Landmark, or any property listed on the California Register of Historical Resources or National Register of Historic Places, shall be exempt from the provisions of this Section with respect to the restoration and maintenance of structures, provided that any construction plans are approved through a Certificate of Appropriateness by the Historic Preservation Commission/Planning Commission.
- 3. Nonconforming Uses. A use that lawfully occupied a building or land at the time this Specific Plan became effective, and that does not conform to the use regulations of the land use district in which it is located, is deemed a "legal nonconforming use." A legal nonconforming use may continue, subject to the following:
 - a. Discontinuation of Use
 - i. Loss of legal nonconforming status. If a legal nonconforming use is discontinued for a period of 180 or more days, regardless of the owner's intent, it shall lose its legal nonconforming status and the continued use of the property shall be required to conform to all provisions of this Specific Plan.
 - ii. Extension of legal nonconforming status. Wherein special circumstances exist, the Director of Community Development may extend the legal nonconforming status of a use, for up to an additional 90 day period. Furthermore, an additional extension may be granted by the Planning Commission, for up to an additional 90 day period. The total time period of all time extensions shall not exceed 180 days.
 - iii. Extension of legal nonconforming use.
 - (1) An application for a Minor Use Permit shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Community Development Department to process the application. The application shall be filed prior to the expiration of the 180 day period.

- (2) The application shall be reviewed by the Director of Community Development within 30 days following application filing. The Director of Community Development shall notify the applicant, in writing, as to whether the application is complete. If the application is not complete, the Director of Community Development shall specify those parts of the application that are not complete and shall identify the manner by which it can be made complete. If written notification is not provided to the applicant within 30 days following application filing, the application shall be deemed complete.
- (3) The Director of Community Development shall investigate the facts bearing on the application and provide the information necessary for action on the application, consistent with this Specific Plan and the General Plan. The applicant shall have made a good faith effort through the submittal of documentation and has diligently pursued compliance with this Specific Plan.
- (4) The application shall be reviewed by the Director of Community Development at a duly noticed public hearing, whom shall then approve, modify or deny the application. The decision of the Director of Community Development shall be final and conclusive in the absence of a timely filed appeal to the Planning Commission. An appeal of the Director of Community Development's decision shall be filed within 10 days from the date of the decision. An appeal of the Director of Community Development's decision shall be reviewed by the Planning Commission. The decision of the Planning Commission shall be final and conclusive in the absence of a timely filed appeal to the City Council.
- (5) The applicant may appeal the decision of the Planning Commission to the final deciding body, the City Council. The City Council decision shall be final and conclusive. If the application to extend the legal nonconforming use is approved by the City Council, the extension shall be granted for 90 days from the date of approval.
- (6) If the Director of Community Development or appointed designee has determined that the applicant has failed to show a good faith effort towards continually processing the extension of legal nonconforming use application (i.e., revising plans, withdrawing the application, placing the project on hold, etc.), the legal nonconforming use shall cease within 60 days from the application submittal date.
- (7) In granting an extension of the legal nonconforming status, the Director of Community Development may attach reasonable conditions and restrictions to the request, in addition to those required by this Specific Plan, which will ensure that the use:
 - Will not endanger the public health, safety or general welfare;

- Will not injure the value of adjoining or abutting property;
 - Will not result in any significant environmental impacts; and
 - Will be in harmony with the area in which it is located.
- (8) In approving an extension of the legal nonconforming status, the Director of Community Development or Planning Commission shall consider and clearly establish the following findings of fact:
- The non-conforming use has been discontinued within the 180-day period.
 - A physical and/or economic hardship has prevented the nonconforming use from being in compliance prior to the expiration of the 180-day period; and,
 - Approving the extension will not adversely affect the health, safety or general welfare.
- b. Change in Ownership, Tenancy or Management. A change in ownership, tenancy, or management of a nonconforming use shall not affect its legal nonconforming status, provided that the use did not discontinue pursuant to Section 3.ai entitled "Loss of legal nonconforming status," or the type of use and/or intensity of use does not change.
- c. New Development. New development on any lot or parcel upon which a legal nonconforming use exists shall require that all uses on the property conform to the provisions of this Specific Plan.
- d. Alterations and Expansion of Use
- i. A nonconforming use shall not be enlarged or extended in such a way as to occupy any part of any structure or property that it did not occupy prior to the creation of the nonconformity.
 - ii. A structure fully or partially occupied by any nonconforming use shall not be moved, altered or enlarged, unless required by law, or unless the moving, alteration or enlargement will result in the elimination of the nonconforming use.
- e. Intensification of Use. A nonconforming use shall not be intensified in such a way as to increase the discrepancy between existing conditions and the standards set forth in this Specific Plan.
4. Nonconforming Structures. A structure lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of the land use district in which it is located, including setbacks, separations, height and design, is deemed a "legal nonconforming structure." A legal nonconforming structure may continue to exist, subject to the following:

- a. Damage or Destruction
- i. A legal nonconforming structure that is damaged or partially destroyed by fire, flood, wind, earthquake or other calamity, or the public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented by reasonable care and maintenance of the structure, may be reconstructed up to the original size, placement and density, provided that total cost of such reconstruction does not exceed more than 50 percent of the structure's current fair market value. The structure may be restored and the nonconforming use may be resumed, provided that restoration is started within 6 months, unless extended by the Director of Community Development, and diligently pursued.
 - ii. In the event that the cost of repairing such damage exceeds 50 percent of the current fair market value of the structure prior to such damage occurring, the structure may be reconstructed up to the original size, placement and density, subject to all of the following:
 - The Planning Commission, at a duly noticed public hearing, must find that continuing the nonconforming structure will not result in an annoyance to and/or reduction of any surrounding property; and
 - The extent of damage or partial destruction shall be based upon a comparison of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction with its value at the time the structure was damaged or partially destroyed. Estimates for such purpose shall be made by or reviewed by the Building Official; and
 - The restoration is commenced within six months and diligently pursued to completion;
 - An application for a Nonconforming Structure shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Planning Division to process the application. The application shall be filed prior to the expiration of the 180 day period.
 - A structure or development that has been damaged or destroyed by fire, flood, wind, earthquake, or other calamity, or by public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented may be reconstructed up to the original size, placement and density, except a multiple family dwelling or development which has been abandoned for a period of 180 or more days prior to being involuntarily damaged or destroyed, or a multiple family dwelling or development constituting a public nuisance prior to being involuntarily damaged or destroyed may not be reconstructed unless the structure is made to comply to all provisions of this Specific Plan.

- b. Alterations and Expansion
 - i. A nonconforming structure shall not be moved, altered or enlarged so as to increase the discrepancy between existing conditions and the most current standard as prescribed by the land use district in which the structure is located, except alteration and/or enlargement to a single family dwelling conducted pursuant to section (e) "Nonconforming Single-Family Residential Structures".
 - ii. Within land use districts, reasonable repairs and alterations may be made to legal nonconforming structures, provided that no structural alterations shall be made which would prolong the life of supporting members of a structure, such as bearing walls, columns, beams or girders. Structural elements may be modified only if such modification or repair is immediately necessary to protect the public health and safety, occupants of the legal nonconforming structure, or adjacent property, as determined by the Building Official. The total cost of such repairs or alterations may not exceed 50 percent of the replacement cost of the nonconforming structure.
- c. New Structures. Any new structure constructed on a lot or parcel with an existing legal nonconforming structure shall be constructed in conformance with all applicable provisions of this Specific Plan. However, in no case may a new nonresidential structure be constructed on the same lot as an existing legal nonconforming residential structure.
- a. Nonconforming Structures Posing a Threat to the Public Health, Safety, and General Welfare. A structure which is nonconforming because of a violation or deficiency that poses a threat to the public health, safety or general welfare, as determined by the Building Official, and which fails to resolve, repair or improve such, or to fully mitigate the hazard involved, shall be removed, condemned or demolished upon the issuance by the City of a nuisance abatement, condemnations, or demolition order.
- b. Nonconforming Single-Family Residential Structures. In addition to the requirements of subsections a and d above, a nonconforming single family residential lot and/or structure that was lawfully established and maintained before the adoption of this Specific Plan, but which under the provisions of this Specific Plan does not conform with the regulations of the land use district in which it is located with respect to use, design and/or development standards, and which is continuously used and maintained for single family residential purposes, shall be subject to the following:
 - i. Alterations and expansions to structures within nonresidential zones.
 - 1. Necessary repairs and desirable alterations, as deemed appropriate by the Director of Community Development, may be made to a legal nonconforming single family residential structure that is nonconforming as to use.

2. A single family dwelling that is nonconforming as to its location within a land use district that does not permit single family dwellings, and in which the residential use was lawfully established and continuously maintained, shall be subject to the development regulations of the Municipal Code Chapter 30 Zoning and Development Code that pertain to the R1 zoning district and off-street parking and loading regulations.
5. Nonconforming Signs. A sign lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of Section 6.7 Sign Standards, is deemed a "legal nonconforming sign." A sign that presents a hazard to public safety, as determined by the City, shall be removed upon the issuance of a notice by the City. A legal nonconforming sign may continue to exist, subject to the following:
 - a. A nonconforming sign may not be altered, enlarged, extended, or moved, except in conformity with the requirements of Section 6.7 Sign Standards, or as otherwise required by law;
 - b. Where a use or a structure associated with a nonconforming sign is abandoned or discontinued, any sign associated with a new use of the site shall be in full conformity with the requirements of Section 6.7 Sign Standards.
6. Nonconforming to Development Standards. The development that is not in compliance with the site development standards prescribed by the regulations of the zoning district in which the lot or parcel is located, including area, coverage, configuration, dimensions, parking, landscaping, screen walls, fences and enclosure trash receptacles, is deemed "legal nonconforming," provided such development was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
 - a. A development that is nonconforming as to landscaping, screen walls, fences and enclosure of trash receptacles, shall be altered to comply with the district regulations covering the following standards, or as a condition of any subsequent development plan or Conditional Use Permit approval.
7. Nonconforming Lots. A lot or parcel that is not in compliance with the site development standards prescribed by the regulations of the land use district in which the lot or parcel is located, including area and configuration is deemed a "legal nonconforming lot," provided such lot or parcel was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
 - a. A lot or parcel that is nonconforming as to minimum area or dimension shall be granted all development rights and uses of the land use district within which it is located, when such lot or parcel complies with the following:
 - i. The landscaping of setback areas as prescribed by the Specific Plan;

- ii. The landscaping of parking areas, provided fulfilling the requirement does not reduce off-street parking or loading spaces to fewer than prescribed in this Specific Plan;
 - iii. The screening of storage areas as prescribed by the Specific Plan; and
 - iv. The enclosure of trash receptacles as prescribed by the Specific Plan.
- 8. Elimination of Nonconforming Adult Business Uses. Nonconforming adult business uses shall be eliminated in compliance with Chapter 15 of the Fontana Municipal Code.

Chapter 11.0 – Slover West Industrial District



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11.1 Purpose

The Slover West Industrial District (SWD) is intended to promote the continued use and expansion of existing industrial, distribution and logistics-based, and warehousing developments, along with well-placed service commercial uses. Adjacent existing residential uses are buffered from potential adverse impacts of higher intensity uses. General features of this District include:

- Landscape/Streetscape Enhancement
- Preservation and Revitalization of existing industrial uses
- Large-Scale Industrial and Manufacturing Development
- Promotion of lot Consolidation
- Establishment of uses that capitalize on current and future regional market potential, including warehousing and manufacturing uses
- Development that respects adjacent residential development
- Preservation of the view corridor along major roads

11.2 Applicability

A. Projects Subject to Development Regulations

This Chapter contains the development regulations that govern all future private development actions in the SWD, including new construction, additions or renovations to existing structures and/or new land uses proposed for existing facilities.

B. Right of Continued Use

This Chapter shall not require any change in any existing building or structure for which a building permit has been previously issued, or for approved plans on file in the Community Development Department before the effective date of this Specific Plan. Changes in the property's ownership or tenants of legal existing uses shall likewise require no change in any existing building or structure. Nonconforming standards and provisions shall be governed by Section 11.11 Entitlement Procedures.

C. Other Requirements

This Chapter does not eliminate the need for obtaining any other permits required by the City, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulations of any State or Federal agency.

D. Types of Development Regulations

The development regulations are of two types – Standards and Guidelines – as follows:

1. Standards address those aspects of development that are essential to achieve the goals of the Specific Plan. They include specifications for allowable land uses and site development (e.g., building height, setbacks, etc.). Conformance with Standards is mandatory. Standards are indicated by use of the words "shall," "must," or "is / is not permitted."
2. Guidelines provide guidance for new development in terms of aesthetics and design details. They are intended to direct building and site design in a way that results in the desired character for the SWD. Whereas conformance with the Standards is mandatory, conformance with the Guidelines is preferred and/or recommended. Provisions that fall into this category are indicated by the use of the words "should," "may" or "are encouraged to." In various cases, the Guidelines provide a choice of treatments that will achieve the desired effect. Developers are permitted to propose alternative design details if they are able to show that such details implement the Specific Plan objectives with respect to the desired character of the SWD.

E. Minimum Requirements

The provisions in this Chapter shall be minimum requirements. When this Chapter provides for discretionary authority on the part of the Director of Community Development, Planning Commission, or City Council, that discretion may be exercised to impose more stringent requirements if deemed necessary to accomplish the overall objectives of the SWD.

F. Overview of Development Regulations

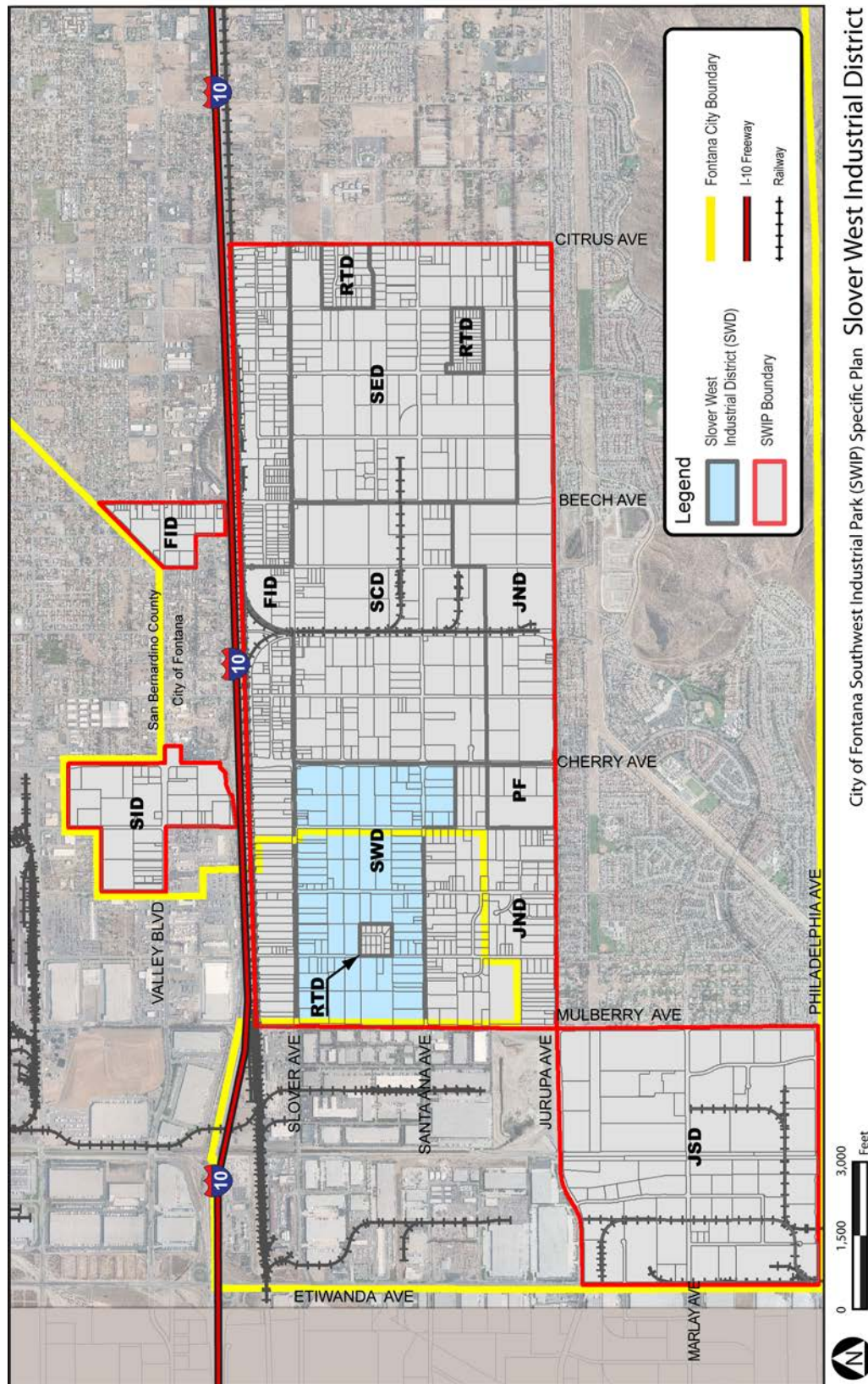
1. Relationship of Land Use Districts. The development regulations in this Chapter apply to properties in the SWD. Exhibit 11.1 – Land Use Plan indicates the location of the SWD and its relationship to the other land use districts in the Specific Plan area.
2. Standards, Guidelines, and Procedures. The development regulations are divided into the following sections: 11.3 Allowable Land Uses and Permit Requirements; 11.4 Development Regulations; 11.5 Landscape Standards; 11.6 Parking and Loading Standards; 11.7 Sign Standards; 11.8 Public Right-of-Way Streetscape; 11.9 Design Guidelines; 11.10 Development Incentives; and 11.11 Entitlement Procedures. Projects must meet all development standards in order to achieve approval in the development review process. Projects are encouraged to adhere to the guidelines contained in Section 11.9 Design Guidelines.
3. Steps for Using Chapter. Table 11-1 Process Procedures illustrates the steps for using this Chapter.

Table 11-1 – Process Procedures

<i>Instructions</i>	<i>Information Source</i>	<i>Where to Find in this Chapter</i>
Locate property and its street frontage	Land Use Plan	Exhibit 11.1
Identify the allowable uses and refer to the definitions of the uses	Allowable Land Uses & Permit Requirements Definitions	Table 11-2 Appendix A
Comply with the requirements for intensity, lot dimensions, height limits, and setbacks	Intensity and Dimensional Standards	Table 11-3
Comply with fence, wall, and screening requirements	Fence, Wall, and Screening Standards	Table 11-4
Comply with landscaping requirements	Landscape Regulations Public Right-of-Way Streetscape	Section 11.5 Section 11.8
Comply with parking requirements	Parking and Loading Standards	Section 11.6
Comply with sign requirements	Sign Standards	Section 11.7
Review the design guidelines for preferred site layout, building orientation and architectural detail, fencing, and parking	Design Guidelines	Section 11.9
Determine if development is eligible for incentives	Development Incentives	Section 11.10
Submit project application and proceed through project approval process	Entitlement Procedures	Section 11.11

Southwest Industrial Park Specific Plan

Slover West Industrial District



11.3 Allowable Land Uses and Permit Requirements

This Section identifies allowable land uses and their permit requirements.

A. Allowed Uses

Table 11-2 Allowable Land Uses and Permit Requirements identifies the types of land uses allowed in the SWD and the permit required to establish each use.

B. Uses Not Listed

Uses not listed in Table 11-2 are prohibited land uses, until and unless the Director of Community Development makes a similar use determination in compliance with Subsection 11.11.C Entitlement Procedures--Similar Use Determination.

C. Other Applicable Regulations

The provisions contained in this SWIP Specific Plan constitute the primary land use and development standards for the Specific Plan area. These regulations are in addition to the provisions in the City of Fontana Municipal Code.

This Specific Plan provides all development standards and guidelines necessary to approve subsequent project applications, unless otherwise noted. Permit processing procedures (e.g., noticing, hearing, appeals, and expiration procedures) and enforcement procedures are provided in Municipal Code Chapter 30 (Zoning and Development Code) shall apply, unless otherwise noted. Where there is a conflict between the provisions in this Specific Plan and those in the Zoning and Development Code, the Specific Plan provisions shall prevail to the extent allowable under Federal or State law. Where there is no conflict, both shall be applied concurrently.

D. Definitions

Definitions for land uses are provided in Appendix A Definitions. If a definition is not provided, the definitions in the Municipal Code shall apply. The Director of Community Development shall interpret the definitions; make a similar use determination in compliance with Subsection 11.11.C Entitlement Procedures—Similar Use Determination; and/or refer any questions to the Planning Commission for its determination. For the purposes of this Specific Plan, the following definitions shall apply:

1. Commercial Use: Activity involving the sale of goods or services carried out for profit.
2. Industrial Use: Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Table 11-2 Allowable Land Use and Permit Requirements

<i>Land Use</i>	<i>Permit Requirement</i>
	"P" = Use Permitted by Right
	"C" = Conditional Use Permit Required
	"M" = Minor Use Permit Required
<i>Slover West Industrial District</i>	
Entertainment, Recreation and Public Assembly Uses	
Adult Businesses	Municipal Code §30-11 & Municipal Code Chapter 15, Article XVIII
Open Space / Park	P
Public Assembly Facilities	C
Recreational Facilities	C
Industry, Manufacturing, and Processing Uses	
Handcraft Industry/ Small-Scale Manufacturing	P
Manufacturing, Light	
• Appliance Manufacturing	P
• Electronics & Equipment	P
• Furniture and Fixture Manufacturing	P
• Glass Product Fabrication	P
• Machinery Manufacturing	P
• Paper Product Manufacturing	P
• Product Assembly and Distribution	P
General Manufacturing	
• Plastics, Synthetics, and Rubber Product Manufacturing	P
• Pulp and Pulp Product Industries	P
• Stone and Cut Stone Product Manufacturing	P
• Structural Clay and Pottery Product Manufacturing	P
• Textile and Leather Product Manufacturing	P
Research and Development	P
Residential Uses	
Caretaker Housing (1)	C
Retail Uses	
Alcohol Sales, Off-Site/On-Site	C
Factory/Warehouse Outlet Store	P
Retail Sales, General (2)	P
Service Uses	
Animal Kennel Services	P
Business Support Services	P

Table 11-2 Allowable Land Use and Permit Requirements (continued)

Land Use	Permit Requirement	
	"P"= Use Permitted by Right	
	"C" = Conditional Use Permit Required	
	"M" = Minor Use Permit Required	
Slover West Industrial District		
Food Service		
• Outdoor Dining		P
• Restaurants		P
Industrial Repair		P
Mini Storage Facility (2)		P
Motor Vehicle		
Registered Vehicle Storage (3)		P
Service Stations (2)		C
Vehicle Auction		P
Distribution, Wholesaling and Warehousing Uses		
Industrial Equipment, Materials, and Supplies		C
Logistics and Distribution Facilities		P
Petroleum/Hazardous Material Storage		C
Warehousing Facilities		P
Transportation, Communications and Infrastructure Uses		
Antennas		M
Broadcasting Offices or Studios		P
Parking Structures (2)		P
Truck, Truck Trailer Storage		C
Recycling Facility		
• Consumer Recycling Facilities(4)		C
• Non Consumer Recycling Facilities (4)		C
Other Uses		
Outdoor Display & Sales		M
Public Facilities		P
Temporary Uses	Municipal Code Chapter 30, Division 14 (Temporary Use).	

(1) See Section 11.4D

(2) See Section 11.9E

(3) See Section 11.4G

11.4 Development Standards

New land uses and structures and alterations to existing land uses and structures in the SWD shall be designed, constructed, and established in compliance with the requirements in this Section.

A. Intensity and Dimensional Standards

Table 11-3 Intensity and Dimensional Standards provides the required intensity and dimensional standards for proposed development. The Director of Community Development is authorized to approve modifications of 10 percent or less of any land use district setback, lot width, lot depth, building coverage, building height, or wall height standard in compliance with the administrative variance procedures in Municipal Code Section 30-51.6 (Findings necessary for granting a variance). See Exhibit 11-3 – Dimensional Standards.

The Director of Community Development may grant an administrative variance from the requirements of this chapter where practical difficulties, unnecessary hardships, or results contrary to the intent of this chapter would occur from the strict and literal interpretation and enforcement of the Code. An administrative variance may be granted upon conditions which will ensure the protection of the public safety, health and welfare. To grant an administrative variance, the Director of Community Development must find from the facts presented that the following conditions exist.

- (1) That because of circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of this chapter will deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
- (2) That the granting of such an administrative variance will be subject to conditions assuring that the variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located;
- (3) That the administrative variance does not authorize a use or activity which is not a specifically allowed use in the zoning district in which the property is located; and
- (4) That the granting of one administrative variance will not be contrary to the general plan.

Table 11-3 - Intensity and Dimensional Standards

Lot Size and Building Placement

INTENSITY	
Floor Area Ratio (3)	1.0 max. FAR
LOT DIMENSIONS	
Lot Size	40,000 sq ft min.
Lot Width (C)	200 ft min.
Lot Depth (D)	175 ft min.
BUILDING SETBACKS	
Front Setback (1)	
Major Highway (Cherry) (G)	30 ft min. (4)
Primary Highway (Mulberry and Slover) (F)	25 ft min. (4)
Secondary Highway/Collector Street (Almond, Banana, Calabesh, and Santa Ana) (E)	20 ft min. (4)
Side (Street) Setback (1)	
Major Highway (Cherry, Citrus, and Valley) (G)	30 ft min. (4)
Primary Highway (Beech, Fontana, Mulberry, and Slover) (F)	25 ft min. (4)
Secondary Highway/Collector Street (Poplar) (E)	20 ft min. (4)
Side (Interior) Setback (2)	None
Rear Setback (2)	None
Adjacent to Residential Truck District (2)	25 ft min.
Accessory Building Setbacks	Comply with setbacks applicable to primary structure

(Continued)

(See footnotes next page)

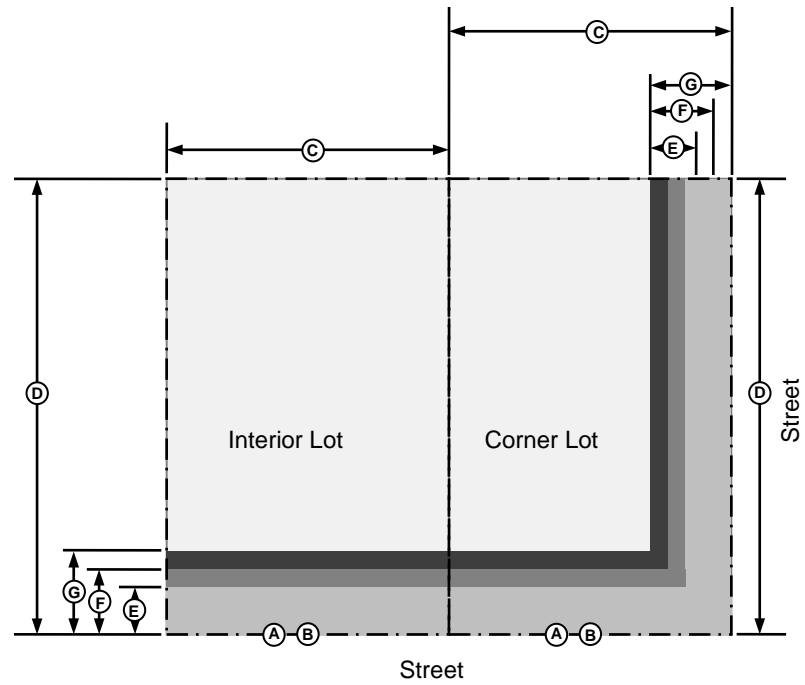
Table 11-3 - Intensity and Dimensional Standards

Building Height and Mass

HEIGHT	
Primary Building	60 ft max
Accessory Building	1-story or 14 ft max. to eave/parapet line
Interior (Floor-to-Floor, excluding parking levels)	Ground floor – 12 ft min
UPPER STORY STEPBACKS	
All buildings regardless of street frontage	Allowed

Notes:

- (1) Setback is measured from public right-of-way line.
 (2) Setback is measured from property line.
 (3) See Section 11.10 Development Incentives.
 (4) Corner cut-off setbacks per Specific Plan.



- (A) = Public Right-of-Way Line
- (B) = Property Line
- (C) = Lot Width
- (D) = Lot Depth
- (E) = Front/Side Setbacks – Secondary Highway/Collector Street
- (F) = Front/Side Setback – Primary Highway
- (G) = Front/Side Setback – Major Highway

Exhibit 11-2 – Dimensional Standards.

B. Fences, Walls, and Screening

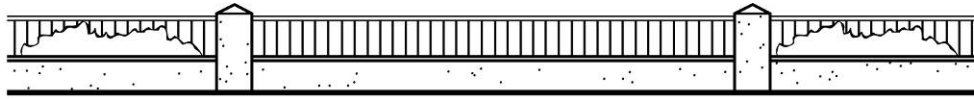
1. Standards. Table 11-4 contains standards for fences, walls, and screening.

Table 11-4 – Standards for Fences, Walls, and Screening		
Location	Materials See Section 11.9 Design Guidelines	Maximum Height
Within front setback area	Solid fencing/wall	36 inches; or 42 inches if abutting residential front yard
	Open fencing/wall	6 ft
Within street side setback area	Tubular steel construction allowed in required setback area if set back at least 15 ft from lot line. Solid masonry wall not allowed in required setback area.	8 ft if necessary for security purposes, with 18-inch maximum width pilasters [2(e)]
Within interior side setback area	Any type of fence, hedge, or wall allowed, except that if abutting residential zone, solid masonry wall only	8 ft
Within rear setback area	Any type of fence, hedge, or wall allowed, except that if abutting residential zone, solid masonry wall only	8 ft
Outside of a required setback area	Solid or open fencing/wall	No height limit
Screening of outside storage materials and equipment from view from the public right-of-way	Solid fencing/wall	8 ft
At intersections of alleys, streets, and driveways	Solid or open fencing/walls	30 inches
Note: (1) All fences and walls shall meet the City's line of sight regulations, as determined by the City Engineer.		

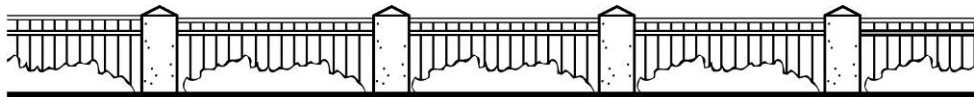
2. Materials

- a. Open fencing shall mean fencing with over 50 percent of the surface area open for free passage of light and air and through which the area behind the fence is visible to public view. See Exhibit 11-3 – Open and Solid Fencing.
- b. Solid fencing shall mean fencing with 50 percent or less of the surface area open for free passage of light and air and designed to conceal the area behind the fence from public view. See Exhibit 11-3 – Open and Solid Fencing.
- c. Barbed wire fences, electric fences, or similar fencing material is prohibited.
- d. Chain link fencing is allowed on interior property lines that are not visible from public rights-of-way.
- e. For fences up to 100 linear feet, one pilaster shall be provided for every 10 linear feet. For fences more than 100 linear feet and less than 300 linear feet, one pilaster

shall be provided for every 30 feet. For fences 300 feet or longer, one pilaster shall be provided for every 60 feet.

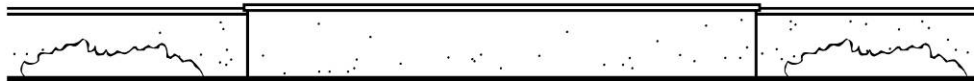


Elevation of Wall / Wrought Iron Combination

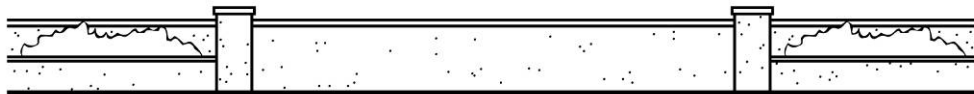


Elevation of Wrought Iron with Pilasters

Examples of Open Fencing



Elevation of Staggered Wall



Elevation of Planters / Wall



Elevation of Wall with Breaks

Examples of Solid Fencing

Exhibit 11-3 – Open and Solid Fencing.

3. Screening and buffering

- a. Roof-mounted and ground-mounted mechanical equipment, utilities, storage, and solid waste storage areas shall be screened from adjoining properties and public right-of-ways by a visual barrier (e.g., wall, fence, landscape material, etc.) to the satisfaction of the Director of Community Development. Where only landscaping is used for screening, it shall be planted with five-gallon (minimum size) shrubs spaced to provide a continuous dense screen.
- b. Parking lot perimeters shall be screened and planted in compliance with Section 11.6 Parking and Loading Standards.

C. Outdoor Activities and Storage

1. Storage in Setback Areas. Material or equipment shall not be stored anywhere in the front yard area. Temporary storage of construction materials during construction on the same site is allowed. Boats, campers, motor vehicles, trailers, equipment, materials, or antenna may be stored in side and rear yards, provided that they are outside the required side and rear identified in Table 11-3 Intensity and Dimensional Standards.
2. Limitations on Outdoor Uses
 - a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation, except approved outdoor dining areas, parking areas, industrial activities, truck trailer storage, and other approved uses that require outdoor activities.
 - b. Areas used for the approved outdoor storage of vehicles, equipment and/or building materials (raw or finished) may use compacted slag, gravel, or other similar material deemed suitable by the Director of Community Development.
3. Outdoor uses. Outdoor uses shall comply with the following:
 - a. A building shall be provided on the same parcel or on an adjacent parcel associated with the same business.
 - b. All display materials, including vehicles, shall be set back five feet from any landscaped area and shall not be located on required parking areas.
 - c. The entire area used for display purposes shall be surfaced with asphalt or an equally serviceable hard pavement surface. The surface shall be maintained in good condition.

- d. Storage of equipment or materials, with the exception of the display of vehicles for sale or rent, shall be screened by a visually solid masonry wall of minimum height six feet. The approving authority may determine through the design review process that the subject use requires a solid masonry wall higher than six feet.
- e. Outdoor display areas shall be maintained in a neat and orderly condition.

D. Caretaker Housing

Caretaker housing shall be:

- 1. Accessory to a principal use;
- 2. A maximum of 1,500 square feet total floor area unless otherwise approved by the planning commission;
- 3. Limited to one unit per lot; and
- 4. Subject to the setback requirements applicable to the principal structure with which it is associated.

E. Solar Access

A structure, fence, or wall shall not be constructed or modified, and vegetation shall not be placed or allowed to grow so as to obstruct more than 10 percent of the absorption area of a solar energy system on an abutting or adjacent lot at any time.

F. Undergrounding of Utilities

- 1. Utility service laterals to new development shall be installed underground.
- 2. Temporary overhead power and telephone facilities are permitted only during construction.
- 3. Placement, location and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission prior to any administrative or discretionary approval.
- 4. Transformer enclosures shall be designed of durable materials with finishes and colors used that are compatible and harmonious with the overall architectural theme.
- 5. All utilities including, but not limited to drainage systems, sewers, gas lines, water lines, and electrical, telephone, and communications wires and equipment shall be installed and maintained underground. Placement, location, and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission prior to any administrative or discretionary approval.

G. Registered Vehicle Storage

Registered vehicle storage will be defined as follows:

Registered Vehicle Storage means an off-street, ground level open area that allows parking for the purpose of storage of vehicles, including but not limited to, truck, truck-trailer, buses, boats, construction equipment, recreational vehicles, and automobile storage. These vehicles are to be stored and are not for sale, rental, or leasing. Maintenance or vehicle repair is not permitted at the premises unless otherwise separately allowed and approved under a separate conditional use permit.

Special use regulations are proposed to be applied to Registered Vehicles Storage. All businesses with registered vehicle storage shall comply with the following provisions:

1. The entire storage area shall be surfaced with asphalt, cement or an equivalent material. For specified and delineated storage areas, excluding required drive aisles and required non-storage parking, slag or gravel shall be considered as an equivalent paving material on a case-by-case basis. The surface material shall be striped as required (when feasible) and shall be maintained in good condition.
2. All storage areas shall clearly be identified on the site plan for the property and shall be screened from view from the public right-of-way by one or more decorative block screening walls. All screening walls adjacent to a public right-of-way shall have a minimum height of eight (8) feet and shall not be located in a required landscape setback area. Additional wall height and/or berming may be added as needed to satisfy screening requirements.
3. A line-of-sight analysis clearly demonstrating that all registered vehicles proposed to be located in the storage area(s) are screened from view from all adjacent public rights-of-way at all times shall be required with all proposals and/or applications. For the purpose of the line-of-sight analysis, the assumed height of the vehicles to be stored shall be fourteen feet and six inches (14'6"). To meet this requirement, storage areas shall be set back from required screening walls to provide the required line-of-sight clearance for screening. Storage areas which have been set back to provide the required line-of-sight clearance for screening shall be identified on the site plan and shall be marked and maintained at all times in a manner consistent with the site plan.
4. All vehicles stored on the premises shall have a valid vehicle registration from the State of California or other similar government entity and shall be maintained in an operable condition at all times.
5. Fire access lanes of a minimum twenty-six feet (26') in width shall be required along the interior perimeter of any required decorative block screening wall adjacent to a public right-of-way. Additional fire access lanes shall be provided as required by the Fire District. This required fire access lane may be used to meet the line-of-sight clearance set back requirement above.

6. All on-site fire access lanes, drive aisles, required parking, etc., (but not including Identified and marked vehicle storage areas) shall be paved with asphalt, cement or an equivalent material; gravel or slag in these lanes is specifically prohibited.
7. A guard station or similar structure shall be required near the primary access to the premises. The minimum size of such structure shall be sixteen square feet.
8. A residence for a caretaker may be permitted and incorporated into the project subject to the approval of a Conditional Use Permit application.
9. Permanent on-site security lighting shall be required to be designed and installed to the standards and satisfaction of the Police Chief or his/her designee.
10. Fire hydrants shall be required to the satisfaction of the Fire District.
11. Vehicles stored on the premises shall not themselves be used as storage containers to store materials in them. With prior 72 hour written notice to the property and/or business owner, any and all stored vehicles shall be open to inspection for the purpose of enforcing this provision.
12. To provide adequate space dimensions to accommodate the movement off large vehicles on the site, the minimum lot size shall be two (2) acres with a minimum lot width of 300 feet and a minimum lot depth of 300 feet. Irregular or unusually shaped lots may require additional minimums to meet the intent of this regulation, as shall lots with unusual, irregular, or severe topographic features or changes.
13. Landscaping adjacent to the public right-of-way is required per the Code. Interior lot landscaping shall not be required for any internal area (wall perimeter, parking area, storage area, etc.) enclosed by the required screening walls. Incidental landscaping may be required as needed to satisfy screening and other requirements in interface area(s) open to public view (entry gate, guard station, etc.)

H. Consumer/Non-Consumer Recycling Facility.

Consumer Recycling Facility. A facility where waste and other discarded materials are sorted, cleaned, treated or reconstituted for the purpose of using the altered form. Includes, aluminum collection centers, and paper, bottle, can, newspaper, and glass recycling centers. Consumer Recycling Facilities does not include the following:

1. **auto wreckers primarily engaged in dismantling motor vehicles for the purpose of wholesaling scrap as identified in Section 423930 of the North American Industry Classification System (NAICS).**
2. **Solid Waste Collection or any similar activities as described in Section 562111 of the NAICS.**
3. **Other waste collection or any similar activities as described in Section 562119 of the NAICS.**

4. Materials Recovery Facilities or any similar activities as described in Section 562920 of the NAICS.
5. Waste Treatment and Disposal or any similar activities as defined in Section 56221 of the NAICS; and
6. Hazardous Waste Collection or any similar activities as defined in Section 562112 of the NAICS.

Non-Consumer Recycling Facility. A facility where waste and other discarded materials are sorted, cleaned, treated or reconstituted for the purpose of using the altered form. Includes all activities as defined in "Consumer Recycling Facility", and the following:

1. Auto wreckers primarily engaged in dismantling motor vehicles for the purpose of wholesaling scrap as identified in Section 423930 of the North American Industry Classification System (NAICS).
2. Solid Waste Collection or any similar activities as described in Section 562111 of the NAICS.
3. Other waste collection or any similar activities as described in Section 562119 of the NAICS.
4. Materials Recovery Facilities or any similar activities as described in Section 562920 of the NAICS.

The placement, construction and operation of consumer/non-consumer recycling facilities, shall be subject to the following development standards:

- a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation, except approved uses that require outdoor activities. A building shall be provided on the same parcel or on an adjacent parcel associated with the same business. All parcels associated with the recycling facility shall be contiguous.
- b. Recyclable materials or any equipment used in operation of the recycling facility shall not be anywhere in the front yard. Materials or equipment may be located in side and rear yards, provided that they are outside the required side and rear setback areas identified in the Intensity and Dimensional Standards.
- c. Storage of recyclable materials or any equipment used in operation of the recycling facility shall be screened by a solid masonry wall of minimum height six (6) feet and a maximum of eight (8) feet where appropriate. The approving authority may determine through the design review process that the subject use requires a solid masonry wall higher than six feet. All materials shall not be visible above the constructed masonry wall with the exception of materials/equipment which cannot be screened entirely (e.g.

cranes, windmills, etc.).

- d. The recycling facility shall be surfaced with asphalt or an equally serviceable hard pavement surface. The surface shall be maintained in good condition.
- e. Recycling facilities shall be maintained in good repair and shall be maintained in a litter-free condition.
- f. Recycling facilities shall be designed in a manner consistent with the Design Guidelines.
- g. Signage required for a recycling facility shall comply with the Sign Standards of the Southwest Industrial Specific Plan.
- h. Recycling facilities which are operated by an on-site attendant and located within 100 feet of a property zoned or occupied for residential uses shall operate only during the hours of 8:00 a.m. to 6:00 p.m., unless otherwise established in the conditional use permit.

11.5 Landscape Standards

A. Required landscaping

This section provides the required minimum standards for all landscaped areas within any new and rehabilitated private development.

1. Landscaped area means the entire parcel less the building footprint, driveways, nonirrigated portions of parking lots, and hardscapes (such as driveways, approaches and sidewalks). Decorative hardscapes used to enhance the landscape will be considered as part of the landscape area; this would include such things as cobble rock, decomposed granite, brickwork, stamped concrete, gravel, pavers, and water features.
2. Landscape setbacks along public right-of-ways shall incorporate landscape buffers with undulating and variable height earth-mounding (berms), and/or low walls, and required plant materials as shown in Table 11-5 Landscape Standards.
3. Block wall and wrought iron fencing shall be located behind landscape setback area(s).
4. The developer shall submit to the City's Department of Engineering, a Landscape Documentation Package, that conforms to the requirements of the Water Efficient Landscape Ordinance in Municipal Code, Chapter 28Vegetation.
5. All new development landscaping shall comply with the standards shown in Table 11-5 Landscape Standards. Additional guidelines that should be considered are addressed in Section 11.9 Design Guidelines.
6. The Recommended Plant Materials Palette, Table 11-6, can be found immediately after this section. The plant materials palette is provided to ensure the installation of drought-tolerant, water efficient landscaping that will provide wind breaks and thrive in the local climate conditions. In an effort to provide visual elements that distinguish this district from others, please note that turf (grass) does not appear in the Plant Materials Palette, and shall be prohibited, in lieu of drought-tolerant ground covers.
7. Public right-of-way improvements, including street improvements, streetscape/landscape (parkway) improvements, and street tree requirements, are in Section 11.8 Public Right-of-Way Streetscape.

Table 11-5 Landscape Standards (1)

Note: The Community Development Director may require additional setbacks.

Minimum Landscaped Area Mixture of ground cover, shrubs, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15 % of the total 15 % landscaping of site area
Minimum plant sizes in landscaped areas	Minimum Ratio 1 tree/500 SF of landscape area
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized. Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer in front setback requirements from right-of-way	Major Highway: 30 ft minimum width Primary Highway: 25 ft minimum width Collector/Local Streets: 20 ft minimum width
Landscape buffer in any side or rear yard abutting a residential zone	20 ft minimum width with 1 tree for each 20 linear feet of lot line, and 3 shrubs per tree

B. Recommended Plant Materials Palette

Table 11-6 Recommended Plant Materials Palette provides a listing of primarily drought-tolerant trees, shrubs, and ground covers to provide water efficient landscaping in new projects. The limited selection of landscape material in the palette is envisioned to assist the user in incorporating sustainable landscaping into the project, while including enough variety of size, form, and density, to meet the requirements within buffer setbacks and screening techniques. Final selection shall be approved by the City. The Director of Community Development shall approve artificial turf.

Table 11-6 (a) – Recommended Plant Materials Palette
Recommended Trees



Aleppo Pine
Pinus halepensis



Chitalpa
Chitalpa tashkentensis



African Sumac
Rhus lancea



Desert Willow
Chilopsis linearis



Arizona Sycamore
Platanus wrightii



Honey Locust
Gleditsia triacanthos

Table 11-6 (a) – Recommended Plant Materials Palette
Recommended Trees (continued)



Bottle Tree
Brachychiton populneus

Table 11-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs



Agave
Agave species



Gray-Leaved Euryops
Euryops pectinatus



Bougainvillea
Bougainvillea species



Kangaroo Paw
Anigozanthus hybrids



Coffeeberry
Rhamnus californicus



Purple Fountain Grass
Pennisetum setaceum
'Cupreum'

Table 11-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs (continued)



Coyote Brush
Baccharis pilularis



Redberry
Rhamnus croceus



Desert Spoon
Dasylirion species



Red Hot Poker
Kniphofia uvaria



Rosemary
Rosmarinus officinalis
cultivars



Yaupon
Ilex vomitoria



Texas Ranger
Leucophyllum species



Yucca
Yucca species

Table 11-6 (c) – Recommended Plant Materials Palette
Recommended Groundcovers



Moss Verbena
Verbena tenuisecta



Prostrate Myoporum
Myoporum parvifolium



Peruvian Verbena
Verbena peruviana



Rosea Ice Plant
Drosanthemum floribundum



Poverty Weed
Iva hayesiana



Trailing Lantana
Lantana montevidensis

11.6 Parking and Loading Standards

A. Applicability

This section contains regulations for off-street parking and loading. Regulations identify required number of parking and loading spaces for all new development projects and those proposing substantial modification to existing buildings. Please refer to Municipal Code Chapter 30 Zoning and Development Code for all parking and loading regulations not specifically addressed in this section.

B. General Parking and Loading Regulations

1. Methods of Calculation.
 - a. Multiple Uses. If more than one use is located on a site, the total number of required off-street parking and loading spaces shall be the sum of the requirements for the various uses computed separately. If individual uses on the same site have a floor area less than that for which loading spaces would be required, then the total gross floor area of all uses on the site or lot shall be used in determining the required number of loading spaces.
 - b. Fractional Number. Whenever the computation of the required number of off-street parking or loading spaces results in a fractional number, one additional space shall be required for a fraction of more than one-half, but shall not be required for a fraction of one-half or less.
2. Off-Site Location. Required off-street parking spaces shall be located on the same property as the use that they are intended to serve. Where the required parking spaces cannot be accommodated on the same property, they may be located in a separate off-site parking facility that is not more than 300 feet from the use(s) they serve, subject to approval by the Director of Community Development.
3. Shared Use. Required off-street parking and loading spaces shall not be considered as providing parking or loading spaces for any other use, except where shared use facilities are approved in compliance with Subparagraph 5 Adjustments to Parking Requirements, below.
4. Uses Not Specified. For uses not specified, the Director of Community Development shall determine parking requirements based upon the requirements of the most similar use. See Subsection 11.11.C Entitlement Procedures-- Similar Use Determination.
5. Adjustments to Parking Requirements.
 - a. Administrative Variance. The Director of Community Development is authorized to approve alternate parking plans involving a modification of 10 percent or less of any of the off-street parking and loading standards in compliance with Section 30-51.5 of Municipal Code Chapter 30.

- b. **Parking Study Option.** An applicant may submit a separate parking and loading study for new development to the Director of Community Development for review. A parking and loading study shall provide sufficient data and information to justify the need for adjustments to the parking and loading requirements and shall analyze whether:
 - i. Adequate off-street parking will be provided for the project;
 - ii. The project demonstrates the use of creative design concepts, including but not limited to shared parking facilities, transit accessibility, pedestrian amenities, and bicycle amenities;
 - iii. Environmental impacts associated with the project will not be increased by the modification of standards; and
 - iv. Traffic safety and pedestrian safety will be enhanced by the modifications.
- c. **Shared Use Facility.** Required off-street parking and loading spaces may be considered as providing parking or loading spaces for another use where joint facilities serving more than one use contain no less than the total number of spaces deemed necessary for each individual use added together with other uses. Where adjoining uses on the same site have different hours of operation with minimal conflict, the Director of Community Development may determine that some or all of the same spaces may be counted as satisfying the requirements for both uses, provided that the number of spaces shall not be less than the prescribed for the use requiring the greater number.

C. Required Number of Parking Spaces

Each land use shall provide the number of off-street parking spaces indicated in Table 11-7 Parking Requirements by Land Use, except where adjustment has been granted in compliance with Subparagraph 11.6.B.5 Adjustments to Parking Requirements, above. For the purposes of this Section, the following definitions shall apply:

- 1. **Commercial Use:** Activity involving the sale of goods or services carried out for profit.
- 2. **Industrial Use:** Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Table 11-7 – Parking Requirements by Land Use

Land Use	GFA—Gross Floor Area	
	Slover West Industrial District	
	Vehicle Spaces (Minimum #)	Bicycle Spaces (Minimum #)
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Subject to Parking Plan required by Municipal Code §15-918	
Open Space / Park	Public - Determined by Parks and Recreation Department Private - .25 spaces/1,000 sq ft of total park area	1 space/ 33 vehicle parking spaces
Public Assembly Facilities	With fixed seats – 1 space/3 fixed seats; Without fixed seats – 25 spaces/1,000 sq ft of seating area; and 4 spaces/1,000 sq ft GFA outside assembly area	1 space/33 vehicle parking spaces
Recreational Facilities – Indoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 11.6.B.5. Adjustments to Parking Requirements	
Amusement Arcade	1 space/each 4 persons of the facility's allowed maximum capacity	1 space/ 3 games up to 20 games; and 1 space/5 games for over 20 games
Athletic Club/Gym	4 spaces/1,000 sq ft GFA; 20 spaces/1,000 sq ft of exercise floor area; 3 spaces/outdoor ball court	.4 spaces/1,000 sq ft GFA
Bowling Alley	4 spaces/lane, and additional spaces required for restaurant and other accessory uses	1 space/33 vehicle parking spaces
Dancing	14 spaces/1,000 sq ft GFA	
Pool/Billiard Hall	2 spaces/table	1 space/5 tables
Skating Rink	14 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Recreational Facilities – Outdoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 11.6.B.5 –Adjustments to Parking Requirements	
• Golf driving range, batting cage	1 space/tee, cage, or similar; and 1 space/employee at maximum shift	1 space/33 vehicle parking spaces
• Swimming pools	14 spaces/1,000 sq ft of water surface area	1 space/33 vehicle parking spaces
Industry, Manufacturing, and Processing Uses		
Handcraft Industry/ Small-Scale Manufacturing	2 spaces/1,000 sq ft GFA	None
Light Manufacturing All uses listed under "Manufacturing, Light" in Table 11-2	1.85 spaces/1,000 sq ft GFA; 4 spaces/1,000 sq ft GFA of office space, sales, or similar use where those uses exceed 10% GFA; and 1 space/1 facility vehicle Where multiple tenants and or uses occupy the same building, the parking shall be calculated based upon the floor area used by each tenant or use	1 space/33 vehicle parking spaces

Table 11-7 – Parking Requirements by Land Use (continued)

Land Use	GFA—Gross Floor Area	
	Slover West Industrial District	
	Vehicle Spaces (Minimum #)	Bicycle Spaces (Minimum #)
General Manufacturing All uses listed under "General Manufacturing" in Table 11-2	1.85 spaces/1,000 sq ft GFA; 4 spaces/1,000 sq ft GFA of office space, sales, or similar use where those uses exceed 10% GFA; and 1 space/1 facility vehicle Where multiple tenants and or uses occupy the same building, the parking shall be calculated based upon the floor area used by each tenant or use.	1 space/50 vehicle parking spaces
Research and Development	2 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Residential Uses		
Caretaker Housing	2 spaces in an enclosed garage	None
Retail Uses		
Alcohol Sales, Off-Site/On-Site	Same as required spaces for the underlying use (e.g., restaurant, public assembly facility, retail store, etc.), unless otherwise modified in compliance with Section 11.6.B.5 –Adjustments to Parking Requirements	
Factory/Warehouse Outlet Store	5 spaces/1,000 sq ft GFA	None
Retail Sales, General		
Not in shopping center or factory/warehouse outlet mall)	4 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Shopping Center	5 spaces/1,000 sq ft GFA for the initial 10,000 sq ft; and 4 spaces/1,000 sq ft GFA for over 10,000 sq ft	1 space/33 vehicle parking spaces
Service Uses		
Animal Kennel Services	4 spaces/1,000 sq ft GFA; and 1.25 spaces/1,000 sq ft of boarding area	None
Business Support Services	4 spaces/1,000 sq ft GFA	None
Food Service:		
• Fast food restaurant with drive through, walk-in area	Indoor Seating: 13 spaces/1,000 sq ft GFA* *GFA shall not include play areas without seating. Outdoor Seating (patio area): Less than 50% of indoor area: 6.5 spaces/1,000 sq ft 50% or more of indoor area: 13 spaces/1,000 sq ft	4 spaces
• Other restaurant	Indoor Seating: 10 spaces per 1,000 sq ft GFA Outdoor Seating (patio area): Less than 50% of indoor area: 5 spaces/1,000 sq ft 50% or more of indoor area: 10 spaces/1,000 sq ft	2 spaces
Industrial Repair	2 spaces/1,000 sq ft GFA for the initial 40,000 sq ft 1.3 spaces/1,000 sq ft additional GFA greater than 40,000 sq ft 4 spaces/1,000 sq ft GFA of office space, where those uses exceed 10% of GFA OR 1 space for each employee on the maximum shift as determined by Director of Community Development	None

Table 11-7 – Parking Requirements by Land Use (continued)

Land Use	GFA—Gross Floor Area	
	Slover West Industrial District	
	Vehicle Spaces (Minimum #)	Bicycle Spaces (Minimum #)
Mini-Storage Facility	1.75 spaces/100 units; and 1 space/employee	None
Motor Vehicle		
Car Wash/ Detailing	1 space/employee; 1 space per wash lane	None
• Car Wash Full-Service	1 space/employee; Stacking for 5 vehicles for car wash lane Reserve spaces equal to 3 times the wash lane capacity	None
• Car Wash Self-Service	2 spaces/bay	None
• Motor Vehicle Rental, Sales, and Leases	Indoor display/sale/service = 3.3 spaces/1,000 sq ft GFA; Outdoor display/sale = .40 spaces/1,000 sq ft GFA; and 1 space/employee	None
• Service Stations		
With convenience market	5 spaces/1,000 sq ft GFA; and 5 spaces/service bay	1 space/10 vehicle parking spaces
Without convenience market	3.3 spaces/1,000 sq ft or 5 spaces/service bay, whichever is more; minimum of 4 spaces	None
School, Commercial	1 space/teaching and non-teaching position on maximum shift; and 1 space/2 students on maximum enrollment	1 space/33 vehicle parking spaces
School, Trucking	1 truck parking space/truck operated by or for school; 1 space/teaching and nonteaching staff member on maximum shift; 1 space/2 students on maximum enrollment additional spaces required for accessory lodging	1 space/ 4 classrooms
Vehicle Auctions	Automobile or boat sales (new/used/auction) 1 space/300 sq ft of indoor display, sales, or service area; 1 space/2,500 sq ft of outdoor sales or display area; and 1 space/employee Truck sales/services (new/used/auction) 1 space/250 sq ft of sales area; 1 space/3,000 sq ft of outdoor sales or display area; and 1 space/employee	None
Distribution, Wholesaling and Warehousing Uses		
Industrial Equipment, Materials, and Supplies, Truck, Truck Trailer Storage	2 spaces/3 employees on maximum working shift; 1 space for visitor parking on the basis of each 10 employees on maximum working shift, or a minimum of 3 spaces, whichever is greater; and 1 truck/trailer storage space/very truck to be stored	None
Logistics and Distribution Facilities (High Cube)	Vehicle Parking: 1 space/1,000 sq ft GFA for the first 20,000 sq ft; 1 space/2,000 sq ft for the second 20,000 sq ft; 1 space/5,000 sq ft for that portion over 40,000 sq ft. No add'l spaces if office area less than 10% GFA. Office space rate if office area over 10% GFA. Truck and Trailer Parking:	None

Table 11-7 – Parking Requirements by Land Use (continued)

Land Use	GFA—Gross Floor Area	
	Slover West Industrial District	
	Vehicle Spaces (Minimum #)	Bicycle Spaces (Minimum #)
	1 oversized truck space/5,000 sq ft GFA* *Truck docks shall not be included in this calculation.	
Petroleum/Hazardous Material Storage	1 space/employee on maximum shift	None
Warehousing Facilities	2 spaces/3 employees on maximum working shift; No additional spaces if office area is less than 10% GFA. Office space rate if office area over 10% GFA. Space to accommodate all trucks and other vehicles used in connection with use	None
Transportation, Communications and Infrastructure Uses		
Antennas	1 space	None
Broadcasting Offices or Studios	5 spaces/1,000 sq ft GFA	None
Recycling Facilities	1 space/employee; 1 space/facility vehicle; and Sufficient spaces to accommodate all visitors to establishment at any one time under normal operating conditions	None
Other Uses		
Drive-Through	Stacking for 7 vehicles at each bay, window, lane, ordering station, or machine	None
Outdoor Display & Sales	1 space/1,000 sq ft of outdoor merchandise areas	None
Public Facilities	Per Public Agency	
Temporary Uses	Per Temporary Use Permit	

Note: Sources consulted to compile the table entries include the Municipal Code; The Dimensions of Parking, ULI and National Parking Association, 5th Edition, 2010; Recommended Zoning Ordinance Provisions, National Parking Association, December 2006; and Parking Standards, APA Planning Advisory Service Report 510/511; November 2002.

D. Required Number of Loading Spaces

Each land use shall provide the number of off-street loading spaces indicated in Table 11-8 Loading Space Requirements by Land Use. Requirements for uses not specifically listed shall be determined by the Director of Community Development based upon the requirements for comparable uses and upon the particular characteristics of the proposed use. For other standards (e.g., size of loading spaces, location, turning radius, etc.), refer to Article XI Off-Street Parking and Loading Standards, Division 4 Loading Area Regulations, in Municipal Code Chapter 30 Zoning and Development Code.

Table 11-8 – Loading Space Requirements by Land Use		
Land Use	Loading Spaces (Minimum #)	Type (1)
Entertainment, Recreation and Public Assembly Uses		
Public Assembly Facilities	1 space; and Additional spaces as required by design review	Van
Recreational Facilities	0 - 29,999 sq ft: 1 space 30,000 - 99,999 sq ft: 2 spaces Over 100,000 sq ft: 3 spaces	Truck
Industry, Manufacturing, and Processing Uses		
Handcraft Industry/ Small-Scale Manufacturing	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck
All uses listed under “Light Manufacturing” in Table 3.3-2		
All uses listed under “General Manufacturing” in Table 3.3-2		
Research and Development		
Retail Uses		
Retail Sales, General and Factory/Warehouse Outlet Store	Up to 10,000 sq ft: 1 space	Truck
	10,001 - 30,000 sq ft: 1 space 30,001 - 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer
Service Uses		
All uses listed under “Service Uses” in Table 3.2-2; except for the following:	Up to 10,000 sq ft: 1 space	Truck
	10,001 - 30,000 sq ft: 1 space 30,001 - 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer

Table 11-8 – Loading Space Requirements by Land Use (continued)

Land Use	Loading Spaces (Minimum #)	Type (1)
Industrial Repair	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck
Motor Vehicle		
• Motor Vehicle Rental, Sales, and Leases	1 space	Tractor Trailer
• Service Stations	1 space	Tractor Trailer
School, Commercial	1 space; and additional spaces required by design review	Van
Distribution, Wholesaling and Warehousing Uses		
Warehousing Facilities	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Tractor Trailer

Notes:

- (1) A van loading space shall be a minimum of 12 ft wide by 19 ft long with a minimum 10 ft overhead clearance.
 A truck loading space shall be a minimum of 12 ft wide by 45 ft long with a minimum 14 ft overhead clearance.
 A tractor trailer loading space shall be a minimum of 12 ft wide by 70 ft long with a minimum 14 ft overhead clearance.

E. Landscaping Standards for Parking Areas

Within any parking area, one tree shall be planted for every five single-row parking stalls or 10 double-row parking stalls. Eighty percent of these shall be 15 gallons in size and the remaining 20 percent shall be 24-inch box or larger in size. If for some reason the contractor is unable to distribute trees in the interior of the parking area in compliance with these standards, the Director of Community Development may approve the placement of no more than 40 percent of the trees within the perimeter of the parking area. Planters shall not have a dimension less than four feet, excluding the thickness of the curbing. These requirements may be reduced for industrial parking areas that are screened from public view.

1. Parking areas shall contain a minimum landscape area equivalent to 30 percent of the total required 15 percent landscaping for the total site area.
2. Parking area perimeter landscaping.
 - a. Parking areas for nonresidential uses abutting or adjacent to residentially zoned property shall provide a landscape strip that is a minimum of 10 feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line bordering the residentially zoned property. Parking areas shall be screened from the residentially zoned property by a solid decorative masonry wall that is a minimum of six feet in height.
 - b. Parking areas for nonresidential uses abutting or adjacent to non-residentially zoned property or a street shall install a landscape strip that is a minimum of five feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line, or the parking area and the street right-of-way. This

requirement may be reduced or modified if a joint access agreement exists that is satisfactory to the Director of Community Development. Parking areas shall be screened from streets through combinations of plant materials, earth berms, raised planters, grade separations, or low walls. Slopes shall not exceed three to one or exceed 36 inches in height measured from the parking lot surface.

- c. Plant materials, walls, or structures within a traffic sight area shall not block sight lines from driveways to streets and shall not exceed 36 inches in height.
 - d. End of aisle spaces adjacent to landscape finger shall be two feet wider for step out area.
3. Parking area interior landscaping.
- a. Tree number and location. One tree shall be provided for each four parking spaces and shall be evenly spaced throughout the interior parking area at a rate of one tree for every eight parking spaces. See Exhibit 11-4 – Parking Lot Landscaping. The required number of trees in the interior area shall not include trees required around the parking area perimeter. Trees are not required for tractor-trailer parking. A minimum of one cluster of trees shall be provided for each 100 feet of a row or double row of parking spaces. Trees shall be located in planters that are bounded on at least two sides by parking area paving. Planters shall have a minimum exterior dimension of five feet.

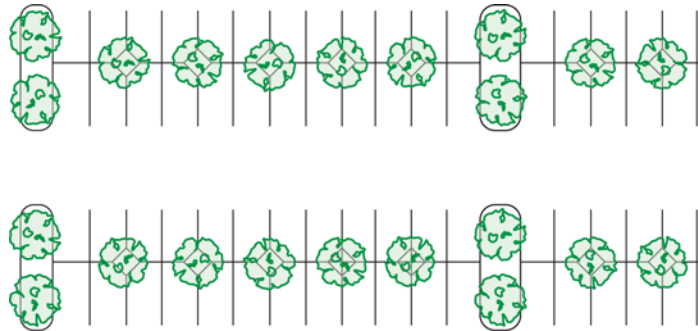


Exhibit 11-4 – Parking Lot Landscaping.

- b. Tree size. All trees within the parking area shall be a minimum 24-inch box container at time of planting.
- c. Landscape protection. Landscaping shall be protected by concrete curbs of at least six inches in height. An end-of-aisle planter shall be provided at the ends of all parking aisles. Finger aisle planters shall be a minimum of nine feet wide and end-of-aisle planters shall be a minimum of seven feet wide, as measured from the inside of the curb. The parking space side of finger and end-of-aisle planters shall have a 24-inch wide concrete surface measured from the face of the curb. Planters shall be landscaped with a mixture of trees, shrubs, and ground cover. Planting areas shall have round corners instead of 90 degree corners and shall be shaped to

allow vehicle movements. The Director of Community Development may approve alternative barriers designed to protect landscaped areas from vehicle damage. Wheel stops may be placed to allow for two feet of vehicle overhang area within the dimension of the parking space. To increase the parking lot landscaped area, a maximum of two feet of the parking stall depth may be landscaped with low-growth, hardy materials in-lieu of paving, allowing a bumper overhang while maintaining the required parking dimensions. However, the overhang area shall not be counted as part of the minimum landscape area required by paragraph (1) above, and when adjacent to a required landscaping strip shall be in addition to the minimum required width. Fixtures (e.g., lights, sprinklers) that are higher than the curb are prohibited within a bumper overhang area. Curbing that creates a bumper overhang barrier shall not exceed a height of five inches.

- d. Parking areas with more than 100 spaces shall provide an appropriate entry feature consisting of a concentration of landscape elements, including trees, flowering plants, enhanced paving, and project identification.
4. Parking structures. A landscaping strip 10 feet wide shall be provided on all sides of a parking structure. One tree shall be provided for each 20 to 40 feet of perimeter of the structure, based on species selected. These trees shall be distributed evenly throughout the subject landscape area.

11.7 Sign Standards

A. Applicability

This section contains standards and guidelines for signage to ensure that signs are consistent with the overall quality and character of anticipated new development. Regulations identify permitted sign types; provide standards for number of signs, size, and location; and provide design guidelines for color, materials, and illumination. Please refer to the Fontana Municipal Code for all sign-related information or regulations not specifically addressed in this section.

B. Standards and Guidelines

1. Standards. The following standards shall apply to all signs, regardless of type:
 - a. Sign types not listed in this Section are not permitted.
 - b. Linear Frontage Ratio. For each establishment, one and one-half (1 ½) square feet of total sign area shall be allowed for each linear foot of building frontage ("Linear Frontage Ratio"). Unless otherwise noted, all signs (including temporary signs) shall count toward the total sign area permitted based on the Linear Frontage Ratio. For multi-tenant buildings, each establishment shall be calculated individually. For corner establishments, each facade shall be calculated individually. Permitted sign area based on the linear frontage of one establishment or facade shall not be placed on another establishment or facade.
 - c. Signs shall not be animated.
 - d. Commercial messages that identify, advertise, or attract attention to a business, product, service, or event or activity sold, existing, or offered elsewhere than upon the same property where the sign is displayed are expressly prohibited.
 - e. In the event of a conflict between this Section and any other City regulation, the provisions of this Section shall apply.
 - f. All issues not specifically addressed herein (e.g., signage in the public right-of-way, exempt signs, permit processing, etc.) shall be addressed pursuant to the Fontana Municipal Code.
2. Guidelines. The following guidelines shall apply to all signs, regardless of type.
 - a. Design Compatibility
 - Provide signage that is compatible with the building architecture and coordinate sign materials and colors with the building facade/storefront design.
 - Place signs in accordance with facade rhythm, scale, and proportion.

- Ensure that signs associated with multi-tenant buildings are complementary to one another. A consistent location for tenant identification signs is recommended.
- b. Location
 - Signs shall be placed at or near the public entrance to a building or main parking area to indicate the most direct access to the business.
 - Signs shall not be located so that they cover or interrupt the architectural details or ornamentation of a building's facade.
 - Signs shall not project above the edge of the rooflines and shall not obstruct windows and/or doorways.
- c. Sign Legibility
 - Avoid hard-to-read, intricate typefaces. Typefaces that are difficult to read reduce the sign's ability to communicate.
 - Avoid spacing letters and words too close together. Lettering shall not occupy more than 75 percent of the sign face.
 - Limit the number of lettering styles in order to increase legibility. Signs shall be limited to no more than two styles for small signs (generally up to 10 square feet) and three styles for larger signs.
 - Use significant contrast through incorporating light colored letters and a darker, contrasting background to provide the most visible and best-looking image.
 - Incorporate business identity symbols and logos.
 - Logo means any symbol or any combination thereof adopted and used by an individual or corporation to identify goods made or sold or services rendered by an individual or corporation and to distinguish them from goods made or sold or services rendered by others and that is nationally or State of California registered.
- d. Color and Materials
 - Bright day-glo (fluorescent) colors shall be avoided as they are distracting and do not blend well with other background colors.
 - Sign colors shall relate to and complement the materials or color scheme of the buildings, including accent and trim colors.
 - Sign materials shall be selected with consideration for the architectural design of the building's facade and also contribute to the legibility of the sign.
 - Construct signs of durable, high-quality materials.
 - Wood, paper, and cloth signs, and painted wall signs are prohibited.
- e. Illumination
 - Individually illuminated letters, either internally illuminated or back-lighted solid letters (reverse channel), are a preferred alternative to internally illuminated plastic-faced cabinet signs.

- Signs shall be comprised of individual letters.
 - The use of backlit, individually cut letter signs is strongly encouraged for all types of business and signs, including monument-type signs.
 - Whenever indirect lighting fixtures are used, care shall be taken to properly shield the light source.
- f. Electrical Raceways and Conduits
- Electrical transformer boxes and raceways shall be concealed from public view.
 - If raceways are necessary, they shall be as thin and narrow as possible and shall never extend in width or height beyond the area of the sign's lettering or graphics.
 - All exposed conduit and junction boxes shall be appropriately concealed from public view.

C. Sign Types

For the purposes of this plan, Table 11-9 Sign Types indicates the signs that are allowed in the Slover West Industrial District.

Table 11-9 – Sign Types	
1	Grand Wall Sign Non-residential uses with unfenestrated wall areas of 2,000 square feet or greater
2	Wall Sign Non-residential uses with a dedicated ground floor entrance
3	Projecting Sign Non-residential uses with a dedicated ground floor entrance
4	Awning Valance Sign Non-residential uses with a dedicated ground floor entrance
5	Awning Side Sign Non-residential uses with a dedicated ground floor entrance
6	Canopy Fascia Sign Non-residential uses with a dedicated ground floor entrance
7	Under-Awning or Under-Canopy Sign Non-residential uses with a dedicated ground floor entrance
8	Recessed Entry Sign Non-residential uses with a dedicated ground floor entrance
9	Window Sign Non-residential uses with a dedicated ground floor entrance
10	Temporary Window Sign Non-residential uses with a dedicated ground floor entrance
11	Temporary Wall Sign Non-residential uses with a dedicated ground floor entrance
12	Monument Sign Any building with continuous linear street frontage of 200 feet or greater
13	Directional Sign Each vehicle entrance
14	Accessory Sign Identified specific uses

D. Sign Type Standards and Guidelines

This section provides Standards and Guidelines for each Sign Type.

1. Grand Wall Sign

Grand Wall Signs are large signs located on, and parallel to, large unfenestrated building wall areas.

a. Standards

- i. A Grand Wall Sign shall only be located on unfenestrated wall areas of 2,000 square feet in size or greater.
- ii. Only one (1) Grand Wall Sign shall be permitted per establishment.
- iii. The Grand Wall Sign area shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. A Grand Wall Sign shall not exceed 1,000 square feet or 25 percent of the total wall area, whichever is less.
- v. Grand Wall Signs shall project no more than one (1) foot from the façade of the building.

b. Commercial Guidelines

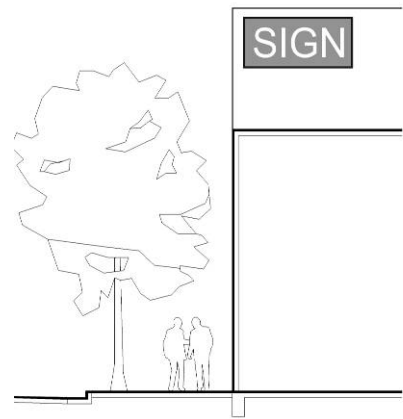
- i. Materials used in Grand Wall Signs shall be wood, ceramic or metal.
- ii. Grand Wall Signs shall be illuminated by external illumination only.

c. Industrial Guidelines

- i. Materials used in Grand Wall Signs shall be ceramic or metal.
- ii. Grand Wall Signs shall be illuminated by external illumination only.

2. Wall Sign

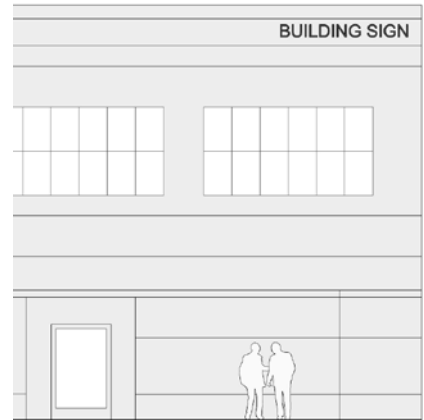
Wall Signs are signs that are located on, and parallel to, a building wall. Business Identification Wall Signs are signs that announce the name of a business within a building and Building Identification Wall Signs are signs that announce the name of a building. Both are located on, and parallel to, a building wall.



1) Grand Wall Sign.

a. Standards

- i. Wall Signs shall be located below the second floor and within the middle 50 percent of the building or tenant frontage measured from lease line to lease line. Building Identification Wall Signs shall be located only on the frieze or fascia (articulated banding across the top of every building floor) area of storefront level; frieze, fascia, parapet of the uppermost floor; or above the entrance to main building lobby.
- ii. No Wall Sign shall exceed 150 square feet in size. Building Identification Wall Signs shall be no taller than 24 inches in height.
- iii. Wall Signs shall count towards the total sign area permitted based on the Linear Frontage Ratio, except that the area of Building Identification Wall Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. Wall Signs shall project no more than one (1) foot from the façade of the building.



b. Commercial Guidelines

- i. Materials used in wall signs shall be wood, ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs shall be inscribed into the façade or constructed of individual metal letters.
- ii. Wall Signs shall be illuminated by external illumination or halo illumination only.
- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. New wall signs for individual businesses in a shopping center shall be placed consistent with the location of signs for other businesses in the center. This will establish visual continuity among storefronts and create a unified appearance for the center.
- v. When signs that are attached to a wall are removed, holes and other disfigurations of the wall's surface shall be patched and painted to match surrounding areas.

2) Building Identification Wall Sign.



2) Business Identification Wall Sign.

c. Industrial Guidelines

- i. Materials used in wall signs should be ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs should be inscribed into the façade or constructed of individual metal letters.
- ii. Wall signs shall be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only. Building Identification Wall Signs shall be illuminated by external illumination or halo illumination only.
- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. When signs that are attached to a wall are removed, holes and other disfigurations of the wall's surface shall be patched and painted to match surrounding areas.

3. **Projecting Sign**

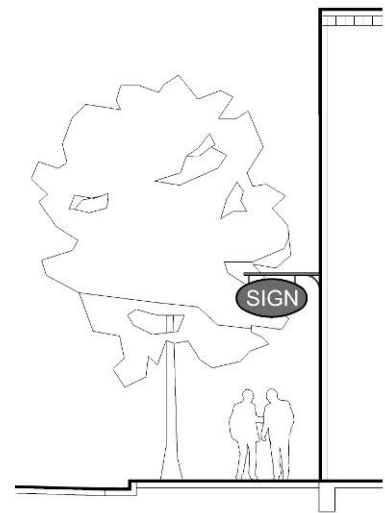
Projecting Signs are signs that are oriented perpendicularly to the building façade and are either (1) suspended under a bracket, armature, or other mounting device or (2) are cantilevered (i.e., structurally affixed to the building).

a. Standards

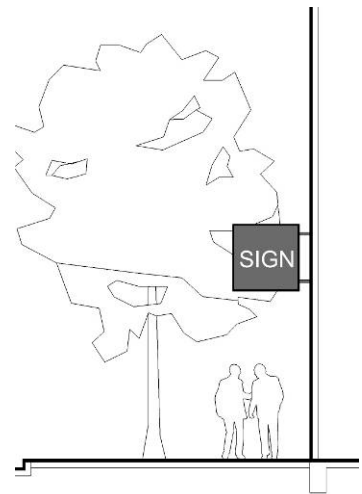
- i. Projecting Signs shall only be mounted on the wall area below the second floor.
- ii. No Projecting Sign shall exceed 16 square feet in size.
- iii. Projecting Signs shall project no more than four feet from the façade of the building.
- iv. No portion of a Projecting Sign shall be lower than eight feet above the level of the walkway over which it projects.

b. Commercial and Industrial Guidelines

- i. Projecting Signs that are suspended under a bracket, armature, or other mounting device shall be metal only and shall be illuminated by external illumination only.
- ii. Projecting Signs that are cantilevered signs shall be metal and illuminated by external illumination or halo illumination only.



3) Suspended Projecting Sign.



3) Cantilevered Projecting.

- iii. Sign supports and brackets shall be compatible with the design and scale of the sign and the architectural design of the building.

4. ***Awning Valance Sign***

Awning Valance Signs are signs applied to the awning valance and are contained completely within the valance.

- a. Standards
 - i. Lettering for Awning Valance Signs shall include one (1) line of lettering not to exceed two-thirds (2/3) the height of the valance or 12 inches, whichever is less.
 - ii. Awning Valance Signs shall project no farther from the building than its associated awning.
 - iii. No portion of an Awning Valance Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial and Industrial Guidelines
 - i. Awning Valance Signs shall consist of metal, or vinyl or paint applied directly to the awning.
 - ii. Awning Valance Signs shall be illuminated by external illumination only.
 - iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
 - iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
 - v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
 - vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

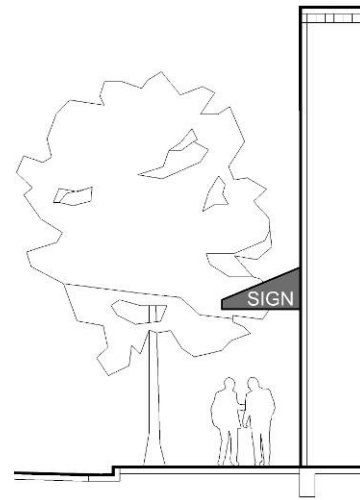


4) Awning Valance Sign.

5. ***Awning Side Sign***

Awning Side Signs are signs applied to the side panel of an awning.

- a. Standards
 - i. The area of Awning Side Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - ii. Lettering for Awning Side Signs shall not exceed 12 inches in height with total sign area not to exceed 20 percent of the area of the awning side area.
 - iii. Awning Side Signs shall project no farther from the building than its associated awning.
 - iv. No portion of an Awning Side Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial and Industrial Guidelines
 - i. Awning Side Signs shall consist of vinyl or paint applied directly to the awning.
 - ii. Awning Side Signs shall be illuminated by external illumination only.
 - iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
 - iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
 - v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
 - vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

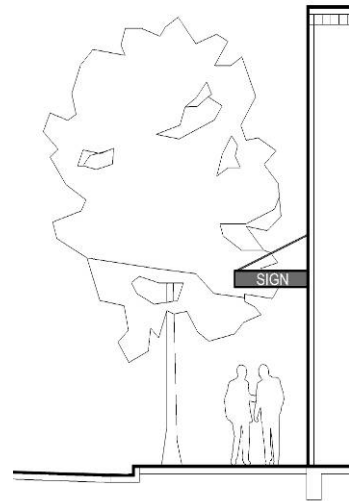


5) Awning Side Sign.

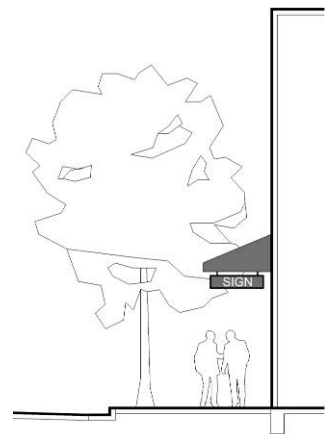
6. *Canopy Fascia Sign*

Canopy Fascia Signs are signs that are mounted to the front or side fascia of a canopy and contained completely within that fascia.

- a. Standards
 - i. The height of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) the height of the fascia or 12 inches, whichever is less.
 - ii. The width of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) of the canopy width.
 - iii. Canopy Fascia Signs shall project no farther from the building than its associated canopy.
 - iv. No portion of a Canopy Fascia Sign shall be less than eight feet above the level of the walkway over which it projects.
 - v. Canopy Fascia Signs shall consist of only one (1) line of lettering articulated as individual letters mounted directly to the canopy.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Canopy Fascia Signs shall be metal and paint only.
 - ii. Canopy Fascia Signs shall be illuminated by external illumination only.



6) Canopy Fascia Sign.

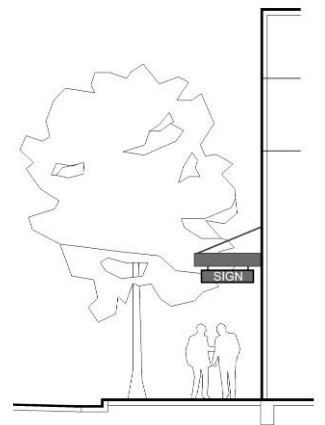


7) Under-Awning Sign.

7. *Under-Awning or Under-Canopy Sign*

Under-Awning or Under-Canopy Signs are signs that are suspended under an awning or canopy, perpendicular to the building facade.

- a. Standards
 - i. Under-Awning or Under-Canopy Signs shall be located adjacent to a public entrance.
 - ii. No more than one (1) Under-Awning or Under-Canopy Sign shall be permitted per establishment per façade.
 - iii. The area of Under-Awning or Under-Canopy Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - iv. Under-Awning or Under-Canopy Signs shall not exceed three (3) square feet in area.



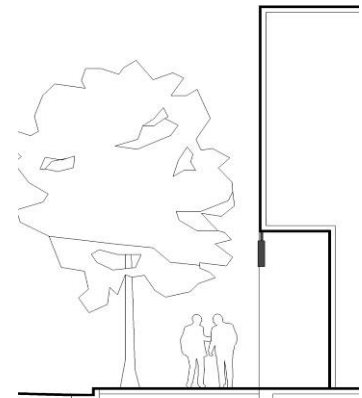
7) Under-Canopy Sign.

- v. Under-Awning or Under-Canopy Signs shall project no farther from the building than its associated awning or canopy.
- vi. No portion of an Under-Awning or Under-Canopy Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial Guidelines
 - i. Materials used in Under-Awning or Under-Canopy Signs shall be wood, metal, and paint only.
 - ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.
- c. Industrial Guidelines
 - i. Materials used in Under-Awning or Under-Canopy Signs shall be metal and paint only.
 - ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.

8. Recessed Entry Sign

Recessed Entry Signs are signs that are oriented parallel to the building façade and that are suspended over a recessed entry.

- a. Standards
 - i. No Recessed Entry Sign shall exceed twenty (20) square feet in size.
 - ii. Recessed Entry Signs shall not project beyond the façade of the building.
 - iii. No portion of a Recessed Entry Sign shall be lower than eight feet above the level of the walkway.
- b. Commercial Guidelines
 - i. Materials used in Recessed Entry Signs shall be wood, metal, and paint only.
 - ii. Recessed Entry Signs shall be illuminated by external illumination only.
- c. Industrial Guidelines
 - i. Materials used in Recessed Entry Signs shall be metal and paint only.
 - ii. Recessed Entry Signs shall be illuminated by external illumination only.



8) Recessed Entry Sign-
Section View.



8) Recessed Entry Sign-
Elevation View.

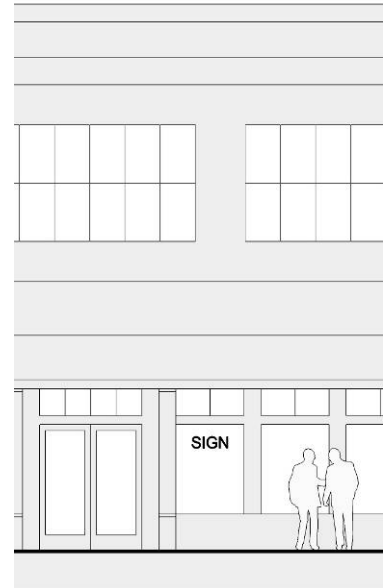
9. Window Sign

Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window.

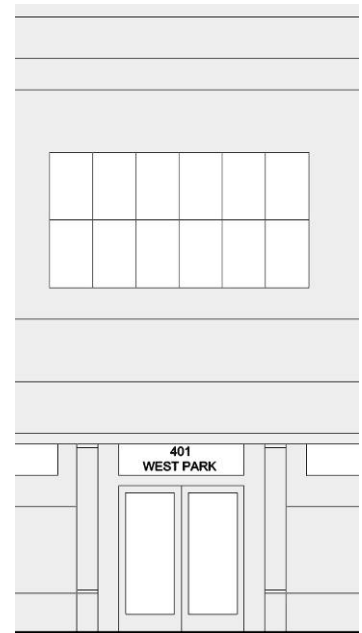
- a. Standards
 - i. Window Signs shall be permitted on windows below the second floor level only. A Window Sign that only identifies a building shall be located on a transom window above a primary entrance, or the glazed area of primary door.
 - ii. Window signs shall count towards total sign area permitted based on the Linear Frontage Ratio, except that the area of a Window Sign that only identifies a building shall not count towards the total sign area permitted based on the Linear Frontage Ratio. One (1) Window Sign that only identifies a building shall be permitted per building per street-facing façade.
 - iii. No more than 25 percent of any individual window area shall be covered or otherwise occupied by signage.
 - iv. The letter height of each Window Sign shall not exceed 12 inches and shall be taller than four inches.
- b. Commercial and Industrial Guidelines
 - i. Ground-floor Window Signs shall consist of vinyl or paint applied to the glass, neon mounted or suspended behind the glass, or framed and mounted paper signs. Window Signs that only identify a building shall consist of vinyl or paint applied to the glass only.
 - ii. Ground floor Window Signs shall not be illuminated.

10. Temporary Window Sign

Temporary Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window and are designed, constructed, and intended for display on private property for a period of not more than 90 consecutive days per year. Examples include “grand opening”, “special sale,” and seasonal signage.



9) Window Sign – Business Identification.



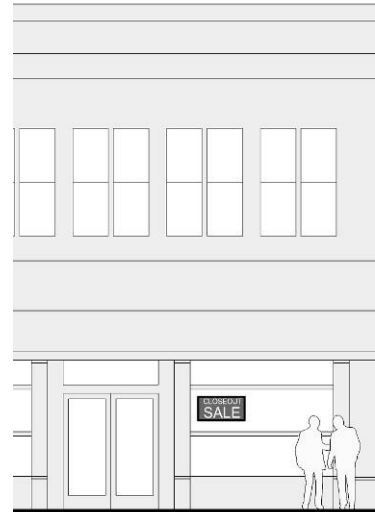
9) Window Sign – Building Identification.

a. Standards

- i. Temporary Window Signs shall be located only on ground floor windows on building facades that face a public street or a parking lot.
- ii. Temporary Window Signs shall not exceed six square feet in size.
- iii. Temporary Window Signs shall not cause the total amount of the window area covered with signage to exceed 25 percent.
- iv. Temporary Window Signs that satisfy the above standards and General Standards do not require a permit.

b. Commercial and Industrial Guidelines

- i. Temporary Window Signs shall be constructed of paint applied directly to the glass or framed paper signs placed behind the glass.
- ii. Temporary Window Signs shall not be illuminated.
- iii. Temporary Window Signs that satisfy the above guidelines and General Guidelines do not require a permit.



10) Temporary Window Sign.

11. Temporary Wall Sign

Temporary Wall Signs are signs that are located on, and parallel to, a building wall and are designed, constructed, and intended for display on private property for a period of not more than ninety (90) consecutive days per year. Examples include “grand opening”, “special sale,” and seasonal temporary banner signage.

a. Standards

- i. Temporary Wall Signs shall only be mounted on a wall area below the second floor level that faces a public street or a parking lot.
- ii. A maximum of one (1) Temporary Wall Sign is allowed per establishment.
- iii. No Temporary Wall Signs shall exceed 32 square feet in area.
- iv. Temporary Wall Signs shall project no more than one (1) foot from the façade of the building.



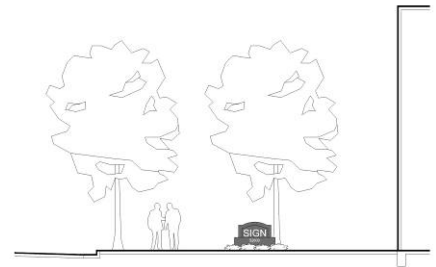
11) Temporary Wall Sign.

- b. Commercial and Industrial Guidelines
 - i. Materials used in Temporary Wall Signs shall consist of a flexible vinyl material with grommet holes installed around the edges to accommodate attachment to a building.
 - ii. Temporary Wall Signs shall not be illuminated.

12. Monument Sign

A Monument Sign is a freestanding sign supported by a solid architectural element at its base.

- a. Standards
 - i. A maximum of one Monument Sign is allowed per street frontage for single-purpose buildings, multi-tenant buildings or complexes and shopping centers on a -parcel with one or more street frontages of at least 100 feet.
 - ii. A Monument Sign shall not exceed eight feet in length or six feet in height.
 - iii. Monument Signs shall be placed perpendicular or parallel to the street. The base of a Monument Sign shall be set back a minimum of five feet from any public right-of-way or interior property line; a minimum of 10 feet from the edge of a driveway; and a minimum of 50 feet and from any Monument Signs or Pylon Signs on adjoining sites. Monument Signs shall not block sight lines at entry driveways and circulation aisles.
 - iv. The sign copy for a Monument Sign shall only identify the name of the center, complex, or building and the address; however, the name of the primary tenant, if any, may be included in the copy. The minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy. Between 5 to 10 percent of the sign area should be dedicated to identification of the street address.
 - v. The area of Monument Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - vi. Monument Signs shall not project over any on-site driveway or vehicle circulation area.
 - vii. Landscaping with automatic irrigation shall be provided at the base of the supporting structure equal to twice the area of one face of the sign or 75 square feet, whichever is greater. For example, 40 sq. ft. of sign area = 80 sq. ft. of landscaped area.



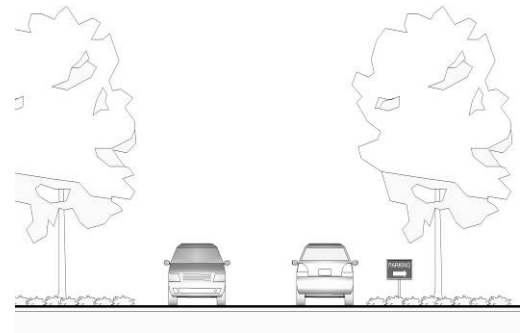
12) Monument Sign.

- b. Commercial and Industrial Guidelines
 - i. Monument Signs may be illuminated, however the sign copy should be the only portion of the sign face that is illuminated. The sign background or field shall be opaque with a nonglossy, nonreflective finish.
 - ii. The sign area and height of the sign shall be in proportion to the site and surrounding buildings. Signs shall not be overly large so as to be a dominant feature of the site.
 - iii. Monument Signs shall incorporate architectural elements, details, and articulation as follows:
 - Provide a solid architectural base that supports the sign. The base shall be a minimum of one-foot in height.
 - Provide architectural elements on the sides and top to frame the sign pane(s). Use columns, pilasters, cornices, and similar details to provide design interest.
 - Incorporate materials and colors into the sign support structures to match or be compatible with materials and colors of the development the sign serves so it does not appear out of scale with its adjacent building(s).
 - Keep the overall size of the sign in proportion with the development it serves so it does not appear out of scale with its adjacent building(s).

13. Directional Sign

A Directional Sign is an on-premise sign giving directions, instructions, or facility information of an establishment (e.g., parking signs, exit and entrance signs, etc.).

- a. Standards
 - i. One (1) directional sign for each vehicle entry to a site with a maximum area of three square feet per sign. Maximum sign height shall be four feet. Additional directional signs may be allowed with approval of a Comprehensive Sign Program.



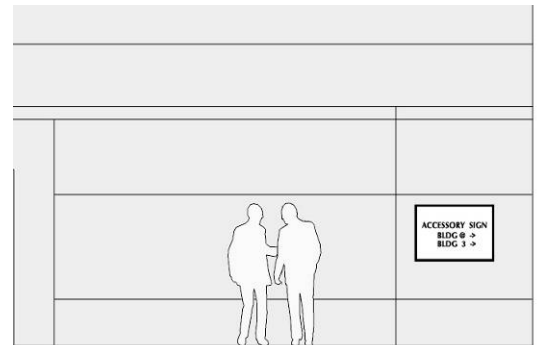
13) Directional Sign.

- b. Commercial and Industrial Guidelines
 - i. Directional signs and their supports shall use the same color palette of the proposed building.
 - ii. Directional signs shall be located to maintain sight lines along major circulation routes and shall be illuminated for visual clarity and safety.
 - iii. Directional signs shall be designed with easy-to-read fonts, contrasting colors from the surrounding support panels, and durable materials.
 - iv. Double-sided parking directional signs shall incorporate messaging and direction arrows on both sides of sign.
 - v. Parking directional signage shall be used consistently throughout each individual development.

14. Accessory Signs

Accessory Signs are signs that provide incidental information about a project site or a business and its goods or services. For the purposes of this plan, Accessory Signs include:

- Directory Sign. A sign listing the tenants or occupants of a building or building complex.
- Nameplate Sign. A sign indicating the name and/or address of a building or occupant.
- Restaurant Menu Sign. Menus displayed on the exterior premises of a restaurant.



14) Accessory Sign.

- a. Standards
 - i. The area of Accessory Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - ii. Directory Signs: Limited to a total sign area of 10 square feet.
 - iii. Nameplate Sign: One non-illuminated sign not to exceed one square foot in area.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Accessory Signs shall be wood and metal.
 - ii. Accessory Signs shall be illuminated by internal or external illumination as appropriate.

11.8 Public Right-of-Way Streetscape

This section establishes standards for streetscape landscaping improvements within the public rights-of-way along the major highways, primary highways, and secondary highways as identified in the General Plan, Circulation Master Plan, as well as district gateway/intersection enhancements. The intent of these streetscape improvement concepts and gateway enhancements is to provide a “sense of place” or identity, while interweaving the standards and tree palettes that may be provided by any overriding City Master Street Tree Plan.

A. Street Classifications

Streets within the SWD are classified as follows:

1. Major highways:
 - a. Six-lane major highway – Cherry Avenue.
 - b. Modified six-lane residential adjacent major highway – none within SWD.
 - c. Modified six-lane no median major highways – none within SWD.
 - d. Eight-lane major highways – none within SWD.
2. Primary highways – Mulberry Avenue and Slover Avenue.
3. Secondary highways – Santa Ana Avenue.
4. Collector streets – Almond Avenue, Banana Avenue, and Calabash Avenue.

B. General Design Guidelines

1. Landscaping should be used to accentuate and frame important view corridors.
2. Landscaping shall employ a common three-tiered approach to design:
 - a. Trees
 - b. Shrubs, vines and tall grass-like materials
 - c. Groundcovers (does not include turf)
3. Landscaping should be consistent and accentuated along arterial corridors and gateway intersections to emphasize district areas.
4. Street trees on major highways and primary highways shall consist of on-center planting of deciduous trees in medians (whenever medians are required) and evergreen trees in parkways to provide seasonal variations of views during fall and winter months (clearer air and snow-capped peaks).
5. Secondary highways shall provide single species of evergreen trees planted in parkways.

6. Gateway intersection enhancements should incorporate the adjacent property tree species (used in buffer setback) in order to provide background and screening, and be enhanced with accent trees selected for their character and shape.
7. Primary and secondary gateways will include thematic monumentation for district identification and reflect elements of local identity (i.e. river rock, concrete, City logo, etc.).
8. All gateway intersection enhancements shall incorporate decorative paving at corner areas and plant materials that promote the best of water-efficient landscaping.

C. Streetscape Concept

The Streetscape Concept Plan for the entire Specific Plan area is shown on Exhibit 11.4. The plan identifies major, primary, and secondary highways, as well as collector streets and the gateway intersections within the Specific Plan area. Roadway classifications are consistent with the General Plan, Circulation Master Plan.

1. **Major Highway Streetscape.** Major highway streetscapes define the image of the City and its districts, while providing arterial linkages within and beyond the City. There are four streetscape concepts for major highways: Six-Lane Major Highway, Modified Six Lane No Median Major Highway, Modified Six Lane Residential Adjacent Major Highway, and Eight-Lane Major Highway. These major highway streetscapes are designed in response to special design needs, right-of-way, and adjacencies. The only major highway within the SWD is Cherry Avenue. A streetscape cross-section is shown in Exhibit 11-6.
2. **Primary/Secondary Streetscape.** Primary/Secondary highway streetscapes define the areas within the Specific Plan and its districts, and connect to the major thoroughfares throughout the City. Primary highways within the SWD are Mulberry Avenue and Slover Avenue. The only secondary highway in the SWD is Santa Ana Avenue. Streetscape cross-sections for these streets are shown in Exhibits 11-7 and 11-8.

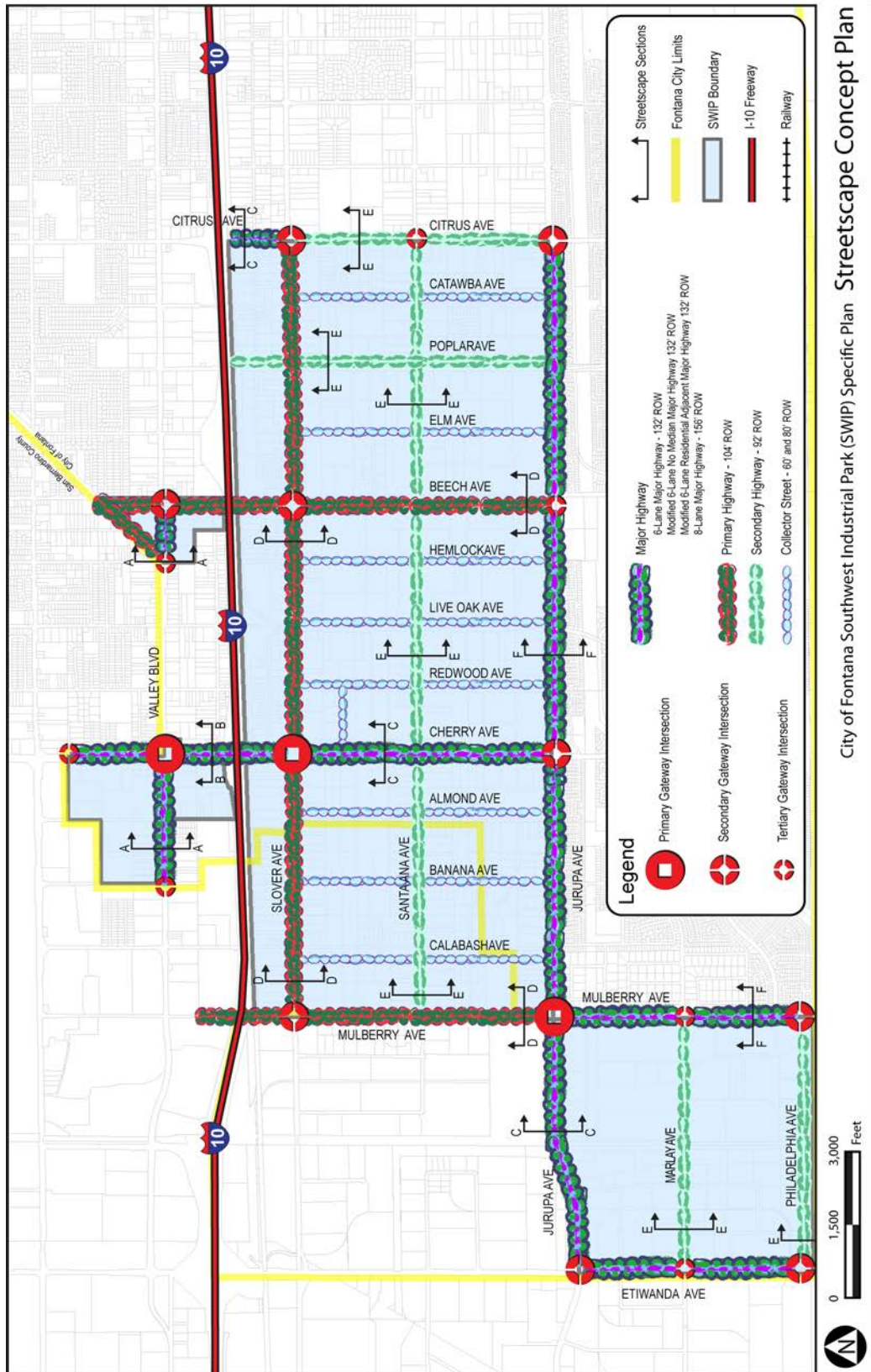


Exhibit 11-5 – Streetscape Concept Plan

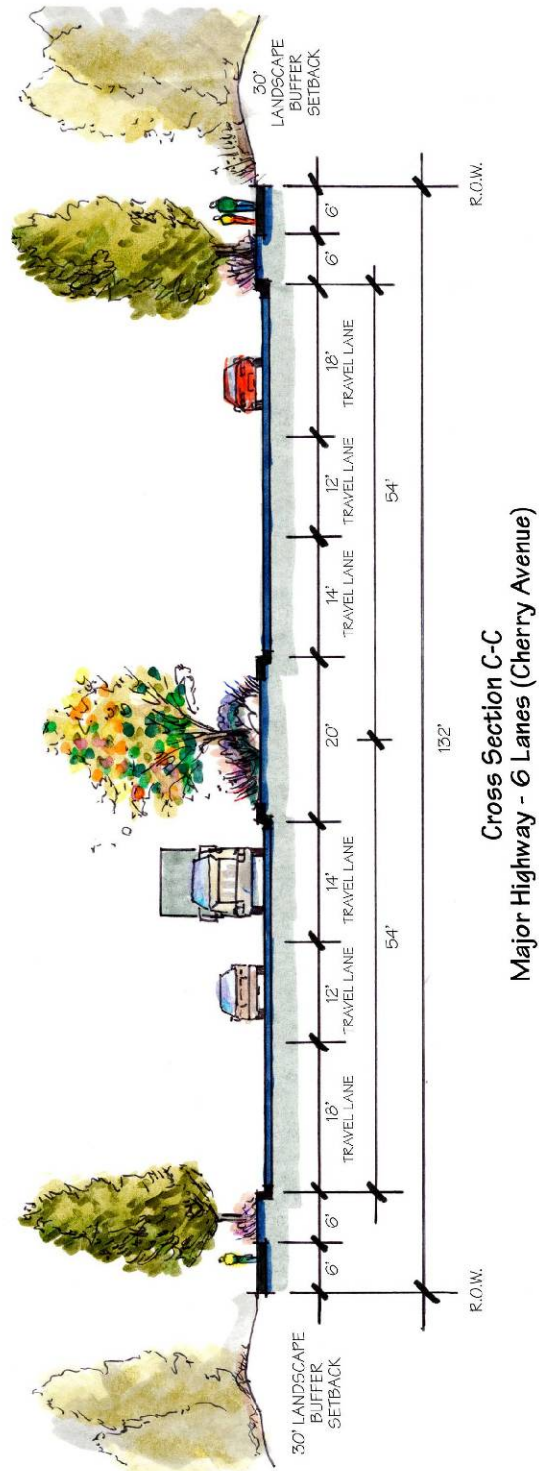


Exhibit 11-6 – Major Highway – 6 Lanes – Cross Section C-C (Cherry Avenue)

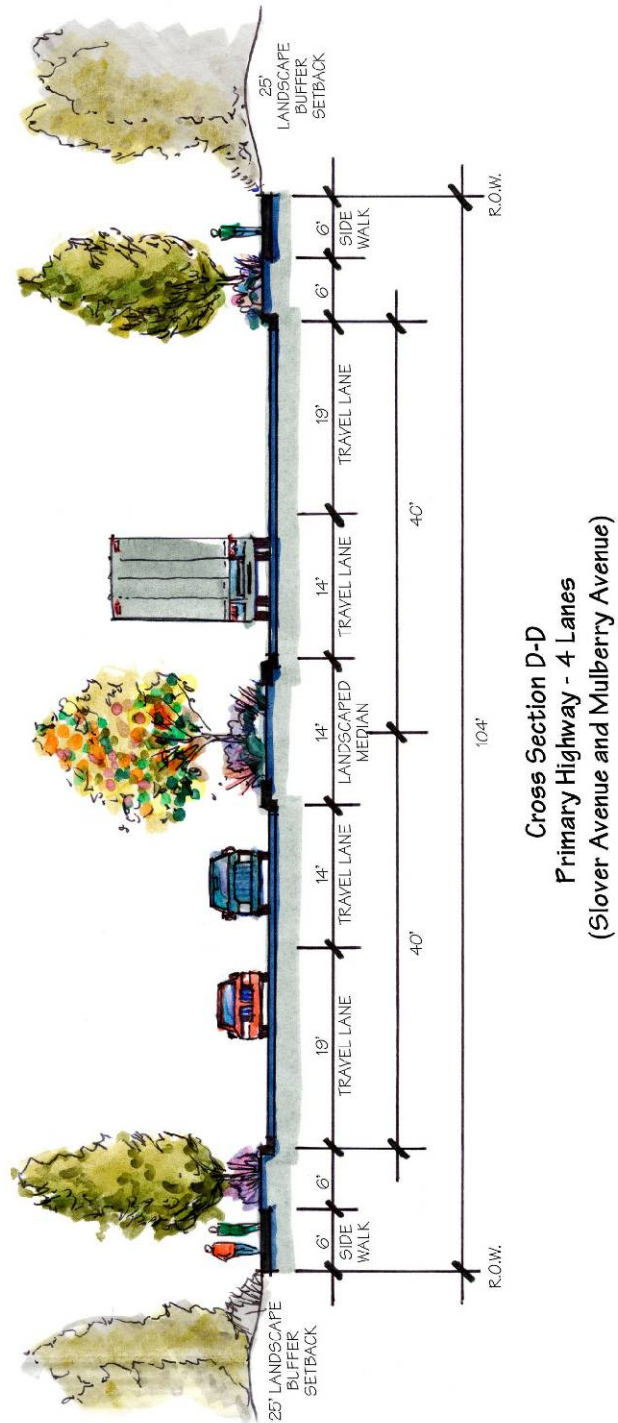
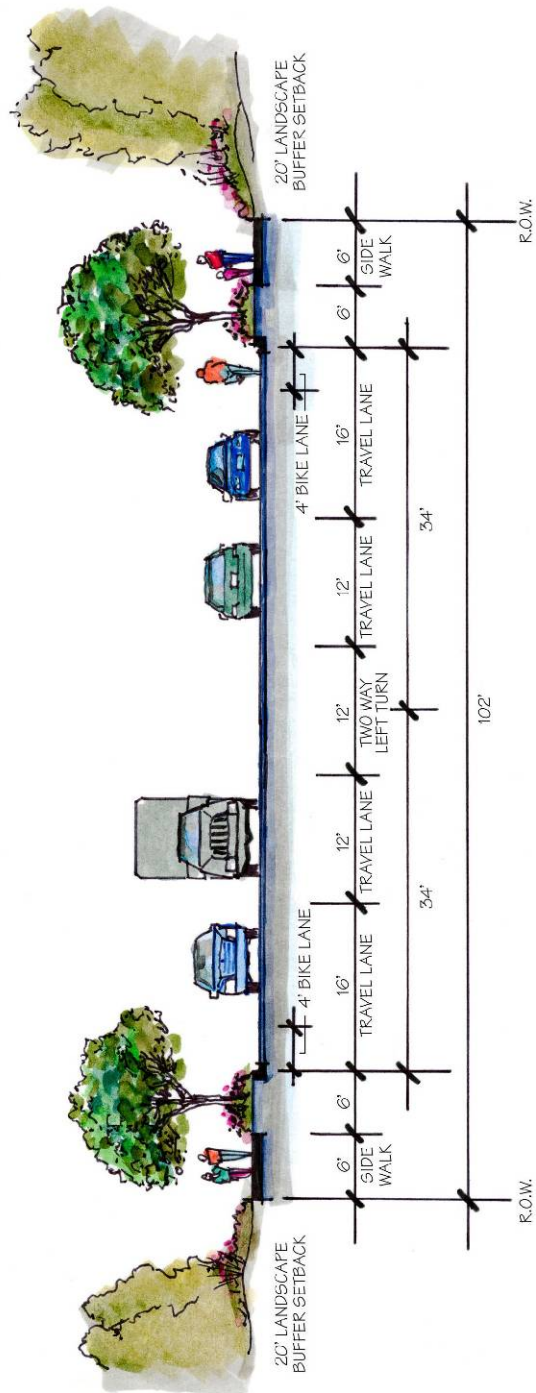


Exhibit 11-7 – Primary Highway – 4 Lanes – Cross Section D-D (Mulberry Avenue and Slover Avenue)



Cross Section E-E
Secondary Highway - 4 Lanes (Santa Ana Avenue)
 *Santa Ana Avenue will have bike lanes.

Exhibit 11.8 – Secondary Highway – 4 Lanes – Cross Section E-E (Santa Ana Avenue)

3. Gateways

A. Concept Plan

The Streetscape Concept Plan Exhibit 11-4 identifies a hierarchy of primary, secondary, and tertiary gateways. The intent of the gateway intersection enhancements is to provide a visual statement that you are within the Specific Plan area.

The gateway intersection enhancements should all incorporate uniform treatments (to varying degrees) within expanded corner setback areas (45 degree diagonal ROW). Depending on the hierarchy level, each gateway shall include special corner/sidewalk paving, planting schemes that highlight drought tolerant species, and monumentation signage. Monument signs are optional on tertiary gateway intersections.

Each corner planting scheme shall incorporate the three-tiered planting concept, consisting of accent trees, shrubs, or tall grass-like plant material, and a ground cover. Dense planting of evergreen tree species consistent with adjacent buffer setback plantings shall provide a background/screen for each corner setback area.

Gateway conceptual designs with typical dimensions (plan views) are illustrated in Exhibits 11-11-9, and 11-10. The monument sign concept as it would appear in front of the planting treatment is illustrated in Exhibit 11-11.

Gateway enhancements and monument sign enhancements shall meet the City's line of sight regulations, as determined by the City Engineer. Dimensions of monument signs shall comply with Section 11.6.D.12.

B. Dedication and Maintenance of Gateway Intersection Enhancements

1. When dedication and maintenance is required.
 - a. Whenever a development project is proposed on land that is designated as a location for gateway intersection enhancements in Section 6.8.B Public Right-of-Way Streetscape-Gateways, the developer shall:
 - i. Dedicate any necessary right-of-way area to the City or provide an easement in favor of the City for the installation of gateway intersection enhancements;
 - ii. Construct the gateway intersection enhancements to the standards indicated in Section 6.8., Public Right-of-Way Streetscape; and
 - iii. Enter into an agreement with the City that specifies perpetual maintenance.
 - b. The applicable review authority shall impose the dedication (or easement) requirement as a condition of project approval.
 - c. The City Attorney and the Director of Community Development shall approve the form and content of any dedication or easement instrument used to ensure

the installation and perpetual maintenance of the gateway intersection enhancements.

Southwest Industrial Park Specific Plan

Slover West Industrial District

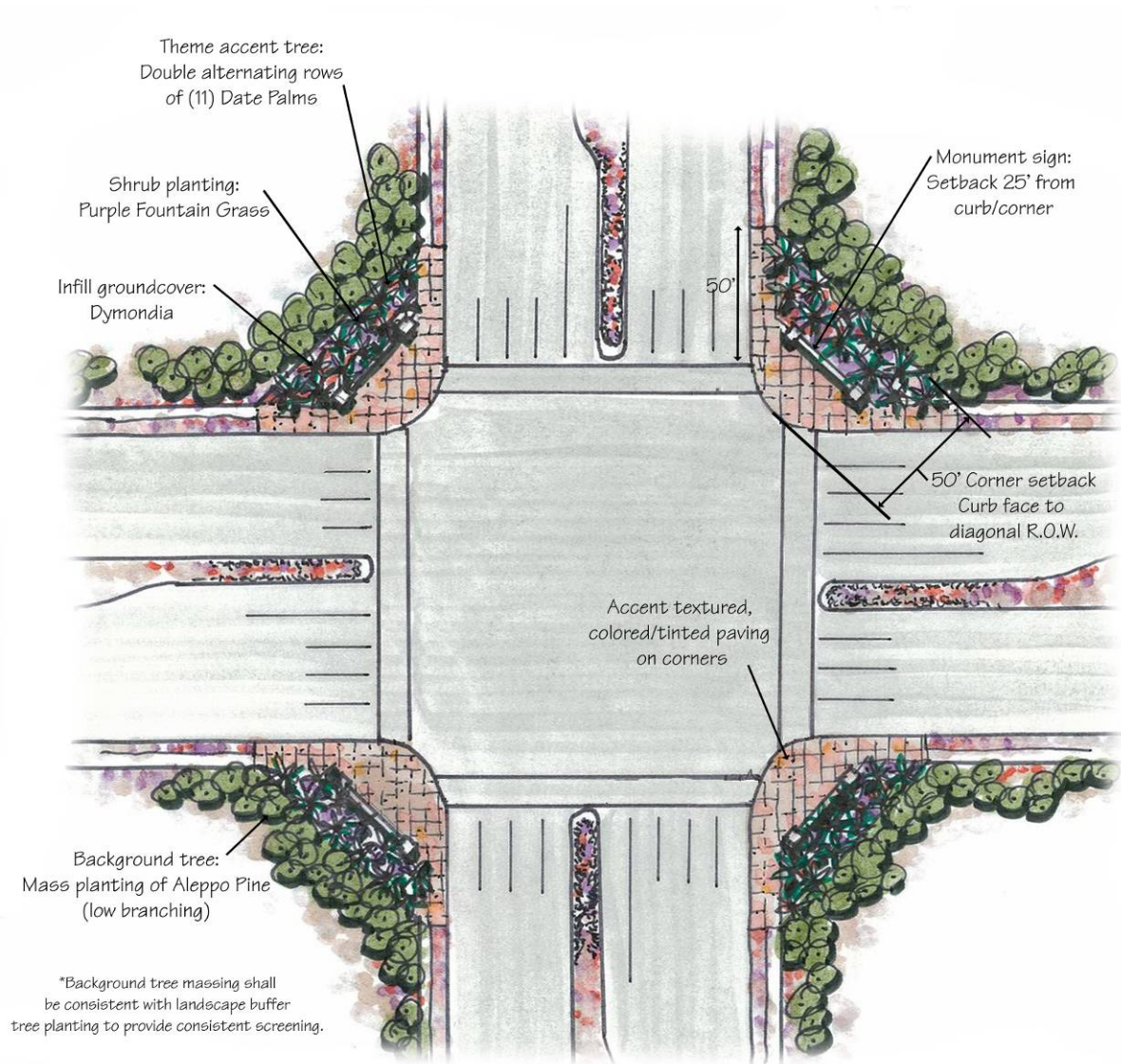


Exhibit 11-9 – Primary Gateway Intersection Enhancement Concept

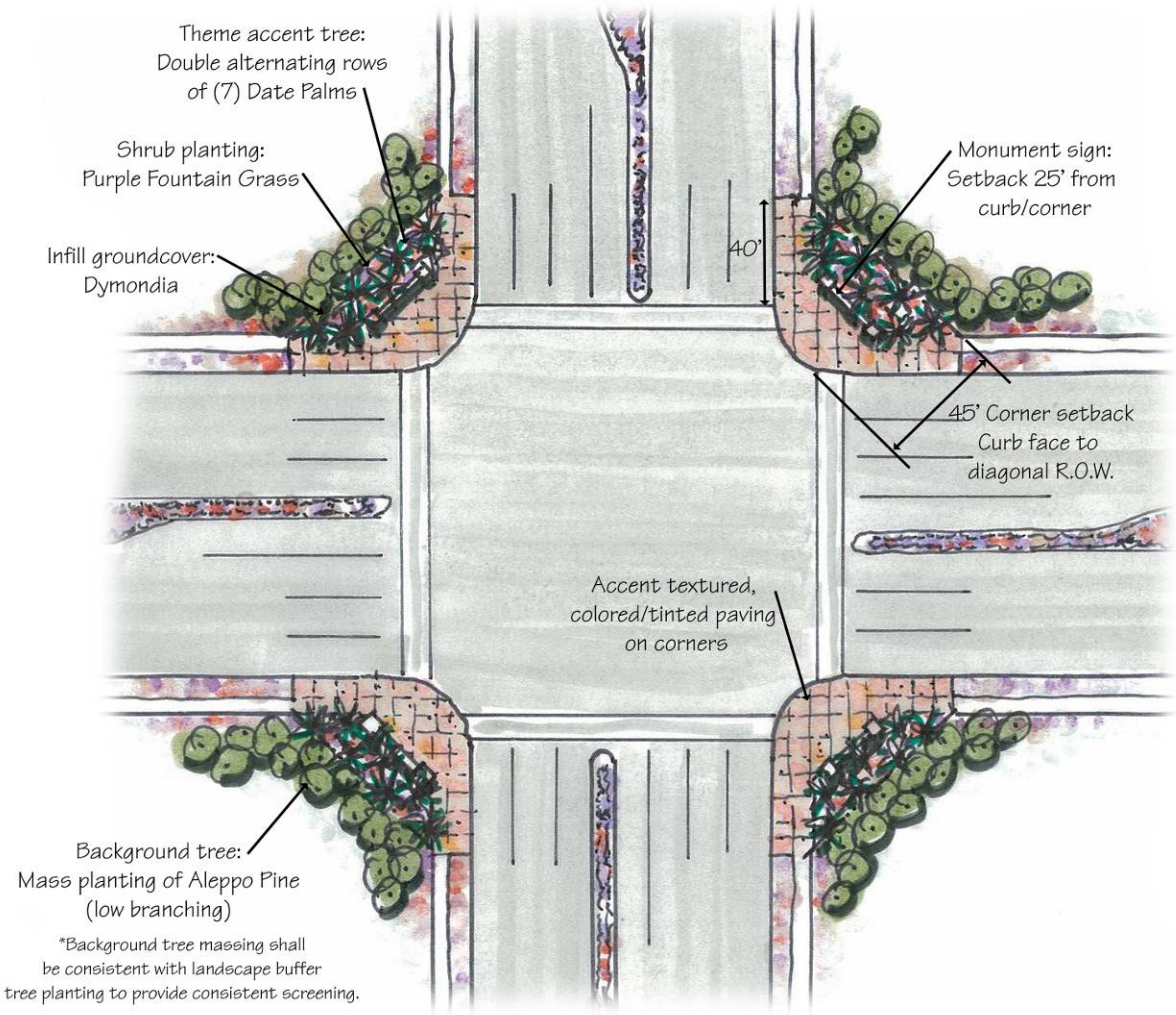


Exhibit 11-10 – Secondary Gateway Intersection Enhancement Concept

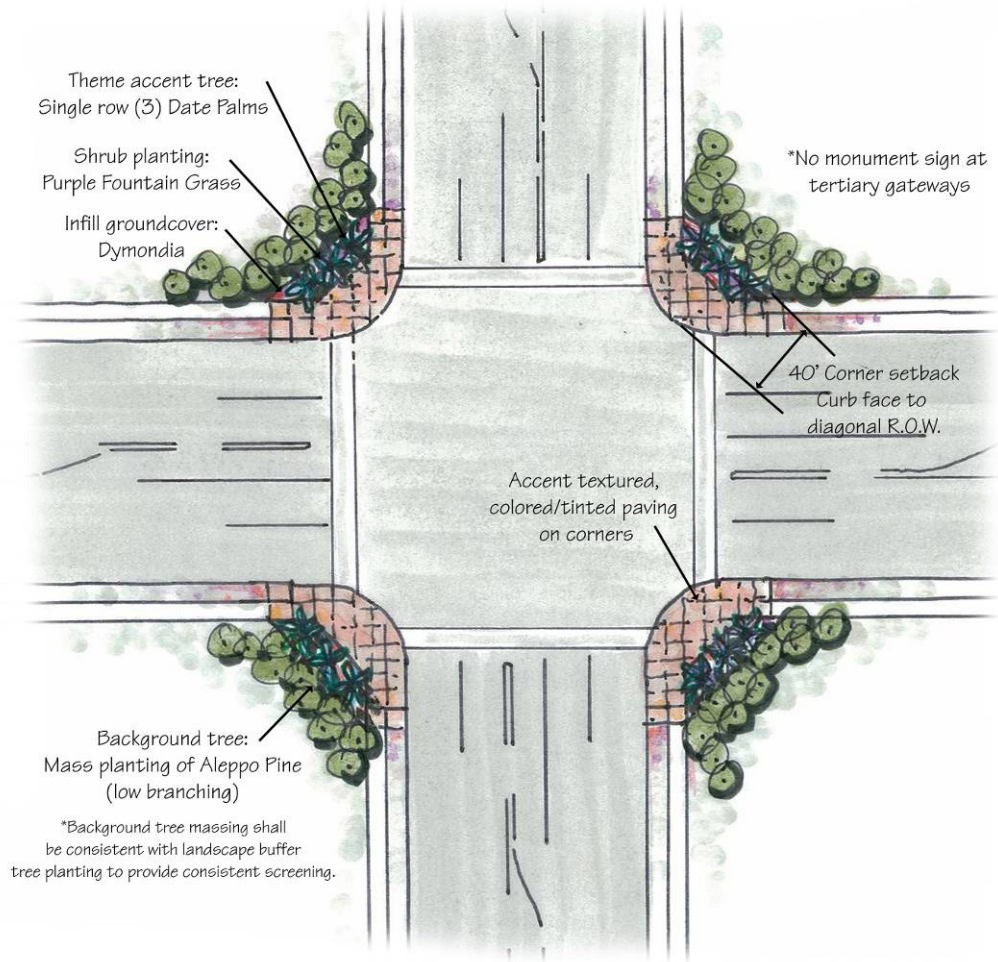


Exhibit 11-11 – Tertiary Gateway Intersection Enhancement Concept

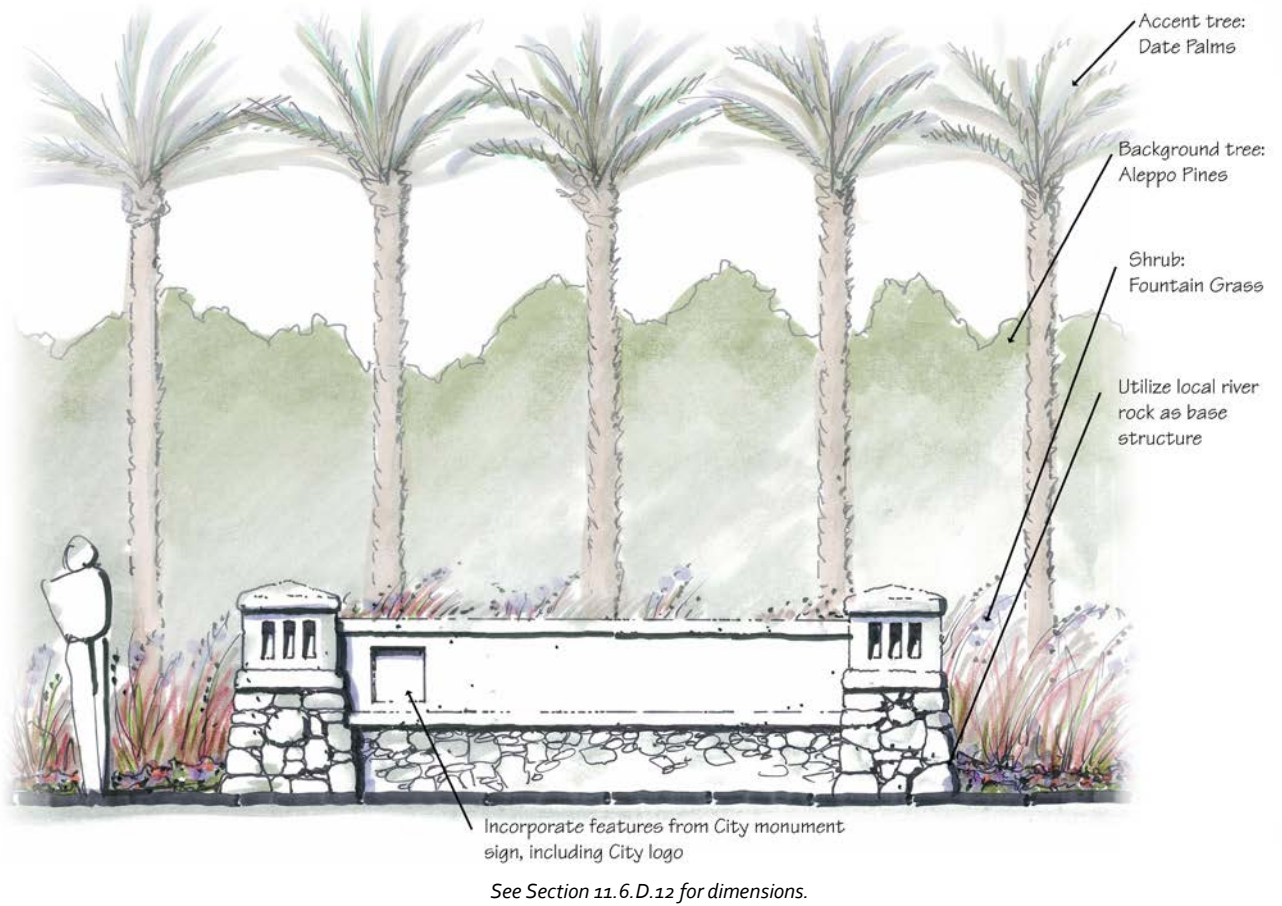


Exhibit 11-12 – Monument Sign Concept

4. Street Furniture. Exhibit 11-12 – Street Furniture Palette identifies recommended street furniture components, including lighting, trash receptacles, and benches, for the district. The palette is intended to ensure a unified visual identity for the district, which is distinct from the other districts within the Specific Plan area.



**Wall/building lighting
Domus Series Lighting
by Phillips Lumec
DMS 55 - SG**



Pole/pedestrian and parking lot lighting



**Chase Park Series trash receptacle and bench
by Landscape Forms**



Exhibit 11-13 – Street Furniture Palette

11.9 Design Guidelines

A. Design Objectives

The Design Guidelines will promote and reinforce the City's commitment to high quality development. In general, the guidelines are intended to ensure that development preserves or improves the positive characteristics of the City's image. The objectives of these guidelines are to:

- Promote orderly development by implementing the SWIP Specific Plan objectives, policies, and principles found in Chapter 2 Policy Framework.
- Protect and enhance property values by ensuring that development fits properly within the context of its surroundings and does not negatively impact adjacent uses.
- Encourage individual creativity and innovative solutions by allowing flexibility in how a particular guideline is met as long as the intent of the guideline is achieved.
- Ensure functional pedestrian and motor vehicle circulation within a project and convenient pedestrian linkages to and from adjacent residential, commercial, industrial, and school areas.

B. Design Intent

The design intent of the SWD is to provide for high-quality industrial, warehousing and logistics developments that utilize innovative architectural and site design. Important considerations in design of development within the SWD are the interface with adjacent commercial and residential areas balanced with the functional needs of the uses within the district.

C. Industrial, Distribution, and Business Park Uses

The design guidelines in this Subsection shall apply to all industrial, distribution, and business park development within this land use district.

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation, and parking areas should reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas responsive to the public realm.
- Site development may utilize variations on building placement and landscaping adjacent to the public street. Appropriate configurations may include, but are not limited to the following:
 - Fully landscaped setback between building and street.
 - Parking in front of building with a landscape buffer between parking and street. **See Figure 1.**



Figure 1. Appropriate building and landscape placement adjacent to public street.

- Visitor parking may be located at the front of the building adjacent to the main entry while employee parking and service areas are located at the sides and rear of the building. **See Figure 2.**

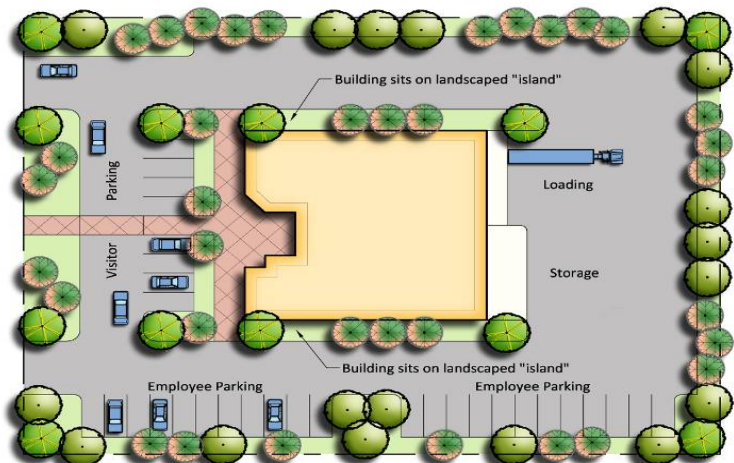


Figure 2. Parking layout.

- Service and loading should not be located on building side(s) adjacent to a public street.
- When buildings abut residential properties, parking and loading areas shall be located at the side of the building instead of the rear. The rear setback area shall be fully landscaped. **See Figure 3.**
- The design and location of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) shall be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- With the exception of security kiosks, accessory buildings shall be located as far back from the front and street side setback area as possible.
- Sea/train-type metal is prohibited.
- Noise generating activities and storage areas shall be located as far as possible from adjacent properties, especially residential zones. Sound attenuation walls shall be used where appropriate to reduce noise.
- Outdoor storage, work, and loading areas shall be incorporated within the building design and located to the rear or side of buildings and screened from view from adjacent public streets. **See Figure 4.**



Figure 3. Fully landscaped setback adjacent to residential.

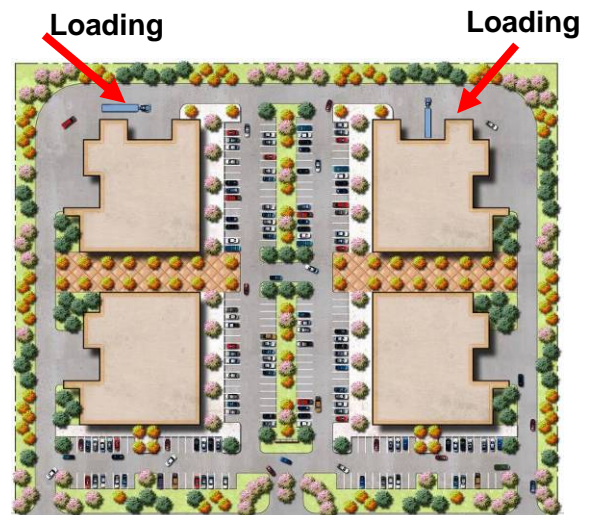


Figure 4. Appropriate location of loading areas.

Courtyards and Plazas

- Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas, recreation areas, etc.).
- Business park development should provide recreational facilities (e.g., bicycle paths, tennis courts, volleyball courts, gymnasiums, etc.).

2. Building Orientation

- Multiple building developments should be oriented in a manner that will form gateways through facade enhancement, maximize public view, and capture public interest along adjacent major streets. **See Figure 5.**
- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Buildings should generally be placed at or near setback lines with development oriented in a manner that will provide visual interest. **See Figure 6.**
- Buildings should be oriented in a manner that takes advantage of passive solar design.
- Buildings shall be oriented to provide a buffer between sensitive uses (i.e. residential, parks, etc.) and outdoor work areas, loading and storage.



Figure 5. Buildings are oriented to create gateway into development.



Figure 6. Buildings are oriented to provide architectural features visible from the public right-of-way.

3. Site Elements

Fences and Walls

- Walls and fencing materials shall consist of wrought iron, tubular steel, stone, stucco, or brick, and shall be compatible with the overall design character/style of the development. The use of chain-link fence material is not allowed if visible from the public right-of-way. **See Figure 7.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.



Figure 7. Tubular steel and stone pillars are appropriate fencing materials.

- Wall heights and surfaces shall be articulated with varying facade depths or pilasters to promote architectural interest, and shall include a cap along the top of the wall. **See Figure 8.**
- Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti. **See Figure 8.**



Figure 8. Wall is articulated with pillars and incorporates landscaping at the base and vines to deter graffiti.

Screening

- Loading bays and service areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 9.**
- Trash storage enclosures and outdoor mechanical equipment shall be screened from public view.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. Special consideration shall be given to the screening of roof-mounted equipment on building rooftops that are visible from public view. **See Figure 10.**

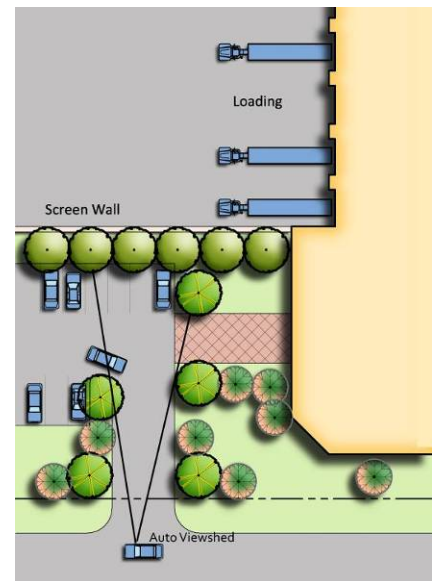


Figure 9. Appropriate placement, orientation and screening of service areas.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site. **See Figure 11.**

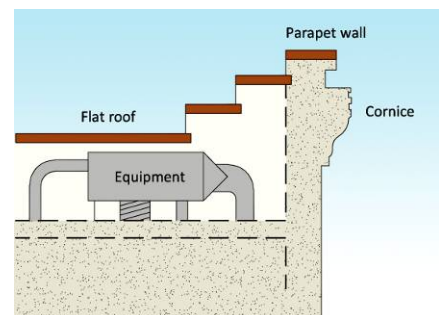


Figure 10. Screening of roof mounted equipment.

- Trash enclosures shall integrate horizontal screening such as trellises. **See Figure 11.**

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets and adjacent to residential zones, and to prevent light spillover onto adjacent properties. **See Figure 12.**
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 13.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures.
- Decorative light fixtures shall be consistent with the architectural design of the building. **See Figure 14.**
- Truck and truck trailer storage areas shall incorporate lighting to increase real and perceived security.



Figure 11. Trash enclosures with architectural screening elements.



Figure 12. Hooded light fixture directs light downward.



Figure 13. Bollard lighting along pedestrian walkway.



Figure 14. Decorative light fixtures.

4. Parking and Access

Parking

- Parking lots shall not be the dominant visual element on the site.
- Parking lots adjacent to and visible from public streets shall be appropriately screened to minimize undesirable visual impacts. **See Figure 15.**
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 15.**

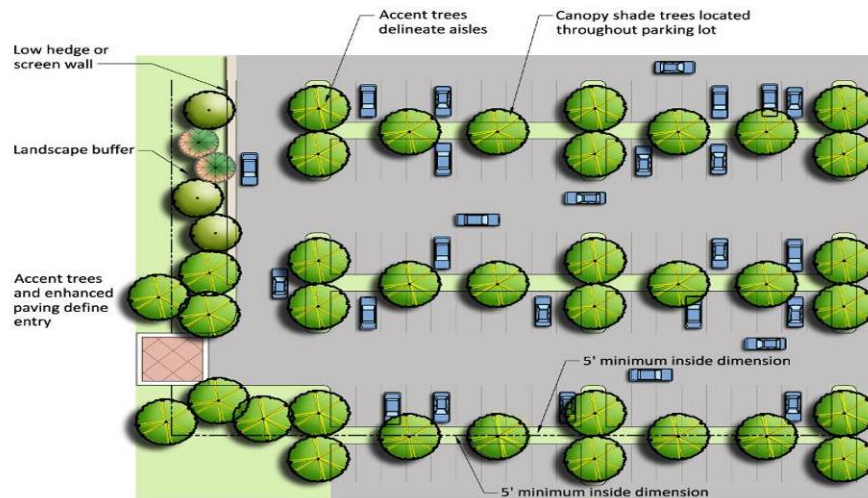


Figure 15. Parking lot landscaping.

- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat and the visual impacts of large parking areas.
- Employee parking areas should be located behind the building or alongside the building so as not to be visible from adjacent streets.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 16.**

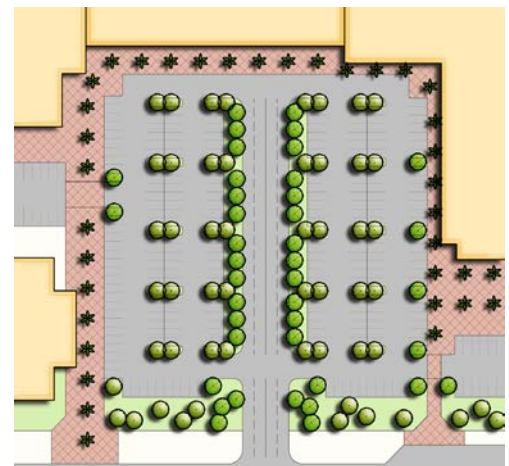


Figure 16. Pedestrian circulation is consistent along perimeter of parking lot.

- Parking shall be provided within walking distance of all tenants and public sidewalks.
- Parking lot design shall include water quality stormwater facilities consistent with City standards. **See Figure 17.**

Access

- The use of common (shared) access points and driveways is encouraged; placement of vehicle access points close to building entries shall be avoided to minimize pedestrian and vehicular conflicts. **See Figure 18.**

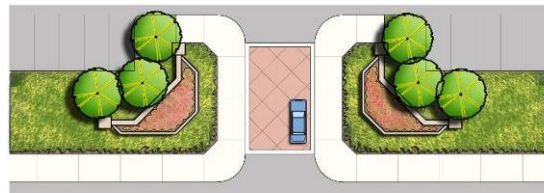


Figure 17. On-site stormwater capture system.



Figure 18. Shared parking access.

- Entry drives shall be clearly marked by special features, (e.g., enhanced paving, prominent landscape features, low-level decorative walls, and well-designed monument-type signs). **See Figure 19.**
- Access to each development site shall be clearly visible to pedestrians and motorists.
- Service and loading areas should take access from shared access points to reduce curb cuts along streets.



Enhance project entries with landscaping and special paving for visual impact.

Figure 19. Entry drive.

5. Architecture

Mass and Scale

- The mass and scale of the buildings shall respect the visual and physical relationship to the adjacent buildings and surrounding sensitive uses. Taller building elements should be placed towards the center of the site, with lower elements adjacent to surrounding properties.
- Buildings should be stepped back when adjacent to or in close proximity to sensitive uses..
- Vertical and horizontal offsets shall be provided to reduce the visual bulk of the building. **See Figure 20.**



Figure 20. Incorporation of vertical offsets and material changes.

Building Facades

- Building facades shall incorporate architectural elements such as windows, pillars, wall plane breaks to minimize blank walls and to create visual interest. **See Figure 21.**
- All building elevations, whether front, side, or rear shall be architecturally detailed.
- Architectural accents (e.g., cornices, tiles, trim around windows, grooves in building faces, accent band details, bulkheads, etc.) shall be used to create variation along building facades. **See Figure 22.**
- Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale shall be considered for the remainder of the building spanning public street frontage. **See Figure 23.**



Figure 21. Façade articulation.



Figure 22. Use of cornices, window trim and grooves.



Figure 23. Enhanced corner elements.

- The orientation of windows in buildings adjacent to residential zones shall preclude a direct line of sight into residential properties.
- Primary building entries shall be easily identified through the use of prominent architectural elements, signage, landscaping, lighting, canopies, roof form, hardscape, architectural projections, columns, vertical elements, or other design features that help emphasize a building's entry. **See Figure 24.**



Figure 24. Articulated Entries.

- Roofs shall be designed as an integral component of building form, mass, and facade. Building form should be enhanced by sloped or offset roof planes, eave heights, and rooflines. **See Figure 25.**
- Locate and/or screen rooftop equipment so that it is not visible from the street. Rooftop screening shall be integral to the building's form.

Color and Materials

- Colors and materials for all structures on-site should consist of earth tones. Use of at least two to three different colors, materials or textures is encouraged.
- Building materials shall be durable and able to withstand long-term exposure to the elements.



Figure 25. Offset roof planes.

- Large expanses of smooth material (e.g., concrete) shall be broken up with expansion joints, reveals, or changes in texture and color. **See Figure 26.**
- To the fullest extent feasible, buildings should use large windows along walls and skylights in rooftop designs to capture natural light during working hours.
- Use of metal as the primary building façade material is subject to approval of a conditional use permit by the Planning Commission.



Figure 26. Use of expansion joints.

6. Landscaping

- Landscaping shall be in scale with adjacent structures, streets, and public spaces, and be sized appropriately when fully grown.
- Landscaped areas should incorporate a three-tiered planting system:
 - 1) ground cover and flowering plants;
 - 2) shrubs and vines; and
 - 3) trees.

See Figure 27. See Recommended Plant Palette in Section 11.8.



Figure 27. Three-tiered planting system: trees, shrubs, and ground covers.

- Special landscape features, such as specimen trees, shall be provided at major focal points (e.g., project entries, building entries, and pedestrian gathering areas).
- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. Incorporation of public art is highly encouraged.
- Development on corner lots shall be enhanced with a combination of specimen trees, accent plantings, upgraded perimeter wall surfaces, hardscape treatments and landscape lighting adjacent to the street intersection.

- Drought-tolerant and low-maintenance trees, vines, and groundcovers shall be used on-site. Drip irrigation systems shall be installed where feasible to ensure the highest possible level of water conservation.
- Planting materials shall be used in plaza areas to provide shade and soften the appearance of hard walls. Water features and public art are also encouraged. **See Figure 28.**
- The use of vines is encouraged on walls to soften the appearance of buildings and screen walls, and to help deter graffiti. **See Figure 29.**
- Planting materials shall be installed to provide a buffer against noise and should be integrated with walls or fences to achieve desired sound reduction. **See Figure 30.**



Figure 28. Plaza area.



Figure 29. Wall incorporates landscaping to soften appearance and deter graffiti.

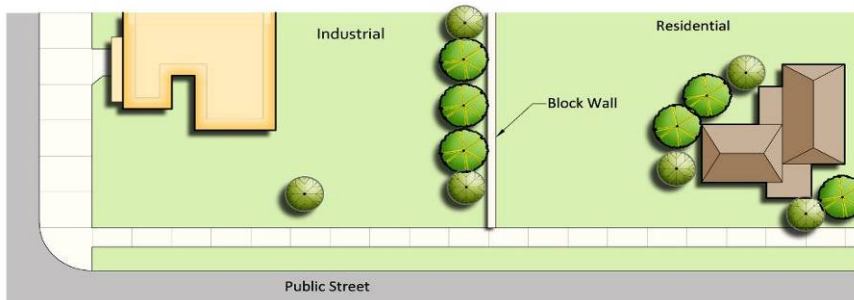


Figure 30. Plant material along buffer wall.

- Landscaping and trellises with vines are encouraged be used for screening trash storage areas, service areas and mechanical equipment.
- Setbacks adjacent to residential zones shall include dense landscaping to provide visual screening and noise abatement.



Figure 31. Landscaped berms.

- Landscaped berms along site edges may be used to screen parking, loading and service areas and to serve as a sound reduction measure. **See Figure 31.**

- Surface parking lots shall be well-landscaped to reduce heat island effect and visually reduce the expanse of paved area. **See Figure 32.**
- Pervious paving materials are strongly encouraged for sidewalks, pathways, parking lots, plazas or gathering areas or other paved surfaces on-site.
- An automatic irrigation system using current equipment and technology shall be provided for planted areas.
- Run-off retention and on-site water filtration/storm water treatment features and bio-swales should be a part of the overall landscape design, and can also serve as buffering methods for adjacent businesses. **See Figure 33.**
- Trees shall be selected and placed to provide canopy and shade for walkways, pedestrian open spaces, and parking areas.
- Landscape material in the setback and visible from the public right-of-way shall blend with and seem a part of the public right-of-way landscaping.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection. Ground cover shall achieve 100% coverage in one year.



Figure 32. Landscaped parking lot.



Figure 33. On-site water filtration.

- Informal tree masses should be planted in a mix of sizes.

D. Commercial Uses

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation and parking shall reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas that enhance publicly-accessible spaces. **See Figure 34.**
- Loading areas, access and circulation driveways, trash enclosures, storage areas, and rooftop equipment shall be located as far as possible from adjacent residences.
- Buildings may be located adjacent to the street with a fully landscaped setback or buildings may be set back with limited parking in front. **See Figure 35.**

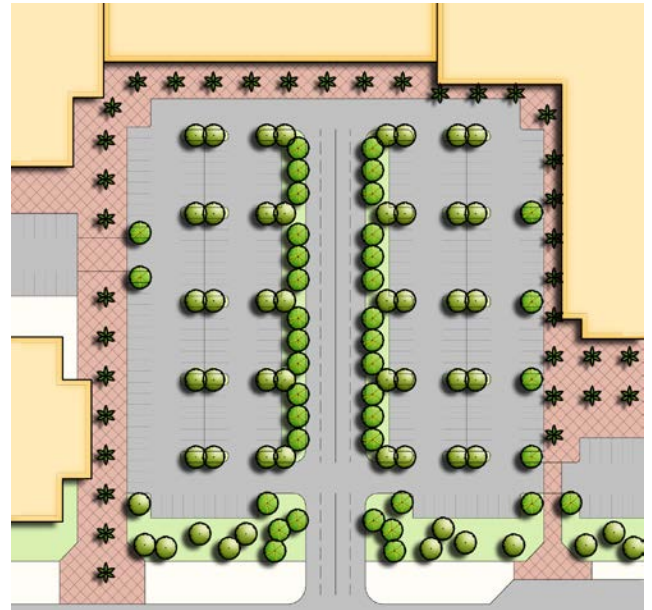


Figure 34. Site plan emphasizes pedestrian connectivity.



Figure 35. Limited parking adjacent to street with landscape setback.

Courtyards and Plazas

- The organization and design of buildings shall encourage and facilitate pedestrian activity.
- Buildings should be organized to create usable open space, courtyards, plazas and dining areas. **See Figure 36.**
- Pedestrian-oriented open spaces, courtyards and plazas shall include a focal element such as a sculpture and/or water feature and sitting areas. **See Figure 37.**

2. Building Orientation

- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Commercial buildings on corner parcels shall establish a strong tie to both streets and should encourage pedestrian activity at corner locations. **See Figure 38.**
- Buildings associated with service retail and restaurant uses shall be pedestrian-scaled, with entries fronting onto streets, plazas or courtyards to reinforce pedestrian orientation.
- Commercial development shall be oriented away from residential streets. At corner locations, if the side street primarily serves a residential neighborhood, development and access shall be oriented away from the side street.



Figure 36. Buildings create courtyard.



Figure 37. Open plaza areas with seating.



Figure 38. Commercial/retail buildings on corners should establish strong tie to the street.

- Buildings adjacent to sensitive uses shall be buffered. This may be accomplished by providing masonry walls, landscaped berms, appropriate building orientation, building height stepbacks and limitations on activities adjacent to sensitive uses. **See Figure 39.**

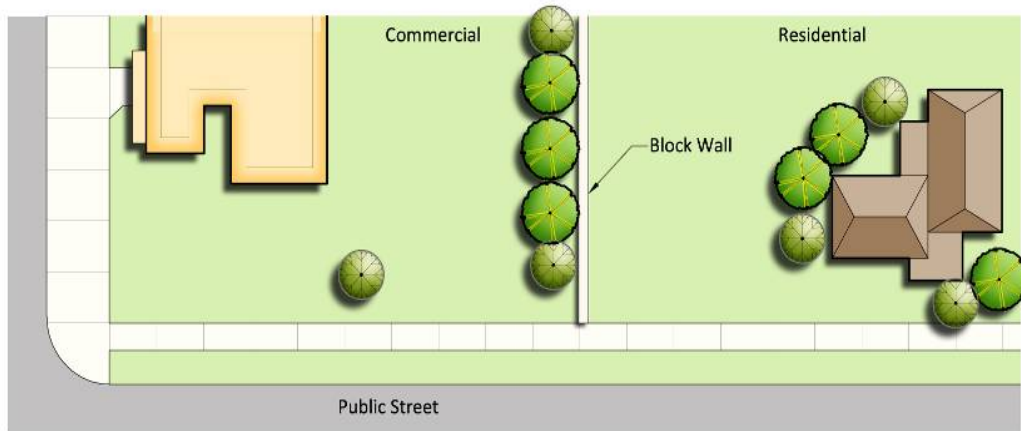


Figure 39. Masonry wall and landscaping separates uses.

- To protect residential privacy and reduce the visual mass of commercial buildings adjoining a residential zone, the commercial building shall be set back and oriented away from the residential zone.
- Commercial and retail buildings should generally be placed at or near setback lines with developments oriented in a manner that will provide visual interest.
- Buildings should be oriented in a manner that takes advantage of passive solar design to the maximum extent feasible.

3. Site Elements

Fences and Walls

- Wall heights and surfaces shall be articulated with varying façade depths or pilasters to promote architectural interest, and may include a cap along the top of the wall. **See Figure 40.**
- Walls visible from public streets shall be decorative and complement the design of on-site buildings.
- Wall and fencing materials may consist of brick, stone, stucco, wrought iron or tubular steel. Wall and fencing colors should match building colors, with neutral earth tones. **See Figure 41.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.
- Electric fences, barbed wire, concertina wire, or other security wire is prohibited.



Figure 40. Wall incorporates pilasters and cap.



Figure 41. Stone wall.

Screening

- Service and delivery areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 42.**
- Outdoor mechanical equipment should be screened from public view.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. **See Figure 43.**

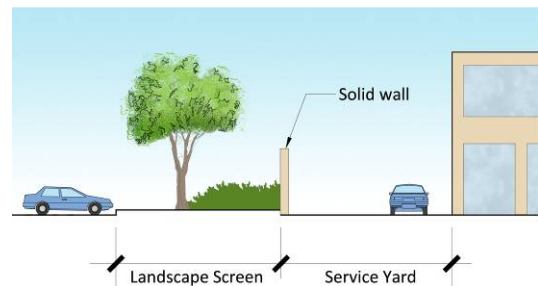


Figure 42. Screened delivery area.

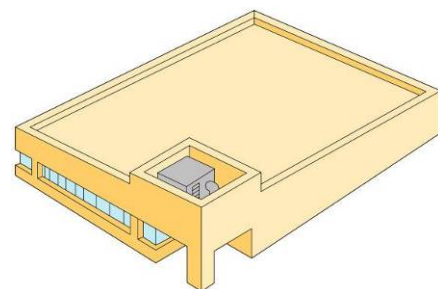


Figure 43. Screening of roof-mounted equipment.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site.
- Trash enclosures visible from the public view shall integrate horizontal screening such as trellises.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets and adjacent to residential zones, and to prevent light spillover into adjacent properties. **See Figure 44.**
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 45.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures. **See Figure 46.**



Figure 44. Hooded light fixture directs light downward.



Figure 45. Bollard lighting along pedestrian walkway.



Figure 46. Pole mounted light.

- Decorative light fixtures are encouraged, as long as fixtures are consistent with the architectural design of the building. **See Figure 47.**

4. Parking and Access

Parking

- Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking.
- Large commercial and retail parking areas should be located behind building facades so as not to be visible from major streets.
- Parking lots shall not be the dominant visual element on the site.
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 48.**
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat gain and the visual impacts of large parking areas.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 49.**
- Parking lot design shall include water quality stormwater facilities consistent with City standards. **See Figure 50.**



Figure 47. Decorative light fixtures.



Figure 48. Landscaped parking lot.

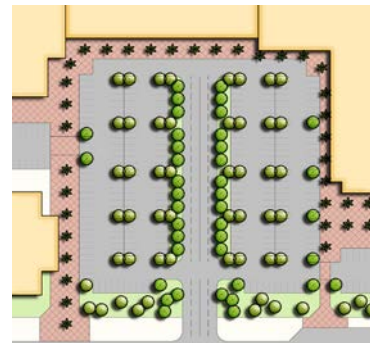


Figure 49. Pedestrian circulation is consistent along perimeter of parking lot.



Figure 50. On-site storm water capture.

Access - Vehicular

- Site access shall promote safety by providing an adequate stacking distance for vehicles between the back of the sidewalk and the first parking stall or circulation aisle.
- Conflict between vehicles and pedestrians shall be avoided at access driveways by providing a walkway on at least one side of the driveway.
- The number of access driveways shall be minimized and located as far as possible from street intersections.
- Site access locations shall be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.
- Unobstructed line of sight at corners and driveways shall be provided to reduce vehicular conflicts. **See Figure 51.**
- Avoid placing primary vehicle access in close proximity to major building entrances in order to minimize pedestrian and vehicular conflicts. **See Figure 52.**

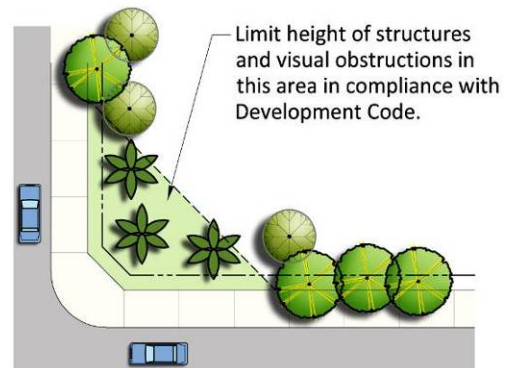


Figure 51. Unobstructed sight lines.



Figure 52. Vehicle access is placed away from building entrances.

Access - Pedestrian

- Clearly defined pedestrian walkways or paths should be provided from parking areas to primary building entrances. Clear and convenient pedestrian access shall be provided between the public sidewalk and the pedestrian areas of the development. **See Figure 53.**

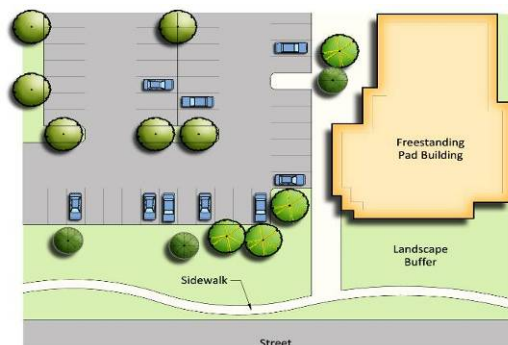


Figure 53. Clearly defined pedestrian walkways.

- Raised walkways, decorative paving, landscaping and/or bollards shall be used to separate pedestrian paths from vehicular circulation areas. **See Figure 54.**
- Parking areas should be designed so that pedestrians walk parallel to moving cars. **See Figure 55.**

Loading and Delivery

- Loading and delivery service areas shall be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts to the maximum extent feasible.
- Loading and delivery service areas shall be screened with portions of the building, architectural wing walls, freestanding walls or landscape planting.
- When commercial buildings abut a residential zone, loading areas shall not be visible from adjacent residentially-zoned properties.
- Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street. **See Figure 56.**
- Service, loading and delivery areas should take access from planned shared access points to reduce curb cuts along project frontages.

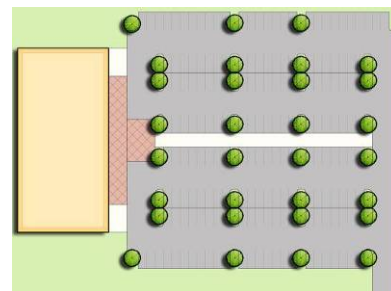
5. Architecture

Mass and Scale

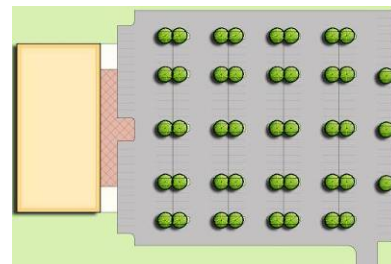
- The mass and scale of new infill developments shall be compatible with the existing, adjacent structures. This can be accomplished by transitioning from the height of adjacent buildings to the tallest elements of the new development by stepping back the upper portions of taller buildings.



Figure 54. Raised walkway and landscaping in parking lot.



Appropriate



Inappropriate

Figure 55. Pedestrian circulation



Figure 56. Loading area placed behind building outside of circulation lanes.

- Human-scale elements, such as pedestrian-scaled doors, windows and building modules shall be used to emphasize pedestrian orientation.
- The size and location of various building elements (e.g., roofs, parapet walls, wing walls, etc.) shall be in scale to the building as a whole and provide visual interest. **See Figure 57.**

Building Facades

- Buildings shall include enhanced and articulated facades along public streets.
- Design details shall be continued or repeated upon all building elevations.
- Building entrances should be readily identifiable. The use of recesses, projections, columns, and other design elements to articulate entrances are encouraged. **See Figure 58.**
- Facades shall provide visual interest with vertical and horizontal variations in wall and roof planes, building projections, door and window bays, arcades, and similar elements/techniques. **See Figure 59.**
- Buildings shall undergo a break in façade approximately every 40 feet, to create a varied wall surface along public areas. Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale should be considered for the remainder of the building spanning public right-of-way frontage.
- Buildings should include vertical elements (e.g., clock tower, building articulation) that create points of visual interest when viewed from the public right-of-way.



Figure 57. Building elements add visual interest.



Figure 58. Building Entry.



Figure 59. Horizontal and vertical articulation.

- Roof designs that are visually interesting and designed to completely screen all rooftop equipment from public streets are required. **See Figure 60.**
- The location of windows in commercial buildings adjacent to residential zones shall preclude a direct line of sight into residential properties.
- Buildings should use large windows along walls and skylights in rooftop designs to capture natural light during operating hours.
- The interior areas of commercial development should have shaded or covered walkways.



Figure 60. Full roof screens all equipment and provides visual interest.

Storefronts

- Storefronts shall be comprised predominantly of transparent surfaces (windows). **See Figure 61.**
- The use of clear glass (on the first floor) is strongly encouraged.
- Storefront windows shall be large and a minimum of 24 inches off the ground. The maximum bulkhead (wall plane between the ground and the bottom of the windows) height should be approximately 36 inches.
- Storefront entries should promote a sense of entry into the structure as well as provide a sense of shelter by incorporating elements such as overhangs, canopies, awnings, and recesses. **See Figure 62.**
- If security grilles are necessary, they shall be placed inside the building behind the window display area at a minimum distance of two feet behind the window.
- Product storage racks shall not block views through storefront windows.



Figure 61. Storefront windows.



Figure 62. Storefront overhangs provide a sense of shelter and entry.

Colors and Materials

- The use of a coordinated three-color palette for the base color and major and minor trim accents is encouraged.
- Colors for all structures on-site should be varied and should consist of neutral, earth tones. **See Figure 63.**
- Exterior finish materials shall be appropriate for the architectural style and/or theme of the entire development and should contribute towards a high quality image. **See Figure 64.**
- Changes in materials shall occur at inside corners to make building volumes appear substantial. **See Figure 65.**
- Materials shall be varied to provide architectural interest, however, the number of materials shall be limited and not exceed what is required for contrast and accent of architectural features.
- Exterior materials and architectural details shall relate to each other in ways that are traditional and logical. For example, heavy materials should appear to support lighter ones. See Figure 65.

6. Landscaping

Plants and Irrigation

- Landscaping should help complete the design of the site and enhance the quality of commercial developments by framing and softening the appearance of buildings, screening undesirable views, and buffering incompatible uses.



Figure 63. Use of neutral, earth tones.



Figure 64. Exterior finish materials.



Figure 65. Heavy materials at base of building with lighter materials above.

- Landscaped areas should generally incorporate planting utilizing a three tiered system:
 - 1) ground covers (including flowering plants—annuals and perennials),
 - 2) shrubs and vines, and
 - 3) trees.

See Figure 66.



Figure 66. Example of three tier landscape system.

- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. **See Figure 67.**
- Planting materials shall be used in plazas or gathering areas to provide shade and soften the appearance of hard surfaces. Water features and public art are also encouraged in these places. **See Figure 68.**
- Trees located along street frontages shall be selected to match or complement existing or proposed street trees in the public right-of-way.
- A minimum five-foot landscape strip shall be used along circulation aisles in parking lots, and along building side/rear elevations if a walkway is not used. A landscape strip is also encouraged in nonpublic areas and service areas between pavement and buildings.
- On-site water filtration features and bio-swales are strongly encouraged, and can also be used as buffering methods for adjacent businesses.
- Drought tolerant and low-water trees, vines, and groundcovers shall be used on-site. When feasible, drip irrigation systems shall be installed to provide on-site vegetation with appropriate irrigation and ensure the highest possible volume of water conservation.



Figure 67. Highlighting entry points.



Figure 68. Public plaza area within commercial development incorporates water feature.

- Planting materials shall be used to provide a buffer against noise, and may be integrated with walls or fences to achieve desired sound reduction and appearance.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection. Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.

Site Furniture

- Outdoor furniture and fixtures (e.g., lighting, directional signs, trellises, raised planters, works of art, benches, trash receptacles, fencing, etc.) shall be integral elements of the building and landscape design. **See Figure 69.**
- Outdoor furniture shall be of a sturdy construction to withstand daily use. Wood should be avoided.
- Outdoor furniture shall be located so it will not conflict with the pedestrian and motor vehicle circulation patterns. **See Figure 70.**
- Outdoor seating should be shaded.



Figure 69. Trellis.



Figure 70. Outdoor furniture outside of pedestrian walkway.

Paving

- Decorative paving shall be incorporated into courtyards, plazas, pedestrian walkways, and crosswalks. **See Figure 71.**
- Paving materials shall complement the architectural design of the building and landscape design of the project. The use of stamped concrete, stone, brick, permeable pavers, exposed aggregate, or colored concrete is encouraged. The use of slippery materials (e.g., polished marble or granite) is prohibited.



Figure 71. Enhanced paving in pedestrian areas.

E. Special Commercial Uses

1. Drive-Through Uses

Site Design

- The predominant feature along the street frontage shall be the building, not parking lots or the drive-through aisle.
- The building shall be located to maximize the distance for vehicle queuing while screening the drive-through operations. **See Figure 72.**
- When adjacent to residential zones, outdoor order kiosks, loading/unloading areas, and storage areas shall be located as far as possible from residential properties.
- Drive-through aisles shall be located in the rear of the building away from the street frontage whenever possible. If the drive-through aisle is located between the building and the street, dense landscaping and landscaped berms or a screen wall (42 inches high or less) shall be provided to screen the drive-through aisle from street view. **See Figure 73.**

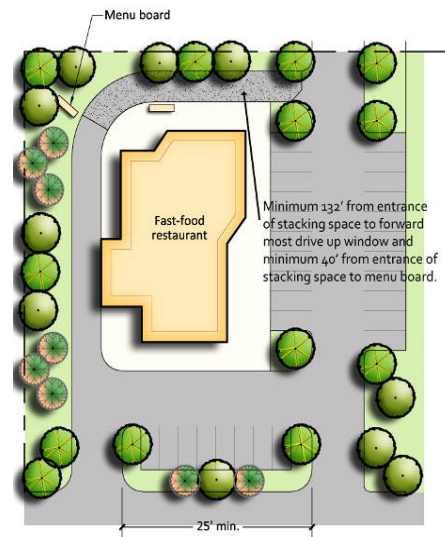


Figure 72. Vehicle queuing.



Figure 73. Example of appropriately landscaped and screened drive-through aisle.

Building Design

- All building elevations shall receive the same level of architectural detailing.
- Buildings shall incorporate roof designs with built-in equipment wells or other built-in screening methods, so that screening devices do not appear added-on.
- If the drive-through facility is a pad building within a shopping center, the architecture shall relate to and be compatible with the design of the center. The only feature that identifies the franchise shall be the company's logo and signs.

2. Mini-Storage Facilities

Site Design

- Offices and customer service areas shall be located adjacent to the street frontage to provide convenient access and help visually break up the front façade.

Building Design

- Long, flat, unarticulated walls shall be avoided along street frontages. **See Figure 74.**
- Building walls and screen walls shall incorporate substantial articulation, and changes in plane and height to add visual interest.
- A minimum of two different building materials shall be used on building walls and screen walls adjacent to street frontages (e.g., stucco, brick, stone).
- Building materials, textures and landscaping shall be chosen to deter graffiti.

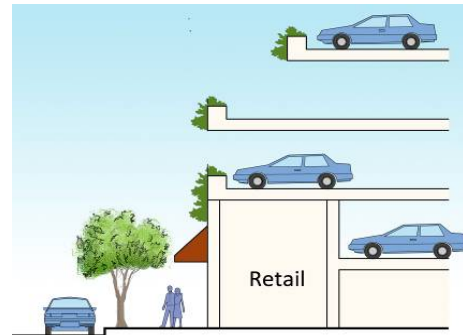


Figure 74. Articulated wall of mini-storage facility.

3. Parking ~~Garages~~ Structures

Site Design

- Where appropriate, parking garages should incorporate ground floor retail adjacent to the public sidewalk. **See Figure 75.**
- A minimum 5-foot wide landscaped strip shall be provided on all sides of the parking structure except where ground floor retail space is provided.



Incorporate retail or other compatible uses on ground floor whenever possible.

Figure 75. Liner shops.

Building Design

- Parking garages shall be designed to help reduce the mass and scale of the garage and to ensure their compatibility with surrounding uses.
- Conceal view of vehicles in the garage through a combination of screen walls and plantings. **See Figure 76.**
- Avoid a monolithic appearance. This can be accomplished as follows:
 - Minimize horizontal and vertical banding by balancing both horizontal and vertical elements.
 - Use simple, clean geometric forms, and coordinated massing.
 - Step back upper levels of the garage 5 to 10 feet above the first floor. **See Figure 77.**
- Coordinate openings in the parking garage with the size and modulation of adjacent windows, structural bays, and storefronts if the parking garage contains other uses.
- Size openings in the parking garage to resemble large windows as in an office building.



Figure 76. Parking structure with landscaping.



Figure 77. Horizontal and vertical articulation breaks up parking structure elevation.

- Use masonry materials that are predominantly light in color, but avoid unpainted concrete.
- Avoid a sloping ramp appearance by providing level and uniform wall planes between floors.
- Visually define and differentiate between pedestrian and vehicular entrances through appropriate architectural detailing. **See Figure 78.**

Access and Circulation

- Vehicle stacking areas for entering and exiting traffic shall be sufficient in length to minimize traffic backup into surrounding streets or within the garage. A minimum of two vehicle lengths of stacking distance shall be provided between the back of the sidewalk and the control gate.
- One inbound lane shall be provided for a garage with a capacity of up to 500 vehicles. At least two inbound lanes shall be provided for garages with a capacity of more than 500 vehicles.
- The maximum aisle length shall not exceed 400 feet without providing a cross aisle.
- Ramp grades shall not exceed 10 percent and parking areas should not exceed a slope of four to five percent.

Security and Lighting

- The design of the garage shall eliminate possible hiding places and openings that could allow random pedestrian access.
- During periods when parking activity is substantially less than the garage capacity (i.e., during night operations), there shall be a means of securing unused parking levels from use, including stairwells and elevators. If the garage is not operated on



Figure 78. Paving differentiates between pedestrian and vehicular entries.

a 24-hour basis the entire facility shall be secured from access during hours when the facility is closed.

- For security reasons, at least one or two sides of the stair tower shall include glass running vertically the height of the tower. Elevators shall be provided with glass-back cabs and shafts. **See Figure 79.**
- Stairs and elevators shall be located adjacent to a street on the exterior of the structure where lobbies can be exposed to outside view.
- The use of security cameras is required.
- A minimum of five foot-candles shall be provided inside the structure and a minimum of three foot-candles for exterior parking areas. Higher levels are recommended for remote areas subject to security problems such as stairways, elevators, and other pedestrian access points.
- Lighting levels shall be equally distributed to provide uniform illumination over all parking areas.
- Light sources shall be shielded so that the source of the illumination is not seen from outside the structure.

4. Service Stations

Site Design

- The site shall be designed to accommodate anticipated circulation patterns and those patterns should be defined by paving and by well-placed landscaped areas.
- In areas developed with buildings adjacent to the sidewalk, service stations shall also be oriented to the sidewalk, placing any service bay door and car wash openings on the rear of the structure.

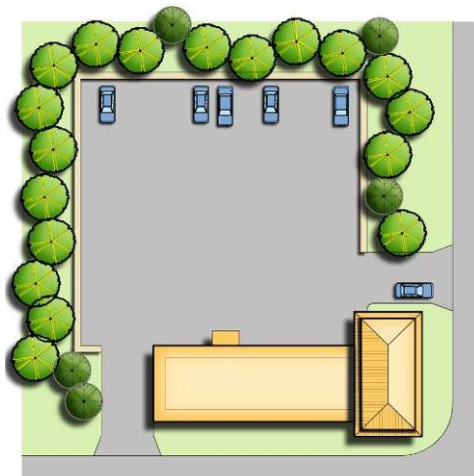


Figure 79. Glass-back elevator cab and shaft.

- Where commercial development abuts the service station, two-way vehicular access integrated with the adjacent commercial development shall be provided where feasible.
- The site design for projects located at street corners shall provide a strong design element at the corner to help frame the public right-of-way and anchor the corner. **See Figure 80.**
- Parking spaces for vehicles left for repair shall be located in the least visible areas of the site and screened from public view.
- Service or car wash bays shall not face toward a public street nor toward a residential zone if the building is within 200 feet of a residential zone.
- Work bays shall be oriented so that the interior of the bays are not visible or audible from a public street, adjacent residential zones, or designated open space. **See Figure 81.**
- Each pump island shall include a vehicle stacking area for at least two vehicles (38-feet), on at least one end of the pump island and shall not restrict vehicle circulation and parking areas.
- A gasoline tanker truck unloading zone shall be provided and shall not obstruct vehicle circulation and parking areas.



Figure 80. Corner landscaping element.



Work Bays.

Figure 81. Work bays face interior

Building Design

- Service station buildings shall be designed to complement and be compatible with the predominant architectural theme and scale of the area. If located within a multi-use center, the architectural design shall be compatible with the design of the center.
- The design of the building should be clean and simple, and shall relate to surrounding buildings through use of similar scale, materials, colors, and/or detailing.

- Building elevations facing public streets and residential zones shall be architecturally detailed to provide interest and the appearance of quality development.
- The roof design of service stations, including pump island canopies, shall incorporate full, pitched roof treatments with a low to moderate slope. **See Figure 82.**
- Building materials shall have the appearance of substance and permanency (e.g., masonry).



Figure 82. Sloped roof on pump island canopies.

Landscaping and Walls

- A three-foot high, landscaped berm, a dense hedge, or a low wall shall be provided along all street frontages where parking is provided. **See Figure 83.**
- A minimum six-foot high decorative masonry wall shall be provided along side and rear property lines not abutting public streets. A minimum five-foot wide landscaped planter shall be provided adjacent to the wall in areas accessible to the public.



Figure 83. Landscaped berm.

Site Elements

- Gates, fencing, and walls shall remain free of signs or other advertisements.
- The use of chain-link fencing is prohibited if visible from a public street.
- Where security is an issue, fencing shall consist of open grille work, and the use of surveillance cameras is encouraged.
- Electric fences, barbed wire, concertina wire, or other security wire is prohibited.

5. Shopping Centers

Site Design

- Commercial sites shall be separated from residentially-zoned properties by streets, landscaped buffers and/or decorative masonry walls.
- Portions of primary buildings and/or freestanding satellite buildings shall be located at the street setback lines to enclose the site and help frame the street. **See Figure 84.**
- Buildings within the center shall have a logical spatial and functional relationship to each other and shall provide for convenient pedestrian circulation throughout the center.
- Parking shall be provided within convenient walking distances of all tenants. Walking paths to buildings from the public street shall be provided. **See Figure 85.**
- To reduce the visual impact of large paved areas, parking lots shall be broken up into smaller areas separated by landscaping, pedestrian circulation areas and drive aisles.
- Storage areas and loading facilities shall be limited in number and shall be designed, located, and screened to minimize their visibility from outside public areas and surrounding streets.



Figure 84. Buildings placed at street setback lines.



Figure 85. Walking paths.

Building Design

- Buildings, hardscape, landscape, site furnishings and signage should reflect a unified theme. **See Figure 86.**



Figure 86. Unified theme.

- Where a shopping center is adjacent to a residential zone, the scale of the shopping center shall be reduced to be compatible with the adjoining use by:
 - Keeping buildings as small as possible, particularly in height;
 - Reducing scale through building wall articulation, added detailing and avoiding large scale design elements;
 - Developing the center as a complex of smaller buildings connected by pedestrian-oriented open spaces; and/or
 - Setting the buildings further away from the residential zone and providing dense landscape screening.
- Long, linear buildings shall be avoided. Where such buildings are unavoidable, their length shall be mitigated by changes in building height, wall plane, and spatial volumes and by varied use of window areas, arcades, roof elements, and building materials. **See Figure 87.**
- If the shopping center contains a large scale building, integration of smaller-scale shops along the exterior of the building with entrances from the exterior of the building are desirable in order to create a more human scale and pedestrian-oriented character.
- Side and rear elevations of commercial buildings that are visible from residential zones or public rights-of-way shall be architecturally consistent with the front elevations of the building.
- Blank walls adjacent to main pedestrian areas shall be avoided.



Figure 87. Articulation along wall plane.

- Flat roofs, mansard roofs, and veneer parapets are strongly discouraged in favor of full, pitched roof treatments. In large centers, a combination of flat roofs with decorative cornices and full, pitched roofs may be acceptable if the design presents a balanced appearance. **See Figure 88.**
- All roof-top and ground-mounted equipment shall be screened from view.
- Outdoor sales and storage areas shall be designed to blend with the architecture of the main building. The height of the screening elements shall be tall enough to screen all stored materials. **See Figure 89.**



Figure 88. Appropriate roofing.



Figure 89. Outdoor sales area.

11.10 Development Incentives

This Section offers development incentives to produce greater land use efficiencies and reduce incremental costs for new development.

A. Applicability

The incentives in this Section shall apply to all new development that meet(s) the applicable eligibility criteria.

B. Definitions

For the purposes of this Section, lot consolidation shall have the following meaning:

1. Lot consolidation. A legal action in which a lot line is removed or abandoned; a lot line is adjusted; lots are merged; or other equivalent action is taken, for the purpose of allowing a structure or development to be built so that it extends over what were previously two or more separate lots. A lot consolidation cannot create additional lots and cannot make existing lots nonconforming. All lots must be identical in ownership.

C. Lot Consolidation Incentives

1. Eligibility requirements. In order to be eligible for the by-right development incentives indicated in Subparagraph 2, below, the minimum consolidated lot size for a development shall be 97,500 square feet.
2. By-right incentives. Eligible projects shall receive one or more of the following incentives:
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review), irrespective of the number of lots involved.
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 11.6 Parking and Loading Standards, as approved by the Director of Community Development.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio (FAR) and in maximum height shall be in the amounts listed in Table 11-10 Allowable Bonuses for Lot Consolidation. The intensity and height bonus incentives shall apply to the total gross square footage of the consolidated lots.

Table 11-10 Allowable Bonuses for Lot Consolidation			
<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.55	±0.15 %	60 ft	15 ft

D. Green Building Incentives

1. Eligibility requirements. Projects that are seeking green building certification by a third-party entity (e.g., LEED, etc.) shall be eligible for the by-right development incentives indicated in Subparagraph 2.
2. By-right incentives.
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review).
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 11.6 Parking and Loading Standards, as approved by the Director of Community Development.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio [FAR]) and in maximum height shall be in the amounts listed in Table 11-11 Allowable Bonuses for Green Building. The intensity and height bonus incentives shall apply to the total gross square footage of the project site.

Table 11-11 Allowable Bonuses for Green Building			
<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.55	±0.15 %	60 ft	15 ft

E. Application and Review Process for Incentives

1. Written submittal. Interested parties shall submit a written request for approval of incentives to the Director of Community Development on forms provided by the Community Development Department.
2. Determination. The Director of Community Development shall determine whether the proposed new development meets the eligibility criteria in Paragraphs C.1. or D.1.

Additional factors to be considered when reviewing applications for incentives shall include the following:

- a. Detriment. The proposal will not detrimentally affect access, design, or other public safety and welfare concerns.
 - b. Covenants or conditions. The proposal will not violate restrictive covenants contained on the face of the final plat or conditions of plat approval.
 - c. Right-of-way easements. The proposal will not invalidate any easement(s) unless the adjustment establishes replacement easement(s) that is properly filed with the city.
4. Conditions. Conditions may be imposed in connection with the granting of any incentive where the Director of Community Development deems that conditions are necessary to protect the public health, safety, and welfare.

11.11 Entitlement Procedures**A. Purpose**

These administrative procedures have two major purposes:

1. Ensure that development conforms to the SWIP Specific Plan ("Plan").
2. Ensure that the City's review is as expedited as possible while remaining legal and proper.

B. Summary of Processing Procedures

1. Conformity with the Plan. The Director of Community Development shall review each application for conformity with the development regulations in this Chapter. Conformity has two components:
 - a. Standards. Compliance with the Standards is mandatory and the City may not approve a project that fails to comply with the Standards.
 - b. Guidelines. The City may exercise discretion in evaluating the project's compliance with the Guidelines.
2. Project Review. Applications for development approvals shall be filed with the Department will be returned for revision. Applications must strive to meet the "Guidelines," but applicants may propose alternate ways to achieve the goals of the Guidelines.
3. Timing of Permits and Approvals. Required planning approvals shall be obtained before the issuance of any grading, building, or other construction permit, and before the proposed use is constructed, otherwise established, or put into operation.
4. Processing Requirements. Applications for planning permits shall be processed in compliance with Table 11-12Hearing Bodies.
5. Timing of Project Review. Project review shall be required before the issuance of a Building or Grading Permit, Business License, or Certificate of Occupancy for any new structure (not including fences or walls) and/or existing structures to be reconstructed or remodeled (including facade improvements).

Southwest Industrial Park Specific Plan

Slover West Industrial District

Table 11-12 – Hearing Bodies

<i>Reviewing Bodies</i>						<i>Appeal Body</i>	
	<i>D.A.B.</i>	<i>CD</i>	<i>PC</i>	<i>CC</i>	<i>PR</i>	<i>PC</i>	<i>CC</i>
Administrative site plan	X*	X				X	
Administrative site plan, amendment	X*	X				X	
Building relocation		X					X
Certificate of appropriateness							X
Code of the City of Fontana, Amendment	X		Xf	X			
Conditional Use Permit	X		X				X
Density bonus	X	X	Xf	X			
Design review	X		X				X
Design review, amendment	X	X	X				X
Design review, signs		X				X	
Development agreements	X	X	Xf	X			
Development agreements, amendment	X	X	Xf	X			
General plan amendments	X	X	Xf	X			
Home occupation		X				X	
Interpretation	X*		X				X
Lot line adjustment		X***					
Parcel maps, tentative	X	X	X				X
Parcel maps, final		X***					
Pre-Annexation Agreement			Xf	X			
Specific Plan			Xf	X	X**		
Specific plan, amendment			Xf	X	X**		
Tract maps, tentative	X		X				X
Tract maps, final				X			
Variances	X		X				X
Zone changes	X		Xf	X			
Administrative Variance	X	X				X	
Minor Use Permit	X	X				X	

Notes:

Decisions of any "Reviewing Body" may be appealed to the City Council, except where State law limits such appeal to the City Engineer. If the Planning Commission is listed above as the "Appeal Body", the Commission must first review an Appeal before it may be forwarded to the City Council for consideration.

DAB—Development Advisory Board

CD—Community Development Director

PC—Planning Commission

CC—City Council

PR—Parks and Recreation Commission

X—At the discretion of the Director of Community Development or his/her designee*

*X**—If Public Park(s) are considered*

*X***—City Engineer has final approval*

f—Recommending body to the City Council

C. Similar Use Determination

1. **Applicability and Authority.** Unlisted uses in Table 11-2 are prohibited uses, unless the Director of Community Development finds a proposed use to be similar to an expressly allowed use. A Similar Use Determination is a process for determining when an unlisted use is similar in nature to a permitted or conditionally permitted use and may be permitted. As specified by Municipal Code Section 30-4 Other Uses to be Determined by the Director of Community Development, the Director of Community Development shall have the responsibility and authority to make Similar Use Determinations.
2. **Ministerial Action.** A Similar Use Determination shall constitute a ministerial action.
3. **Application Contents and Filing.** An application for similar use shall be in writing on forms provided by the Director of Community Development.
4. **Determination Findings.** In determining "similarity," the Director of Community Development shall make all of the following findings:
 - a. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity or environmental impacts than the uses listed in the land use district;
 - b. The proposed use will be consistent with the purposes of the applicable land use district; and
 - c. The proposed use will be consistent with the General Plan and this SWIP Specific Plan.
5. **Notice.** A Similar Use Determination shall be made in writing and shall contain the facts that support the determination. The Community Development Department shall maintain all determinations on record for review by the general public upon request. The notice shall include:
 - a. A brief statement explaining the criteria and standards considered relevant to the decision;
 - b. A statement of the standards and facts relied upon in rendering the decision; and
 - c. An explanation of appeal rights and appeal deadlines. The determination of similar use by the Director of Community Development shall be subject to appeal to the Planning Commission.

D. Dedication and Maintenance of Gateway Intersection Enhancements

1. When dedication and maintenance is required.
 - a. Whenever a development project is proposed on land that is designated as a location for gateway intersection enhancements in Section 11.8 Public Right-of-Way, the developer shall:
 - i. Dedicate any necessary right-of-way area to the City or provide an easement in favor of the City for the installation of gateway intersection enhancements;
 - ii. Construct the gateway intersection enhancements to the standards indicated in Section 11.8 Public Right-of-Way; and
 - iii. Enter into an agreement with the City that specifies perpetual maintenance.
 - b. The applicable review authority shall impose the dedication (or easement) requirement as a condition of project approval.
 - c. The City Attorney and the Director of Community Development shall approve the form and content of any dedication or easement instrument used to ensure the installation and perpetual maintenance of the gateway intersection enhancements

E. Nonconforming Lots, Structures and Uses

1. Nonconformance provisions are established to:
 - a. Bring all uses, structures, sites and signs into conformance with the developmental requirements and design guidelines in this Specific Plan;
 - b. Limit the occurrences and extent of nonconformance by prohibiting expansion, intensification, reinstatement, alteration, restoration after destruction, and reestablishment after abandonment; and
 - c. Gradually phase out nonconforming uses, structures, lots and signs.
2. Applicability
 - a. Nonconforming uses, structures, signs and lots may be maintained, expanded, altered and/or abated only in accordance with the provisions of this Specific Plan.
 - b. Any Designated Historic Landmark, or any property listed on the California Register of Historical Resources or National Register of Historic Places, shall be exempt from the provisions of this Section with respect to the restoration and maintenance of structures, provided that any construction plans are approved through a Certificate of Appropriateness by the Historic Preservation Commission/Planning Commission.

-
3. Nonconforming Uses. A use that lawfully occupied a building or land at the time this Specific Plan became effective, and that does not conform to the use regulations of the land use district in which it is located, is deemed a "legal nonconforming use." A legal nonconforming use may continue, subject to the following:
- a. Discontinuation of Use
- i. Loss of legal nonconforming status. If a legal nonconforming use is discontinued for a period of ~~90~~ 180 or more days, regardless of the owner's intent, it shall lose its legal nonconforming status and the continued use of the property shall be required to conform to all provisions of this Specific Plan.
 - ii. Extension of legal nonconforming status. Wherein special circumstances exist, the Director of Community Development may extend the legal nonconforming status of a use, for up to an additional 90 day period. Furthermore, an additional extension may be granted by the Planning Commission, for up to an additional 90 day period. The total time period of all time extensions shall not exceed 180 days.
 - iii. Extension of legal nonconforming use.
 - (1) An application for a Minor Use Permit shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Community Development Department to process the application. The application shall be filed prior to the expiration of the ~~90~~ 180 day period.
 - (2) The application shall be reviewed by the Director of Community Development within 30 days following application filing. The Director of Community Development shall notify the applicant, in writing, as to whether the application is complete. If the application is not complete, the Director of Community Development shall specify those parts of the application that are not complete and shall identify the manner by which it can be made complete. If written notification is not provided to the applicant within 30 days following application filing, the application shall be deemed complete.
 - (3) The Director of Community Development shall investigate the facts bearing on the application and provide the information necessary for action on the application, consistent with this Specific Plan and the General Plan. The applicant shall have made a good faith effort through the submittal of documentation and has diligently pursued compliance with this Specific Plan.
-

- (4) The application shall be reviewed by the Director of Community Development at a duly noticed public hearing, whom shall then approve, modify or deny the application. The decision of the Director of Community Development shall be final and conclusive in the absence of a timely filed appeal to the Planning Commission. An appeal of the Director of Community Development's decision shall be filed within 10 days from the date of the decision. An appeal of the Director of Community Development's decision shall be reviewed by the Planning Commission. The decision of the Planning Commission shall be final and conclusive in the absence of a timely filed appeal to the City Council.
- (5) The applicant may appeal the decision of the Planning Commission to the final deciding body, the City Council. The City Council decision shall be final and conclusive. If the application to extend the legal nonconforming use is approved by the City Council, the extension shall be granted for 90 days from the date of approval.
- (6) If the Director of Community Development or appointed designee has determined that the applicant has failed to show a good faith effort towards continually processing the extension of legal nonconforming use application (i.e., revising plans, withdrawing the application, placing the project on hold, etc.), the legal nonconforming use shall cease within 60 days from the application submittal date.
- (7) In granting an extension of the legal nonconforming status, the Director of Community Development may attach reasonable conditions and restrictions to the request, in addition to those required by this Specific Plan, which will ensure that the use:
 - Will not endanger the public health, safety or general welfare;
 - Will not injure the value of adjoining or abutting property;
 - Will not result in any significant environmental impacts; and
 - Will be in harmony with the area in which it is located.
- (8) In approving an extension of the legal nonconforming status, the Director of Community Development or Planning Commission shall consider and clearly establish the following findings of fact:
 - The non-conforming use has been discontinued within the ~~90~~ 180-day period.
 - A physical and/or economic hardship has prevented the nonconforming use from being in compliance prior to the expiration of the ~~90~~ 180-day period; and,
 - Approving the extension will not adversely affect the health, safety or general welfare.

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structure may be reconstructed up to the original size, placement and density, subject to all of the following:

- The Planning Commission, at a duly noticed public hearing, must find that continuing the nonconforming structure will not result in an annoyance to and/or reduction of any surrounding property; and
- The extent of damage or partial destruction shall be based upon a comparison of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction with its value at the time the structure was damaged or partially destroyed. Estimates for such purpose shall be made by or reviewed by the Building Official; and
- The restoration is commenced within six months and diligently pursued to completion;
- An application for a Nonconforming Structure shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Planning Division to process the application. The application shall be filed prior to the expiration of the ~~90~~ 180 day period.
- A structure or development that has been damaged or destroyed by fire, flood, wind, earthquake, or other calamity, or by public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented may be reconstructed up to the original size, placement and density, except a multiple family dwelling or development which has been abandoned for a period of ~~90~~ 180 or more days prior to being involuntarily damaged or destroyed, or a multiple family dwelling or development constituting a public nuisance prior to being involuntarily damaged or destroyed may not be reconstructed unless the structure is made to comply to all provisions of this Specific Plan.

b. Alterations and Expansion

- i. A nonconforming structure shall not be moved, altered or enlarged so as to increase the discrepancy between existing conditions and the most current standard as prescribed by the land use district in which the structure is located, except alteration and/or enlargement to a single family dwelling conducted pursuant to section (e) "Nonconforming Single-Family Residential Structures".
- ii. Within land use districts, reasonable repairs and alterations may be made to legal nonconforming structures, provided that no structural alterations shall be made which would prolong the life of supporting members of a structure,

c. **New Structures.** Any new structure constructed on a lot or parcel with an existing legal nonconforming structure shall be constructed in conformance with all applicable provisions of this Specific Plan. However, in no case may a new nonresidential structure be constructed on the same lot as an existing legal nonconforming residential structure.

a. **Abatement of Nonconforming Structures Posing a Threat to the Public Health, Safety, and General Welfare.** A structure which is nonconforming because of a violation or deficiency that poses a threat to the public health, safety or general welfare, as determined by the Building Official, and which fails to resolve, repair or improve such, or to fully mitigate the hazard involved, shall be ~~abated~~ **removed**, condemned or demolished upon the issuance by the City of a nuisance abatement, condemnations, or demolition order.

b. **Nonconforming Single-Family Residential Structures.** In addition to the requirements of subsections a and d above, a nonconforming single family residential lot and/or structure that was lawfully established and maintained before the adoption of this Specific Plan, but which under the provisions of this Specific Plan does not conform with the regulations of the land use district in which it is located with respect to use, design and/or development standards, and which is continuously used and maintained for single family residential purposes, shall be subject to the following:

i. **Alterations and expansions to structures within nonresidential zones.**

1. Necessary repairs and desirable alterations, as deemed appropriate by the Director of Community Development, may be made to a legal nonconforming single family residential structure that is nonconforming as to use.

2. A single family dwelling that is nonconforming as to its location within a land use district that does not permit single family dwellings, and in which the residential use was lawfully established and continuously maintained, shall be subject to the development regulations of the Municipal Code Chapter 30 Zoning and Development Code that pertain to the R1 zoning district and off-street parking and loading regulations.

Nonconforming Signs. A sign lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of Section 6.7 Sign Standards, is deemed a "legal nonconforming sign." A sign that presents a hazard to public safety, as determined by the City, shall be removed upon the issuance of a

- notice by the City. A legal nonconforming sign may continue to exist, subject to the following:
- a. A nonconforming sign may not be altered, enlarged, extended, or moved, except in conformity with the requirements of Section 6.7 Sign Standards, or as otherwise required by law;
 - b. Where a use or a structure associated with a nonconforming sign is abandoned or discontinued, any sign associated with a new use of the site shall be in full conformity with the requirements of Section 6.7 Sign Standards.
6. Nonconforming to Development Standards. The development that is not in compliance with the site development standards prescribed by the regulations of the zoning district in which the lot or parcel is located, including area, coverage, configuration, dimensions, parking, landscaping, screen walls, fences and enclosure trash receptacles, is deemed "legal nonconforming," provided such development was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
- a. A development that is nonconforming as to landscaping, screen walls, fences and enclosure of trash receptacles, shall be altered to comply with the district regulations covering the following standards, or as a condition of any subsequent ~~D~~development ~~P~~plan or Conditional Use Permit approval.
7. Nonconforming Lots. A lot or parcel that is not in compliance with the site development standards prescribed by the regulations of the land use district in which the lot or parcel is located, including area and configuration is deemed a "legal nonconforming lot," provided such lot or parcel was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
- a. A lot or parcel that is nonconforming as to minimum area or dimension shall be granted all development rights and uses of the land use district within which it is located, **when such lot or parcel complies with the following:**
 - i. The landscaping of setback areas ~~insofar as a setback exists~~ **as prescribed by the Specific Plan;**
 - ii. The landscaping of parking areas, provided fulfilling the requirement does not reduce off-street parking or loading spaces to fewer than prescribed in this Specific Plan;
 - iii. The screening of storage areas **as prescribed by the Specific Plan;** and
 - iv. The enclosure of trash receptacles **as prescribed by the Specific Plan.**
8. Elimination of Nonconforming Adult Business Uses. Nonconforming adult business uses shall be eliminated in compliance with **Chapter 15 of** the Fontana Municipal Code ~~Chapter 30 Zoning and Development Code.~~

9. ~~Abatement of Nonconforming Uses, Structures, Lots and Signs. Whenever a use, structure, site or sign becomes nonconforming because of a change of land use district boundaries or a change of the regulations prescribed for the district in which the site is located, the period of time prescribed in this Specific Plan for the abatement period for the elimination of the use, the removal of the structure or sign, or the improvement of the lot or parcel shall begin on the effective date of the change of district boundaries or regulations.~~

Chapter 12.0 – Speedway Industrial District



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12.1 Purpose

The Speedway Industrial District (SID) is intended to encourage uses that complement and support the Auto Club Speedway of Southern California. This district will provide opportunities for a mixture of uses, including service commercial, entertainment, small businesses, research and development, restaurants, and hospitality uses. Light manufacturing will be allowed in the district. General features of this District include:

- Auto-related uses
- Entertainment-oriented uses
- Speedway theme
- Landscape/Streetscape Enhancement
- Edge conditions that are compatible with surrounding uses
- Establishment of uses that capitalize on regional market potential
- Facade Improvements that enhance the I-10 Corridor
- Promotion of lot consolidation

12.2 Applicability

A. Projects Subject to Development Regulations

This Chapter contains the development regulations that govern all future private development actions in the SID, including new construction, additions or renovations to existing structures and/or new land uses proposed for existing facilities.

B. Right of Continued Use

This Chapter shall not require any change in any existing building or structure for which a building permit has been previously issued or for approved plans on file in the Community Development Department before the effective date of this Specific Plan. Changes in the property's ownership or tenants of legal existing uses shall likewise require no change in any existing building or structure. Nonconforming standards and provisions shall be governed by Section 12.11 Entitlement Procedures.

C. Other Requirements

This Chapter does not eliminate the need for obtaining any other permits required by the City, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulations of any State or Federal agency.

D. Types of Development Regulations

The development regulations are of two types – Standards and Guidelines – as follows:

1. Standards address those aspects of development that are essential to achieve the goals of the Specific Plan. They include specifications for allowable land uses and site development (e.g., building height, setbacks, etc.). Conformance with Standards is mandatory. Standards are indicated by use of the words "shall," "must," or "is / is not permitted."
2. Guidelines provide guidance for new development in terms of aesthetics and design details. They are intended to direct building and site design in a way that results in the desired character for the SID. Whereas conformance with the Standards is mandatory, conformance with the Guidelines is preferred and/or recommended. Provisions that fall into this category are indicated by the use of the words "should," "may" or "are encouraged to." In various cases, the Guidelines provide a choice of treatments that will achieve the desired effect. Developers are permitted to propose alternative design details if they are able to show that the details implement the Specific Plan objectives with respect to the desired character of the SID.

E. Minimum Requirements

The provisions in this Chapter shall be minimum requirements. When this Chapter provides for discretionary authority on the part of the Director of Community Development, Planning Commission, or City Council, that discretion may be exercised to impose more stringent requirements if deemed necessary to accomplish the objectives of the SID.

F Overview of Development Regulations

1. Relationship of Land Use Districts. The development regulations in this Chapter apply to those properties that are within the SID. Exhibit 12.1 Land Use Plan indicates the location of the SID and its relationship to the other land use districts in the Specific Plan area.
2. Standards, Guidelines, and Procedures. The development regulations are divided into the following sections: 12.3 Allowable Land Uses and Permit Requirements; 12.4 Development Standards; 12.5 Landscape Standards; 12.6 Parking and Loading Standards; 12.7 Sign Standards; 12.8 Public Right-of-Way Streetscape; 12.9 Design Guidelines, 12.10 Development Incentives, and 12.11 Entitlement Procedures. Projects must meet all development standards in order to achieve approval in the development review process. Projects are encouraged to adhere to the guidelines contained in 12.9 Design Guidelines.
3. Steps for Using Chapter. Table 12-1 Process Procedures illustrates the steps for using this Chapter.

Table 12-1 Process Procedures

<i>Instructions</i>	<i>Information Source</i>	<i>Where to Find in this Chapter</i>
Locate property and its street frontage	Land Use Plan	Figure 12-1
Identify the allowable uses and refer to the definitions of the uses	Allowable Land Uses & Permit Requirements Definitions	Table 12-2 Appendix A
Comply with the requirements for intensity, lot dimensions, height limits, and setbacks	Intensity and Dimensional Standards	Table 12-3
Comply with fence, wall, and screening standards	Fence, Wall, and Screening Standards	Table 12.4
Comply with landscaping requirements	Landscape Standards Public Right-of-Way Streetscape	Section 12.5 Section 12.8
Comply with parking requirements	Parking and Loading Standards	Section 12.6
Comply with sign requirements	Sign Standards	Section 12.7
Review the design guidelines for preferred site layout, building orientation and architectural detail, fencing, and parking	Design Guidelines	Section 12.9
Determine if development is eligible for incentives	Development Incentives	Section 12.10
Submit project application and proceed through project approval process	Entitlement Procedures	Section 12.11

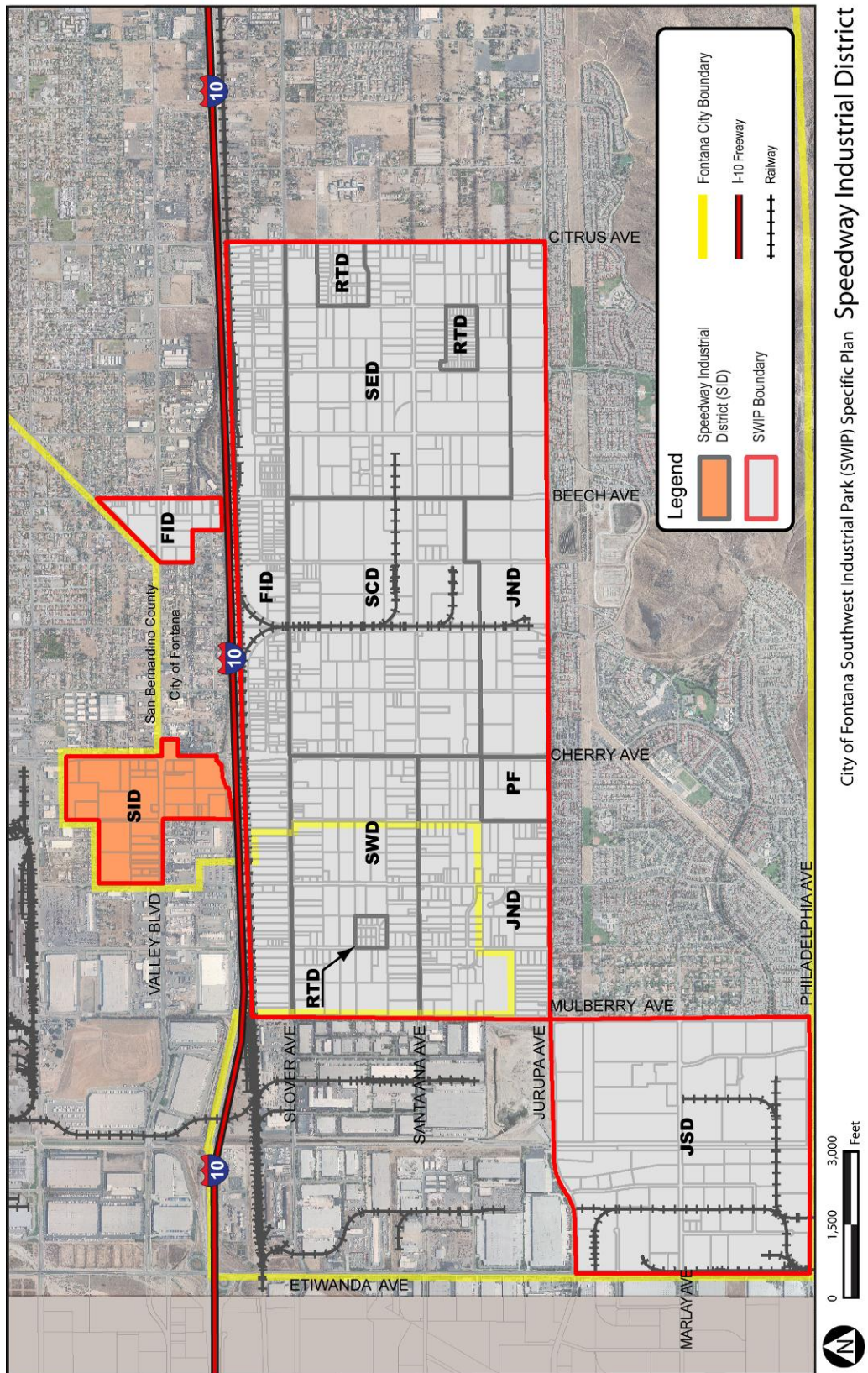


Exhibit 12.1 – Land Use Plan

12.3 Allowable Land Uses and Permit Requirements

This Section identifies allowable land uses and their permit requirements.

A. Allowed Uses

Table 12-2 Allowable Land Uses and Permit Requirements identifies the types of land uses allowed in the SID and the permit required to establish each use.

B. Uses Not Listed

Uses not listed in Table 12-2 are prohibited land uses, until and unless the Director of Community Development makes a similar use determination in compliance with Subsection 12.11.D Entitlement Procedures – Similar Use Determination.

C. Other Applicable Regulations

The provisions contained in this SWIP Specific Plan constitute the primary land use and development standards for the Specific Plan area. These regulations are in addition to the provisions in the City of Fontana Municipal Code.

This Specific Plan provides all development standards and guidelines necessary to approve subsequent project applications, unless otherwise noted. Permit processing procedures (e.g., noticing, hearing, appeals, and expiration procedures) and enforcement procedures are provided in Municipal Code Chapter 30 (Zoning and Development Code) shall apply, unless otherwise noted. Where there is a conflict between the provisions in this Specific Plan and those in the Zoning and Development Code, the Specific Plan provisions shall prevail to the extent allowable under Federal or State law. Where there is no conflict, both shall be applied concurrently.

D. Definitions

Definitions for land uses are provided in Appendix A Definitions. If a definition is not provided, the definitions in the Municipal Code shall apply. The Director of Community Development shall interpret the definitions; make a similar use determination in compliance with Subsection 12.11.C Entitlement Procedures – Similar Use Determination; and/or refer any questions to the Planning Commission for its determination. For the purposes of this Specific Plan, the following definitions shall apply:

1. Commercial Use: Activity involving the sale of goods or services carried out for profit.
2. Industrial Use: Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Table 12-2 Allowable Land Uses and Permit Requirements

Land Use	Permit Requirement
	<i>"P"= Use Permitted by Right</i> <i>"C"= Conditional Use Permit Required</i> <i>"M" = Minor Use Permit Required</i>
Entertainment, Recreation and Public Assembly Uses	
Adult Businesses	Municipal Code §30-11 & FMCCChapter 15, Article XVIII
Open Space / Park	P
Public Assembly Facilities	C
Recreational Facilities	M
Industry, Manufacturing, and Processing Uses	
Flex-Tech Multi-Use Facilities (2)	P
Manufacturing, Light	
• Electronics & Equipment	P
• Glass Product Fabrication	P
• Product Assembly and Distribution	P
General Manufacturing	
• Transportation Product Assembly	P
Research and Development	P
Residential Uses	
Caretaker Housing (1)	C
Retail Uses	
Alcohol Sales, Off-Site/On-Site	C
Factory/Warehouse Outlet Store	P
Retail Sales, General (3)	P
Service Uses	
Business Support Services	P
Financial Facilities	P
Catering Services	P
Food Service	
• Outdoor Dining	P
• Restaurants	P
Hotel	P
Industrial Repair	C
Offices	P
Personal Services	P
School, Commercial	M
School, Trucking	C

Table 12-2 Allowable Land Uses and Permit Requirements (continued)

Land Use	Permit Requirement
	<i>"P"= Use Permitted by Right</i> <i>"C"= Conditional Use Permit Required</i> <i>"M" = Minor Use Permit Required</i>
Motor Vehicle	
Car Wash/ Detailing	M
Motor Vehicle Rental, Sales, and Leases	C
Service Stations (3)	C
Specialty or Antique Automotive Sales	C
Truck Sales	C
Truck Stops (3)	C
Vehicle Auctions	P
Distribution, Wholesaling, and Warehousing Uses	
Warehousing Facilities	P
Transportation, Communications, and Infrastructure Uses	
Antennas	M
Broadcasting Offices or Studios	P
Parking Facilities Structures (3)	P
Other Uses	
Drive-Through Uses (3)	M
Outdoor Display & Sales	M
Public Facilities	P
Temporary Uses	Municipal Code Chapter 30, Division 14 (Temporary Use).

(1) See Section 12.4D

(2) See Section 12.9E

(3) See Section 12.9F

12.4 Development Standards

New land uses and structures and alterations to existing land uses and structures in the SID shall be designed, constructed, and established in compliance with the requirements in this Section.

A. Intensity and Dimensional Standards

Table 12-3 Intensity and Dimensional Standards provides the required intensity and dimensional standards for proposed development. The Director of Community Development is authorized to approve modifications of 10 percent or less of any land use district setback, lot width, lot depth, building coverage, building height, or wall height standard in compliance with the administrative variance procedures in Municipal Code Section 30-51.6 (Findings necessary for granting a variance). See Exhibit 6-3 Dimensional Standards.

The Director of Community Development may grant an administrative variance from the requirements of this chapter where practical difficulties, unnecessary hardships, or results contrary to the intent of this chapter would occur from the strict and literal interpretation and enforcement of the Code. An administrative variance may be granted upon conditions which will ensure the protection of the public safety, health and welfare. To grant an administrative variance, the Director of Community Development must find from the facts presented that the following conditions exist.

- (1) That because of circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of this chapter will deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
- (2) That the granting of such an administrative variance will be subject to conditions assuring that the variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located;
- (3) That the administrative variance does not authorize a use or activity which is not a specifically allowed use in the zoning district in which the property is located; and
- (4) That the granting of one administrative variance will not be contrary to the general plan.

Table 12-3: Intensity and Dimensional Standards

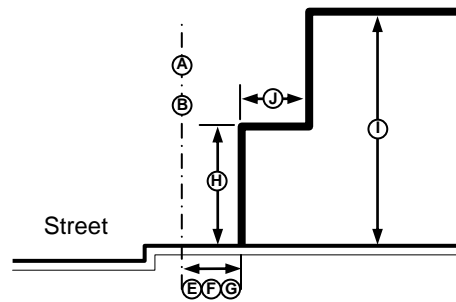
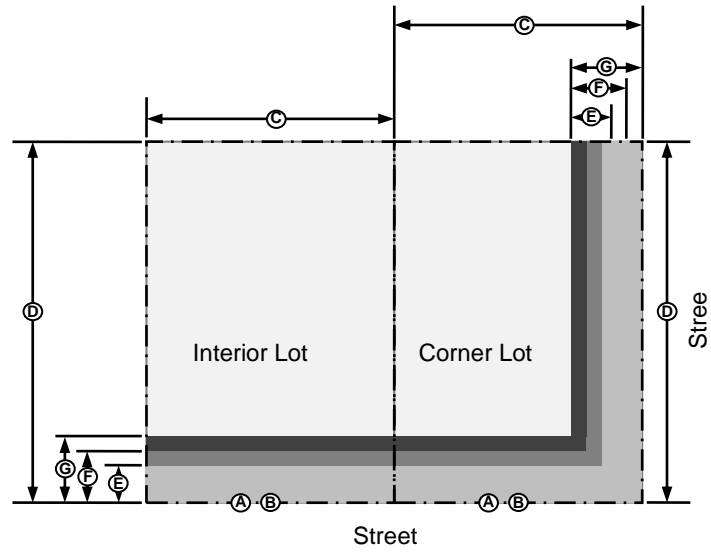
Lot Size and Building Placement		
	Industrial	Commercial
INTENSITY		
Floor Area Ratio (3)	1.0 max. FAR	1.0 max. FAR
LOT DIMENSIONS		
Lot Size	35,000 sq ft min.	20,000 sq ft min.
Lot Width (C)		
Lots abutting railroad/freeway	200 ft min.	150 ft min.
Lots not abutting railroad/freeway	150 ft min.	100 ft min.
Lot Depth (D)	150 ft min.	150 ft min.
BUILDING SETBACKS		
Front Setback (1)		
Major Highway (Cherry and Valley) (G)		
without building setback	30 ft min.	20 ft min. (4)
with 15 ft min. building setback	30 ft min.	15 ft min. (4)
Primary Highway (Not applicable) (F)	(Not applicable)	(Not applicable)
Secondary Highway/Collector Street (Almond and Banana) (E)		
without building setback	20 ft min	15 ft min. (4)
with 15 ft min building setback	20 ft min	20 ft min. (4)
Side (Street) Setback (1)		
Major Highway (Cherry and Valley) (G)	20 ft min.	20 ft min. (4)
Primary Highway (Not applicable) (F)	(Not applicable)	(Not applicable)
Secondary Highway/Collector Street (Almond and Banana) (E)	20 ft min.	15 ft min. (4)
Side (Interior) Setback (2)	None	None
Rear Setback (2)	None	None
I-10 Freeway Setback (1)	20 ft min.	10 ft min.
Accessory Building Setback	Comply with setbacks applicable to primary structures	Comply with setbacks applicable to primary structures

Table 12-3: Intensity and Dimensional Standards

Building Height and Mass		
	Industrial	Commercial
HEIGHT		
Primary Building	60 ft max	60 ft max
Accessory Building	1-story or 14 ft max. to eave/parapet line	1-story or 14 ft max. to eave/parapet line
Interior (Floor-to-Floor, excluding parking levels)	Ground floor – 12 ft min	Ground floor – 12 ft min
UPPER STORY STEPBACKS		
All buildings regardless of street frontage	Allowed.	Allowed.
Adjacent to Major Highways (Cherry and Valley) and residential zones for buildings that have a front setback of between 15 and 30 feet from the public right-of-way line.	Allowed.	Required: 15-foot upper story setback for part of buildings above 30 feet from finished grade

Notes:

- (1) Setback is measured from public right-of-way line.
- (2) Setback is measured from property line.
- (3) See Section 12.10 Development Incentives.
- (4) Corner cut-off setbacks per Specific Plan.



- Ⓐ = Public Right-of-Way Line
- Ⓑ = Property Line
- Ⓒ = Lot Width
- Ⓓ = Lot Depth
- Ⓔ = Front/Side Setback – Secondary Highway/Collector Street
- Ⓕ = Front/Side Setback – Primary Highway
- Ⓖ = Front/Side Setback – Major Highway
- Ⓗ = 30 foot Height
- Ⓘ = 60 foot Height
- ⓵ = 15 foot Stepback above 30 foot Building Height

Exhibit 12-2 – Dimensional Standards.

B. Fences, Walls, and Screening

1. Standards and Guidelines. Table 12-4 contains standards for fences, walls, and screening. Refer to Section 12.9 Design Guidelines for guidelines about the design, materials, and construction of fences, walls, and screening.

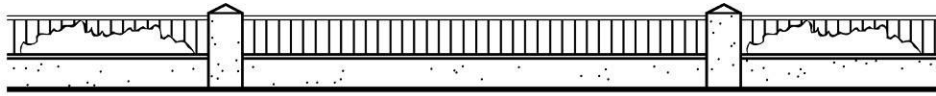
Table 12-4 Standards for Fences, Walls, and Screening

<i>Location</i>	<i>Materials See Section 12.9 Design Guidelines</i>	<i>Maximum Height (1)</i>
Within front setback area	Solid fencing/wall	36 inches; or 42 inches if abutting residential front yard
	Open fencing/wall	6 ft
Within street side setback area	Tubular steel construction allowed in required setback area if set back at least 15 ft from lot line. Solid masonry wall not allowed in required setback area.	8 ft if necessary for security purposes, with 18-inch maximum width pilasters at a minimum of 8 ft on center [2(e)]
Within interior side setback area	Any type of fence, hedge, or wall allowed, except that if abutting residential zone, solid masonry wall only	8 ft
Within rear setback area	Any type of fence, hedge, or wall allowed, except that if abutting residential zone, solid masonry wall only	8 ft
Within freeway setback area	Tubular or wrought iron fencing with pilasters	8 ft tall pilasters at 30 ft on center with 8 ft tall tubular or wrought iron fencing between pilasters
Outside of a required setback area	Solid or open fencing/wall	No height limit
At intersections of alleys, streets, and driveways	Solid or open fencing/walls	30 inches
Within I-10 Freeway setback area	See Section 12.8.C Public Right-of-Way Streetscape- Freeway Edges Design Criteria	

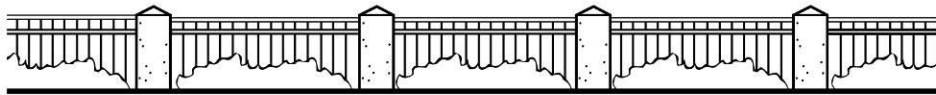
Note: (1) All fences and walls shall meet the City's line of sight regulations, as determined by the City Engineer.

2. Materials.
 - a. Open fencing shall mean fencing with over 50 percent of the surface area open for free passage of light and air and through which the area behind the fence is visible to public view. See Exhibit 12.3 Open and Solid Fencing.
 - b. Solid fencing shall mean fencing with 50 percent or less of the surface area open for free passage of light and air and designed to conceal the area behind the fence from public view. See Exhibit 12.3 Open and Solid Fencing.
 - c. Barbed wire fence, electric fences, or similar fencing material is prohibited.
 - d. Chain link fencing is allowed on interior property lines that are not visible from public rights-of-way.

- e. **For fences up to 100 linear feet, one pilaster shall be provided for every 10 linear feet. For fences more than 100 linear feet and less than 300 linear feet, one pilaster shall be provided for every 30 feet. For fences 300 linear feet or longer, one pilaster shall be provided for every 60 feet.**



Elevation of Wall / Wrought Iron Combination

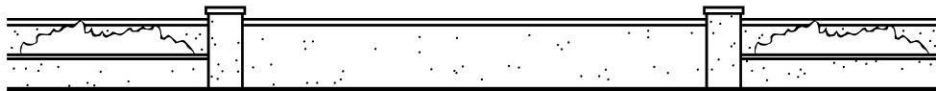


Elevation of Wrought Iron with Pilasters

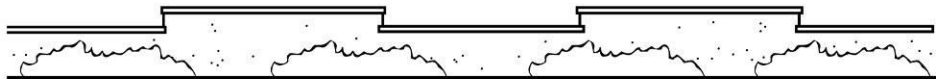
Examples of Open Fencing



Elevation of Staggered Wall



Elevation of Planters / Wall



Elevation of Wall with Breaks

Examples of Solid Fencing

Exhibit 12-3 – Open and Solid Fencing.

3. Screening and buffering.

- a. Roof-mounted and ground-mounted mechanical equipment, utilities, storage, and solid waste storage areas shall be screened from adjoining properties and public right-of-ways by a visual barrier (e.g., wall, fence, landscape material, etc.) to the satisfaction of the Director of Community Development. Where only landscaping is used for screening, it shall be planted with five-gallon (minimum size) shrubs spaced to provide a continuous dense screen.
- b. Parking lot perimeters shall be screened and planted in compliance with Section 12.6 Parking and Loading Standards.

C. Outdoor Activities and Storage

1. Storage in Setback Areas. Material or equipment shall not be stored anywhere in the front yard. Temporary storage of construction materials during construction on the same site is permitted. Boats, campers, motor vehicles, trailers, equipment, materials, or antenna that may be stored in side and rear yards, provided that they are outside the required side and rear setback areas identified in Table 12-3 Intensity and Dimensional Standards.
2. Limitations on Outdoor Uses.
 - a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation, except approved outdoor dining areas, vehicle sales and rental businesses, parking areas, nursery growing areas, industrial activities, and other approved uses that require outdoor activities.
 - b. Areas used for the approved outdoor storage of vehicles, equipment and/or building materials (raw or finished) may use compacted slag, gravel, or other similar material deemed suitable by the Director of Community Development.
3. Outdoor Wholesaling. Outdoor wholesaling of goods and materials shall comply with the following:
 - a. A building shall be provided on the same parcel or on an adjacent parcel associated with the same business.
 - b. All display materials, including vehicles, shall be set back five feet from any landscaped area and shall not be located on required parking areas.
 - c. The entire area used for display purposes shall be surfaced with asphalt or an equally serviceable hard pavement surface. The surface shall be maintained in good condition.

- d. Storage of equipment or materials, with the exception of the display of vehicles for sale or rent, shall be screened by a visually solid masonry wall of minimum height six feet. The approving authority may determine through the design review process that the subject use requires a solid masonry wall higher than six feet.
- e. Outdoor display areas shall be maintained in a neat and orderly condition.

D. Caretaker Housing

Caretaker housing shall be:

1. Accessory to a principal use;
2. A maximum of 1,500 square feet total floor area unless otherwise approved by the Planning Commission;
3. Limited to one unit per lot; and
4. Subject to the setback requirements applicable to the principal structure with which it is associated.

E. Solar Access

A structure, fence, or wall shall not be constructed or modified, and vegetation shall not be placed or allowed to grow so as to obstruct more than 10 percent of the absorption area of a solar energy system on an abutting or adjacent lot at any time.

F. Undergrounding of Utilities

1. Utility service laterals to new development shall be installed underground.
2. Temporary overhead power and telephone facilities are permitted only during construction.
3. Placement, location and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission prior to any administrative or discretionary approval.
4. Transformer enclosures shall be designed of durable materials with finishes and colors used that are compatible and harmonious with the overall architectural theme.
5. All utilities including, but not limited to drainage systems, sewers, gas lines, water lines, and electrical, telephone, and communications wires and equipment shall be installed and maintained underground. Placement, location, and screening of utilities of any kind, which cannot be installed underground and must be placed above ground for function and safety reasons, require written approval by the Director of Community Development or the Planning Commission before any administrative or discretionary approval.

12.5 Landscape Standards

A. Required landscaping

This section provides the required minimum standards for all landscaped areas within any new and rehabilitated development.

1. Landscaped area means the entire parcel less the building footprint, driveways, nonirrigated portions of parking lots, and hardscapes (driveways, approaches, sidewalks, etc.). Decorative hardscapes used to enhance the landscape will be considered as part of the landscape area; this would include such things as cobble rock, decomposed granite, brickwork, stamped concrete, gravel, pavers, and water features.
2. Landscape setbacks along public right-of-ways shall incorporate landscape buffers with undulating and variable height earth-mounding (berms), and/or low walls, and required plant materials as shown in Table 12-5 Landscape Standards.
3. Block wall and wrought iron fencing shall be located behind landscape setback area(s).
4. The developer shall submit to the City's Department of Engineering, a Landscape Documentation Package that conforms to the Water Efficient Landscape Ordinance in Municipal Code, Chapter 28Vegetation.
5. All new development landscaping shall comply with the standards shown in Table 12-5 Landscape Standards. Additional guidelines that should be considered are provided in Section 12.9 Design Guidelines.
6. The Recommended Plant Materials Palette, Table 12-6 can be found immediately after this section. The plant materials palette is provided to ensure the installation of drought-tolerant, water efficient landscaping that will provide wind breaks and thrive in the local climate conditions. In an effort to provide visual elements that distinguish this district from others, please note that turf (grass) does not appear in the Plant Materials Palette, and shall be prohibited, in lieu of drought-tolerant ground covers.
7. Public right-of-way improvements, including street improvements, streetscape/landscape (parkway) improvements, and street tree requirements, are in Section 12.8 Public Right-of-Way Streetscape.

Table 12-5 Landscape Standards

Notes: The Director of Community Development may require additional setbacks.

Minimum Landscaped Area Mixture of ground cover, shrubs, trees, and decorative hardscape features	15% of total site area, not including areas covered by buildings, structures, or areas used for approved outside storage, loading, or other activities. 25% of total site area, for hotels, not including areas covered by buildings, or areas used for approved outside storage, loading, or other activities.
Decorative hardscape features Brick, stone, art, fountains, ponds, etc.	Maximum 15 % of the total required landscaping of site area
Minimum plant sizes in landscaped areas	Minimum Ratio 1 tree/500 SF of landscape area
Trees	50% - 15-gallon 40% - 24-inch box 10% - 30-inch box or greater
Shrubs	50% - 5-gallon 50% - 1-gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting
Street trees in parkways per Master Plan of Parkway Trees	1 tree of not less than 24-inch box size for each 30 linear feet of street frontage In parkways of inadequate width, street trees shall be planted in abutting setback/yard, in addition to the required buffer landscaping in setback area
Landscape buffer in front setback area	1 tree for each 20 linear feet minimum of street frontage and three 5-gallon shrubs for each tree Undulating earth berms with informal tree and shrub massing and/or low decorative walls may be utilized. Maximum slope: 3:1 for berms
Additional landscape requirements	1 tree for each 800 square feet minimum of other required landscaped area and 8 shrubs for each tree.
Landscape Buffer Front setback area and street-side setback area	Major Highway: 30 ft minimum width Primary Highway: 25 ft minimum width Collector/Local Streets: 20 ft minimum width
Landscape buffer in any side or rear yard abutting a residential zone	20 ft minimum width with 1 tree for each 20 linear feet of lot line, and 3 shrubs per tree

B. Recommended Plant Materials Palette

Table 12-6 Recommended Plant Materials Palette provides a listing of primarily drought-tolerant trees, shrubs, and ground covers to provide water-efficient landscaping in new projects. The limited selection of landscape material in the palette is envisioned to assist the user in incorporating sustainable landscaping into the project, while including enough variety of size, form, and density, to meet the requirements within buffer setbacks and screening techniques. Final selection shall be approved the City. The Director of Community Development shall approve artificial turf.

**Table 12-6 (a) – Recommended Plant Materials Palette
Recommended Trees**



Bottle Tree
Brachychiton populneus



Honey Locust
Gleditsia triacanthos



Canyon Live Oak
Quercus chrysolepis



Mexican Fan Palm
Washingtonia robusta



Date Palm
Phoenix dactylifera



Stone Pine
Pinus pinea

Table 12-6 (a) – Recommended Plant Materials Palette
Recommended Trees (continued)



Desert Willow
Chilopsis linearis

Table 12-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs



Agave
Agave species



Kangaroo Paw
Anigozanthus hybrids



Aloe
Aloe species



Natal Plum
Garissa grandiflora



Bougainvillea
Bougainvillea species



Purple Fountain
Grass
Pennisetum setaceum
'Cupreum'

Table 12-6 (b) – Recommended Plant Materials Palette
Recommended Shrubs (continued)



Bush Morning Glory
Convolvulus cneorum



Red Hot Poker
Kniphofia uvaria



Covote Brush
Baccharis pilularis



Red Yucca
Hesperaloe parviflora

Table 12-6 (c) – Recommended Plant Materials Palette
Recommended Groundcover



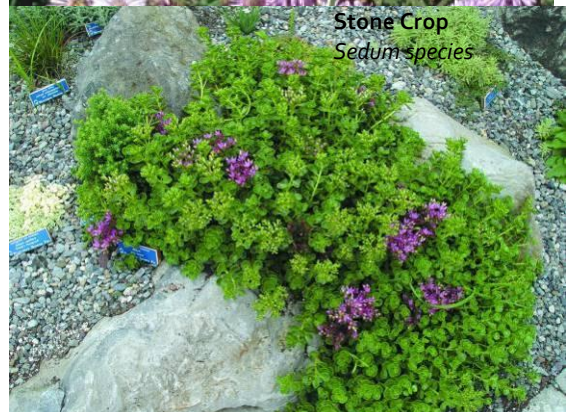
Dymondia
Dymondia margaretae



Rosea Ice Plant
Drosanthemum floribundum



Moss Verbena
Verbena tenuisecta



Stone Crop
Sedum species

Table 12-6 (c) – Recommended Plant Materials Palette
Recommended Groundcover (continued)



12.6 Parking and Loading Standards

A. Applicability

This section contains regulations for off-street parking and loading. Regulations identify required number of parking and loading spaces for all new development projects and those proposing substantial modification to existing buildings. Please refer to Municipal Code Chapter 30 Zoning and Development Code for all parking and loading-related information or regulations not specifically addressed in this section.

B. General Parking and Loading Regulations

1. Methods of Calculation.
 - a. Multiple Uses. If more than one use is located on a site, the total number of required off-street parking and loading spaces shall be the sum of the requirements for the various uses computed separately. If individual uses on the same site have a floor area less than that for which loading spaces would be required, then the total gross floor area of all uses on the site or lot shall be used in determining the required number of loading spaces.
 - b. Fractional Number. Whenever the computation of the required number of off-street parking or loading spaces results in a fractional number, one additional space shall be required for a fraction of more than one-half, but shall not be required for a fraction of one-half or less.
2. Off-Site Location. Required off-street parking spaces shall be located on the same property as the use that they are intended to serve. Where the required parking spaces cannot be accommodated on the same property, they may be located in a separate off-site parking facility that is not more than 300 feet from the use(s) they serve.
3. Shared Use. Required off-street parking and loading spaces shall not be considered as providing parking or loading spaces for any other use, except where shared use facilities are approved in compliance with Subparagraph 5 Adjustments to Parking Requirements, below.
4. Uses Not Specified. For uses not specified, the Director of Community Development shall determine parking requirements based upon the requirements of the most similar use. See Subsection 12.11.C Entitlement Procedures – Similar Use Determination.
5. Adjustments to Parking Requirements.
 - a. Administrative Variance. The Director of Community Development is authorized to approve alternate parking plans involving a modification of 10 percent or less of any of the off-street parking and loading standards in compliance with Section 30-51.5 of Municipal Code Chapter 30.

- b. **Parking Study Option.** An applicant may submit a separate parking and loading study for new development to the Director of Community Development for review and approval. A parking and loading study shall provide sufficient data and information to justify the need for adjustments to the parking and loading requirements and shall analyze whether:
 - i. Adequate off-street parking will be provided for the project;
 - ii. The project demonstrates the use of creative design concepts, including but not limited to shared parking facilities, transit accessibility, pedestrian amenities, and bicycle amenities;
 - iii. Environmental impacts associated with the project will not be increased by the modification of standards; and
 - iv. Traffic safety and pedestrian safety will be enhanced by the modifications.
- c. **Shared Use Facility.** Required off-street parking and loading spaces may be considered as providing parking or loading spaces for another use where joint facilities serving more than one use contain no less than the total number of spaces deemed necessary for each individual use added together with other uses. Where adjoining uses on the same site have different hours of operation with minimal conflict, the Director of Community Development may determine that some or all of the same spaces may be counted as satisfying the requirements for both uses, provided that the number of spaces shall not be less than the prescribed for the use requiring the greater number.

C. *Required Number of Parking Spaces*

Each land use shall provide the number of off-street parking spaces indicated in Table 12-7 Parking Requirements by Land Use, except where adjustment has been granted in compliance with Subparagraph b.5 Adjustments to Parking Requirements, above. For the purposes of this Section, the following definitions shall apply:

- 1. **Commercial Use:** Activity involving the sale of goods or services carried out for profit.
- 2. **Industrial Use:** Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Table 12-7 Parking Requirements by Land Use

Land Use	Vehicle Spaces (Minimum #) GFA – Gross Floor Area	Bicycle Spaces (Minimum #)
Entertainment, Recreation and Public Assembly Uses		
Adult Businesses	Subject to Parking Plan required by Municipal Code §15-918	
Open Space / Park	Public - Determined by Parks and Recreation Department Private - .25 spaces/1,000 sq ft of total park area	1 space/ 33 vehicle parking spaces
Public Assembly Facilities	With fixed seats – 1 space/3 fixed seats; Without fixed seats – 25 spaces/1,000 sq ft of seating area; and 4 spaces/1,000 sq ft GFA outside assembly area	1 space/33 vehicle parking spaces
Recreational Facilities – Indoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 12.6.B.5 Adjustments to Parking Requirements	
Amusement Arcade	1 space/each 4 persons of the facility's allowed maximum capacity	1 space/ 3 games up to 20 games; and 1 space/5 games for over 20 games
Athletic Club/Gym	4 spaces/1,000 sq ft GFA; 20 spaces/1,000 sq ft of exercise floor area; 3 spaces/outdoor ball court	.4 spaces/1,000 sq ft GFA
Bowling Alley	4 spaces/lane, and additional spaces required for restaurant and other accessory uses	1 space/33 vehicle parking spaces
Dancing	14 spaces/1,000 sq ft GFA	
Pool/Billiard Hall	2 spaces/table	1 space/5 tables
Skating Rink	14 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Recreational Facilities – Outdoor, except for the following:	1 space/each 4 persons of the facility's allowed maximum capacity, unless otherwise modified in compliance with Section 3.2.7.b.5 –Adjustments to Parking Requirements	
• Golf driving range, batting cage	1 space/tee, cage, or similar; and 1 space/employee at maximum shift	1 space/33 vehicle parking spaces
• Swimming pools	14 spaces/1,000 sq ft of water surface area	1 space/33 vehicle parking spaces
Industry, Manufacturing, and Processing Uses		
Flex-Tech Multi-Use Facilities	3.5 spaces per 1,000 sq ft GFA	1 space/33 vehicle parking spaces
Light Manufacturing All uses listed under "Manufacturing, Light" in Table 12-2	2 spaces/1,000 sq ft GFA for first 40,000 sq ft; .75 spaces/1,000 sq ft GFA of additional area above 40,000 sq ft; 4 spaces/1,000 sq ft GFA of office space; and 1 space/1 facility vehicle	1 space/33 vehicle parking spaces
Transportation Product Assembly	2 spaces/1,000 sq ft GFA for first 40,000 sq ft; .75 spaces/1,000 sq ft GFA of additional area above 40,000 sq ft; 4 spaces/1,000 sq ft GFA of office space; and 1 space/1 facility vehicle	1 space/33 vehicle parking spaces
Research and Development	2 spaces/1,000 sq ft GFA	1 space/33 vehicle parking spaces
Residential Uses		
Caretaker Housing	2 spaces in an enclosed garage	None

Table 12-7 Parking Requirements by Land Use (continued)

Land Use	Vehicle Spaces (Minimum #) GFA – Gross Floor Area	Bicycle Spaces (Minimum #)
Retail Uses		
Alcohol Sales, Off-Site/On-Site	Same as required spaces for the underlying use (e.g., restaurant, public assembly facility, retail store, etc.), unless otherwise modified in compliance with Section 3.2.7.b.5 –Adjustments to Parking Requirements	
Factory/Warehouse Outlet Store	5 spaces/1,000 sq ft GFA	None
Retail Sales, General	4 spaces/1,000 sq ft GFA	1 space/33 vehicle
Not in shopping center or factory/warehous e outlet mall)		parking spaces
Shopping Center	5 spaces/1,000 sq ft GFA for the initial 10,000 sq ft; and 4 spaces/1,000 sq ft GFA for over 10,000 sq ft	1 space/33 vehicle parking spaces
Service Uses		
Business Support Services	4 spaces/1,000 sq ft GFA	None
Catering Services	2.5 spaces/1,000 sq ft GFA	None
Financial Facilities	4 spaces/1,000 sq ft GFA	2 spaces
Food Service:		
<ul style="list-style-type: none"> Fast food restaurant with drive through, walk-in area 	Indoor Seating: 13 spaces/1,000 sq ft GFA* <i>*GFA shall not include play areas without seating.</i> Outdoor Seating (patio area): Less than 50% of indoor area: 6.5 spaces/1,000 sq ft 50% or more of indoor area: 13 spaces/1,000 sq ft	4 spaces
<ul style="list-style-type: none"> Other restaurant 	Indoor Seating: 10 spaces per 1,000 sq ft GFA Outdoor Seating (patio area): Less than 50% of indoor area: 5 spaces/1,000 sq ft 50% or more of indoor area: 10 spaces/1,000 sq ft	2 spaces
Hotel	1.25 spaces per guest room; 10 spaces/1,000 sq ft GFA for lounge/restaurant; Spaces at following rates for conference/banquet facilities: Less than 20 sq ft per room – 0 spaces 20 sq ft per room – 30 spaces/1,000 sq ft GFA 1 space per employee on maximum shift	1 space/33 vehicle parking spaces
Industrial Repair	2 spaces/1,000 sq ft GFA for the initial 40,000 sq ft 1.3 spaces/1,000 sq ft additional GFA greater than 40,000 sq ft 4 spaces/1,000 sq ft GFA of office space, where those uses exceed 10% of GFA OR 1 space for each employee on the maximum shift as determined by Director of Community Development	None
Offices	4 spaces/1,000 sq ft GFA	Under 50,000 sq ft – 2 spaces 50,001 – 100,000 sq ft – 3 spaces Over 100,000 sq ft – 5 spaces

Table 12-7 Parking Requirements by Land Use (continued)

Land Use	Vehicle Spaces (Minimum #) GFA – Gross Floor Area	Bicycle Spaces (Minimum #)
Personal Services	4.4 spaces/1,000 sq ft GFA	None
School, Commercial	1 space/teaching and non-teaching position on maximum shift; and 1 space/2 students on maximum enrollment	1 space/33 vehicle parking spaces
School, Truck Driving	1 truck parking space/truck operated by or for school; 1 space/teaching and nonteaching staff member on maximum shift; 1 space/2 students on maximum enrollment additional spaces required for accessory lodging	.25 spaces/ classroom
Motor Vehicle		
• Car Wash Full-Service	1 space/employee; Stacking for 5 vehicles for car wash lane Reserve spaces equal to 3 times the wash lane capacity	None
• Car Wash Self-Service	2 spaces/bay	None
• Motor Vehicle Rental, Sales, and Leases	Indoor display/sale/service = 3.3 spaces/1,000 sq ft GFA; Outdoor display/sale = .40 spaces/1,000 sq ft GFA; and 1 space/employee	None
• Service Stations		
With convenience market	5 spaces/1,000 sq Ft GFA; and 5 spaces/service bay	1 space/10 vehicle parking spaces
Without convenience market	3.3 spaces/1,000 sq ft or 5 spaces/service bay, whichever is more; minimum of 4 spaces	
• Specialty/Antique Automotive Sales	Indoor display/sale/service = 3.3 spaces/1,000 sq ft GFA; Outdoor display/sale = .40 spaces/1,000 sq ft GFA; and 1 space/employee	None
• Truck Sales	Indoor display/sale/service = .20 spaces/1,000 sq ft GFA; Outdoor display/sale/service = .33 spaces/ 1,000 sq ft GFA; and 1 space/employee	None
• Truck Stops	1 truck parking space/10,000 sq ft of site area; 5 vehicle parking spaces/1,000 sq ft of building area; and additional spaces required for restaurant, lodging, and other accessory uses	None
• Vehicle Auctions	Automobile or boat sales (new/used/auction) 1 space/300 sq ft of indoor display, sales, or service area; 1 space/2,500 sq ft of outdoor sales or display area; and 1 space/employee Truck sales/services (new/used/auction) 1 space/250 sq ft of sales area; 1 space/3,000 sq ft of outdoor sales or display area; and 1 space/employee	None
Distribution, Wholesaling and Warehousing Uses		
Warehousing Facilities	2 spaces/3 employees on maximum working shift; No additional spaces if office area is less than 10% GFA. Office space rate if office area over 10% GFA. Space to accommodate all trucks and other vehicles used in connection with use	None

Table 12-7 Parking Requirements by Land Use (continued)		
Land Use	Vehicle Spaces (Minimum #) GFA – Gross Floor Area	Bicycle Spaces (Minimum #)
Transportation, Communications and Infrastructure Uses		
Antennas	1 space	None
Broadcasting Offices or Studios	5 spaces/1,000 sq ft GFA	None
Parking Facilities	Per approved plan	None
Other Uses		
Drive-Through	Stacking for 7 vehicles at each bay, window, lane, ordering station, or machine	None
Outdoor Display & Sales	1 space/1,000 sq ft of outdoor merchandise areas	None
Public Facilities	Per public agency	
Temporary Uses	Per Temporary Use Permit	
<i>Note: Sources consulted to compile the table entries include the Municipal Code; The Dimensions of Parking, ULI and National Parking Association, 5th Edition, 2010; Recommended Zoning Ordinance Provisions, National Parking Association, December 2006; and Parking Standards, APA Planning Advisory Service Report 510/511; November 2002.</i>		

D. Required Number of Loading Spaces

Each land use shall provide the number of off-street loading spaces indicated in Table 12-8 Loading Space Requirements by Land Use. Requirements for uses not specifically listed shall be determined by the Director of Community Development based upon the requirements for comparable uses and upon the particular characteristics of the proposed use. For other standards (e.g., size of loading spaces, location, turning radius, etc.), refer to Article XI Off-Street Parking and Loading Standards, Division 4 Loading Area Regulations, in Municipal Code Chapter 30 Zoning and Development Code.

Table 12-8 Loading Space Requirements by Land Use		
Land Use	Number of Spaces Required	
	Speedway Industrial District	
	Loading Spaces (Minimum #)	Type (1)
Entertainment, Recreation and Public Assembly Uses		
Public Assembly Facilities	1 space; and Additional spaces as required by design review	Van
Recreational Facilities	0 - 29,999 sq ft: 1 space 30,000 - 99,999 sq ft: 2 spaces Over 100,000 sq ft: 3 spaces	Truck
Industry, Manufacturing, and Processing Uses		
Flex-Tech Multi-Use Facilities	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck
All uses listed under "Manufacturing, Light" in Table 12-2		
All uses listed under "General Manufacturing" in Table 12-2		
Research and Development		
Retail Uses		
Retail Sales, General and Factory/Warehouse Outlet	Up to 10,000 sq ft: 1 space	Truck
	10,001 - 30,000 sq ft: 1 space 30,001 - 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer
Specialty/Antique Automotive Sales	1 space	Tractor Trailer
Truck Sales	1 space	Tractor Trailer

Table 12-8 Loading Space Requirements by Land Use (continued)		
Land Use	Number of Spaces Required	
	Speedway Industrial District	
	Loading Spaces (Minimum #)	Type (1)
Service Uses		
All uses listed under "Service Uses" in Table 12-2; except for the following:	Up to 10,000 sq ft: 1 space	Truck
	10,001 - 30,000 sq ft: 1 space 30,001 - 90,000 sq ft: 2 spaces Over 90,000 sq ft: 2 spaces; and 1 additional space for each additional 50,000 sq ft over the initial 90,000 sq ft	Tractor Trailer
Hotel	10,000 - 50,000 sq ft: 1 space	Van
	Over 50,000 sq ft: 1 space	Truck
Industrial Repair	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Truck
Motor Vehicle		
• Motor Vehicle Rental, Sales, and Leases	1 space	Tractor Trailer
• Service Stations	1 space	Tractor Trailer
• Specialty or Antique Automotive Sales	1 space	Tractor Trailer
• Truck Sales	1 space	Tractor Trailer
• Truck Stops	1 space	Tractor Trailer
Offices	5,000 – 50,000 sq ft: 1 space	Van
	Over 50,000 sq ft: 1 space	Truck
School, Commercial	1 space; and additional spaces required by design review	Van
School, Truck Driving	1 space; and additional spaces required by design review	Van
Distribution, Wholesaling and Warehousing Uses		
Warehousing Facilities	5,000 - 30,000 sq ft: 1 space; and 1 additional space for each additional 30,000 sq ft	Tractor Trailer

Notes:

(1) A van loading space shall be a minimum of 12 ft wide by 19 ft long with a minimum 10 ft overhead clearance.

A truck loading space shall be a minimum of 12 ft wide by 45 ft long with a minimum 14 ft overhead clearance.

A tractor trailer loading space shall be a minimum of 12 ft wide by 70 ft long with a minimum 14 ft overhead clearance.

E. Landscaping Standards for Parking Areas

Within any parking area, one tree shall be planted for every five single-row parking stalls or 10 double-row parking stalls. Eighty percent of these shall be 15 gallons in size and the remaining 20 percent shall be 24-inch box or larger in size. If for some reason the contractor is unable to distribute trees in the interior of the parking area in compliance with these standards, the Director of Community Development may approve the placement of no more than 40 percent of the trees within the perimeter of the parking area. Planters shall not have a dimension less than four feet, excluding the thickness of the curbing. These requirements may be reduced for industrial parking areas that are screened from public view.

1. Parking areas shall contain a minimum landscape area equivalent to 30 percent of the total required 15 percent landscaping for the total site area.
2. Parking area perimeter landscaping.
 - a. Parking areas for nonresidential uses abutting or adjacent to residentially zoned property shall provide a landscape strip that is a minimum of 10 feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line bordering the residentially zoned property. Parking areas shall be screened from the residentially zoned property by a solid decorative masonry wall that is a minimum of six feet in height.
 - b. Parking areas for nonresidential uses abutting or adjacent to non-residentially zoned property or a street shall install a landscape strip that is a minimum of five feet in width, excluding overhang, curb, and walkways, between the parking area and the common property line or the parking area and the street right-of-way. This requirement may be reduced or modified if a joint access agreement exists that is satisfactory to the Director of Community Development. Parking areas shall be screened from streets through combinations of plant materials, earth berms, raised planters, grade separations, or low walls. Slopes shall not exceed three to one or exceed 36 inches in height measured from the parking lot surface.
 - c. Plant materials, walls, or structures within a traffic sight area shall not block sight lines from driveways to streets and shall not exceed 36 inches in height.
 - d. End of aisle spaces adjacent to landscape finger shall be two feet wider for step out area.
3. Parking area interior landscaping.
 - a. Tree number and location. One tree shall be provided for each four parking spaces and shall be evenly spaced throughout the interior parking area at a rate of one tree for every eight parking spaces. See Exhibit 12-4 Parking Lot Landscaping. The required number of trees in the interior area shall not include trees required around the parking area perimeter. Trees are not required for tractor-trailer parking. A minimum of one cluster of trees shall be provided for each 100 feet of a row or double row of parking space. Trees shall be located in planters that are bounded on

at least two sides by parking area paving. Planters shall have a minimum exterior dimension of five feet.

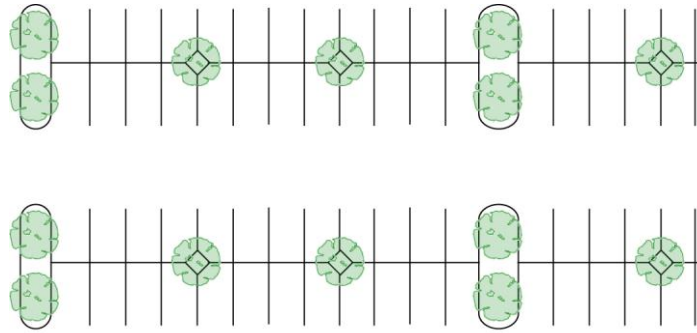


Exhibit 12-4 – Parking Lot Landscaping.

- b. Tree size. All trees within the parking area shall be a minimum 24-inch box container at time of planting.
 - c. Landscape protection. Landscaping shall be protected by concrete curbs of at least six inches in height. An end-of-aisle planter shall be provided at the ends of all parking aisles. Finger aisle planters shall be a minimum of nine feet wide and end-of-aisle planters shall be a minimum of seven feet wide, as measured from the inside of the curb. The parking space side of finger and end-of-aisle planters shall have a 24-inch wide concrete surface measured from the face of the curb. Planters shall be landscaped with a mixture of trees, shrubs, and ground cover. Planting areas shall have round corners instead of 90 degree corners and shall be shaped to allow vehicle movements. The Director of Community Development may approve alternative barriers designed to protect landscaped areas from vehicle damage. Wheel stops may be placed to allow for two feet of vehicle overhang area within the dimension of the parking space. To increase the parking lot landscaped area, a maximum of two feet of the parking stall depth may be landscaped with low-growth, hardy materials in-lieu of paving, allowing a bumper overhang while maintaining the required parking dimensions. However, the overhang area shall not be counted as part of the minimum landscape area required by paragraph (1) above, and when adjacent to a required landscaping strip shall be in addition to the minimum required width. Fixtures (e.g., lights, sprinklers) that are higher than the curb are prohibited within a bumper overhang area. Curbing that creates a bumper overhang barrier shall not exceed a height of five inches.
 - d. Parking areas with more than 100 spaces shall provide an appropriate entry feature consisting of a concentration of landscape elements, including trees, flowering plants, enhanced paving, and project identification.
4. Parking structures. A landscaping strip 10 feet wide shall be provided on all sides of a parking structure. One tree shall be provided for each 20 to 40 feet of perimeter of the

structure, based on species selected. These trees shall be distributed evenly throughout the subject landscape area.

12.7 Sign Standards

A. Applicability

This section contains standards and guidelines for signage to ensure that signs are consistent with the overall quality and character of anticipated new development. Regulations identify permitted sign types; provide standards for number of signs, size, and location; and provide design guidelines for color, materials, and illumination. Refer to the Fontana Municipal Code for all sign-related information or regulations not specifically addressed in this section.

B. Standards and Guidelines

1. Standards. The following standards shall apply to all signs, regardless of type:
 - a) Sign types not listed in this Section are not permitted.
 - b) Linear Frontage Ration. For each establishment, one and one-half (1 ½) square feet of total sign area shall be allowed for each linear foot of building frontage. Unless otherwise noted, all signs (including temporary signs) shall count toward the total sign area permitted based on the Linear Frontage Ratio. For multi-tenant buildings, each establishment shall be calculated individually. For corner establishments, each facade shall be calculated individually. Permitted sign area based on the linear frontage of one establishment or facade shall not be placed on another establishment or facade.
 - c) Signs shall not be animated.
 - d) Commercial messages that identify, advertise, or attract attention to a business, product, service, or event or activity sold, existing, or offered elsewhere than upon the same property where the sign is displayed are expressly prohibited.
 - e) In the event of a conflict between this Section and any other City regulation, the provisions of this Section shall apply.
 - f) All issues not specifically addressed herein (e.g., signage in the public right-of-way, exempt signs, permit processing, etc.) shall be addressed pursuant to the Fontana Municipal Code.
2. Guidelines. The following guidelines shall apply to all signs, regardless of type.
 - a. Design Compatibility
 - Provide signage that is compatible with the building architecture and coordinate sign materials and colors with the building facade/storefront design.
 - Place signs in accordance with facade rhythm, scale, and proportion.

- Ensure that signs associated with multi-tenant buildings are complementary to one another. A consistent location for tenant identification signs is recommended.

b. Location

- Signs shall be placed at or near the public entrance to a building or main parking area to indicate the most direct access to the business.
- Signs shall not be located so that they cover or interrupt the architectural details or ornamentation of a building's facade.
- Signs shall not project above the edge of the rooflines and shall not obstruct windows and/or doorways.

c. Sign Legibility

- Avoid hard-to-read, intricate typefaces. Typefaces that are difficult to read reduce the sign's ability to communicate.
- Avoid spacing letters and words too close together. Lettering shall not occupy more than 75 percent of the sign face.
- Limit the number of lettering styles in order to increase legibility. Signs shall be limited to no more than two styles for small signs (generally up to 10 square feet) and three styles for larger signs.
- Use significant contrast through incorporating light colored letters and a darker, contrasting background to provide the most visible and best-looking image.
- Incorporate business identity symbols and logos.
- Logo means any symbol or any combination thereof adopted and used by an individual or corporation to identify goods made or sold or services rendered by an individual or corporation and to distinguish them from goods made or sold or services rendered by others and that is nationally or State of California registered.

d. Color and Materials

- Bright day-glo (fluorescent) colors shall be avoided as they are distracting and do not blend well with other background colors.
- Sign colors shall relate to and complement the materials or color scheme of the buildings, including accent and trim colors.
- Sign materials shall be selected with consideration for the architectural design of the building's facade and also contribute to the legibility of the sign.
- Construct signs of durable, high-quality materials.
- Wood, paper, and cloth signs, and painted wall signs are prohibited.

e. Illumination

- Individually illuminated letters, either internally illuminated or back-lighted solid letters (reverse channel), are a preferred alternative to internally illuminated plastic-faced cabinet signs.

- Signs shall be comprised of individual letters.
 - The use of backlit, individually cut letter signs is strongly encouraged for all types of business and signs, including monument-type signs.
 - Whenever indirect lighting fixtures are used, care shall be taken to properly shield the light source.
- f. Electrical Raceways and Conduits
- Electrical transformer boxes and raceways shall be concealed from public view.
 - All exposed conduit and junction boxes shall be appropriately concealed from public view.

C. Sign Types

For the purposes of this plan, Table 12-9 Sign Types indicates the signs that are allowed in the Speedway Industrial District.

Table 12-9 Sign Types	
1	Grand Projecting Sign Hotels, movie theaters, live performance theaters
2	Marquee Sign Movie theaters and live performance theaters with a capacity of 500 persons or greater
3	Grand Wall Sign Non-residential uses with unfenestrated wall areas of 2,000 square feet or greater
4	Wall Sign Non-residential uses with a dedicated ground floor entrance
5	Projecting Sign Non-residential uses with a dedicated ground floor entrance
6	Awning Valance Sign Non-residential uses with a dedicated ground floor entrance
7	Awning Side Sign Non-residential uses with a dedicated ground floor entrance
8	Canopy Fascia Sign Non-residential uses with a dedicated ground floor entrance
9	Under-Awning or Under-Canopy Sign Non-residential uses with a dedicated ground floor entrance
10	Recessed Entry Sign Non-residential uses with a dedicated ground floor entrance
11	Window Sign Non-residential uses with a dedicated ground floor entrance
12	Temporary Window Sign Non-residential uses with a dedicated ground floor entrance
13	Temporary Wall Sign Non-residential uses with a dedicated ground floor entrance
14	Monument Sign Any building with continuous linear street frontage of 200 feet or greater
15	Freeway Adjacent Sign Any parcel with continuous linear freeway frontage of 200 feet or greater
16	Directional Sign Each vehicle entrance
17	Accessory Sign Identified specific uses

D. Sign Type Standards and Guidelines

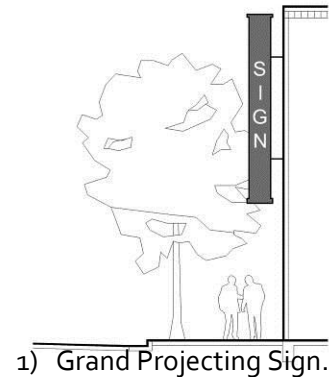
This section provides Standards and Guidelines for each Sign Type.

1. Grand Projecting Sign

Grand Projecting Signs are tall, large, vertically-oriented signs that project from the building perpendicular to the façade and that are structurally integrated into the building.

a. Standards

- i. Only one (1) Grand Projecting Sign shall be permitted per establishment.
- ii. The Grand Projecting Sign area shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iii. Grand Projecting Signs shall be no taller than 30 feet from the bottom-most part of the sign to the tallest part of the sign.
- iv. Grand Projecting Signs may use animation provided such animation consists of flashing lights or chase lights only.
- v. Grand Projecting Signs shall project no more than six feet from the façade of the building.
- vi. No portion of a Grand Projecting Sign shall be lower than 12 feet above the level of the walkway over which it projects.
- vii. Letter width shall not exceed two-thirds (2/3) of the sign width.
- viii. No portion of a Grand Projecting Sign shall extend more than 10 feet above the roofline.



b. Commercial Guidelines

- i. Materials used in Grand Projecting Signs shall be metal and paint only.
- ii. Grand Projecting Signs shall be illuminated by exposed neon tube illumination or exposed incandescent bulb illumination only.
- iii. Letters shall be oriented right-side-up and stacked in a single upright row with the first letter being at the top of the sign and the last letter being at the bottom.

2. **Grand Wall Sign**

Grand Wall Signs are large signs located on, and parallel to, large unfenestrated building wall areas.

a. Standards

- i. A Grand Wall Signs shall only be located on unfenestrated wall areas of 2,000 square feet in size or greater.
- ii. Only one (1) Grand Wall Sign shall be permitted per establishment.
- iii. The Grand Wall Sign area shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. A Grand Wall Sign shall not exceed 1,000 square feet or 25 percent of the total wall area, whichever is less.
- v. A Grand Wall Sign shall project no more than one (1) foot from the façade of the building.

b. Commercial Guidelines

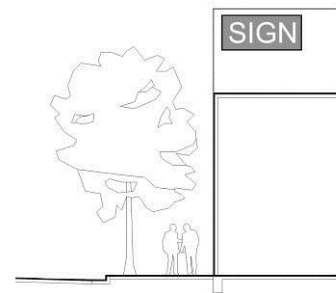
- i. Materials used in Grand Wall Signs shall be wood, ceramic, metal, or paint only.
- ii. Grand Wall Signs shall be illuminated by external illumination only.

c. Industrial Guidelines

- i. Materials used in Grand Wall Signs shall be ceramic or metal.
- ii. Grand Wall Signs shall be illuminated by external illumination only.

3. **Wall Sign**

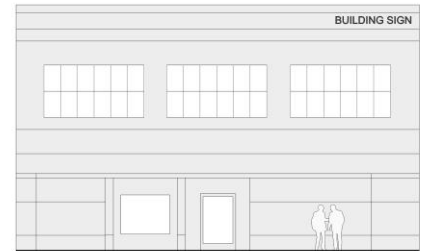
Wall Signs are signs that are located on, and parallel to, a building wall. Business Identification Wall Signs are signs that announce the name of a business within a building and Building Identification Wall Signs are signs that announce the name of a building. Both are located on, and parallel to, a building wall.



2) Grand Wall Sign.

a. Standards

- i. Wall Signs shall be located below the second floor and within the middle 50 percent of the building or tenant frontage measured from lease line to lease line. Building Identification Wall Signs shall be located only on the frieze or fascia (articulated banding across the top of every building floor) area of storefront level; frieze, fascia, parapet of the uppermost floor; or above the entrance to main building lobby.
- ii. No Wall Sign shall exceed 150 square feet in size. Building Identification Wall Signs shall be no taller than 24 inches in height.
- iii. Wall Signs shall count towards the total sign area permitted based on the Linear Frontage Ratio, except that the area of Building Identification Wall Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. The following types of establishments may use animated Wall Signs:
night clubs, movie theaters, and live performance theaters with a capacity of greater than 200 persons. Animation for these establishments shall consist of flashing lights or chase lights only. Building Identification Wall Signs shall not be animated.
- v. Wall Signs shall project no more than one (1) foot from the façade of the building.



3) Building Identification Wall Sign.



3) Business Identification Wall Sign.

b. Commercial Guidelines

- i. Materials used in wall signs shall be wood, ceramic, and/or metal, except that theaters with a capacity of greater than 200 persons may use plastic or acrylic for readerboards. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs shall be inscribed into the façade or constructed of individual metal letters.
- ii. Wall signs shall be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only. Building Identification Wall Signs shall be illuminated by external illumination or halo illumination only.

- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. New wall signs for individual businesses in a shopping center shall be placed consistent with the location of signs for other businesses in the center. This will establish visual continuity among storefronts and create a unified appearance for the center.
- v. When signs that are attached to a wall are removed, holes and other disfigurations of the wall's surface shall be patched and painted to match surrounding areas.

c. Industrial Guidelines

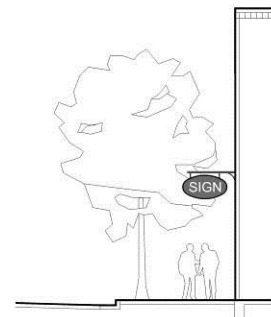
- i. Materials used in wall signs shall be ceramic, and/or metal. Wall signs may also be inscribed into the façade of the building. Building Identification Wall Signs shall be inscribed into the façade or constructed of individual metal letters.
- ii. Wall signs shall be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only. Building Identification Wall Signs shall be illuminated by external illumination or halo illumination only.
- iii. Where individual letters are used, letters shall be three-dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.
- iv. When signs that are attached to a wall are removed, holes and other disfigurations of the wall's surface shall be patched and painted to match surrounding areas.

4. Projecting Sign

Projecting Signs are signs that are oriented perpendicularly to the building façade and are either (1) suspended under a bracket, armature, or other mounting device or (2) are cantilevered (i.e., structurally affixed to the building).

a. Standards

- i. Projecting Signs shall only be mounted on the wall area below the second floor.

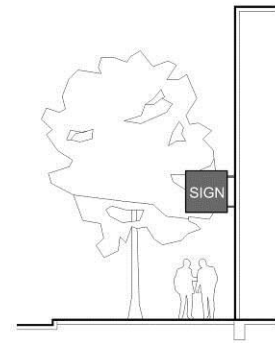


4) Suspended Projecting Sign.

- ii. No Projecting Sign shall exceed 16 square feet in size.
- iii. Projecting Signs shall project no more than four feet from the façade of the building.
- iv. No portion of a Projecting Sign shall be lower than eight feet above the level of the walkway over which it projects.

b. Commercial and Industrial Guidelines

- i. Projecting Signs that are suspended under a bracket, armature, or other mounting device should be wood, or metal and shall be illuminated by external illumination only.
- ii. Projecting Signs that are cantilevered signs shall be wood, ceramic, metal, and paint only and shall be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.
- iii. Sign supports and brackets shall be compatible with the design and scale of the sign and the architectural design of the building.



4) Cantilevered Projecting Sign.

5. Awning Valance Sign

Awning Valance Signs are signs applied to the awning valance and are contained completely within the valance.

a. Standards

- i. Lettering for Awning Valance Signs shall include one (1) line of lettering not to exceed two-thirds ($2/3$) the height of the valance or 12 inches, whichever is less.
- ii. Awning Valance Signs shall project no farther from the building than its associated awning.
- iii. No portion of an Awning Valance Sign shall be less than eight feet above the level of the walkway over which it projects.



5) Awning Valance Sign.

b. Commercial and Industrial Guidelines

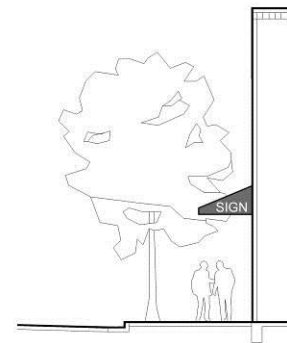
- i. Awning Valance Signs shall consist of metal, or vinyl or paint applied directly to the awning.
- ii. Awning Valance Signs shall be illuminated by external illumination only.
- iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings

- are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
- iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.
- v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
- vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

6. Awning Side Sign

Awning Side Signs are signs applied to the side panel of an awning.

- a. Standards
 - i. The area of Awning Side Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - ii. Lettering for Awning Side Signs shall not exceed 12 inches in height with total sign area not to exceed 20 percent of the area of the awning side area.
 - iii. Awning Side Signs shall project no farther from the building than its associated awning.
 - iv. No portion of an Awning Side Sign shall be less than eight feet above the level of the walkway over which it projects.
- b. Commercial and Industrial Guidelines
 - i. Awning Side Signs shall consist of vinyl or paint applied directly to the awning.
 - ii. Awning Side Signs shall be illuminated by external illumination only.
 - iii. The shape, design, and color of awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings shall be consistent with all other awnings.
 - iv. The use of temporary signs/letters on awnings is not allowed. Only permanent signs that are an integral part of the awning or canopy shall be used.



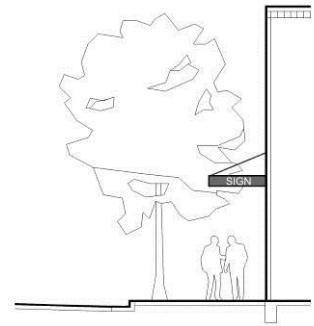
6) Awning Side Sign.

- v. The use of adhesive/press on lettering is not allowed. Awning signs shall be painted directly on the canvas awning.
- vi. To avoid having to replace awnings or paint out previous tenant signs when a new tenant moves in to a building, the use of replaceable valances shall be considered.

7. Canopy Fascia Sign

Canopy Fascia Signs are signs that are mounted to the front or side fascia of a canopy and contained completely within that fascia.

- a. Standards
 - i. The height of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) the height of the fascia or 12 inches, whichever is less.
 - ii. The width of Canopy Fascia Signs shall not exceed two-thirds ($2/3$) of the canopy width.
 - iii. Canopy Fascia Signs shall project no farther from the building than its associated canopy.
 - iv. No portion of a Canopy Fascia Sign shall be less than eight feet above the level of the walkway over which it projects.
 - v. Canopy Fascia Signs shall consist of only one (1) line of lettering articulated as individual letters mounted directly to the canopy.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Canopy Fascia Signs shall be metal and paint only.
 - ii. Canopy Fascia Signs shall be illuminated by external illumination only.



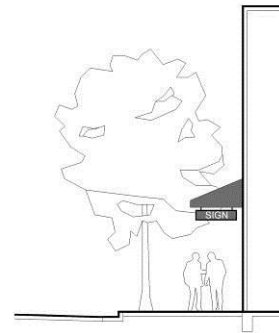
7) Canopy Fascia Sign.

8. Under-Awning or Under-Canopy Sign

Under-Awning or Under-Canopy Signs are signs that are suspended under an awning or canopy, perpendicular to the building facade.

a. Standards

- i. Under-Awning or Under-Canopy Signs shall be located adjacent to a public entrance.
- ii. No more than one (1) Under-Awning or Under-Canopy Sign shall be permitted per establishment per façade.
- iii. The area of Under-Awning or Under-Canopy Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. Under-Awning or Under-Canopy Signs shall not exceed three (3) square feet in area.
- v. Under-Awning or Under-Canopy Signs shall project no farther from the building than its associated awning or canopy.
- vi. No portion of an Under-Awning or Under-Canopy Sign shall be less than eight feet above the level of the walkway over which it projects.



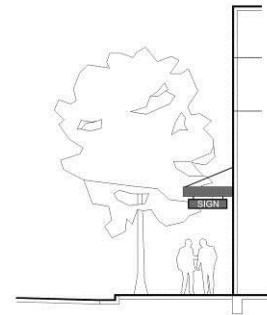
8) Under-Awning Sign.

b. Commercial Guidelines

- i. Materials used in Under-Awning or Under-Canopy Signs shall be wood, metal, and paint only.
- ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.

c. Industrial Guidelines

- i. Materials used in Under-Awning or Under-Canopy Signs shall be metal and paint only.
- ii. Under-Awning or Under-Canopy Signs shall be illuminated by external illumination only.

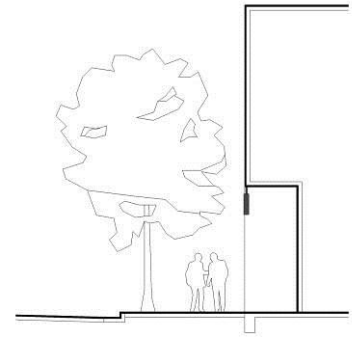


8) Under-Canopy Sign.

9. Recessed Entry Sign

Recessed Entry Signs are signs that are oriented parallel to the building façade and that are suspended over a recessed entry.

- a. Standards
 - i. No Recessed Entry Sign shall exceed twenty (20) square feet in size.
 - ii. Recessed Entry Signs shall not project beyond the façade of the building.
 - iii. No portion of a Recessed Entry Sign shall be lower than eight feet above the level of the walkway.
- b. Commercial Guidelines
 - i. Materials used in Recessed Entry Signs shall be wood, metal, and paint only.
 - ii. Recessed Entry Signs shall be illuminated by external illumination only.
- c. Industrial Guidelines
 - i. Materials used in Recessed Entry Signs shall be metal and paint only.
 - ii. Recessed Entry Signs shall be illuminated by external illumination only.



9) Recessed Entry Sign- Section View.



9) Recessed Entry Sign- Elevation View.

10. Window Sign

Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window.

- a. Standards
 - i. Window Signs shall be permitted on windows below the second floor level only. A Window Sign that only identifies a building shall be located on a transom window above a primary entrance, or the glazed area of primary door.
 - ii. Window signs shall count towards total sign area permitted based on the Linear Frontage Ratio, except that the area of a Window Sign that only identifies a building shall not count towards the total sign area permitted based on the Linear Frontage Ratio. One (1) Window Sign that only identifies a building shall be permitted per building per street-facing façade.



10) Window Sign.

- iii. No more than 25 percent of any individual window area shall be covered or otherwise occupied by signage.
- iv. The letter height of each Window Sign shall not exceed 12 inches and shall be taller than four inches.

b. Commercial and Industrial Guidelines

- i. Ground-floor Window Signs shall consist of vinyl or paint applied to the glass, neon mounted or suspended behind the glass, or framed and mounted paper signs. Window Signs that only identify a building shall consist of vinyl or paint applied to the glass only.
- ii. Ground floor Window Signs shall be illuminated by exposed neon tube illumination only. A Window Sign that only identifies a Building Identification shall not be illuminated.



10) Building Identification Window Sign.

11. Temporary Window Sign

Temporary Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window and are designed, constructed, and intended for display on private property for a period of not more than 90 consecutive days per year. Examples include "grand opening", "special sale," and seasonal signage.

a. Standards

- i. Temporary Window Signs shall be located only on ground floor windows on building facades that face a public street or a parking lot.
- ii. Temporary Window Signs shall not exceed six square feet in size.
- iii. Temporary Window Signs shall not cause the total amount of the window area covered with signage to exceed 25 percent.
- iv. Temporary Window Signs that satisfy the above standards and General Standards do not require a permit.



11) Temporary Window Sign.

- b. Commercial and Industrial Guidelines
 - i. Temporary Window Signs shall be constructed of paint applied directly to the glass or framed paper signs placed behind the glass.
 - ii. Temporary Window Signs shall not be illuminated.
 - iii. Temporary Window Signs that satisfy the above guidelines and General Guidelines do not require a permit.

12. Temporary Wall Sign

Temporary Wall Signs are signs that are located on, and parallel to, a building wall and are designed, constructed, and intended for display on private property for a period of not more than ninety (90) consecutive days per year. Examples include “grand opening”, “special sale,” and seasonal temporary banner signage.



12) Temporary Wall Sign.

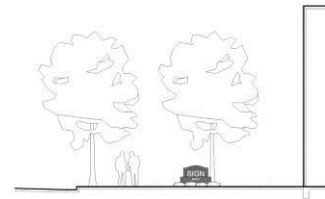
- a. Standards
 - i. Temporary Wall Signs shall only be mounted on a wall area below the second floor level that faces a public street or a parking lot.
 - ii. A maximum of one (1) Temporary Wall Sign is allowed per establishment.
 - iii. No Temporary Wall Signs shall exceed 32 square feet in area.
 - iv. Temporary Wall Signs shall project no more than one (1) foot from the façade of the building.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Temporary Wall Signs shall consist of a flexible vinyl material with grommet holes installed around the edges to accommodate attachment to a building.
 - ii. Temporary Wall Signs shall not be illuminated.

13. Monument Sign

A Monument Sign is a freestanding sign supported by a solid architectural element at its base.

a. Standards

- i. A maximum of one Monument Sign is allowed per street frontage for single-purpose buildings, multi-tenant buildings or complexes and shopping centers on a -parcel with one or more street frontages of at least 100 feet.
- ii. A Monument Sign shall not exceed eight feet in length or six feet in height.
- iii. Monument Signs shall be placed perpendicular or parallel to the street. The base of a Monument Sign shall be set back a minimum of five feet from any public right-of-way or interior property line; a minimum of 10 feet from the edge of a driveway; and a minimum of 50 feet from any Monument Signs or Pylon Signs on adjoining sites. Monument Signs shall not block sight lines at entry driveways and circulation aisles.
- iv. The sign copy for a Monument Sign shall only identify the name of the center, complex, or building and the address; however, the name of the primary tenant, if any, may be included in the copy. The minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy. Between 5 to 10 percent of the sign area should be dedicated to identification of the street address.
- v. The area of Monument Signs shall not count towards the total sign area permitted based upon Linear Frontage.
- vi. Monument Signs shall not project over any on-site driveway or vehicle circulation area.
- vii. Landscaping with automatic irrigation shall be provided at the base of the supporting structure equal to twice the area of one face of the sign or 75 square feet, whichever is greater. For example, 40 sq. ft. of sign area = 80 sq. ft. of landscaped area.



13) Monument Sign.

b. Commercial and Industrial Guidelines

- i. Monument Signs may be illuminated; however the sign copy should be the only portion of the sign face that is illuminated. The sign background or field shall be opaque with a nonglossy, nonreflective finish.

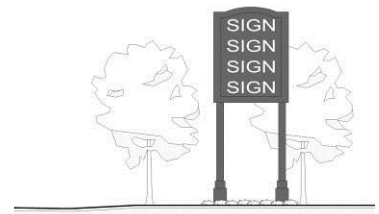
- ii. The sign area and height of the sign shall be in proportion to the site and surrounding buildings. Signs shall not be overly large so as to be a dominant feature of the site.
- iii. Monument Signs shall incorporate architectural elements, details, and articulation as follows:
 - Provide a solid architectural base that supports the sign. The base shall be a minimum of one-foot in height.
 - Provide architectural elements on the sides and top to frame the sign pane(s). Use columns, pilasters, cornices, and similar details to provide design interest.
 - Incorporate materials and colors into the sign support structures to match or be compatible with materials and colors of the development the sign serves so it does not appear out of scale with its adjacent building(s).
 - Keep the overall size of the sign in proportion with the development it serves so it does not appear out of scale with its adjacent building(s).

14. Freeway Adjacent Sign

A Freeway Adjacent Sign is an on-site sign of a pylon-type design that is oriented towards traffic traveling on the I-10 freeway.

a. Standards

- i. One Freeway Adjacent Sign is allowed for single-purpose buildings, multi-tenant buildings, or complexes with at least 20,000 square feet of building area on a parcel that has at least 200 linear feet of continuous frontage along the I-10 freeway easement or right-of-way and is at least four net acres in size. A parcel with a Freeway Adjacent Sign shall not be permitted any other freestanding sign of any type.
- ii. Freeway Adjacent Signs shall not exceed 200 square feet in area and a maximum height of 40 feet. If additional sign height and/or area is requested, the Planning Commission, at the Planning Commission's discretion, may approve additional sign height and/or area (up to a maximum height of 50 feet and maximum sign area of 250 square feet) after either or both of the following modeling simulations is conducted by the applicant as a part of the Design Review:



14) Freeway Adjacent Sign.

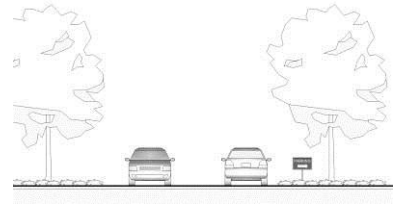
- A “flag test” to simulate the visual impact of the proposed sign structure;
- A line of sight study to determine what size of sign could be seen from any given distance, and whether the additional height and/or area are warranted.

b. Commercial and Industrial Guidelines

- i. Freeway Adjacent Signs may be illuminated; however the sign copy shall be the only portion of the sign face that is illuminated. The sign background or field should be opaque with a nonglossy, nonreflective finish.
- ii. The sign area and height of the sign should be in proportion to the site and surrounding buildings. Signs shall not be overly large so as to be a dominant feature of the site.
- iii. Freeway Adjacent Signs shall incorporate architectural elements, details, and articulation as follows:
 - The supporting structures of Freeway Adjacent Signs shall not include exposed metal pole(s), but shall be surrounded by a decorative cover that is architecturally compatible with the sign cabinet and the architectural character of buildings on the site.
 - Incorporate materials and colors into the sign support structures to match or be compatible with materials and colors of the development the sign serves so it does not appear out of scale with its adjacent building(s).
 - Keep the overall size of the sign in proportion with the development it serves so it does not appear out of scale with adjacent building(s).

15. Directional Sign

A Directional Sign is an on-premise sign giving directions, instructions, or facility information of an establishment (e.g., parking signs, exit and entrance signs, etc.).



15) Directional Sign.

- a. Standards
 - i. One (1) directional sign for each vehicle entry to a site with a maximum area of three square feet per sign. Maximum sign height shall be four feet. Additional directional signs may be allowed with approval of a Comprehensive Sign Program.
- b. Commercial and Industrial Guidelines
 - i. Directional signs and their supports shall use the same color palette of the proposed building.
 - ii. Directional signs shall be located to maintain sight lines along major circulation routes and should be illuminated for visual clarity and safety.
 - iii. Directional signs shall be designed with easy-to-read fonts, contrasting colors from the surrounding support panels, and durable materials.
 - iv. Double-sided parking directional signs shall incorporate messaging and direction arrows on both sides of sign.
 - v. Parking directional signage shall be used consistently throughout each individual development.

16. Accessory Signs

Accessory Signs are signs that provide incidental information about a project site or a business and its goods or services. For the purposes of this plan, Accessory Signs include:

- Directory Sign. A sign listing the tenants or occupants of a building or building complex.
- Fuel Price Sign. Fuel price signs only advertise the price and grade of fuel for sale at a service station.
- Nameplate Sign. A sign indicating the name and/or address of a building or occupant.
- Restaurant Menu Sign. Menus displayed on the exterior premises of a restaurant.

- a. Standards
 - i. The area of Accessory Signs shall not count towards the total sign area permitted based upon Linear Frontage.
 - ii. Directory Signs: Limited to a total sign area of 10 square feet.
 - iii. Fuel Price Signs: One per street frontage with a maximum sign area of 12 square feet and a maximum height of four feet. Fuel price signs shall only advertise the price and grade of fuel and no other advertising shall be allowed. Located in a landscaped planter with a minimum area equal to the area of the sign.
 - iv. Nameplate Sign: One non-illuminated sign not to exceed one square foot in area.
- b. Commercial and Industrial Guidelines
 - i. Materials used in Exempt Signs shall be wood and metal.
 - ii. Exempt Signs shall be illuminated by internal or external illumination as appropriate.

12.8 Public Right-of-Way Streetscape

This section establishes standards for streetscape landscaping improvements within the public rights-of-way along the major highways, primary highways, and secondary highways as identified in the General Plan, Circulation Master Plan, as well as district gateway/intersection enhancements. The intent of these streetscape improvement concepts and gateway enhancements is to provide a “sense of place” or identity, while interweaving the standards and tree palettes that may be provided by any overriding City Master Street Tree Plan.

A. Street Classifications

Streets within the SID are classified as follows:

- 1. Major highways:
 - a. Six-lane major highway – Cherry Avenue (north of Valley Boulevard).
 - b. Modified six-lane residential adjacent major highway – none within SID.
 - c. Modified six-lane no median major highways – Valley Boulevard.
 - d. Eight-lane major highways – Cherry Avenue (south of Valley Boulevard).
- 2. Primary highways – none within the SID.
- 3. Secondary highways – none within the SID.
- 4. Collector streets – Almond Avenue and Banana Avenue.

B. General Design Criteria

The following general design criteria are intended to articulate consistent landscape treatments on similar classifications of corridors and provide a hierarchy of conceptual treatments for district gateway/intersection enhancements.

1. Landscaping should be used to accentuate and frame important view corridors.
2. Landscaping shall employ a common three-tiered approach to design:
 - a. Trees
 - b. Shrubs, vines and tall grass-like materials
 - c. Groundcovers (does not include turf)
3. Landscaping should be consistent and accentuated along arterial corridors and gateway intersections to emphasize district areas.
4. Street trees on major highways shall consist of on-center planting of deciduous trees in medians (whenever medians are required) and evergreen trees in parkways to provide seasonal variations of views during fall and winter months (clearer air and snow-capped peaks).
5. Gateway intersection enhancements should incorporate the adjacent property tree species (used in buffer setback) in order to provide background and screening, and include accent trees selected for their character and shape.
6. Primary and tertiary gateways will include thematic monumentation for district identification and reflect elements of local identity (i.e. river rock, concrete, City logo, etc.).
7. All gateway intersection enhancements shall incorporate decorative paving at corner areas and plant materials that promote the best of water-efficient landscaping.

C. Streetscape Concept

The Streetscape Concept Plan for the entire Specific Plan area is shown on Exhibit 12.5. The plan identifies major, primary, and secondary highways, as well as collector streets and the gateway intersections within the Specific Plan area. Roadway classifications are consistent with the General Plan, Circulation Master Plan.

1. Major Highway Streetscape. Major highway streetscapes define the image of the City and its districts, while providing arterial linkages within and beyond the City. There are four streetscape concepts for major highways: Six-Lane Major Highway, Modified Six Lane No Median Major Highway, Modified Six Lane Residential Adjacent Major Highway, and Eight-Lane Major Highway. These major highway streetscapes are designed in response to special design needs, right-of-way, and adjacencies. Major highways within the SID are Cherry Avenue and Valley Boulevard. Streetscape cross-sections for these areas are shown in Exhibits 12-6, 12-7, and 12-8.

2. Gateways.

A. Concept Plan

The Streetscape Concept Plan Exhibit 12.5 identifies a hierarchy of primary, secondary, and tertiary gateways. The intent of the gateway intersection enhancements is to provide a visual statement that you are within the Specific Plan area.

The gateway intersection enhancements should all incorporate uniform treatments (to varying degrees) within expanded corner setback areas (45 degree diagonal right-of-way). Depending on the hierarchy level, each gateway shall include special corner/sidewalk paving, planting schemes that highlight drought tolerant species, and monumentation signage. Monument signs are optional on tertiary gateway intersections.

Each corner planting scheme shall incorporate the three-tiered planting concept, consisting of accent trees, shrubs, or tall grass-like plant material, and a ground cover. Dense planting of evergreen tree species consistent with adjacent buffer setback plantings shall provide a background/screen for each corner setback area.

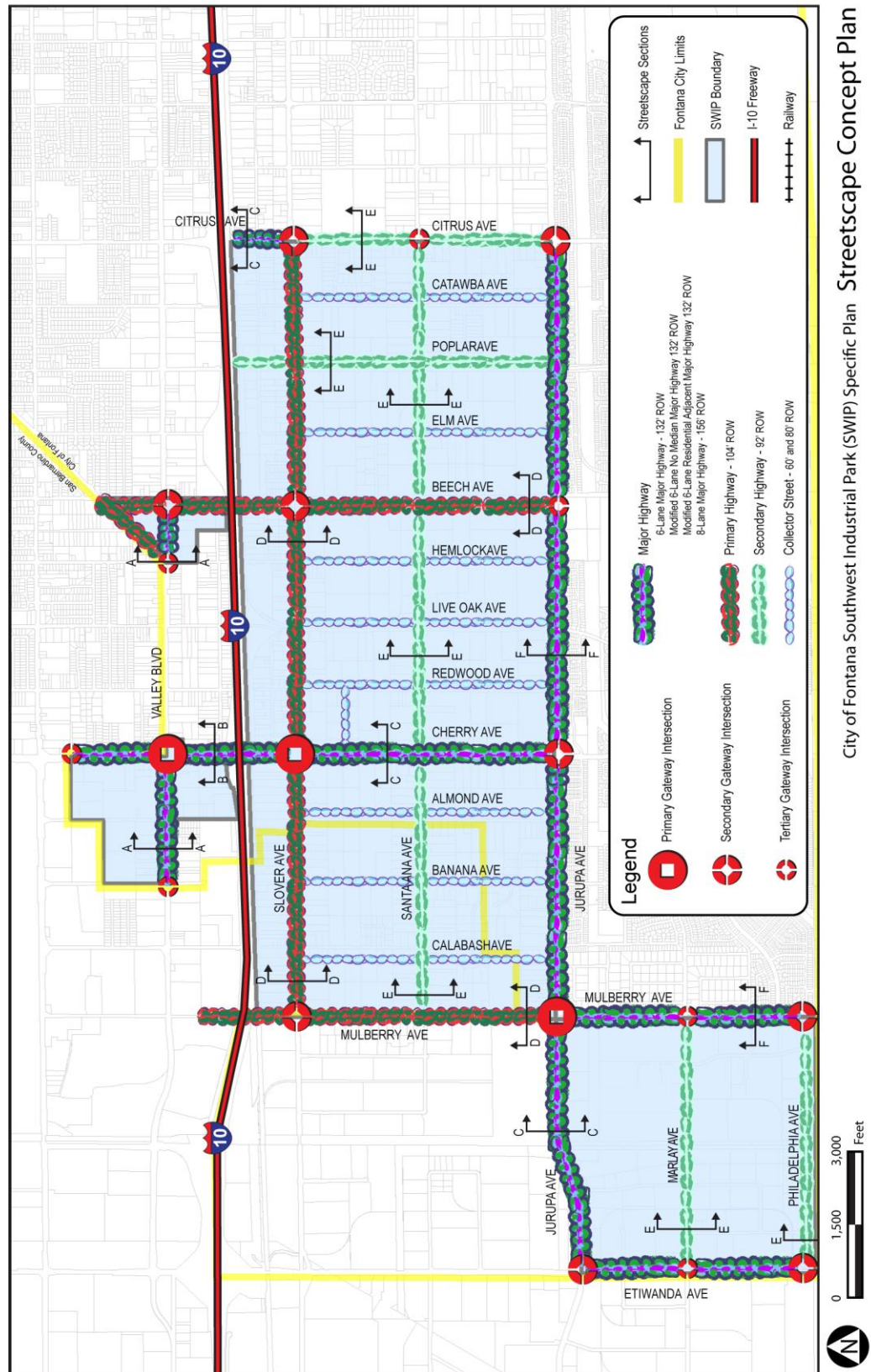
Gateway conceptual designs with typical dimensions (plan views) are illustrated in Exhibits 12-9 and 12-10. The monument sign concept as it would appear in front of the planting treatment is illustrated in Exhibit 12-11.

Gateway enhancements and monument sign enhancements shall meet the City's line of sight regulations, as determined by the City Engineer. Dimensions of monument signs shall comply with Section 12.6.D.14.

B. Dedication and Maintenance of Gateway Intersection Enhancements

1. When dedication and maintenance is required.
 - a. Whenever a development project is proposed on land that is designated as a location for gateway intersection enhancements in Section 10.8 Public Right-of-Way, the developer shall:
 - i. Dedicate any necessary right-of-way area to the City or provide an easement in favor of the City for the installation of gateway intersection enhancements;
 - ii. Construct the gateway intersection enhancements to the standards indicated in Section 12.8 Public Right-of-Way Streetscape; and
 - iii. Enter into an agreement with the City that specifies perpetual maintenance.
 - b. The applicable review authority shall impose the dedication (or easement) requirement as a condition of project approval.
 - c. The City Attorney and the Director of Community Development shall approve the form and content of any dedication or easement instrument used to ensure the

installation and perpetual maintenance of the gateway intersection enhancements.



City of Fontana Southwest Industrial Park (SWIP) Specific Plan Streetscape Concept Plan

Exhibit 12-5 – Streetscape Concept Plan

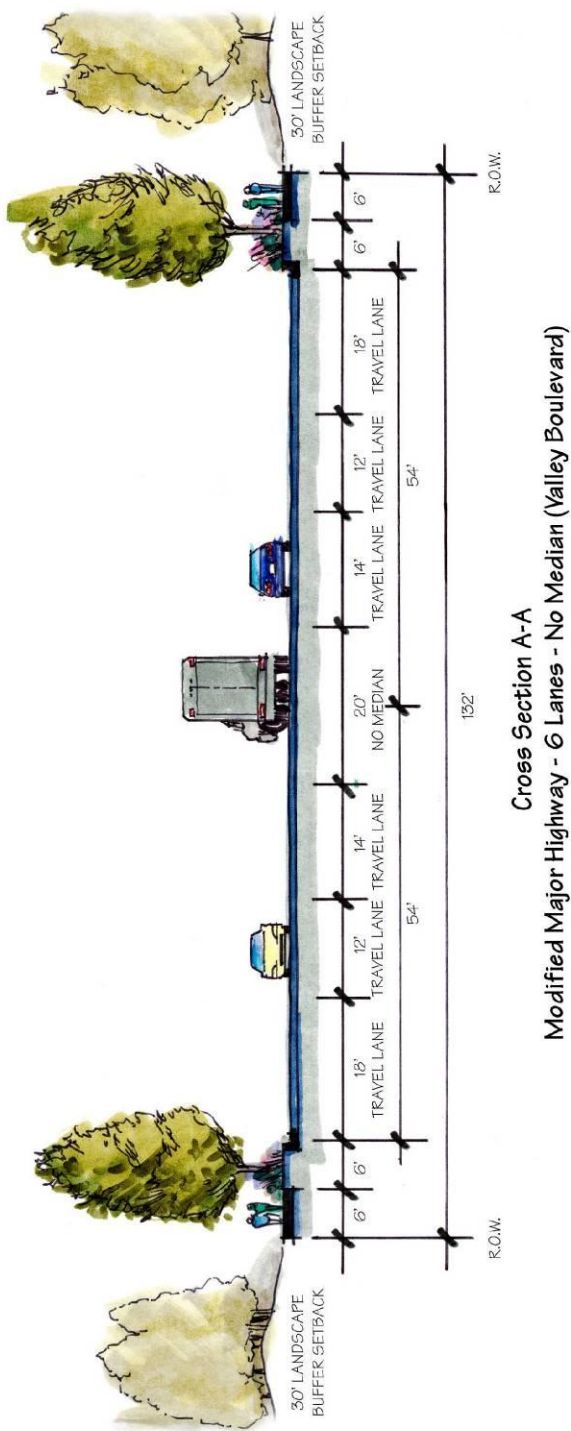


Exhibit 12-6 – Modified Major Highway – 6 Lanes – Cross Section A-A (Valley Boulevard)

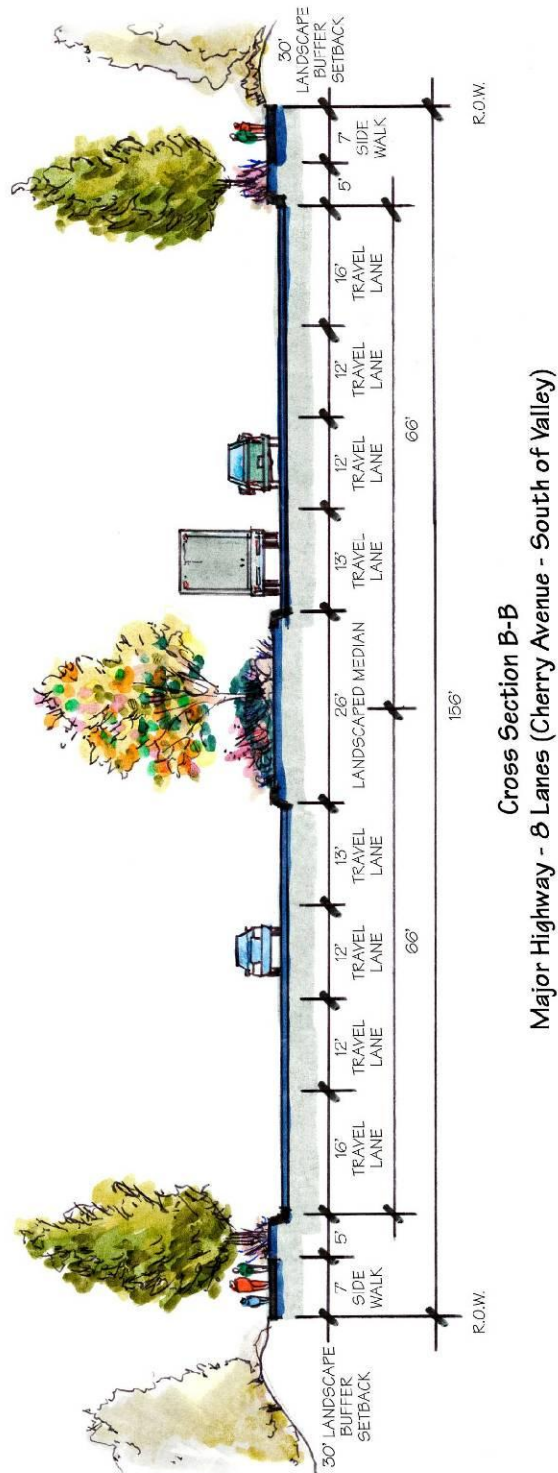


Exhibit 12-7 - Major Highway – 8 Lanes – Cross-Section B-B (Cherry Avenue – South of Valley)

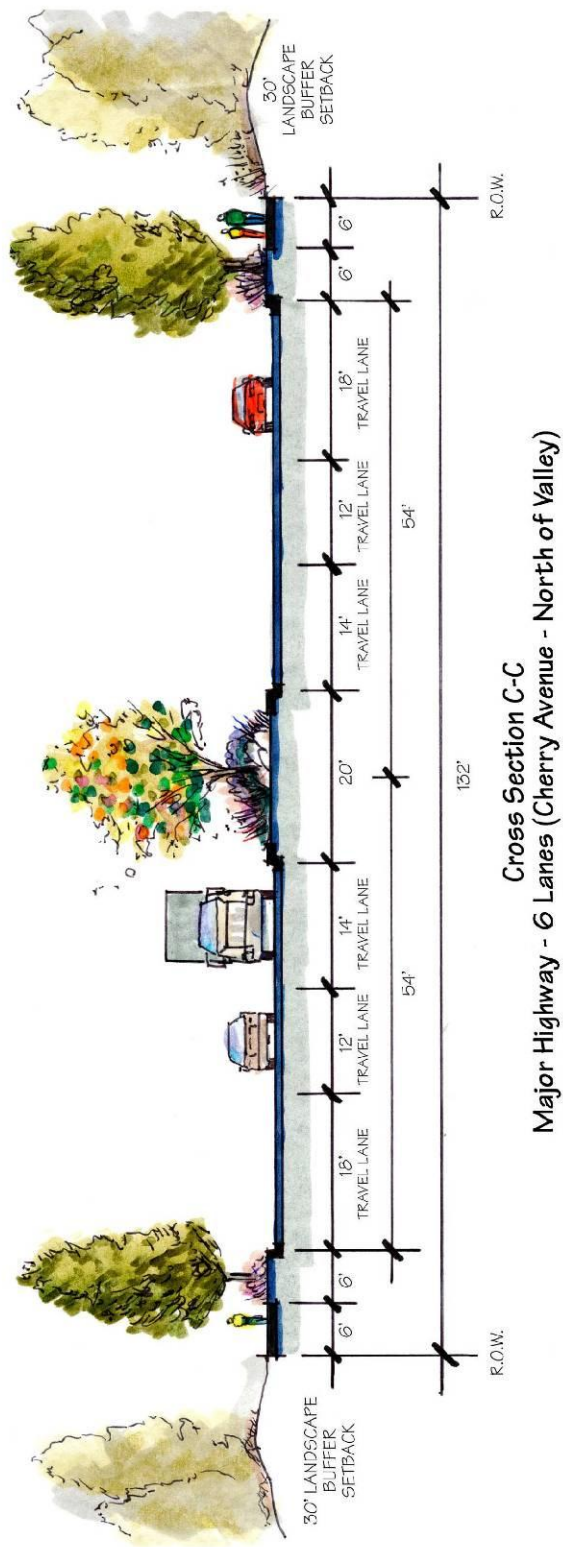


Exhibit 12-8 - Major Highway – 6 Lanes – Cross-Section C-C (Cherry Avenue – North of Valley)

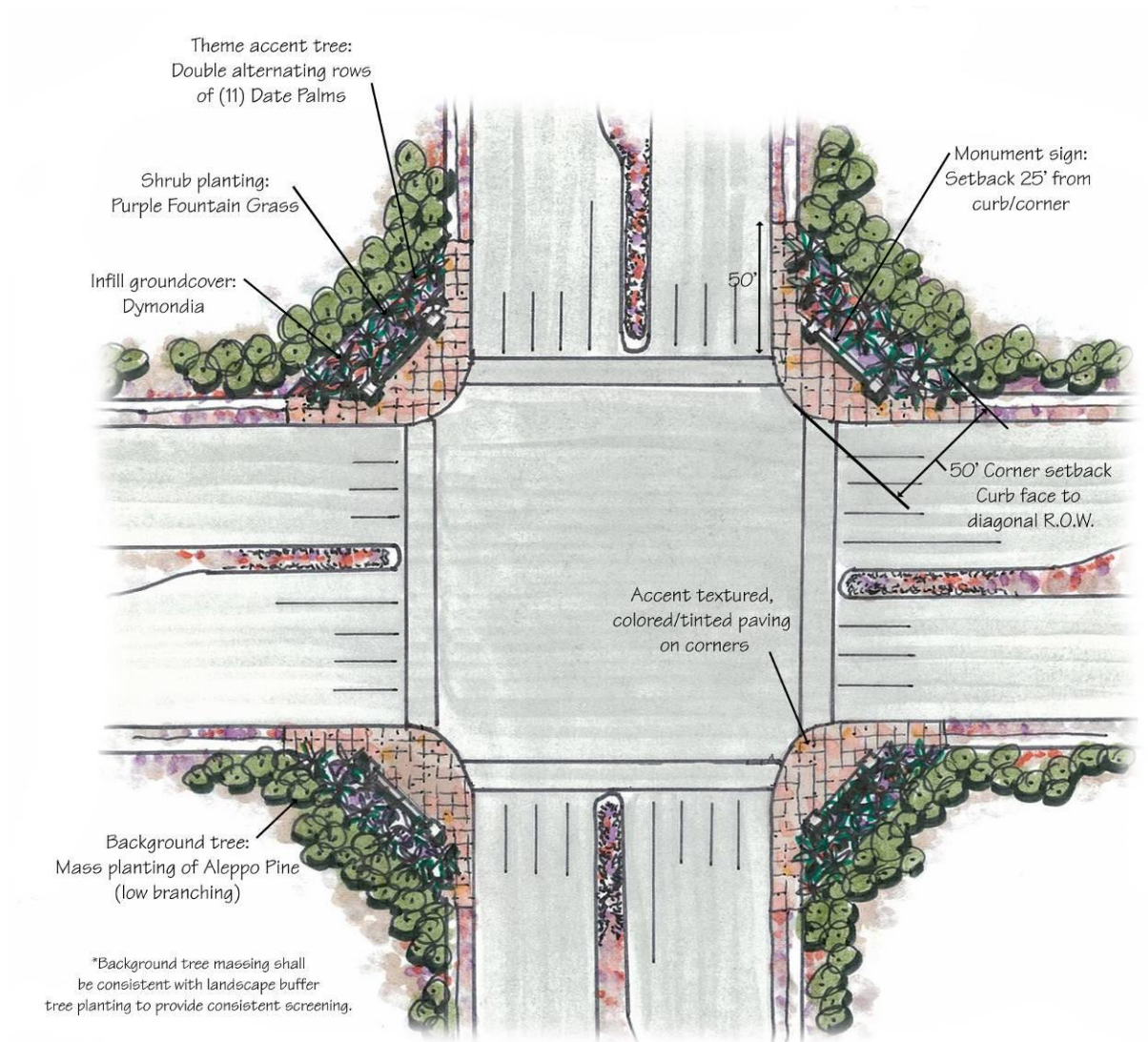


Exhibit 12-9 – Primary Gateway Intersection Enhancement Concept

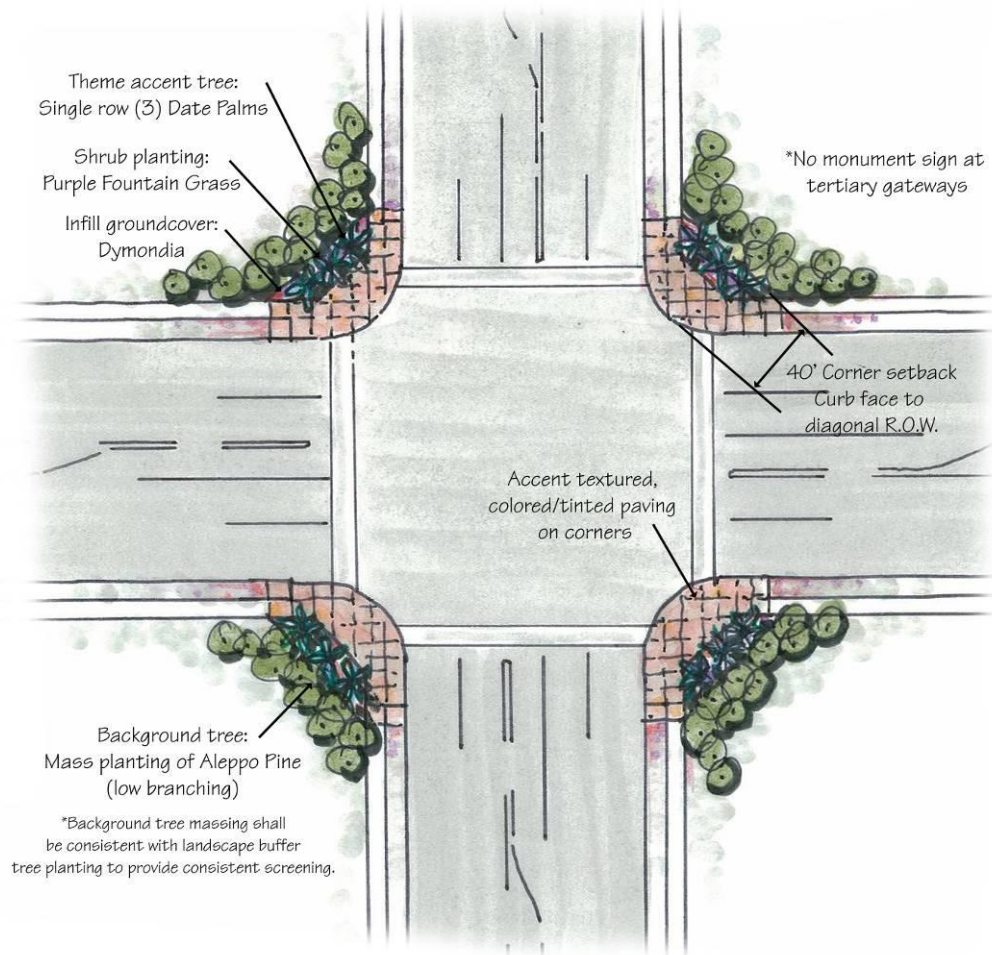
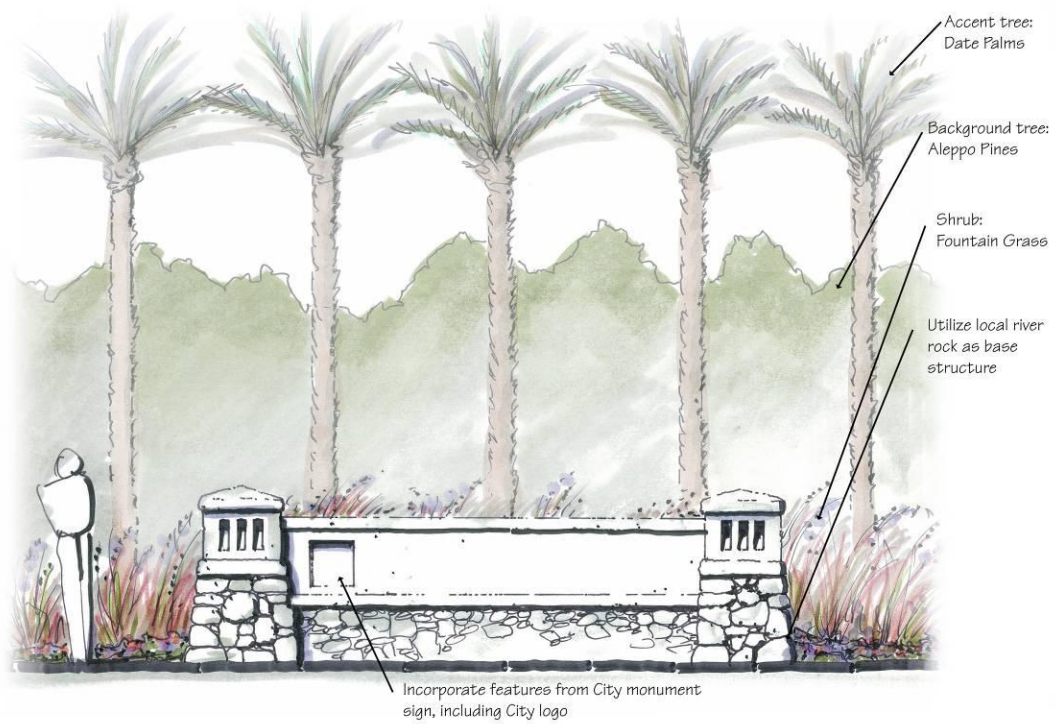


Exhibit 12-10 – Secondary Gateway Intersection Enhancement Concept

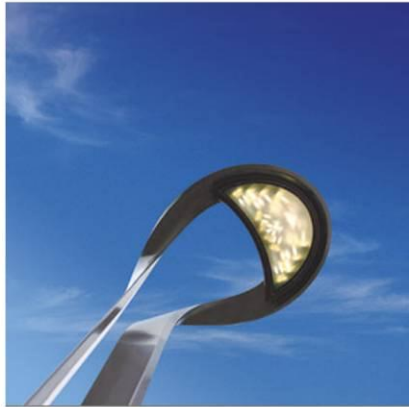


See Section 12.7.D.14 for dimension standards

Exhibit 12-11 – Monument Sign Concept

4. **Street Furniture**

Exhibit 12-12 – Street Furniture Palette, identifies recommended street furniture components, including lighting, trash receptacles, and benches, for the district. The palette is intended to ensure a unified visual identity for the district, which is distinct from the other districts within the Specific Plan area.



Hi-Glo Series Pedestrian Lighting
by Landscape Forms



Chase Park Series trash receptacle and bench
by Landscape Forms

Exhibit 12-12 – Street Furniture Palette

C. Freeway Edges Design Criteria

Freeway edges are an important part of the overall specific plan area and should be consistent with the overall Specific Plan landscape palette. General guidelines include:

1. A minimum of a 20-foot landscape zone (measured from the private property line to the I-10 freeway). Plantings should reflect the primary highway planting palette to the extent feasible.
2. Landscape treatments along the freeway corridor should serve as a windbreak to protect the sites from seasonal strong winds. Windbreak elements include a row of medium height (20 to 25 feet) dense trees, a row of taller trees (40 to 45 feet) and a row of medium height (8 to 10 feet) dense shrubs.
3. Undesirable views such as parking lots and loading/service areas visible from the I-10 freeway are prohibited.

12.9 Design Guidelines

A. Design Objectives

The Design Guidelines will promote and reinforce the City's commitment to high quality development. In general, the guidelines are intended to ensure that development preserves or improves the positive characteristics of the City's image. The objectives of these guidelines are to:

- Promote orderly development by implementing the SWIP Specific Plan objectives, policies, and principles.
- Protect and enhance property values by ensuring that development fits properly within the context of its surroundings and does not negatively impact adjacent uses.
- Encourage individual creativity and innovative solutions by allowing flexibility in how a particular guideline is met as long as the intent of the guideline is achieved.
- Ensure functional pedestrian and motor vehicle circulation within a project and convenient pedestrian linkages to and from adjacent residential, commercial, industrial, and school areas.

B. Design Intent

The SID encourages the use of auto-themed design elements to compliment the Speedway and create an aesthetically cohesive district. Design interface between varied uses and creating a welcoming, energized environment are important to the SID.

C. Industrial, Distribution, and Business Park Uses

The design guidelines in this Subsection shall apply to industrial, distribution, and business park projects within this land use district.

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation, and parking areas should reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas responsive to the public realm.
- Site development may utilize variations on building placement and landscaping adjacent to the public street. Appropriate configurations may include, but are not limited to the following:
 - Fully landscaped setback between building and street
 - Parking in front of building with a landscape buffer between parking and street. **See Figure 1.**



Figure 1. Appropriate building and landscape placement adjacent to public street.

- Visitor parking may be located at the front of the building adjacent to the main entry while employee parking and service areas are located at the sides and rear of the building. **See Figure 2.**
- Service and loading should not be located on building side(s) adjacent to a public street.

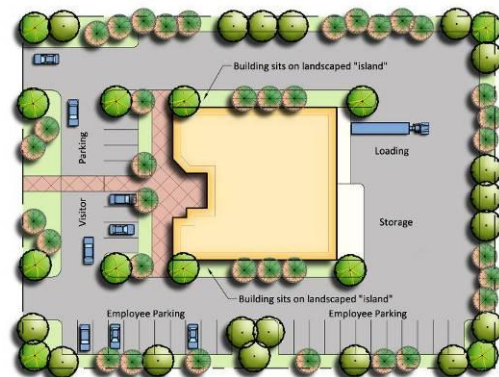


Figure 2. Parking layout.

- When buildings abut residential properties or the I-10 freeway, parking and loading areas should be located at the side of the building instead of the rear. The rear setback area shall be fully landscaped. **See Figure 3.**
- The design and location of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) shall be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- With the exception of security kiosks, accessory buildings shall be located as far back from the front and street side setback area as possible.
- Sea/train-type metal containers are prohibited.
- Noise-generating activities and storage areas shall be located as far as possible from adjacent properties. Sound attenuation walls shall be used where appropriate to reduce noise.
- Outdoor storage, work, and loading areas shall be incorporated within the building design and located to the rear or side of buildings and screened from view from adjacent public streets. **See Figure 4.**



Figure 3. Fully landscaped setback adjacent to freeway.



Figure 4. Appropriate location of loading areas.

Courtyards and Plazas

- Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas, recreation areas, etc.).
- Business park developments should provide recreational facilities (e.g., bicycle paths, tennis courts, volleyball courts, gymnasiums, etc.).

2. Building Orientation

- Multiple building developments should be oriented in a manner that will form gateways through facade enhancement, maximize public view, and capture public interest along adjacent major streets. **See Figure 5.**
- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Buildings should generally be placed at or near setback lines with development oriented in a manner that will provide visual interest, especially for development located along the I-10 Freeway. **See Figure 6.**
- Buildings should be oriented in a manner that takes advantage of passive solar design.
- Buildings orientation shall be oriented to provide a buffer between sensitive uses and outdoor work areas, loading and storage.



Figure 5. Buildings are oriented to create gateway into development.



Figure 6. Buildings are oriented to provide architectural features visible from the freeway.

3. Site Elements

Fences and Walls

- Walls and fencing materials shall consist of wrought iron, tubular steel, stone, stucco, or brick, and shall be compatible with the overall design character/style of the development. The use of chain-link fence material is not allowed if visible from the public right-of-way. **See Figure 7.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence.
- Wall heights and surfaces shall be articulated with varying facade depths or pilasters to promote architectural interest, and shall include a cap along the top of the wall.
- Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti. **See Figure 8.**



Figure 7. Tubular steel and stone pillars are appropriate fencing materials.



Figure 8. Wall is articulated with pillars and incorporates landscaping at the base and vines to deter graffiti.

Screening

- Loading bays and service areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 9.**
- Trash storage enclosures and outdoor mechanical equipment shall be screened from public view, especially adjacent to the I-10 freeway.

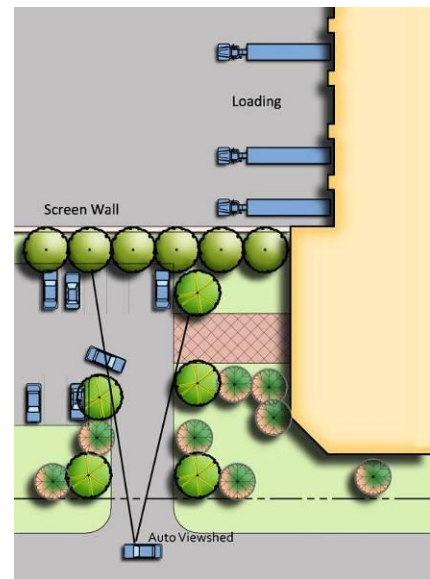


Figure 9. Appropriate placement, orientation and screening of service areas.

- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. Special consideration shall be given to the screening of roof-mounted equipment on building rooftops that are visible from the I-10 freeway. **See Figure 10.**

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site. **See Figure 11.**
- Trash enclosures shall integrate horizontal screening such as trellises.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets and adjacent to residential zones, and to prevent light spillover onto adjacent properties. **See Figure 12.**
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 13.**

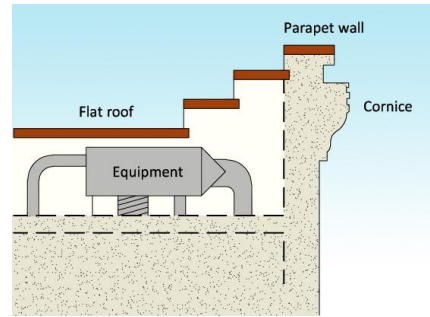


Figure 10. Screening of roof mounted equipment.



Figure 11. Trash enclosure.



Figure 12. Hooded light fixture directs light downward.

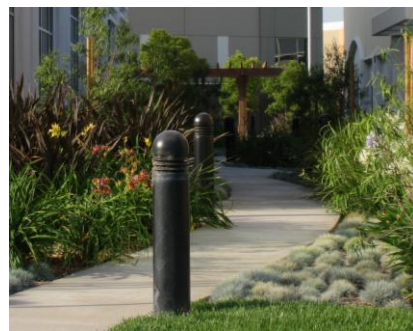


Figure 13. Bollard lighting along pedestrian walkway.

- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures.
- Decorative light fixtures shall be consistent with the architectural design of the building. **See Figure 14.**



Figure 14. Decorative light fixtures.

4. Parking and Access

Parking

- Parking lots shall not be the dominant visual element on the site.
- Parking lots adjacent to and visible from public streets shall be appropriately screened to minimize undesirable visual impacts.
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 15.**
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat and the visual impacts of large parking areas.
- Employee parking areas should be located behind the building or alongside the building so as not to be visible from adjacent streets.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 16.**
- Parking shall be provided within walking distance of all tenants and public sidewalks.

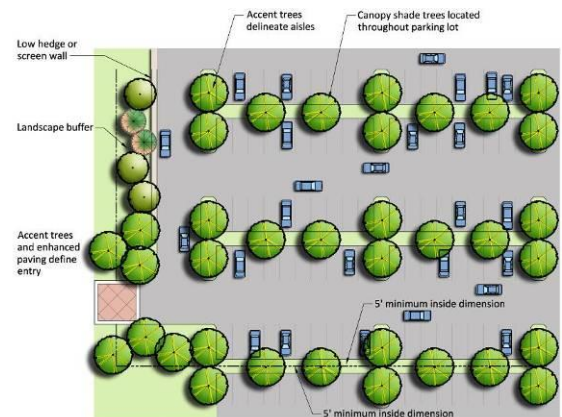


Figure 15. Parking lot landscaping.



Figure 16. Pedestrian circulation is consistent along perimeter of parking lot.

- Parking lot design shall include water quality storm water facilities consistent with City standards. **See Figure 17.**

Access

- The use of common (shared) access points and driveways is encouraged; placement of vehicle access points close to building entries shall be avoided to minimize pedestrian and vehicular conflicts. **See Figure 18.**
- Entry drives shall be clearly marked by special features, (e.g., enhanced paving, prominent landscape features, low-level decorative walls, and well-designed monument-type signs). **See Figure 19.**
- Access to each development site shall be clearly visible to pedestrians and motorists.
- Service and loading areas should take access from shared access points to reduce curb cuts along streets.

5. Architecture

Mass and Scale

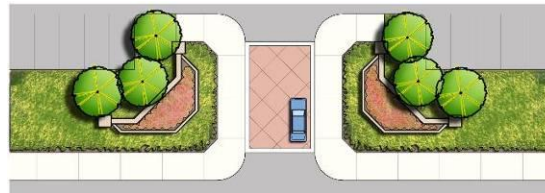
- The mass and scale of the buildings shall respect the visual and physical relationship to the adjacent buildings and surrounding sensitive uses. Taller building elements should be placed towards the center of the site, with lower elements adjacent to surrounding properties.
- Buildings should be stepped back when adjacent to or in close proximity to sensitive uses (e.g. residential, schools, etc.).
- Vertical and horizontal offsets shall be provided to reduce the visual bulk of the building. **See Figure 20.**



Figure 17. On-site stormwater capture system.



Figure 18. Shared parking access.



Enhance project entries with landscaping and special paving for visual impact.

Figure 19. Entry drive.



Figure 20. Incorporation of vertical offsets and material changes.

Building Facades

- Building facades shall incorporate architectural elements such as windows, pillars, wall plane breaks to minimize blank walls and to create visual interest. **See Figure 21.**
- All building elevations, whether front, side, or rear shall be architecturally detailed.
- Architectural accents (e.g., cornices, tiles, trim around windows, grooves in building faces, accent band details, bulkheads, etc.) shall be used to create variation along building facades. **See Figure 22.**
- Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale shall be considered for the remainder of the building spanning public street frontage. **See Figure 23.**
- The orientation of windows in buildings adjacent to a residential zone shall preclude a direct line of sight into residential properties.
- Primary building entries shall be easily identified through the use of prominent architectural elements, signage, landscaping, lighting, canopies, roof form, hardscape, architectural projections, columns, vertical elements, or other design features that help emphasize a building's entry. **See Figure 24.**



Figure 21. Façade articulation.



Figure 22. Use of cornices, window trim and grooves.



Figure 23. Enhanced corner elements.

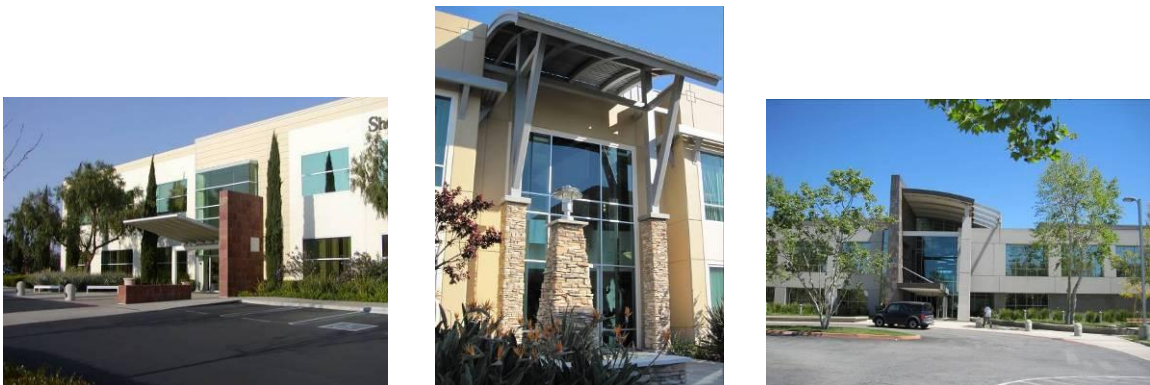


Figure 24. Articulated Entries.

- Roofs shall be designed as an integral component of building form, mass, and facade. Building form should be enhanced by sloped or offset roof planes, eave heights, and rooflines. **See Figure 25.**
- Locate and/or screen rooftop equipment so that it is not visible from the street. Rooftop screening shall be integral to the building's form.



Figure 25. Offset roof planes.

Color and Materials

- Colors and materials for all structures on-site should consist of earth tones. Use of at least two to three different colors, materials or textures is encouraged..
- Building materials shall be durable and able to withstand long-term exposure to the elements.
- Large expanses of smooth material (e.g., concrete) shall be broken up with expansion joints, reveals, or changes in texture and color. **See Figure 26.**
- To the fullest extent feasible, buildings should use large windows along walls and skylights in rooftop designs to capture natural light during working hours.
- Use of building colors and materials that express an automobile-oriented theme are encouraged. This may include use of decorative elements such as checkered flags, building elements molded in the shape of automobile parts and other graphics.



Figure 26. Use of expansion joints.

6. Landscaping

- Landscaping shall be in scale with adjacent structures, streets, and public spaces, and be sized appropriately when it is fully grown.
- Landscaped areas should incorporate a three-tiered planting system:
 - 1) ground covers and flowering plants;
 - 2) shrubs and vines; and
 - 3) trees.

See Figure 27.

See recommended Plant Materials Palette in Table 12-6.

- Special landscape features, such as specimen trees, shall be provided at major focal points (e.g., project entries, building entries, and pedestrian gathering areas).
- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. Incorporation of appropriate public art is highly encouraged. .
- Development on corner lots shall be enhanced with a combination of specimen trees, accent plantings, upgraded perimeter wall surfaces, hardscape treatments and landscape lighting adjacent to the street intersection.
- Drought-tolerant and low-maintenance trees, vines, and groundcovers shall be used on-site. Drip irrigation systems shall be installed where feasible to ensure the highest possible level of water conservation.
- Planting materials shall be used in plaza areas to provide shade and soften the appearance of hard walls. Water features and public art are also encouraged. **See Figure 28.**



Figure 27. Three-tiered planting system: trees, shrubs, and ground covers.



Figure 28. Plaza area.

- The use of vines is encouraged on walls to soften the appearance of buildings and screen walls, and to help deter graffiti. **See Figure 29.**
- Planting materials shall be installed to provide a buffer against noise and should be integrated with walls or fences to achieve desired sound reduction. **See Figure 30.**



Figure 29. Wall incorporates landscaping to soften appearance and deter graffiti.

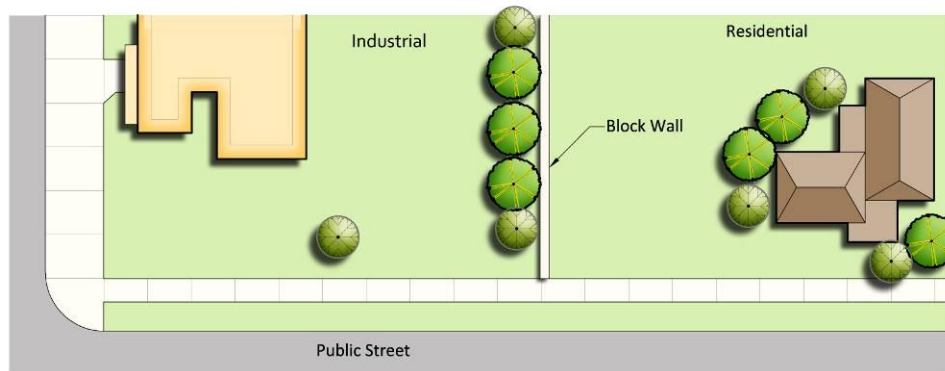


Figure 30. Plant material along buffer wall.

- Landscaping and trellises with vines are encouraged be used for screening trash storage areas, service areas and mechanical equipment.
- Setbacks adjacent to residential zones shall include dense landscaping to provide visual screening and noise abatement.
- Landscaped berms along site edges may be used to screen parking, loading and service areas and to serve as a sound reduction measure. **See Figure 31.**

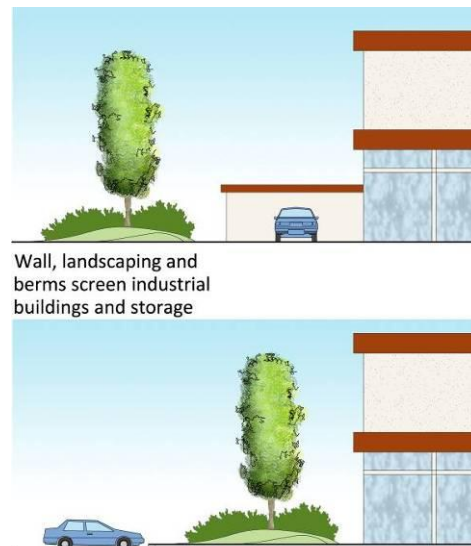


Figure 31. Landscaped berms.

- Surface parking lots shall be well-landscaped to reduce heat island effect and visually reduce the expanse of paved area. **See Figure 32.**
- Pervious paving materials are strongly encouraged for sidewalks, pathways, parking lots, plazas or gathering areas or other paved surfaces on-site.
- An automatic irrigation system using current equipment and technology shall be provided for planted areas.
- Run-off retention and on-site water filtration/storm water treatment features and bio-swales should be a part of the overall landscape design, and can also serve as buffering methods for adjacent businesses. **See Figure 33.**
- Trees shall be selected and placed to create canopy and shade for walkways, pedestrian open spaces, and parking areas.
- Landscape material in the setback and visible from the public right-of-way shall blend with and seem a part of the public right-of-way landscaping.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection. Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.



Figure 32. Landscaped parking lot.



Figure 33. On site water filtration.

D. Commercial Uses

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation and parking shall reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas that enhance publicly-accessible spaces. **See Figure 34.**
- Loading areas, access and circulation driveways, trash enclosures, storage areas, and rooftop equipment shall be located as far as possible from adjacent residentially zoned properties.
- Site design shall take into consideration the public street and relationship to freeway access and adjacent uses.
- Buildings may be located adjacent to the street with a fully landscaped setback or buildings may be set back with limited parking in front. **See Figure 35.**

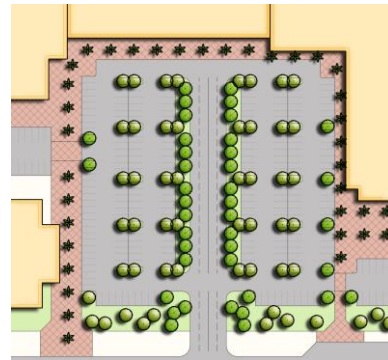


Figure 34. Site plan emphasizes pedestrian connectivity.



Figure 35. Limited parking adjacent to street with landscape setback.

Courtyards, and Plazas

- The organization and design of buildings shall encourage and facilitate pedestrian activity.
- Buildings should be organized to create usable open space, courtyards, plazas and dining areas. **See Figure 36.**



Figure 36. Buildings create courtyard.

- Pedestrian-oriented open spaces, courtyards and plazas shall include a focal element such as a sculpture and/or water feature and sitting areas. **See Figure 37.**

2. Building Orientation

- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Commercial buildings on corner parcels shall establish a strong tie to both streets and should encourage pedestrian activity at corner locations. **See Figure 38.**
- Buildings associated with service retail and restaurant uses shall be pedestrian-scaled, with entries fronting onto streets, plazas or courtyards to reinforce pedestrian orientation.
- Commercial development shall be oriented away from residential streets. At corner locations, if the side street primarily serves a residential neighborhood, development and access shall be oriented away from the side street.
- Buildings adjacent to sensitive uses (e.g. schools, residential zones) shall be buffered. This may be accomplished by providing masonry walls, landscaped berms, appropriate building orientation, building height stepbacks and limitations on activities adjacent to sensitive uses. **See Figure 39.**



Figure 37. Open plaza areas with seating.



Figure 38. Commercial/retail buildings on corners should establish strong tie to the street.

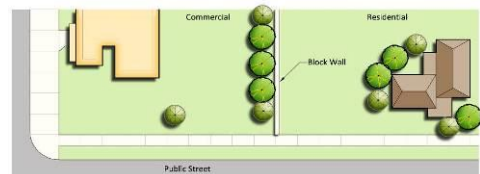


Figure 39. Masonry wall and landscaping separates uses.

- Commercial and retail buildings should generally be placed at or near setback lines with developments oriented in a manner that will provide visual interest, especially for developments located along I-10 Freeway.
- Buildings should be oriented in a manner that takes advantage of passive solar design to the maximum extent feasible.

3. Site Elements

Fences and Walls

- Wall heights and surfaces shall be articulated with varying façade depths or pilasters to promote architectural interest, and may include a cap along the top of the wall. **See Figure 40.**
- Walls visible from public streets shall be decorative and complement the design of on-site buildings.
- Wall and fencing materials may consist of brick, stone, stucco, wrought iron or tubular steel. Wall and fencing colors should match building colors, with neutral earth tones. **See Figure 41.**
- Walls and fences shall be integrated with landscaping along the base of the wall or fence. **See Figure 41.**



Figure 40. Wall incorporates pilasters and cap.



Figure 41. Stone wall.

Screening

- Service and delivery areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from adjacent public streets. **See Figure 42.**
- Outdoor mechanical equipment shall be screened from public view, especially adjacent to the I-10 freeway.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. Special consideration shall be given to the screening of roof-mounted equipment on building rooftops that are visible from the I-10 freeway. **See Figure 43.**

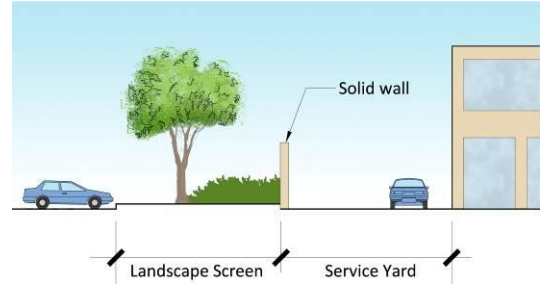


Figure 42. Screened delivery area.

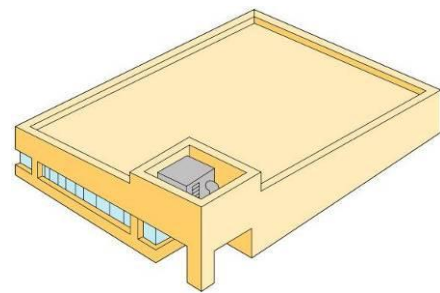


Figure 43. Screening of roof-mounted equipment.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site.
- Trash enclosures visible from the public view shall integrate horizontal screening such as trellises.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.

- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets and the I-10 freeway and adjacent to residential zones, and to prevent light spillover into adjacent properties. **See Figure 44.**
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 45.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures. **See Figure 46.**
- Decorative light fixtures are encouraged, as long as fixtures are consistent with the architectural design of the building. **See Figure 47.**

4. Parking and Access

Parking

- Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking.
- Large commercial and retail parking areas should be located behind building facades so as not to be visible from major streets.
- Parking lots shall not be the dominant visual element on the site.



Figure 44. Hooded light fixture directs light downward.



Figure 45. Bollard lighting along pedestrian walkway.



Figure 46. Pole mounted light.



Figure 47. Decorative light fixtures.

- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect. **See Figure 48.**
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat gain and the visual impacts of large parking areas.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 49.**
- Parking lot design shall include water quality storm water facilities consistent with City standards. **See Figure 50.**

Access - Vehicular

- Access to parking lots shall be from commercially developed streets to discourage cut through traffic from adjacent residential neighborhoods.
- Site access shall promote safety by providing an adequate stacking distance for vehicles between the back of the sidewalk and the first parking stall or circulation aisle.
- Conflict between vehicles and pedestrians shall be avoided at access driveways by providing a walkway on at least one side of the driveway.
- The number of access driveways shall be minimized and located as far as possible from street intersections.
- Site access locations shall be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.



Figure 48. Landscaped parking lot.

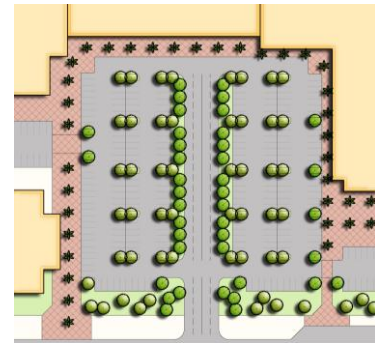


Figure 49. Pedestrian circulation is consistent along perimeter of parking lot.



Figure 50. On-site storm water capture.

- Unobstructed line of sight at corners and driveways shall be provided to reduce vehicular conflicts. **See Figure 51.**
- Avoid placing primary vehicle access in close proximity to major building entrances in order to minimize pedestrian and vehicular conflicts. **See Figure 52.**

Access - Pedestrian

- Clearly defined pedestrian walkways or paths should be provided from parking areas to primary building entrances. Clear and convenient pedestrian access shall be provided between the public sidewalk and the pedestrian areas of the development. **See Figure 53.**
- Raised walkways, decorative paving, landscaping and/or bollards shall be used to separate pedestrian paths from vehicular circulation areas. **See Figure 54.**

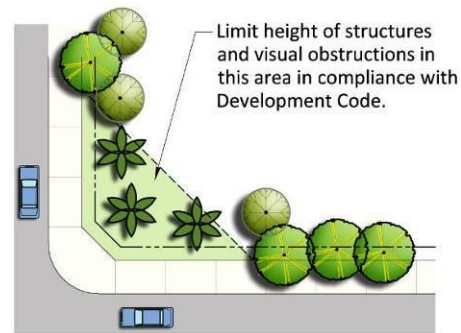


Figure 51. Unobstructed sight lines.



Figure 52. Vehicle access is placed away from building entrances.

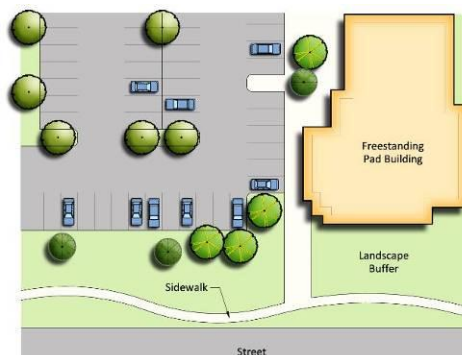


Figure 53. Clearly defined pedestrian walkways.

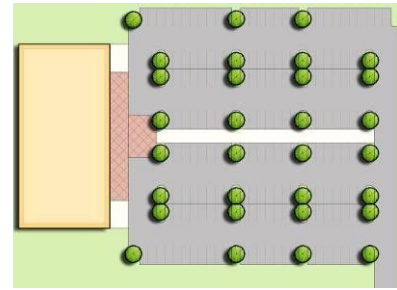


Figure 54. Raised walkway and landscaping in parking lot.

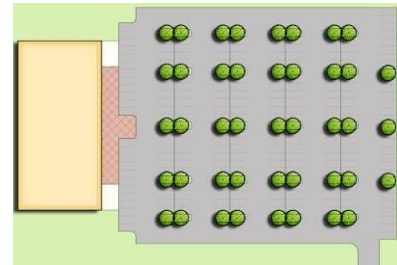
Parking areas should be designed so that pedestrians walk parallel to moving cars. **See Figure 55.**

Loading and Delivery

- Loading and delivery service areas shall be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts to the maximum extent feasible.
- Loading and delivery service areas shall be screened with portions of the building, architectural wing walls, freestanding walls or landscape planting.
- When commercial buildings abut a residential zone or the I-10 freeway, loading areas shall not be visible from adjacent residentially-zoned properties or the I-10 freeway.
- Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street. **See Figure 56.**
- Service, loading and delivery areas should take access from planned shared access points to reduce curb cuts along project frontages.



Appropriate



Inappropriate

Figure 55. Pedestrian circulation.



Figure 56. Loading area placed behind building outside of circulation lanes.

5. Architecture

Mass and Scale

- The mass and scale of new developments shall be compatible with the existing, adjacent structures. This can be accomplished by transitioning from the height of adjacent buildings to the tallest elements of the new development by stepping back the upper portions of taller buildings.

- Human-scale elements, such as pedestrian-scaled doors, windows and building modules shall be used to emphasize pedestrian orientation.
- The size and location of various building elements (e.g., roofs, parapet walls, wing walls, etc.) shall be in scale to the building as a whole and provide visual interest. **See Figure 57.**

Building Facades

- Buildings shall include enhanced and articulated facades along public streets.
- Design details shall be continued or repeated upon all building elevations .
- Building entrances should be readily identifiable. The use of recesses, projections, columns, and other design elements to articulate entrances are encouraged. **See Figure 58.**
- Facades shall provide visual interest with vertical and horizontal variations in wall and roof planes, building projections, door and window bays, arcades, and similar elements/techniques. **See Figure 59.**
- Buildings shall undergo a break in façade approximately every 40 feet, to create a varied wall surface along public areas. Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale shall be considered for the remainder of the building spanning public right-of-way frontage.
- Buildings shall be well-articulated along the freeway frontage with a high degree of architectural detail.



Figure 57. Building elements add visual interest.



Figure 58. Building Entry.



Figure 59. Horizontal and vertical articulation.

- Buildings should include vertical elements (e.g., clock tower, building articulation) that create points of visual interest when viewed from the freeway.
- Roof designs that are visually interesting and designed to completely screen all rooftop equipment from public streets and freeway views are required. **See Figure 60.**
- The location of windows in commercial buildings adjacent to residential zones shall preclude a direct line of sight into residential properties.
- Buildings should use large windows along walls and skylights in rooftop designs to capture natural light during operating hours.
- The interior areas of commercial development should have shaded or covered walkways.



Figure 60. Full roof screens all equipment and provides visual interest.

Storefronts

- Storefronts shall be comprised predominantly of transparent surfaces (windows). **See Figure 61.**
- The use of clear glass on the first floor is strongly encouraged.
- Storefront windows should be large and a minimum of 24 inches off the ground. The maximum bulkhead (wall plane between the ground and the bottom of the windows) height should be approximately 36 inches.
- Storefront entries should promote a sense of entry into the structure as well as provide a sense of shelter by incorporating elements such as overhangs, canopies, awnings, and recesses. **See Figure 62.**



Figure 61. Storefront windows.



Figure 62. Storefront overhangs provide a sense of shelter and entry.

- If security grilles are necessary, they shall be placed inside the building behind the window display area at a minimum distance of two feet behind the window.
- Product storage racks shall not block views through storefront windows.

Colors and Materials

- The use of a coordinated three-color palette for the base color and major and minor trim accents is encouraged.
- Colors for all structures on-site should be varied and should consist of neutral, earthy tones. **See Figure 63.**
- Exterior finish materials shall be appropriate for the architectural style and/or theme of the entire development and should contribute towards a high-quality image. **See Figure 64.**
- Changes in materials shall occur at inside corners to make building volumes appear substantial.
- Materials shall be varied to provide architectural interest, however, the number of materials shall be limited and not exceed what is required for contrast and accent of architectural features.
- Exterior materials and architectural details shall relate to each other in ways that are traditional and logical. For example, heavy materials should appear to support lighter ones. **See Figure 65.**
- Use of building colors and materials that express an automobile-oriented theme are encouraged. This may include use of decorative elements such as checkered flags, building elements molded in the shape of automobile parts and other graphics.



Figure 63. Use of neutral, earth tones.



Figure 64. Exterior finish materials.



Figure 65. Heavy materials at base of building with lighter materials above.

6. Landscaping

Plants and Irrigation

- Landscaping should help complete the design of the site and enhance the quality of commercial developments by framing and softening the appearance of buildings, screening undesirable views, and buffering incompatible uses.
- Landscaped areas should generally incorporate planting utilizing a three tiered system:
 - 1) ground covers (including flowering plants—annuals and perennials),
 - 2) shrubs and vines, and
 - 3) trees.

See Figure 66.

- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features. **See Figure 67.**
- Planting materials shall be used in plazas or gathering areas to provide shade and soften the appearance of hard surfaces. Water features and public art are also encouraged in these places. **See Figure 68.**
- Trees located along street frontages shall be selected to match or complement existing or proposed street trees in the public right-of-way.
- A minimum five-foot landscape strip shall be used along circulation aisles in parking lots, and along building side/rear elevations if a walkway is not used. A landscape strip is also encouraged in nonpublic areas and service areas between pavement and buildings.



Figure 66. Example of three tier landscape system.



Figure 67. Highlighting entry points.



Figure 68. Public plaza area within commercial development incorporates water feature.

- On-site water filtration features and bio-swales are strongly encouraged, and can also be used as buffering methods for adjacent businesses.
- Drought tolerant and low-water trees, vines, and groundcovers shall be used on-site. When feasible, drip irrigation systems shall be installed to provide on-site vegetation with appropriate irrigation and ensure the highest possible volume of water conservation.
- Planting materials shall be used to provide a buffer against noise, and may be integrated with walls or fences to achieve desired sound reduction and appearance.
- Tree and shrub planting shall be done in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection. Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.

Site Furniture

- Outdoor furniture and fixtures (e.g., lighting, directional signs, trellises, raised planters, works of art, benches, trash receptacles, fencing, etc.) shall be integral elements of the building and landscape design. **See Figure 69.**



Figure 69. Trellis.

- Outdoor furniture shall be of a sturdy construction to withstand daily use. Wood should be avoided.
- Outdoor furniture shall be located so it will not conflict with the pedestrian and motor vehicle circulation patterns. **See Figure 70.**
- Outdoor seating should be shaded.
- Site furniture that expresses an automobile-oriented theme is encouraged. This may include use of decorative elements such as checkered flags, furniture that repurposes or is molded in the shape of automobile parts, and other speedway-related graphics.

Paving

- Decorative paving shall be incorporated into courtyards, plazas, pedestrian walkways, and crosswalks. **See Figure 71.**
- Paving materials shall complement the architectural design of the building and landscape design of the project. The use of stamped concrete, stone, brick, permeable pavers, exposed aggregate, or colored concrete is encouraged. The use of slippery materials (e.g., polished marble or granite) is prohibited.



Figure 70. Outdoor furniture outside of pedestrian walkway.



Figure 71. Enhanced paving in pedestrian areas.

E. Flex-Tech Multi-Use Facility

The design guidelines in this Subsection shall apply to all flex-tech projects within this land use district.

1. Site Design

Site Layout

- The arrangement of multiple buildings and associated circulation, and parking areas should reflect a well-organized site plan that emphasizes pedestrian connectivity and landscaped areas responsive to the public realm.
- Site development may utilize variations on building placement and landscaping adjacent to the public street. Appropriate configurations may include, but are not limited to the following:
 - Fully landscaped setback between building and street. **See Figure 72.**
 - Parking in front of building with a landscape buffer between parking and street.
- Visitor parking may be located at located near the front/visitor entries to the businesses, while employee parking and service areas are located at the sides and rear of the building.
- Service and loading area should not be located on building side(s) adjacent to a public street. Service and loading areas should be located to the rear of the buildings or in the interior of a multiple building complex. **See Figure 73.**
- When buildings abut residential properties or the I-10 freeway, parking and loading areas should be located at the side of the building instead of the rear. The rear setback area shall be fully landscaped.



Figure 72. Fully landscaped setback.



Figure 73. Loading and service areas accessed between buildings in a multiple building complex.

- Outdoor storage, work, and loading areas shall be incorporated within the building design and located to the rear or side of buildings and screened from view from adjacent public streets. Accessory buildings such as equipment enclosures or storage buildings should be minimized. These service areas should be incorporated into the building design to the greatest extent feasible. **See Figure 74.**
- The design and location of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) shall be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- With the exception of security kiosks, accessory buildings shall be located as far back from the front and street side setback area as possible.
- Sea/train-type metal containers are prohibited.
- Noise-generating activities and storage areas shall be located as far as possible from adjacent properties. Sound attenuation walls shall be used where appropriate to reduce noise.

Courtyards and Plazas

- Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas, recreation areas, etc.). **See Figure 75.**
- Larger developments should provide recreational facilities (e.g., bicycle paths, tennis courts, volleyball courts, gymnasiums, etc.).

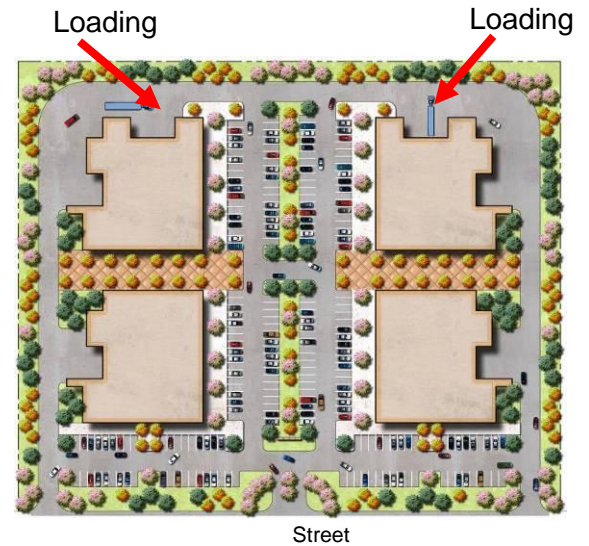


Figure 74. Appropriate location of loading areas.

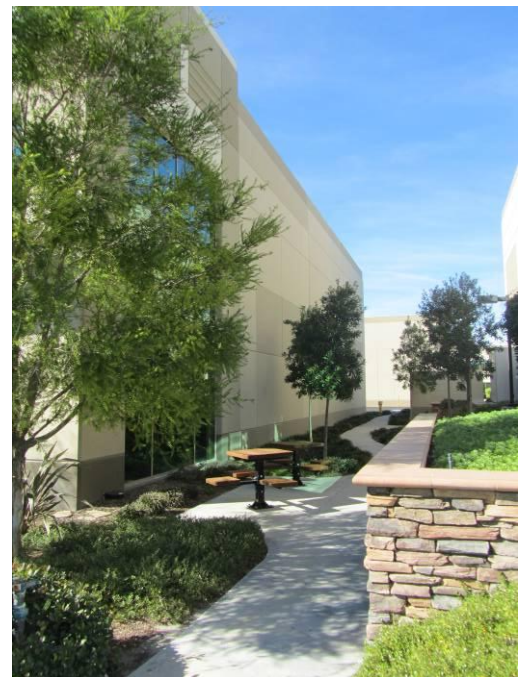


Figure 75. Outdoor seating area provided between buildings.

2. Building Orientation

- Multiple building developments should be oriented in a manner that will form gateways through facade enhancement, maximize public view, and capture public interest along adjacent major streets.
- Retail and office space should be located on the front of the building, visible from the public realm and adjacent to visitor parking. Flex areas used for warehousing, distribution, light manufacturing, research and development and other uses without a visitor component should be located to the sides or rear of the building.
- The organization of buildings, parking areas, and landscaping shall recognize the existing characteristics of the site and shall relate to the surrounding development in scale and character.
- Buildings should generally be placed at or near setback lines with development oriented in a manner that will provide visual interest, especially for development located along the I-10 Freeway.
- Buildings should be oriented in a manner that takes advantage of passive solar design.
- Buildings shall be oriented to provide a buffer between surrounding properties and outdoor work areas, loading, and storage.

3. Site Elements

Fences and Walls

- Walls and fencing materials shall consist of wrought iron, tubular steel, stone, stucco, or brick, and shall be compatible with the overall design character/style of the development. The use of chain-link fence material is not allowed if visible from the public right-of-way.

- Walls and fences shall be integrated with landscaping along the base of the wall or fence.
- Wall heights and surfaces shall be articulated with varying facade depths or pilasters to promote architectural interest, and shall include a cap along the top of the wall.
- Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti.

Screening

- Loading bays and service areas shall be screened by building placement, decorative walls or landscaping to the fullest extent feasible so that views of loading areas are minimized from visitor areas and adjacent public streets.
- Trash storage enclosures and outdoor mechanical equipment shall be screened from public view, especially adjacent to the I-10 freeway.
- Roof-mounted equipment shall be screened from public view through use of parapet walls or other screening devices. Special consideration shall be given to the screening of roof-mounted equipment on building rooftops that are visible from the I-10 freeway. **See Figure 76.**

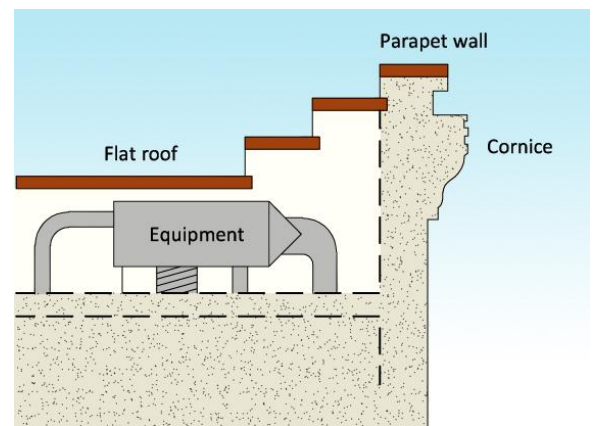


Figure 76. Screening of roof mounted equipment.

Trash Enclosures

- Trash enclosures shall be incorporated as part of the building design.
- If trash enclosures cannot be located out of public view, the design of trash storage areas shall incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site. **See Figure 77.**



Figure 77. Trash enclosures with architectural screening elements.

- Trash enclosures shall integrate horizontal screening such as trellises.

Lighting

- Outdoor lighting plans shall take into consideration the location and potential growth pattern of nearby trees (existing and planned) so that appropriate lighting levels are maintained over time.
- Energy efficiency shall be considered through use of proper light location and placement, as well as use of energy-efficient bulbs or fixtures.
- Lighting fixtures shall include hoods or other design techniques to reduce glare and light pollution, especially along major streets and the I-10 freeway and adjacent to residential zones, and to prevent light spillover onto adjacent properties.
- Lighting shall be provided in project entryways, walkways, parking lots, and plazas or courtyards to promote safety. **See Figure 78.**
- Lighting may be mounted on poles or bollards, affixed to building walls, or placed within paved or landscaped areas. Appropriate materials and construction methods shall be used to ensure proper function of project lighting fixtures.
- Decorative light fixtures shall be consistent with the architectural design of the building.



Figure 78. Lighting along pedestrian walkway.

4. Parking and Access

Parking

- Parking lots shall not be the dominant visual element on the site.

- Parking lots adjacent to and visible from public streets shall be appropriately screened to minimize undesirable visual impacts.
- Surface parking areas shall integrate trees and landscape improvements to reduce the heat island effect.
- Large parking lots (usually over 100 spaces) shall be divided into multiple, smaller areas and provided with canopy trees located throughout the parking area to reduce the effects of heat and the visual impacts of large parking areas.
- Employee parking areas should be located behind the building or alongside of the building so as not to be visible from adjacent streets.
- Internal vehicular and pedestrian circulation within a development involving multiple buildings or lots shall interconnect in an obvious and consistent manner. **See Figure 79.**
- Parking shall be provided within walking distance of all tenants and public sidewalks.
- Parking lot design shall include water quality stormwater facilities consistent with City standards. **See Figure 80.**

Access

- The use of common (shared) access points and driveways is encouraged; placement of vehicle access points close to building entries shall be avoided to minimize pedestrian and vehicular conflicts.
- Entry drives shall be clearly marked by special features, (e.g., enhanced paving, prominent landscape features, low-level decorative walls, and well-designed monument-type signs). **See Figure 81.**



Figure 79. Pedestrian circulation is consistent along perimeter of parking lot.



Figure 80. On-site storm water capture system.



Figure 81. Entry drive.

- Access to each development site shall be clearly visible to pedestrians and motorists.
- Service and loading areas should take access from shared access points to reduce curb cuts along streets.

5. Architecture

Mass and Scale

- The mass and scale of the buildings shall respect the visual and physical relationship to the adjacent buildings and surrounding sensitive uses. Taller building elements should be placed towards the center of the site, with lower elements adjacent to surrounding properties.
- Buildings should be stepped back when adjacent to or in close proximity to sensitive uses (e.g., residential, schools, etc.).
- Vertical and horizontal offsets shall be provided to reduce the visual bulk of the building. **See Figure 82.**
- Buildings should be designed to accommodate a wide range of uses, from office to small scale retail and service to light manufacturing. Interior spaces should allow for a variety of configurations, combining and dividing spaces as needed based on the uses.



Figure 82. Façade articulation.

Building Facades

- Building facades shall incorporate architectural elements such as windows, pillars, wall plane breaks to minimize blank walls and to create visual interest.
- All building elevations, whether front, side, or rear shall be architecturally detailed.

- Architectural accents (e.g., cornices, tiles, trim around windows, grooves in building faces, accent band details, bulkheads, etc.) shall be used to create variation along building facades. **See Figure 83.**
- Higher facades and rooftops should be incorporated at corners and intersections, and appropriate massing and scale shall be considered for the remainder of the building spanning public street frontage. **See Figure 83.**
- The orientation of windows in buildings adjacent to a residential zone shall preclude a direct line of sight into residential properties.
- Visitor entries to retail and office uses shall be easily identified through the use of prominent architectural elements, signage, landscaping, lighting, canopies, roof form, hardscape, architectural projections, columns, vertical elements, or other design features that help emphasize a space's entry. **See Figure 84.**
- Roofs shall be designed as an integral component of building form, mass, and facade. Building form should be enhanced by sloped or offset roof planes, eave heights, and rooflines. **See Figure 85.**

Color and Materials

- Colors and materials for all structures on-site should consist of earth tones. Use of at least two to three different colors, materials or textures is encouraged.
- Building materials shall be durable and able to withstand long-term exposure to the elements.



Figure 83. Enhanced corner elements.



Figure 84. Awnings articulate entries to tenant spaces.



Figure 85. Offset roof planes.

- Large expanses of smooth material (e.g., concrete) shall be broken up with expansion joints, reveals, or changes in texture and color.
- To the fullest extent feasible, buildings should use large windows along walls and skylights in rooftop designs to capture natural light during working hours.

6. Landscaping

- Landscaping shall be in scale with adjacent structures, streets, and public spaces, and shall be sized appropriately when fully grown.
- Landscaped areas should incorporate a three-tiered planting system:
 - 1) trees;
 - 2) shrubs and vines; and
 - 3) ground covers

See suggested Plant Palette in Table 6-6.

- Special landscape features, such as specimen trees, shall be provided at major focal points (e.g., project entries, building entries, and pedestrian gathering areas).
- Entry and exit points shall be highlighted through a combination of distinctive landscape and hardscape features.
- Development on corner lots shall be enhanced with a combination of specimen trees, accent plantings, upgraded perimeter wall surfaces, hardscape treatments and landscape lighting adjacent to the street intersection.
- Drought-tolerant and low-maintenance trees, vines, and groundcovers shall be used on-site. Drip irrigation systems shall be installed where feasible to ensure the highest possible level of water conservation.

- Planting materials shall be used in plaza areas to provide shade and soften the appearance of hard walls.
- The use of vines is encouraged on walls to soften the appearance of buildings and screen walls, and to help deter graffiti. **See Figure 86.**
- Planting materials shall be installed to provide a buffer against noise and should be integrated with walls or fences to achieve desired sound reduction.
- Landscaping and trellises with vines are encouraged for screening trash storage areas, service areas and mechanical equipment.
- Setbacks adjacent to residential zones shall include dense landscaping to provide visual screening and noise abatement.
- Landscaped berms along site edges may be used to screen parking, loading and service areas and to serve as a sound reduction measure. **See Figure 87.**
- Surface parking lots shall be well-landscaped to reduce heat island effect and visually reduce the expanse of paved area.
- Pervious paving materials are strongly encouraged for sidewalks, pathways, parking lots, plazas or gathering areas or other paved surfaces on-site.
- An automatic irrigation system using current equipment and technology shall be provided for planted areas.
- Run-off retention and on-site water filtration/stormwater treatment features and bioswales should be a part of the overall landscape design, and can also serve as buffering methods for adjacent businesses. **See Figure 88.**



Figure 86. Wall incorporates landscaping at the base.



Figure 87. Landscaped berm buffers parking.



Figure 88. On site water filtration.

- Trees shall be selected and placed to provide canopy and shade for walkways, pedestrian open spaces, and parking areas.
- Landscape material in the setback and visible from the public right-of-way shall blend with and seem a part of the public right-of-way landscaping.
- Tree and shrub planting shall be in large masses.
- Plant material selected shall be suited to the specific soil and micro climatic conditions.
- Trees shall be healthy and have a uniform branching pattern.
- All ground cover shall be healthy and densely foliated and comprised of well rooted cuttings or container plants.
- Availability and specific site conditions should be considered in final selection.
- Ground cover shall achieve 100% coverage in one year.
- Informal tree masses should be planted in a mix of sizes.

F. Special Commercial Uses

1. Drive-Through Uses

Site Design

- The predominant feature along the street frontage should be the building, not parking lots or the drive-through aisle.
- The building shall be located to maximize the distance for vehicle queuing while screening the drive-through operations. **See Figure 8g.**
- When adjacent to residential zones, outdoor order kiosks, loading/unloading areas, and storage areas shall be located as far as possible from residential properties.
- Drive-through aisles shall be located in the rear of the building away from the street frontage whenever possible. If the drive-through aisle is located between the building and the street, dense landscaping and landscaped berms or screen walls (42 inches high or less) shall be provided to screen the drive-through aisle from street view. **See Figure 9g.**



Figure 8g. Example of appropriately landscaped and screened drive-through aisle.

Building Design

- All building elevations shall receive the same level of architectural detailing.
- Buildings shall incorporate roof designs with built-in equipment wells or other built-in screening methods, so that screening devices do not appear added-on.
- If the drive-through facility is a pad building within a shopping center, the architecture shall relate to and be compatible with the design of the center. The only feature that identifies the franchise shall be the company's logo and signs.



Incorporate retail or other compatible uses on ground floor whenever possible.

Figure 9g. Liner shops.

2. Parking ~~Garages~~ Structures

Site Design

- Where appropriate, parking garages should incorporate ground floor retail adjacent to the public sidewalk.
- A minimum 5-foot wide landscaped strip shall be provided on all sides of the parking structure except where ground floor retail space is provided.

Building Design

- Parking garages shall be designed to help reduce the mass and scale of the garage and to ensure their compatibility with surrounding uses.
- Conceal view of vehicles in the garage through a combination of screen walls and plantings. **See Figure g1.**
- Avoid a monolithic appearance. This can be accomplished as follows:
 - Minimize horizontal and vertical banding by balancing both horizontal and vertical elements.
 - Use simple, clean geometric forms, and coordinated massing.
 - Step back upper levels of the garage 5 to 10 feet above the first floor. **See Figure g2.**
- Coordinate openings in the parking garage with the size and modulation of adjacent windows, structural bays, and storefronts if the parking garage contains other uses.
- Size openings in the parking garage to resemble large windows as in an office building.
- Use masonry materials that are predominantly light in color, but avoid unpainted concrete.



Figure g1. Parking structure with landscaping.



Figure g2. Horizontal and vertical articulation breaks up parking structure elevation.

- Avoid a sloping ramp appearance by providing level and uniform wall panels between floors.
- Visually define and differentiate between pedestrian and vehicular entrances through appropriate architectural detailing. **See Figure 93.**



Figure 93. Paving differentiates between pedestrian and vehicular entries.

Access and Circulation

- Vehicle stacking areas for entering and exiting traffic shall be sufficient in length to minimize traffic backup into surrounding streets or within the garage. A minimum of two vehicle lengths of stacking distance shall be provided between the back of the sidewalk and the control gate.
- One inbound lane shall be provided for a garage with a capacity of up to 500 vehicles. At least two inbound lanes shall be provided for garages with a capacity of more than 500 vehicles.
- The maximum aisle length shall not exceed 400 feet without providing a cross aisle.
- Ramp grades shall not exceed 10 percent and parking areas shall not exceed a slope of four to five percent.

Security and Lighting

- The design of the garage shall eliminate possible hiding places and openings that could allow random pedestrian access.
- During periods when parking activity is substantially less than the garage capacity (i.e., during night operations), there shall be a means of securing unused parking levels from use, including stairwells and elevators. If the garage is not operated on a 24-hour basis the entire facility shall be secured from access during hours when the facility is closed.

- For security reasons, at least one or two sides of the stair tower shall include glass running vertically the height of the tower. Elevators shall be provided with glass-back cabs and shafts. **See Figure 94.**
- Stairs and elevators shall be located adjacent to a street on the exterior of the structure where lobbies can be exposed to outside view.
- The use of security cameras is required.
- A minimum of five foot-candles shall be provided inside the structure and a minimum of three foot-candles for exterior parking areas. Higher levels are recommended for remote areas subject to security problems such as stairways, elevators, and other pedestrian access points.
- Lighting levels shall be equally distributed to provide uniform illumination over all parking areas.
- Light sources shall be shielded so that the source of the illumination is not seen from outside the structure.

3. Service Stations/Truck Stops

Site Design

- The site shall be designed to accommodate anticipated circulation patterns and those patterns should be defined by paving and by well-placed landscaped areas.
- In areas developed with buildings adjacent to the sidewalk, service stations shall also be oriented to the sidewalk, placing any service bay door and car wash openings on the rear of the structure.
- Where commercial development abuts the service station, two-way vehicular access



Figure 94. Glass-back elevator cab and shaft.

integrated with the adjacent commercial development shall be provided where feasible.

- The site design for projects located at street corners shall provide a strong design element at the corner to help frame the public right-of-way and anchor the corner. **See Figure 95.**
- Parking spaces for vehicles left for repair shall be located in the least visible areas of the site and screened from public view.
- Service or car wash bays shall not face toward a public street or toward residential zone if the building is within 200 feet of a residential zone.
- Work bays shall be oriented so that the interior of the bays are not visible or audible from a public street, adjacent residential zones, or designated open space. **See Figure 96.**
- Each pump island shall include a vehicle stacking area for at least two vehicles (38-feet), on at least one end of the pump island and shall not restrict vehicle circulation and parking areas.
- A gasoline tanker truck unloading zone shall be provided and shall not obstruct vehicle circulation and parking areas.



Figure 95. Corner landscaping element.

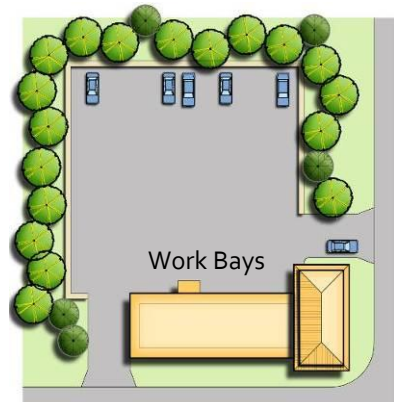


Figure 96. Work bays face interior.

Building Design

- Service station buildings shall be designed to complement and be compatible with the predominant architectural theme and scale of the area. If located within a multi-use center, the architectural design shall be compatible with the design of the center.
- The design of the building should be clean and simple, and shall relate to surrounding buildings through use of similar scale, materials, colors, and/or detailing.

- Building elevations facing public streets and residential zones shall be architecturally detailed to provide interest and the appearance of quality development.
- The roof design of service stations, including pump island canopies, shall incorporate full, pitched roof treatments with a low to moderate slope. **See Figure 97.**
- Building materials shall have the appearance of substance and permanency (e.g., masonry).



Figure 97. Sloped roof on pump island canopies.

Landscaping and Walls

- A three-foot high, landscaped berm, a dense hedge, or a low-profile wall shall be provided along all street frontages where parking is provided. **See Figure 98.**
- A minimum 6-foot high decorative masonry wall shall be provided along side and rear property lines not abutting public streets. A minimum 5-foot wide landscaped planter shall be provided adjacent to the wall in areas accessible to the public.



Figure 98. Landscaped berm.

Site Elements

- Gates, fencing, and walls shall remain free of signs or other advertisements.
- The use of chain-link fencing is prohibited.
- Where security is an issue, fencing shall consist of open grille work, and the use of surveillance cameras is encouraged.
- Electric fences, barbed-wire, concertina wire, or other security wire is prohibited.

5. Truck Stops

Site Design

- The site shall be designed to accommodate anticipated circulation patterns and those patterns should be defined through paving and well-placed landscaped areas.
- In truck stops that provide maintenance facilities, any service bay doors and car wash openings shall be oriented away from the public street or freeway or placed to the rear of the site.
- The site design for projects located at street corners shall provide a strong design element at the corner to help frame the public right-of-way and anchor the corner.
- Parking spaces for vehicles left for minor repair shall be located in the least visible areas of the site and screened from public view.
- Truck stops shall be located within an industrial area within close proximity to an I-10 freeway on/off ramp.
- Service or car wash bays shall not face toward a public street nor toward a residential zone if the building is within 200 feet of a residential zone.
- Work bays shall be oriented so that the interior of the bays are not visible or audible from a public street, adjacent residential zones, or designated open space.
- A gasoline tanker truck unloading zone shall be provided and shall not obstruct vehicle circulation and parking areas.

Building Design

- Truck stop buildings shall be designed to complement and be compatible with the predominant architectural theme and scale of the area.
- The design of the building should be clean and simple, and shall relate to surrounding buildings through use of similar scale, materials, colors, and/or detailing.
- Building elevations facing public streets and residential zones shall be architecturally detailed to provide interest and the appearance of quality development.
- The roof design of fueling stations, including pump island canopies, shall incorporate full, pitched roof treatments with a low to moderate slope.
- Building materials shall have the appearance of substance and permanency.

Landscaping and Walls

- A three-foot high, landscaped berm or a dense hedge shall be provided along all street frontages where parking is provided.
- A minimum six-foot high decorative masonry wall shall be provided along side and rear property lines not abutting public streets. A minimum five-foot wide landscaped planter shall be provided adjacent to the wall in areas accessible to the public.

Site Elements

- Gates, fencing, and walls shall remain free of signs or other advertisements.
- The use of chain-link fencing is prohibited if visible from a public street or the I-10 freeway.

- Where security is an issue, fencing shall consist of open grille work, and the use of surveillance cameras is encouraged.
- Barbed wire, electric wire, concertina wire, or other security wire is prohibited.

6. Shopping Centers

Site Design

- Large commercial sites shall be separated from residentially-zoned properties by streets, landscaped buffers and/or decorative masonry walls.
- Portions of primary buildings and/or freestanding satellite buildings shall be located at the street setback lines to enclose the site and help frame the street. **See Figure 99.**
- Buildings within the center shall have a logical spatial and functional relationship to each other and shall provide for convenient pedestrian circulation throughout the center.
- Parking shall be provided within convenient walking distances of all tenants. Walking paths to buildings from the public street shall be provided. **See Figure 100.**
- To reduce the visual impact of large paved areas, parking lots shall be broken up into smaller areas separated by landscaping, pedestrian circulation areas and drive aisles.
- Storage areas and loading facilities shall be limited in number and shall be designed, located, and screened to minimize their visibility from outside public areas, surrounding streets, freeways, and freeway on/off ramps.



Figure 99. Buildings placed at street setback lines.



Figure 100. Walking paths.

■

Building Design

- Buildings, hardscape, landscape, site furnishings and signage should reflect a unified theme. **See Figure 101.**
- Where a shopping center is adjacent to a residential zone, the scale of the shopping center shall be reduced to be compatible with the adjoining use by:
 - Keeping buildings as small as possible, particularly in height;
 - Reducing scale through building wall articulation, added detailing and avoiding large scale design elements;
 - Developing the center as a complex of smaller buildings connected by pedestrian-oriented open spaces; and
 - Setting the buildings further away from the residential zone and providing dense landscape screening.
- Long, linear buildings shall be avoided. Where such buildings are unavoidable, their length shall be mitigated by changes in building height, wall plane, and spatial volumes and by varied use of window areas, arcades, roof elements, and building materials. **See Figure 102.**
- If the shopping center contains a large scale building, integration of smaller-scale shops along the exterior of the building with entrances from the exterior of the building are desirable in order to create a more human scale and pedestrian-oriented character.
- Side and rear elevations of commercial buildings that are visible from residential zones or public rights-of-way shall be architecturally consistent with the front elevations of the building.
- Blank walls adjacent to main pedestrian areas shall be avoided.



Figure 101. Unified theme.

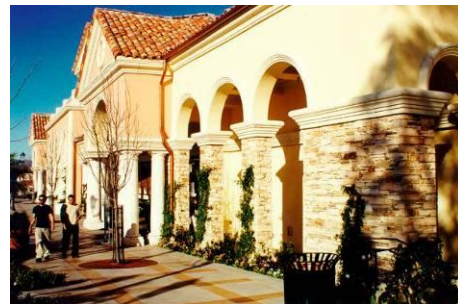


Figure 102. Articulation along wall plane.

- Flat roofs, mansard roofs, and veneer parapets are strongly discouraged in favor of full, pitched roof treatments. In large centers, a combination of flat roofs with decorative cornices and full, pitched roofs may be acceptable if the design presents a balanced appearance. **See Figure 103.**
- All roof-top and ground-mounted equipment shall be screened from view.
- Outdoor sales and storage areas shall be designed to blend with the architecture of the main building. The height of the screening elements shall be tall enough to screen all stored materials. **See Figure 104.**



Figure 103. Appropriate roofing.



Figure 104. Outdoor sales area.

12.10 Development Incentives

This Section offers development incentives to produce greater land use efficiencies and reduce incremental costs for new development.

A. Applicability

The incentives in this Section shall apply to all new development that meet(s) the applicable eligibility criteria.

B. Definitions

For the purposes of this Section, lot consolidation shall have the following meaning:

1. Lot consolidation. A legal action in which a lot line is removed or abandoned; a lot line is adjusted; lots are merged; or other equivalent action is taken, for the purpose of allowing a structure or development to be built so that it extends over what were previously two or more separate lots. A lot consolidation cannot create additional lots and cannot make existing lots nonconforming. All lots must be identical in ownership.

C. Lot Consolidation Incentives

1. Eligibility requirements. In order to be eligible for the by-right development incentives indicated in Subparagraph 2, the minimum consolidated or integrated lot size for a development shall be 52,500 gross square feet.
2. By-right incentives. Eligible projects shall receive one or more of the following incentives:
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review), irrespective of the number of lots involved.
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 12.6 Parking and Loading Standards, as approved by the Director of Community Development.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio [FAR]) and in maximum height shall be in the amounts listed in Table 12-10 Allowable Bonuses for Lot Consolidation. The intensity and height bonus incentives shall apply to the total gross square footage of the consolidated lots.

Table 12-10 Allowable Bonuses for Lot Consolidation			
<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.8/ <u>1.0</u>	10%	60 ft	15 ft

D. Green Building Incentives

1. Eligibility requirements. Projects that are seeking green building certification by a third-party entity (e.g., LEED, etc.) shall be eligible for the by-right development incentives indicated in Subparagraph 2.
2. By-right incentives.
 - a. Expedited application processing. Applications for eligible projects shall receive expedited project processing (i.e., projects will move to front of line for assignment to a planner for review).
 - b. Parking Reduction. Required parking standards may be reduced up to a maximum of 20 percent, provided that the adequacy of proposed parking can be demonstrated in a parking study prepared in compliance with Section 12.6 Parking and Loading Standards, as approved by the Director of Community Development.
 - c. Allowable Bonuses. Allowable increases in intensity (i.e., floor area ratio [FAR]) and in maximum height shall be in the amounts listed in Table 12-11 Allowable Bonuses or Green Building. The intensity and height bonus incentives shall apply to the total gross square footage of the project site.

Table 12-11 Allowable Bonuses for Green Building			
<i>Base Intensity (FAR)</i>	<i>Allowable Intensity Bonus</i>	<i>Base Height</i>	<i>Allowable Height Bonus</i>
0.8/ <u>1.0</u>	10%	60 ft	15 ft

e. Application and Review Process for Incentives

1. Written submittal. Interested parties shall submit a written request for approval of incentives to the Director of Community Development on forms provided by the Community Development Department.
2. Determination. The Director of Community Development shall determine whether the proposed new development meets the eligibility criteria in Paragraphs C.1. or D.1. Additional factors to be considered when reviewing applications for incentives shall include the following:

- a. Detriment. The proposal will not detrimentally affect access, design, or other public safety and welfare concerns.
 - b. Covenants or conditions. The proposal will not violate restrictive covenants contained on the face of the final plat or conditions of plat approval.
 - c. Right-of-way easements. The proposal will not invalidate any easement(s) unless the adjustment establishes replacement easement(s) that is properly filed with the city.
- 4. Conditions. Conditions may be imposed in connection with the granting of any incentive where the Director of Community Development deems that conditions are necessary to protect the public health, safety, and welfare.

12.11 Entitlement Procedures**A. Purpose**

These administrative procedures have two major purposes:

1. Ensure that development conforms to the SWIP Specific Plan ("Plan").
2. Ensure that the City's review is as expedited as possible while remaining legal and proper.

B. Summary of Processing Procedures

1. Conformity with the Plan. The Director of Community Development shall review each application for conformity with the development regulations in this Chapter. Conformity has two components:
 - a. Standards. Compliance with the Standards is mandatory and the City may not approve a project that fails to comply with the Standards.
 - b. Guidelines. The City may exercise discretion in evaluating the project's compliance with the Guidelines.
2. Project Review. Applications for development approvals shall be filed with the Department and will be returned for revision. Applications must strive to meet the "Guidelines," but applicants may propose alternate ways to achieve the goals of the Guidelines.
3. Timing of Permits and Approvals. Required planning approvals shall be obtained before the issuance of any grading, building, or other construction permit, and before the proposed use is constructed, otherwise established, or put into operation.
4. Processing Requirements. Applications for planning permits shall be processed in compliance with Table 12-12 Hearing Bodies.
5. Timing of Project Review. Project review shall be required before the issuance of a Building or Grading Permit, Business License, or Certificate of Occupancy for any new structure (not including fences or walls) and/or existing structures to be reconstructed or remodeled (including facade improvements).

Southwest Industrial Park Specific Plan

Speedway Industrial District

Table 12-12 – Hearing Bodies

Reviewing Bodies						Appeal Body	
	D.A.B.	CD	PC	CC	PR	PC	CC
Administrative site plan	X*	X				X	
Administrative site plan, amendment	X*	X				X	
Building relocation		X					X
Certificate of appropriateness							X
Code of the City of Fontana, Amendment	X		Xf	X			
Conditional Use Permit	X		X				X
Density bonus	X	X	Xf	X			
Design review	X		X				X
Design review, amendment	X	X	X				X
Design review, signs		X				X	
Development agreements	X	X	Xf	X			
Development agreements, amendment	X	X	Xf	X			
General plan amendments	X	X	Xf	X			
Home occupation		X				X	
Interpretation	X*		X				X
Lot line adjustment		X***					
Parcel maps, tentative	X	X	X				X
Parcel maps, final		X***					
Pre-Annexation Agreement			Xf	X			
Specific Plan			Xf	X	X**		
Specific plan, amendment			Xf	X	X**		
Tract maps, tentative	X		X				X
Tract maps, final				X			
Variances	X		X				X
Zone changes	X		Xf	X			
Administrative Variance	X	X				X	
Minor Use Permit	X	X				X	

Notes:

Decisions of any "Reviewing Body" may be appealed to the City Council, except where State law limits such appeal to the City Engineer. If the Planning Commission is listed above as the "Appeal Body", the Commission must first review an Appeal before it may be forwarded to the City Council for consideration.

DAB—Development Advisory Board

CD—Community Development Director

PC—Planning Commission

CC—City Council

PR—Parks and Recreation Commission

X*—At the discretion of the Director of Community Development or his/her designee

X**—If Public Park(s) are considered

X***—City Engineer has final approval

f—Recommending body to the City Council

C. Administration and Enforcement

The Director of Community Development shall enforce the provisions in this Specific Plan. All officers, employees, and officials of the City of Fontana, who are vested with the duty or authority to issue permits or licenses shall conform with this Specific Plan and shall not issue any permit or license, or approve any use or building, which would be in conflict with this Specific Plan. Any permit, license or approval issued that is in conflict with the requirements of this Specific Plan shall be considered null and void.

D. Amendments to the Specific Plan

The SWIP Specific Plan may be amended utilizing the same procedures by which it was originally adopted. In addition, subsequent amendments to this Specific Plan shall demonstrate the amendment meets the intent of the Specific Plan's existing policy framework, or specific findings to demonstrate the amendment enhances the Plan or is necessary to more effectively implement the Specific Plan. All sections or portions of the Specific Plan proposed to be amended or that may be affected by the amendment must be identified during the amendment process. A concurrent amendment to the General Plan would not be required provided that the Director of Community Development determines that substantive changes would not influence the goals, objectives, policies, or programs of the General Plan.

Allowing flexibility in the administration of the Specific Plan enhances the effectiveness of the Specific Plan as a comprehensive, "living" planning document. The following minor modifications to the Specific Plan qualify for processing as an administrative amendment to the Specific Plan subject to the review and approval of the Director of Community Development:

- Changes in the location of infrastructure and public facilities (e.g., internal roads, drainage facilities, etc.).
- Minor change in roadway alignment.

E. Similar Use Determination

1. **Applicability and Authority.** Unlisted uses in Table 10-2 are prohibited uses, unless the Director of Community Development finds a proposed use to be similar to an expressly allowed use. A Similar Use Determination is a process for determining when an unlisted use is similar in nature to a permitted or conditionally permitted use and may be permitted. As specified by Municipal Code Section 30-4 Other Uses to be Determined by the Director of Community Development, the Director of Community Development shall have the responsibility and authority to make Similar Use Determinations.
2. **Ministerial Action.** A Similar Use Determination shall constitute a ministerial action.
3. **Application Contents and Filing.** An application for similar use shall be in writing on forms provided by the Director of Community Development.

4. Determination Findings. In determining “similarity,” the Director of Community Development shall make all of the following findings:
 - a. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity or environmental impacts than the uses listed in the land use district;
 - b. The proposed use will be consistent with the purposes of the applicable land use district; and
 - c. The proposed use will be consistent with the General Plan and this SWIP Specific Plan.
5. Notice of Determination. A Similar Use Determination shall be made in writing and shall contain the facts that support the determination. The Community Development Department shall maintain all determinations on record for review by the general public upon request. The notice shall include:
 - a. A brief statement explaining the criteria and standards considered relevant to the decision;
 - b. A statement of the standards and facts relied upon in rendering the decision; and
 - c. An explanation of appeal rights and appeal deadlines. The determination of similar use by the Director of Community Development shall be subject to appeal to the Planning Commission.

F. Nonconforming Lots, Structures and Uses

1. Nonconformance provisions are established to:
 - a. Bring all uses, structures, sites and signs into conformance with the developmental requirements and design guidelines in this Specific Plan;
 - b. Limit the occurrences and extent of nonconformance by prohibiting expansion, intensification, reinstatement, alteration, restoration after destruction, and reestablishment after abandonment; and
 - c. Gradually phase out nonconforming uses, structures, lots and signs.
2. Applicability
 - a. Nonconforming uses, structures, signs and lots may be maintained, expanded, altered and/or abated only in accordance with the provisions of this Specific Plan.
 - b. Any Designated Historic Landmark, or any property listed on the California Register of Historical Resources or National Register of Historic Places, shall be exempt from the provisions of this Section with respect to the restoration and

maintenance of structures, provided that any construction plans are approved through a Certificate of Appropriateness by the Historic Preservation Commission/Planning Commission.

3. Nonconforming Uses. A use that lawfully occupied a building or land at the time this Specific Plan became effective, and that does not conform to the use regulations of the land use district in which it is located, is deemed a "legal nonconforming use." A legal nonconforming use may continue, subject to the following:
 - a. Discontinuation of Use
 - i. Loss of legal nonconforming status. If a legal nonconforming use is discontinued for a period of ~~90~~ 180 or more days, regardless of the owner's intent, it shall lose its legal nonconforming status and the continued use of the property shall be required to conform to all provisions of this Specific Plan.
 - ii. Extension of legal nonconforming status. Wherein special circumstances exist, the Director of Community Development may extend the legal nonconforming status of a use, for up to an additional goday period. Furthermore, an additional extension may be granted by the Planning Commission, for up to an additional goday period. The total time period of all time extensions shall not exceed 180 days.
 - iii. Extension of legal nonconforming use.
 - (1) An application for a Minor Use Permit shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Community Development Department to process the application. The application shall be filed prior to the expiration of the ~~90~~ 180 day period.
 - (2) The application shall be reviewed by the Director of Community Development within 30 days following application filing. The Director of Community Development shall notify the applicant, in writing, as to whether the application is complete. If the application is not complete, the Director of Community Development shall specify those parts of the application that are not complete and shall identify the manner by which it can be made complete. If written notification is not provided to the applicant within 30 days following application filing, the application shall be deemed complete.

- (3) The Director of Community Development shall investigate the facts bearing on the application and provide the information necessary for action on the application, consistent with this Specific Plan and the General Plan. The applicant shall have made a good faith effort through the submittal of documentation and has diligently pursued compliance with this Specific Plan.
- (4) The application shall be reviewed by the Director of Community Development at a duly noticed public hearing, whom shall then approve, modify or deny the application. The decision of the Director of Community Development shall be final and conclusive in the absence of a timely filed appeal to the Planning Commission. An appeal of the Director of Community Development's decision shall be filed within 10 days from the date of the decision. An appeal of the Director of Community Development's decision shall be reviewed by the Planning Commission. The decision of the Planning Commission shall be final and conclusive in the absence of a timely filed appeal to the City Council.
- (5) The applicant may appeal the decision of the Planning Commission to the final deciding body, the City Council. The City Council decision shall be final and conclusive. If the application to extend the legal nonconforming use is approved by the City Council, the extension shall be granted for 90 days from the date of approval.
- (6) If the Director of Community Development or appointed designee has determined that the applicant has failed to show a good faith effort towards continually processing the extension of legal nonconforming use application (i.e., revising plans, withdrawing the application, placing the project on hold, etc.), the legal nonconforming use shall cease within 60 days from the application submittal date.
- (7) In granting an extension of the legal nonconforming status, the Director of Community Development may attach reasonable conditions and restrictions to the request, in addition to those required by this Specific Plan, which will ensure that the use:
 - Will not endanger the public health, safety or general welfare;
 - Will not injure the value of adjoining or abutting property;
 - Will not result in any significant environmental impacts; and
 - Will be in harmony with the area in which it is located.
- (8) In approving an extension of the legal nonconforming status, the Director of Community Development or Planning Commission shall consider and clearly establish the following findings of fact:

- The non-conforming use has been discontinued within the ~~90~~ 180-day period.
 - A physical and/or economic hardship has prevented the nonconforming use from being in compliance prior to the expiration of the ~~90~~ 180-day period; and,
 - Approving the extension will not adversely affect the health, safety or general welfare.
- b. Change in Ownership, Tenancy or Management. A change in ownership, tenancy, or management of a nonconforming use shall not affect its legal nonconforming status, provided that the use did not discontinue pursuant to Section 3.ai entitled " Loss of legal nonconforming status," or the type of use and/or intensity of use does not change.
- c. New Development. New development on any lot or parcel upon which a legal non conforming use exists shall require that all uses on the property conform to the provisions of this Specific Plan.
- d. Alterations and Expansion of Use
 - i. A nonconforming use shall not be enlarged or extended in such a way as to occupy any part of any structure or property that it did not occupy prior to the creation of the nonconformity.
 - ii. A structure fully or partially occupied by any nonconforming use shall not be moved, altered or enlarged, unless required by law, or unless the moving, alteration or enlargement will result in the elimination of the nonconforming use.
- e. Intensification of Use. A nonconforming use shall not be intensified in such a way as to increase the discrepancy between existing conditions and the standards set forth in this Specific Plan.
- 4. Nonconforming Structures. A structure lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of the land use district in which it is located, including setbacks, separations, height and design, is deemed a "legal nonconforming structure." A legal nonconforming structure may continue to exist, subject to the following:
 - a. Damage or Destruction
 - i. A legal nonconforming structure that is damaged or partially destroyed by fire, flood, wind, earthquake or other calamity, or the public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented by reasonable care and maintenance of the structure, may be reconstructed up to the original size, placement and

density, provided that total cost of such reconstruction does not exceed more than 50 percent of the structure's current fair market value. The structure may be restored and the nonconforming use may be resumed, provided that restoration is started within 6 months, unless extended by the Director of Community Development, and diligently pursued.

ii. In the event that the cost of repairing such damage exceeds 50 percent of the current fair market value of the structure prior to such damage occurring, the structure may be reconstructed up to the original size, placement and density, subject to all of the following:

- The Planning Commission, at a duly noticed public hearing, must find that continuing the nonconforming structure will not result in an annoyance to and/or reduction of any surrounding property; and
- The extent of damage or partial destruction shall be based upon a comparison of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction with its value at the time the structure was damaged or partially destroyed. Estimates for such purpose shall be made by or reviewed by the Building Official; and
- The restoration is commenced within six months and diligently pursued to completion;
- An application for a Nonconforming Structure shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Planning Division to process the application. The application shall be filed prior to the expiration of the ~~90~~ 180 day period.
- A structure or development that has been damaged or destroyed by fire, flood, wind, earthquake, or other calamity, or by public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented may be reconstructed up to the original size, placement and density, except a multiple family dwelling or development which has been abandoned for a period of ~~90~~ 180 or more days prior to being involuntarily damaged or destroyed, or a multiple family dwelling or development constituting a public nuisance prior to being involuntarily damaged or destroyed may not be reconstructed unless the structure is made to comply to all provisions of this Specific Plan.

b. Alterations and Expansion

i. A nonconforming structure shall not be moved, altered or enlarged so as to increase the discrepancy between existing conditions and the most current

standard as prescribed by the land use district in which the structure is located, except alteration and/or enlargement to a single family dwelling conducted pursuant to section (e) "Nonconforming Single-Family Residential Structures".

- ii. Within land use districts, reasonable repairs and alterations may be made to legal nonconforming structures, provided that no structural alterations shall be made which would prolong the life of supporting members of a structure, such as bearing walls, columns, beams or girders. Structural elements may be modified only if such modification or repair is immediately necessary to protect the public health and safety, occupants of the legal nonconforming structure, or adjacent property, as determined by the Building Official. The total cost of such repairs or alterations may not exceed 50 percent of the replacement cost of the nonconforming structure.
- c. New Structures. Any new structure constructed on a lot or parcel with an existing legal nonconforming structure shall be constructed in conformance with all applicable provisions of this Specific Plan. However, in no case may a new nonresidential structure be constructed on the same lot as an existing legal nonconforming residential structure.
- a. ~~Abatement of Nonconforming Structures Posing a Threat to the Public Health, Safety, and General Welfare.~~ A structure which is nonconforming because of a violation or deficiency that poses a threat to the public health, safety or general welfare, as determined by the Building Official, and which fails to resolve, repair or improve such, or to fully mitigate the hazard involved, shall be ~~abated~~ **removed**, condemned or demolished upon the issuance by the City of a nuisance abatement, condemnations, or demolition order.
- b. Nonconforming Single-Family Residential Structures. In addition to the requirements of subsections a and d above, a nonconforming single family residential lot and/or structure that was lawfully established and maintained before the adoption of this Specific Plan, but which under the provisions of this Specific Plan does not conform with the regulations of the land use district in which it is located with respect to use, design and/or development standards, and which is continuously used and maintained for single family residential purposes, shall be subject to the following:
- i. Alterations and expansions to structures within nonresidential zones.
 1. Necessary repairs and desirable alterations, as deemed appropriate by the Director of Community Development, may be made to a legal nonconforming single family residential structure that is nonconforming as to use.
 2. A single family dwelling that is nonconforming as to its location within a land use district that does not permit single family dwellings, and in which the residential use was lawfully established and continuously maintained, shall be subject to the development regulations of the Municipal Code Chapter 30

Zoning and Development Code that pertain to the R1 zoning district and off-street parking and loading regulations.

5. Nonconforming Signs. A sign lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of Section 6.7 Sign Standards, is deemed a "legal nonconforming sign." A sign that presents a hazard to public safety, as determined by the City, shall be removed upon the issuance of a notice by the City. A legal nonconforming sign may continue to exist, subject to the following:
 - a. A nonconforming sign may not be altered, enlarged, extended, or moved, except in conformity with the requirements of Section 6.7 Sign Standards, or as otherwise required by law;
 - b. Where a use or a structure associated with a nonconforming sign is abandoned or discontinued, any sign associated with a new use of the site shall be in full conformity with the requirements of Section 6.7 Sign Standards.
6. Nonconforming to Development Standards. The development that is not in compliance with the site development standards prescribed by the regulations of the zoning district in which the lot or parcel is located, including area, coverage, configuration, dimensions, parking, landscaping, screen walls, fences and enclosure trash receptacles, is deemed "legal nonconforming," provided such development was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
 - a. A development that is nonconforming as to landscaping, screen walls, fences and enclosure of trash receptacles, shall be altered to comply with the district regulations covering the following standards, or as a condition of any subsequent ~~D~~development ~~P~~plan or Conditional Use Permit approval.
7. Nonconforming Lots. A lot or parcel that is not in compliance with the site development standards prescribed by the regulations of the land use district in which the lot or parcel is located, including area and configuration is deemed a "legal nonconforming lot," provided such lot or parcel was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
 - a. A lot or parcel that is nonconforming as to minimum area or dimension shall be granted all development rights and uses of the land use district within which it is located, **when such lot or parcel complies with the following:**
 - i. The landscaping of setback areas ~~insofar as a setback exists~~ **as prescribed by the Specific Plan;**
 - ii. The landscaping of parking areas, provided fulfilling the requirement does not reduce off-street parking or loading spaces to fewer than prescribed in this Specific Plan;

- iii. The screening of storage areas as prescribed by the Specific Plan; and
 - iv. The enclosure of trash receptacles as prescribed by the Specific Plan.
8. Elimination of Nonconforming Adult Business Uses. Nonconforming adult business uses shall be eliminated in compliance with Chapter 15 of the Fontana Municipal Code ~~Chapter 30 Zoning and Development Code~~.
9. ~~Abatement of Nonconforming Uses, Structures, Lots and Signs. Whenever a use, structure, site or sign becomes nonconforming because of a change of land use district boundaries or a change of the regulations prescribed for the district in which the site is located, the period of time prescribed in this Specific Plan for the abatement period for the elimination of the use, the removal of the structure or sign, or the improvement of the lot or parcel shall begin on the effective date of the change of district boundaries or regulations.~~

Chapter 13.0 – Residential Truck District



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13.1 Purpose

The Residential Truck District (RTD) is primarily intended to allow the continued use of residences in existing residential neighborhoods for a home based business related to a truck use. General features of the Residential Truck District include:

- Continued and expanded use and operation of a home based truck business
- Maintain the aesthetic integrity of the area through enhanced landscaping, screening, and fencing

13.2 Applicability

A. Projects Subject to Development Regulations

This Chapter contains the development regulations that govern all future private development actions in the RTD, including new construction, additions, or renovations to existing structures and/or new land uses proposed for existing facilities.

B. Right of Continued Use

This Chapter shall not require any change in any existing building or structure for which a building permit has been previously issued, or for approved plans on file in the Community Development Department before the effective date of this Specific Plan. Changes in the property's ownership or tenants of legal existing uses shall likewise require no change in any existing building or structure. Nonconforming standards and provisions shall be governed by Section 13.10 Entitlement Procedures.

C. Other Requirements

This Chapter does not eliminate the need for obtaining any other permits required by the City, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulations of any State or Federal agency.

D. Types of Development Regulations

The Development Regulations are of two types – Standards and Guidelines – as follows:

1. Standards address those aspects of development that are essential to achieve the goals of the Specific Plan. They include specifications for allowable land uses and site development (e.g., building height, setbacks, etc.). Conformance with Standards is mandatory. Standards are indicated by use of the words "shall," "must," or "is / is not permitted."
2. Guidelines provide guidance for new development in terms of aesthetics and design details. They are intended to direct building and site design in a way that results in the desired character for the RTD. Whereas conformance with the Standards is mandatory, conformance with the Guidelines is preferred and/or recommended. Provisions that fall into this category are indicated by the use of the words "should," "may" or "are encouraged to." In various cases, the Guidelines provide a choice of treatments that will achieve the desired effect. Developers are permitted to propose alternative design details if they are able to show that the details implement the Specific Plan objectives with respect to the desired character of the RTD.

E. Minimum Requirements

The provisions in this Chapter shall be minimum requirements. When this Chapter provides for discretionary authority on the part of the Director of Community Development, Planning Commission, or City Council, that discretion may be exercised to impose more stringent requirements if deemed necessary to accomplish the objectives of the RTD.

F. Overview of Development Regulations

1. Relationship of Land Use Districts. The development regulations in this Chapter apply to properties within the RTD. Exhibit 13-1 – Land Use Plan indicates the location of the RTD and its relationship to the other land use districts in the Specific Plan area.
2. Standard, Guidelines and Procedures. The development regulations are divided into the following sections: 13.3 Allowable Land Uses and Permit Requirements; 13.4 Development Regulations; 13.5 Landscape Regulations; 13.6 Parking Standards; 13.7 Sign Standards; 13.8 Design Guidelines; and 13.9 Entitlement Procedures. Projects must meet all development standards in order to achieve approval in the development review process. Projects are encouraged to adhere to the recommendations contained in 13.8 Design Guidelines.
3. Steps for Using Chapter. Table 13-1 – Process Procedures illustrates the steps for using this Chapter.

Table 13-1 – Process Procedures		
Instructions	Information Source	Where to Find in this Chapter
Locate property and its street frontage	Land Use Plan	Exhibit 13-1
Identify the allowable uses and refer to the definitions of the uses	Allowable Land Uses & Permit Requirements	Table 13-2
	Definitions	Appendix A
Comply with the requirements for density, lot dimensions, height limits, and setbacks	Density and Dimensional Standards	Table 13-3
Comply with fence, wall, and screening standards	Fence, Wall, and Screening Standards	Table 13-4
Comply with landscaping requirements	Landscape Regulations	Section 13.5
Comply with parking requirements	Parking and Loading Standards	Section 13.6
Comply with sign requirements	Sign Standards	Section 13.7
Review the design guidelines for preferred site layout, building orientation and architectural detail, fencing, and parking	Design Guidelines	Section 13.8
Submit project application and proceed through project approval process	Entitlement Procedures	Section 13.9

Southwest Industrial Park Specific Plan

Residential Truck District

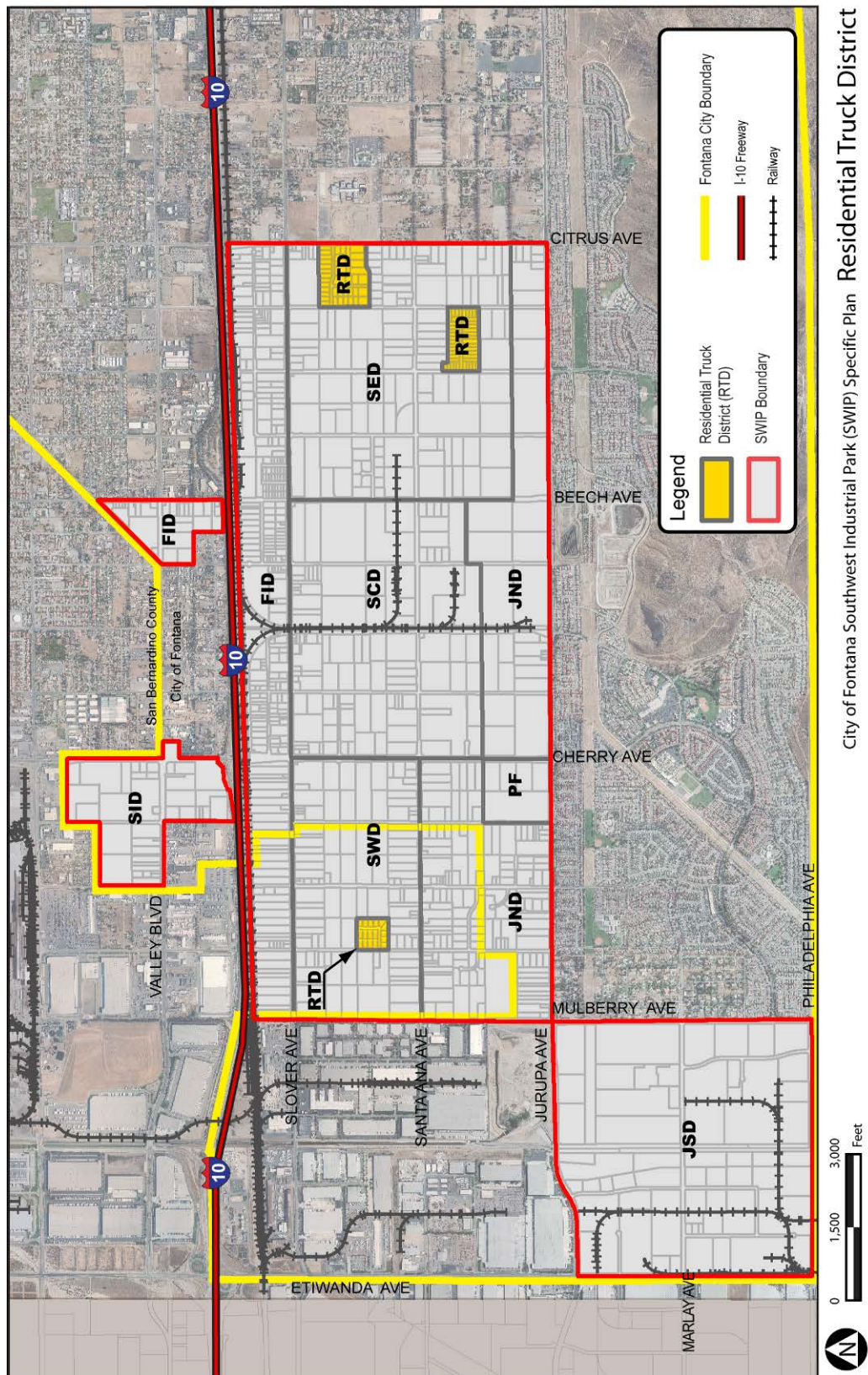


Exhibit 13-1 – Land Use Plan.

13.3 Allowable Land Uses and Permit Requirements

This Section identifies allowable land uses and their permit requirements.

A. Allowed Uses

Table 13-2 – Allowable Land Uses and Permit Requirements identifies the types of land uses allowed in the RTD and the use permit required to establish each use.

B. Uses Not Listed

Uses not listed in Table 13-2 are prohibited land uses.

C. Other Applicable Regulations

The provisions contained in this SWIP Specific Plan constitute the primary land use and development standards for the Specific Plan area. These regulations are in addition to the provisions in the City of Fontana Municipal Code.

This Specific Plan provides all development standards and guidelines necessary to approve subsequent project applications, unless otherwise noted. Permit processing procedures (e.g., noticing, hearing, appeals, and expiration procedures) and enforcement procedures are provided in Municipal Code Chapter 30 (Zoning and Development Code) shall apply, unless otherwise noted. Where there is a conflict between the provisions in this Specific Plan and those in the Zoning and Development Code, the Specific Plan provisions shall prevail to the extent allowable under Federal or State law. Where there is no conflict, both shall be applied concurrently.

D. Definitions

Definitions for land uses are provided in Appendix A Definitions. If no definition is provided, the definitions in the Municipal Code shall apply. The Director of Community Development shall interpret the definitions; make a similar use determination in compliance with Subsection 13.9.D Entitlement Procedures- Similar Use Determination; and/or refer any questions to the Planning Commission for its determination.

Table 13-2 – Allowable Land Uses and Permit Requirements

<i>Land Use</i>	<i>Permit Requirement</i>
	"P"= Use Permitted by Right
	"C"= Conditional Use Permit Required
	"M" = Minor Use Permit Required
Residential Truck District (RTD)	
Entertainment, Recreation and Public Assembly Uses	
Open Space / Park	P
Public Assembly Facilities	C
Residential Uses	
Granny Housing	P
Home Occupation	P
Second Dwelling Unit	P
Single Family Dwelling	P
Other Uses	
Truck Uses	P (1)
Public Facilities	P
Signs	P
Temporary Uses	Municipal Code Chapter 30, Division 14 (Temporary Use).

Notes:

(1) See Section 13.6.D. Oversize Vehicle Parking.

13.4 Development Standards

New land uses and structures and alterations to existing land uses and structures in the RTD shall be designed, constructed, and established in compliance with the requirements in this Section.

A. Density and Dimensional Standards

Single-family residential uses shall comply with the standards in Table 13-3 – Density and Dimensional Standards. The Director of Community Development is authorized to approve modifications of 10 percent or less of any land use district setback, lot width, lot depth, building coverage, building height, or wall height standard in compliance with the administrative variance procedures in Municipal Code Section 30-51.6 (Findings necessary for granting a variance).

The Director of Community Development may grant an administrative variance from the requirements of this chapter where practical difficulties, unnecessary hardships, or results contrary to the intent of this chapter would occur from the strict and literal interpretation and enforcement of the Code. An administrative variance may be granted upon conditions which will ensure the protection of the public safety, health and welfare. To grant an administrative variance, the Director of Community Development must find from the facts presented that the following conditions exist.

- (1) That because of circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of this chapter will deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification;
- (2) That the granting of such an administrative variance will be subject to conditions assuring that the variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located;
- (3) That the administrative variance does not authorize a use or activity which is not a specifically allowed use in the zoning district in which the property is located; and
- (4) That the granting of one administrative variance will not be contrary to the general plan.

Table 13-3 – Density and Dimensional Standards	
<i>Development Feature</i>	<i>Requirements</i>
DENSITY	
Maximum number of dwelling units per adjusted gross acre	2.0 maximum
LOT DIMENSIONS, LOT SIZE, AND LOT COVERAGE	

Southwest Industrial Park Specific Plan

Residential Truck District

Width @ required front setback	80ft minimum
Width @ front lot line	80 ft minimum
Depth	150 ft minimum
Lot size	21,780 sq ft minimum
Lot coverage	Maximum 45% of total site's adjusted gross acreage
DWELLING UNIT SIZE	
One-story	1,850 sq ft minimum
Two-story	2,000 sq ft minimum (1)
BUILDING HEIGHT	35 ft maximum
SETBACKS – PRIMARY STRUCTURES (2)	
Front (3)(4)	25 ft minimum
Side, interior	5 ft minimum
Side, corner lot	10 ft minimum
Rear	20 ft minimum; or on cul-de-sac or knuckle – Average of both rear corners of dwelling; provided average is not less than 20 ft
PATIO AND BALCONY SETBACKS	
Rear	15 ft minimum
Side	15 ft minimum
(1) Each dwelling unit shall provide a minimum one-half bath ("powder room"), consisting of at least a water closet (toilet) and sink, on the first or ground floor when the first or ground floor contains habitable living space.	
(2) See Municipal Code Section 30-167 (Projections into Yards) for architectural features.	
(3) The habitable space of a building may encroach into the required front setback area in compliance with the Plotting and Design Criteria. Side-on garages may encroach into the required front setback area up to a maximum of six feet.	
(4) Secondary Highways (Citrus and Poplar) and Collector Streets (Catawba)	

B. Accessory Buildings, Structures, and Sheds

Detached accessory buildings, structures and sheds, with the exception of pools, spas, and hot tubs regulated by Municipal Code Section 30-178, shall be subject to the following requirements:

1. Private garages and carports, attached.
 - a. On lots of less than one net acre, the total area is not to exceed 1,000 square feet or 25 percent of the living area of the principal residence, whichever is greater.
 - b. On lots of one net acre or larger but less than two acres, the area shall not exceed 1,500 square feet or 25 percent of the living area of the principal residence, whichever is greater.
 - c. On lots of two acres or larger but less than four net acres, the area shall not exceed 2,000 square feet or 25 percent of the living area of the principal residence, whichever is greater.
 - d. On lots of four acres or larger, the area shall not exceed 3,000 square feet or 25 percent of the living area of the principal residence, whichever is greater.

2. Detached garages and carports, storage buildings, workshops, hobby shops, recreation rooms, and other similar uses.
 - a. On lots of less than one net acres, the combined area of accessory structures shall not exceed 1,000 square feet or 25 percent of the living area of the principal residence, however, whichever is greater.
 - b. On lots of one net acre or larger but less than two net acres, the combined area of accessory structures shall not exceed 1,500 square feet or 25 percent of the living area of the principal residence, whichever is greater.
 - c. On lots of two net acres or larger but less than four acres, the combined area of accessory structures shall not exceed 2,000 square feet or 25 percent of the living area of the principal residence, whichever is greater.
 - d. On lots of four net acres or larger, the combined area of accessory structures shall not exceed 3,000 square feet or 25 percent of the living area of the principal residence, whichever is greater.
3. Accessory structures shall be architecturally compatible with or superior to the primary dwelling unit; metal and aluminum sided and roofed buildings are prohibited.
4. Setbacks.
 - a. The following setbacks shall be maintained:

<i>Property Line</i>	<i>Required Setback</i>
Front	25 ft
Side	5 ft min, 15 ft aggregate
Rear	10 ft

- b. Reverse corner lot. On reverse corner lots, accessory structures shall not extend beyond the required front setback of the abutting key lot and shall maintain a distance of five feet from the side lot line of the abutting key lot.
- c. Two-story structures. Two-story accessory structures are not permitted within any part of a required rear setback area. If additional rear yard area beyond the minimum required setback area is provided, a two-story structure may be placed within the additional area, provided the following setbacks are maintained:

<i>Property Line</i>	<i>Required Setback</i>
Front	60 ft
Side	7 ft
Rear	25 ft

- d. Distance from alley centerline. Accessory structures shall be located a minimum distance of 15 feet from the centerline of an alley or recorded easement.

- e. Distance from primary structure. Accessory structures shall be located a minimum distance of six feet away from the primary structure. If the two structures are connected by a breezeway, the minimum separation distance shall also be six feet.

5. Sheds.

- a. Location. Sheds shall be permitted subject to the following:

- (1) The shed shall not exceed eight feet in height.
- (2) The size of the shed shall not exceed 120 square feet in floor area.
- (3) There shall be no more than one shed for each 7,200 square feet of lot area.
- (4) Architectural compatibility with the primary structure is encouraged; metal, aluminum, and vinyl sheds are allowed provided the regulations of this section are met.
- (5) The following setbacks shall be maintained:

<i>Property Line</i>	<i>Required Setback</i>
Side	3 ft
Rear	3 ft

- b. Corner lot. On corner lots, sheds shall not be visible from the public right-of-way.

6. Temporary shade awnings and easy-ups. Temporary shade awnings and easy-ups are prohibited within the yard area between the front or side of a dwelling or garage and any public right-of-way.

C. Additions to Existing Single-Family Structures

1. Single-story additions. Single-story additions, including screened and/or enclosed patio structures, shall comply with the following:

- a. All RTD development standards.
- b. Side setbacks for additions shall be equal to or greater than the existing side setback of the existing structure.
- c. The architecture of the proposed addition shall be compatible in design with the existing structure. The roofing shall be of the same style and material as the existing structure, with the exception of open and enclosed patio covers.

2. Two-story additions. Second-story additions shall comply with the following:

- a. All RTD development standards.

- b. Side setbacks for additions shall be equal to or greater than the existing side setback of the existing structure.
- c. The architecture of the proposed addition shall be compatible in design with the existing structure. The roofing shall be of the same style and material as the existing structure, with the exception of open and enclosed patio covers.
- d. Window locations to ensure privacy.
 - i. Windows shall be situated so that they are not directly opposite those windows of adjacent residential dwelling units.
 - ii. Window locations shall take into account adjacent properties, recreation areas, and amenities (pools, spas, etc.).
 - iii. Where conflicts between proposed window locations occur, visual intrusion mitigation measure(s) shall be provided (e.g., high windows, wing walls, view-obscuring window treatment, window alignment, etc.).

D. Fences and Walls

- 1. Standards. Table 13-4 Standards for Fences, Walls, and Screening contains standards for fences, walls, and screening.

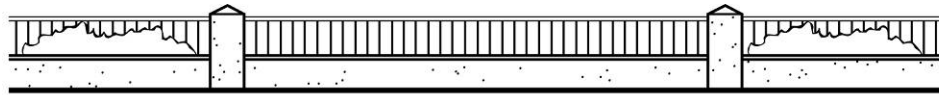
Table 13-4 – Fence, Walls, and Screening Standards		
<i>Location</i>	<i>Materials See Section 13.8 Design Guidelines</i>	<i>Maximum Height (1)</i>
Within front setback area	Solid fencing/wall	36 inches
	Open fencing/wall	5 ft
Within street-side setback area	Solid or open fencing/wall	6 ft
Within interior side setback area	Solid or open fencing/wall	6 ft; or 8 ft if abutting properties differ in elevation or are commercial or industrial types of uses
Within rear setback area	Solid or open fencing/wall	6 ft; or 8 ft if abutting properties differ in elevation or are commercial or industrial types of uses
Outside of a required setback area	Solid or open fencing/wall	6 ft
At intersections of alleys, streets, and driveways within rear setback area	Solid or open fencing/wall	30 inches
Note: (1) All fences and walls shall meet the City's line of sight regulations, as determined by the City Engineer.		

2. **Materials.**

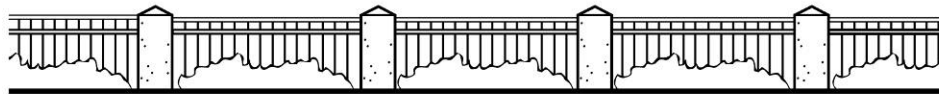
- a. Open fencing shall mean fencing with over 50 percent of the surface area open for free passage of light and air and through which the area behind the fence is visible to public view. See Exhibit 13-2 Open and Solid Fencing.
 - b. Solid fencing shall mean fencing with 50 percent or less of the surface area open for free passage of light and air and designed to conceal the area behind the fence from public view. See Exhibit 13-2 Open and Solid Fencing.
 - c. Barbed wire fences, electric fences, or similar fencing material is prohibited.
 - d. Chain link fencing is allowed on interior property lines that are not visible from public rights-of-way.
3. Screening and buffering. Roof-mounted and ground-mounted mechanical equipment, utilities, storage, and solid waste storage areas shall be screened from adjoining properties and public right-of-ways by a visual barrier (e.g., wall, fence, landscape material, etc.) to the satisfaction of the Director of Community Development. Where only landscaping is used for screening, it shall be planted with five-gallon (minimum size) shrubs spaced to provide a continuous dense screen.

E. Outdoor Activities and Storage

Material or equipment shall not be stored anywhere in the front yard area except for temporary storage during construction on the same site. Boats, campers, motor vehicles, trailers, equipment, materials, or antenna that are stored in required side or rear setback areas shall comply with Table 13-3 Density and Dimensional Standards.

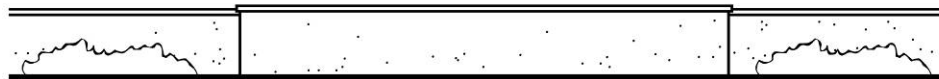


Elevation of Wall / Wrought Iron Combination

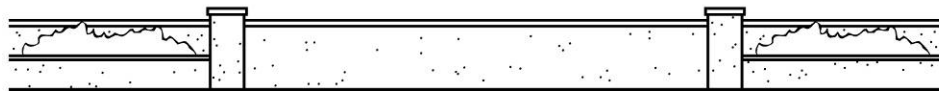


Elevation of Wrought Iron with Pilasters

Examples of Open Fencing



Elevation of Staggered Wall



Elevation of Planters / Wall



Elevation of Wall with Breaks

Examples of Solid Fencing

Exhibit 13.2 – Open and Solid Fencing.

13.5 Landscape Standards

A. Required landscaping

This section provides the required minimum standards for all landscaped areas within any new and rehabilitated private development project.

1. Landscaped area means the entire parcel less the building footprint, driveways, nonirrigated portions of parking lots, and hardscapes (e.g., driveways, approaches, sidewalks, etc.). Decorative hardscapes used to enhance the landscape will be considered as part of the landscape area; this would include cobble rock, decomposed granite, brickwork, stamped concrete, gravel, pavers, and water features.
2. Landscape setbacks along public rights-of-way shall incorporate landscape buffers with undulating and variable height earth-mounding (berms), and/or low walls, and required plant materials as shown in Table 13-5 Landscape Standards.
3. Block wall and wrought iron fencing shall be located 10 feet behind the ultimate right-of-way.
4. The developer shall submit to the City's Department of Engineering, a Landscape Documentation Package that conforms to the Water Efficient Landscape Ordinance in Municipal Code, Chapter 28 Vegetation.
5. All new development landscaping shall comply with the standards shown in Table 13-5 Landscape Standards. Additional guidelines that should be considered are provided in Section 13.9 Design Guidelines.

Table 13-5 – Landscape Standards

Note: The Director of Community Development may require additional setbacks.

Front Yard Landscaping Mixture of turf (natural and synthetic), shrubs, trees, and decorative features	Minimum 50% of total front yard area shall be landscaped. Other 50% may be covered by non-decorative hardscape features (e.g. concrete, asphalt, gravel, driveways, sidewalks, porches, etc.)
Decorative features Brick, stone, art, fountains, ponds, etc.	Up to 25 % of the total 50 % landscaping of front yard area
Minimum plant sizes and quantities	
Trees	Two fifteen-gallon trees – One street tree and one front yard tree Corner lots – Additional trees for each 30 linear feet of side yard.
Shrubs	One shrub for each 9 sq ft of landscape area 50% - 5 gallon 50% - 1 gallon
Groundcover	12-inch maximum on center spacing that will cover area within one year of initial planting

13.6 Parking Standards

A. Applicability

This section contains regulations for off-street parking and loading. Regulations identify required number of parking and loading spaces for all new development projects and those proposing substantial modification to existing buildings. Please refer to Municipal Code Chapter 30 Zoning and Development Code for all parking and loading-related information or regulations not specifically addressed in this section.

B. General Parking and Loading Regulations

Required off-street parking spaces shall be located on the same property as the use that they are intended to serve.

C. Required Number of Parking Spaces

Each land use shall provide the number of off-street parking spaces indicated in Table 13-6 Parking Requirements by Land Use.

Table 13-6 – Parking Requirements by Land Use	
Land Use	Motor Vehicle Spaces (minimum #)
Entertainment, Recreation and Public Assembly Uses	
Open Space/Park	Public - Determined by Parks and Recreation Department Private - 1 space for each 4,000 sq ft of total park area Bicycles -- 1 space per 33 vehicle parking spaces
Residential Uses	
Second Dwelling Units	2-car enclosed garage.
Single Family Dwellings	2 enclosed spaces / 1 to 4 bdrms; 3 enclosed spaces / 5 to 6 bdrms; and 1 additional enclosed space for every 1 bdrm over 6 bdrms Tandem spaces allowed only for 3 rd and 4 th spaces 1 truck space (12 ft x 70 ft)

D. Oversize Vehicle Parking

Oversize vehicles, including recreational vehicles, commercial trucks exceeding a manufacturer's gross vehicle weight rating of 10,000 pounds, and tractor trailer trucks, may be parked on a residential property subject to the following standards:

1. A maximum of one oversize vehicle may be parked on any lot at a time, provided that the lot is a minimum one acre in size.
2. The owner or operator of the vehicle shall be a resident of the home on the parcel where parked.

3. Parking and storage shall be within the rear yard area. All parts of a vehicle shall be at least five feet away from each interior lot line; and at least 70 feet from a structure used for human habitation or public assembly (e.g., parks, churches, etc.) on adjoining properties. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage structures.
4. Vehicles shall be screened from public view with a six-foot high solid or open fence or wall.
5. Vehicles shall not be left to idle with engines or refrigeration units running between the hours of 8:00 pm and 7:00 am, unless the noise level of the operation is reduced to 45 dB(A) or less as measured at the lot line. At other times, the operator of the vehicle shall not idle the vehicle's engine for longer than 10 minutes.
6. The dispensing of fuel on-site in excess of 10 gallons is prohibited.
7. The property owner shall provide appropriate design measures to minimize dust.
8. Outdoor storage of equipment, materials, or supplies shall not be allowed.
9. Mechanical work and routine maintenance or repair work that causes an excessive amount of noise shall be conducted off-site. The following maintenance work shall not be conducted on-site:
 - a. Steam-cleaning or degreasing the vehicle.
 - b. Welding.
 - c. Use of pneumatic equipment, other than to repair a disabled vehicle.

13.7 Sign Standards

Signs shall be prohibited in the RTD.

13.8 Design Guidelines

A. Design Objectives

The Design Guidelines will promote and reinforce the City's commitment to high quality development. In general, the guidelines are intended to ensure that development preserves or improves the positive characteristics of the City's image. The objectives of these guidelines are to:

- Promote orderly development by implementing the SWIP Specific Plan objectives, policies, and principles found in Chapter 2 Policy Framework.
- Protect and enhance property values by ensuring that development fits properly within the context of its surroundings and does not negatively impact adjacent uses.
- Encourage individual creativity and innovative solutions by allowing flexibility in how a particular guideline is met as long as the intent of the guideline is achieved.
- Ensure functional pedestrian and motor vehicle circulation within a project and convenient pedestrian linkages to and from adjacent residential, commercial, industrial, and school areas.

B. Design Intent

The RTD encourages high-quality residential architecture that enhances neighborhood character. Scale, building articulation, and site layout are important contributions to the neighborhood character. The following section provides guidance to develop well-designed homes that can accommodate existing businesses.

C. Residential Uses

General Architecture and Site Design

- Single family homes shall reflect the mass and scale of the surrounding neighborhood.
- Residential architecture shall be consistent with the existing residential architecture in the area.
- Buildings shall be oriented to provide some privacy, yet still relate to the street and the surrounding community. Doors should be visible from the street and windows should allow residents to have "eyes on the street" for natural surveillance.

- Two-story residences are encouraged to have a single-story element to provide transition to the two-story massing. Two story masses should be located towards the center of buildings with building height and massing stepping down at the edges to avoid the appearance of large, two-story “boxes”.
- Avoid creating a two-story structure that may directly overlook into neighboring properties. Privacy of adjacent uses shall be considered in the scale and massing of structures.
- Living spaces shall be the primary visual emphasis for the dwelling and garages shall be de-emphasized. Garages shall be setback from the main house façade whenever possible.
- Building details shall be in proportion to the overall building massing.
- Building additions or remodeled areas should employ details, materials and colors that are consistent with the original building. Additions should not appear “tacked on.”

Roofs

- Roofs should be simple in form as to not preclude building additions at a later date.
- Roof form, materials and colors should be consistent with the architectural style of the house. **See Figure 1.**
- Skylights with exposed metal shall be anodized or factory finished to match surrounding roof materials.
- Skylights are encouraged to meet the following guidelines:



Figure 1. Mission tile consistent with Spanish style house.

- Glass shall be clear, flat and non-reflective. Skylights shall be mounted on the same plane and angle as the associated roof.
 - Domed and/or bubble skylights are not appropriate.
 - Skylights shall be located to minimize visibility from off-site.
- See Figure 2.**



Inappropriate:
Domed Skylight



Appropriate:
Flat Skylight

Figure 2. Skylights.

Front Elevation

- Front elevations shall be well-articulated and detailed to relate to the surrounding neighborhood.
- Emphasis shall be placed on the front entry to create a welcoming appearance for the dwelling. Entries should incorporate features such as porches or large recessed entry alcoves. **See Figure 3.**
- Create visually interest by popping out or recessing portions of the front façade.
- Second story balconies may be used to add interest and provide outdoor living space along the front elevation. **See Figure 4.**
- Enhanced window treatments shall be provided on all elevations. Treatments may include:
 - Recessing window by a minimum of 4 inches,
 - Providing window surrounds at least 4 inches in width and 2 inches in depth,
 - Providing shutters sized as if to cover the window if closed, and
 - Integration of windows into popouts with columns or overhangs, as consistent with the architectural style of the house.

See Figure 5.



Figure 3. Porch creates a welcoming entry.



Figure 4. Second story balcony.



Figure 5. Enhanced window treatment.

- Create interesting rooflines through off-set roof planes, eave heights, ridge lines, and/or dormers. **See Figure 6.**

Side and Rear Elevations

- The window style, and window treatment and surrounds on visible side and/or rear elevations shall be consistent with the same elements on the front elevation.
- The design of the roof and roof elements on the visible side and/or rear elevations shall incorporate features or be consistent with the same element features contained on the front elevation, but not necessarily to the same level of detail (i.e. fewer roof plane changes).



Figure 6. Dormer windows.

Garages, Parking and Accessory Structures

- If provided, porte-cocheres shall be architecturally integrated to the main house, with details that mirror the level of ornamentation found on the main house. **See Figure 7.**
- If provided, porte-cocheres shall be located on the driveways that lead to the garage.
- Oversize vehicle parking shall be screened from view from the public street. Screening may be achieved through decorative walls, landscaping of six feet in height, and/or placement behind buildings. **See Figure 8.**
- Accessory structures such as detached garages, storage/work buildings and trellis/canopies shall be permanently anchored to a foundation and utilize materials that are permanent in nature.
- Accessory structures shall be architecturally consistent with the main building and utilize similar detailing, materials, and colors.



Figure 7. Porte-cochere.

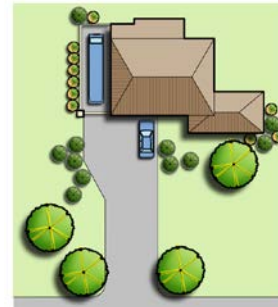


Figure 8. Appropriate oversized vehicle parking.

- Provide well-detailed garage doors consistent with the architecture of the dwelling to reduce the overall visual mass of the garage.

Colors and Materials

- Building materials should be durable, low-maintenance, and able to withstand long-term exposure to elements.
- Exterior materials, textures and colors shall complement the architectural style of the house.
- Limit the number of building materials used on a façade. As a general rule, use no more than two different materials (excluding glass windows) on a single façade. Frequent changes in materials should be avoided. **See Figure 9.**
- Changes in material should generally occur when there is a change in the plane of the façade. If possible, the change in material shall occur on inside corners of the building. If a change is proposed along the line of a single plane, a pronounced expansion joint or trim piece shall be used to define a clear separation. Stone shall turn corners and not be used only on one wall of a façade.
- Inappropriate building materials that are discouraged on facades include:
 - Plywood
 - Hardboard
 - Unfinished lumber
 - Aluminum siding
 - Textured T1-11 siding
 - Plastics/Plastic Laminates
 - Rolled roofing/rock
 - Highly reflective materials
 - Unfinished metal, aluminum or similar material



Figure 9. Number of materials limited to two plus glass.

- Metal buildings shall be prohibited.
- Colors and materials should be durable and not readily deteriorate with exposure to the elements.
- Colors should be complementary to one another and appropriate for the chosen architectural style of the building. **See Figure 10.**
- Avoid highly contrasting materials.
- Colors shall be non-reflective.
- Color applications on a façade should generally be limited to one or two main colors and two to three accent colors that complement the main color(s) of the house.
- Painted building surfaces shall have a matte finish. Trim work may have a glossy finish.



Figure 10. Colors complement building architecture.

Equipment

- Mechanical equipment such as air-conditioning units, utility meters, pool/spa equipment and similar above-ground devices shall be screened from off-site views by the use of architectural devices and/or plant materials. Where feasible, these areas are to be integrated into the building's architecture. Noise emission from such devices is to be contained. **See Figure 11.**
- Service, trash, and storage areas are to be completely enclosed as part of the building's architecture. All exposed metal related to utilities (meters, outlet covers, etc.) is to be painted to match adjacent natural and/or building materials.



Figure 11. Avoid mechanical equipment that is not screened from off-site views.

Balconies and Porches

- Porch elements such as columns should provide enough mass and scale to appear they are supporting roof elements of a porch. Avoid columns that appear thin or weak in appearance. **See Figure 12.**
- Balconies and projections should proportionately complement each other and integrate into the overall architectural massing of the home. Balconies should be roofed when they exceed four feet in depth.
- Balconies shall not be placed where they can overlook private spaces of adjacent homes, without adequate privacy screening.



Inappropriate: Columns that appear thin in proportion to the porch

Figure 12. Porch Columns.

Landscaping

- Utilize landscaping as an integral component to overall project design.
- Landscape designs emphasizing water-efficient plants are encouraged. **See Figure 13.**



Figure 13. Example of drought-tolerant planting.

Walls and Fences

- The design of fences and walls, as well as the materials used, shall be consistent with the overall house design.

Lighting

- Exterior light sources shall be placed, shielded and/or directed away from neighboring properties and streets.
- Lighting fixtures and their structural support shall be the same scale and design of the chosen architectural style. **See Figure 14.**



Figure 14. Light fixture matches architectural style.

- Consideration of the latest technical and operational energy conservation concepts in lighting designs are highly encouraged.
- The preservation of the nighttime is highly encouraged. Exterior night lighting shall be kept to an absolute minimum as necessary for safety and address identification at entrances, driveways and buildings. All light fixtures shall be activated for short-term use only.

13.9 Entitlement Procedures

A. Purpose

These administrative procedures have two major purposes:

1. Ensure that development conforms to the SWIP Specific Plan ("Plan").
2. Ensure that the City's review is as expedited as possible while remaining legal and proper.

B. Summary of Processing Procedures

1. Conformity with the Plan. The Director of Community Development shall review each application for conformity with the development regulations in this Chapter. Conformity has two components:
 - a. Standards. Compliance with the Standards is mandatory and the City may not approve a project that fails to comply with the Standards.
 - b. Guidelines. The City may exercise discretion in evaluating the project's compliance with the Guidelines.
2. Project Review. Applications for development approvals shall be filed with the Department and may be returned for revision. Applicants must meet all items identified as "Standards". Applications must strive to meet the "Guidelines," but applicants may propose alternate ways to achieve the goals of the Guidelines.
3. Timing of Permits and Approvals. Required planning approvals shall be obtained before the issuance of any grading, building, or other construction permit, and before the proposed use is constructed, otherwise established, or put into operation.
4. Processing Requirements. Applications for planning permits shall be processed in compliance with Table 6-12 – Hearing Bodies.
5. Timing of Project Review. Project review shall be required before the issuance of a Building or Grading Permit, Business License, or Certificate of Occupancy for any new structure (not including fences or walls) and/or existing structures to be reconstructed or remodeled (including facade improvements).

Southwest Industrial Park Specific Plan

Residential Truck District

Table 13-7 – Hearing Bodies

Reviewing Bodies						Appeal Bodies	
	D.A.B.	CD	PC	CC	PR	PC	CC
Administrative site plan	X*	X				X	
Administrative site plan, amendment	X*	X				X	
Building relocation		X					X
Certificate of appropriateness							X
Code of the City of Fontana, Amendment	X		Xf	X			
Conditional Use Permit	X		X				X
Density bonus	X	X	Xf	X			
Design review	X		X				X
Design review, amendment	X	X	X				X
Design review, signs		X				X	
Development agreements	X	X	Xf	X			
Development agreements, amendment	X	X	Xf	X			
General plan amendments	X	X	Xf	X			
Home occupation		X				X	
Interpretation	X*		X				X
Lot line adjustment		X***					
Parcel maps, tentative	X	X	X				X
Parcel maps, final		X***					
Pre-Annexation Agreement			Xf	X			
Specific Plan			Xf	X	X**		
Specific plan, amendment			Xf	X	X**		
Tract maps, tentative	X		X				X
Tract maps, final				X			
Variances	X		X				X
Zone changes	X		Xf	X			
Administrative Variance	X	X				X	
Minor Use Permit	X	X				X	

Notes:

Decisions of any "Reviewing Body" may be appealed to the City Council, except where State law limits such appeal to the City Engineer. If the Planning Commission is listed above as the "Appeal Body", the Commission must first review an Appeal before it may be forwarded to the City Council for consideration.

DAB—Development Advisory Board

CD—Community Development Director

PC—Planning Commission

CC—City Council

PR—Parks and Recreation Commission

X*—At the discretion of the Director of Community Development or his/her designee

X**—If Public Park(s) are considered

X***—City Engineer has final approval

f—Recommending body to the City Council

C. Administration and Enforcement.

The Director of Community Development shall enforce the provisions in this Specific Plan. All officers, employees, and officials of the City of Fontana, who are vested with the duty or authority to issue permits or licenses shall conform with this Specific Plan and shall not issue any permit or license, or approve any use or building, which would be in conflict with this Specific Plan. Any permit, license or approval issued that is in conflict with the requirements of this Specific Plan shall be considered null and void.

D. Amendments to the Specific Plan.

The SWIP Specific Plan may be amended utilizing the same procedures by which it was originally adopted. In addition, subsequent amendments to this Specific Plan shall demonstrate the amendment meets the intent of the Specific Plan's existing policy framework, or specific findings to demonstrate the amendment enhances the Plan or is necessary to more effectively implement the Specific Plan. All sections or portions of the Specific Plan proposed to be amended or that may be affected by the amendment must be identified during the amendment process. A concurrent amendment to the General Plan would not be required provided that the Director of Community Development determines that substantive changes would not influence the goals, objectives, policies, or programs of the General Plan.

Allowing flexibility in the administration of the Specific Plan enhances the effectiveness of the Specific Plan as a comprehensive, "living" planning document. The following minor modifications to the Specific Plan qualify for processing as an administrative amendment to the Specific Plan subject to the review and approval of the Director of Community Development:

- Changes in the location of infrastructure and public facilities (e.g., internal roads, drainage facilities, etc.).
- Minor change in roadway alignment.
- Adjustment of planning area boundaries provided the total acreage of the affected planning area does not increase or decrease by more than 20 percent of the total stated in the approved Specific Plan.
- Minor changes to the Design Guidelines, which are intended to be flexible in nature.
- Minor deviations (less than 10 percent) from the development standards in this Chapter.
- Other minor modifications similar to those listed above and deemed minor by the Director of Community Development, which are in keeping with the intent of the SWIP Specific Plan.

E. Similar Use Determination

1. Applicability and Authority. Unlisted uses in Table 6-2 are prohibited uses, unless the Director of Community Development finds a proposed use to be similar to an expressly allowed use in compliance with this Section. A Similar Use Determination is a process for determining when an unlisted use is similar in nature to a permitted or conditionally permitted use and may be permitted. As specified by Municipal Code Section 30-4 Other Uses to be determined by the Director of Community Development, the Director of Community Development shall have the responsibility and authority to make Similar Use Determinations.
2. Ministerial Action. A Similar Use Determination shall constitute a ministerial action.
3. Application Contents and Filing. An application for similar use shall be in writing on forms provided by the Director of Community Development.
4. Determination Findings. In determining “similarity,” the Director of Community Development shall make all of the following findings:
 - a. The characteristics of and activities associated with the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity or environmental impacts than the uses listed in the land use district;
 - b. The proposed use will be consistent with the purposes of the applicable land use district; and
 - c. The proposed use will be consistent with the General Plan and this SWIP Specific Plan.
5. Notice. A Similar Use Determination shall be made in writing and shall contain the facts that support the determination. The Community Development Department shall maintain all determinations on record for review by the general public upon request. The notice shall include:
 - a. A brief statement explaining the criteria and standards considered relevant to the decision;
 - b. A statement of the standards and facts relied upon in rendering the decision; and
 - c. An explanation of appeal rights and appeal deadlines. The determination of similar use by the Director of Community Development shall be subject to appeal to the Planning Commission.

F. Dedication and Maintenance of Gateway Intersection Enhancements

1. When dedication and maintenance is required.
 - a. Whenever a development project is proposed on land that is designated as a location for gateway intersection enhancements in Section 6.8.B Public Right-of-Way Streetscape- Gateways, the developer shall:
 - i. Dedicate any necessary right-of-way area to the City or provide an easement in favor of the City for the installation of gateway intersection enhancements;
 - ii. Construct the gateway intersection enhancements to the standards indicated in Section 6.8., Public Right-of-Way Streetscape; and
 - iii. Enter into an agreement with the City that specifies perpetual maintenance.
 - b. The applicable review authority shall impose the dedication (or easement) requirement as a condition of project approval.
 - c. The City Attorney and the Director of Community Development shall approve the form and content of any dedication or easement instrument used to ensure the installation and perpetual maintenance of the gateway intersection enhancements.

G. Nonconforming Lots, Structures and Uses

1. Nonconformance provisions are established to:
 - a. Bring all uses, structures, sites and signs into conformance with the developmental requirements and design guidelines in this Specific Plan;
 - b. Limit the occurrences and extent of nonconformance by prohibiting expansion, intensification, reinstatement, alteration, restoration after destruction, and reestablishment after abandonment; and
 - c. Gradually phase out nonconforming uses, structures, lots and signs.
2. Applicability
 - a. Nonconforming uses, structures, signs and lots may be maintained, expanded, altered and/or abated only in accordance with the provisions of this Specific Plan.

- b. Any Designated Historic Landmark, or any property listed on the California Register of Historical Resources or National Register of Historic Places, shall be exempt from the provisions of this Section with respect to the restoration and maintenance of structures, provided that any construction plans are approved through a Certificate of Appropriateness by the Historic Preservation Commission/Planning Commission.
- 3. Nonconforming Uses. A use that lawfully occupied a building or land at the time this Specific Plan became effective, and that does not conform to the use regulations of the land use district in which it is located, is deemed a "legal nonconforming use." A legal nonconforming use may continue, subject to the following:
 - a. Discontinuation of Use
 - i. Loss of legal nonconforming status. If a legal nonconforming use is discontinued for a period of ~~90~~ 180 or more days, regardless of the owner's intent, it shall lose its legal nonconforming status and the continued use of the property shall be required to conform to all provisions of this Specific Plan.
 - ii. Extension of legal nonconforming status. Wherein special circumstances exist, the Director of Community Development may extend the legal nonconforming status of a use, for up to an additional 90 day period. Furthermore, an additional extension may be granted by the Planning Commission, for up to an additional 90 day period. The total time period of all time extensions shall not exceed 180 days.
 - iii. Extension of legal nonconforming use.
 - (1) An application for a Minor Use Permit shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Community Development Department to process the application. The application shall be filed prior to the expiration of the ~~90~~ 180 day period.
 - (2) The application shall be reviewed by the Director of Community Development within 30 days following application filing. The Director of Community Development shall notify the applicant, in writing, as to whether the application is complete. If the application is not complete, the Director of Community Development shall specify those parts of the application that are not complete and shall identify the manner by which it can be made complete. If written notification is not provided to the applicant within 30 days following application filing, the application shall be deemed complete.

- (3) The Director of Community Development shall investigate the facts bearing on the application and provide the information necessary for action on the application, consistent with this Specific Plan and the General Plan. The applicant shall have made a good faith effort through the submittal of documentation and has diligently pursued compliance with this Specific Plan.
- (4) The application shall be reviewed by the Director of Community Development at a duly noticed public hearing, whom shall then approve, modify or deny the application. The decision of the Director of Community Development shall be final and conclusive in the absence of a timely filed appeal to the Planning Commission. An appeal of the Director of Community Development's decision shall be filed within 10 days from the date of the decision. An appeal of the Director of Community Development's decision shall be reviewed by the Planning Commission. The decision of the Planning Commission shall be final and conclusive in the absence of a timely filed appeal to the City Council.
- (5) The applicant may appeal the decision of the Planning Commission to the final deciding body, the City Council. The City Council decision shall be final and conclusive. If the application to extend the legal nonconforming use is approved by the City Council, the extension shall be granted for 90 days from the date of approval.
- (6) If the Director of Community Development or appointed designee has determined that the applicant has failed to show a good faith effort towards continually processing the extension of legal nonconforming use application (i.e., revising plans, withdrawing the application, placing the project on hold, etc.), the legal nonconforming use shall cease within 60 days from the application submittal date.
- (7) In granting an extension of the legal nonconforming status, the Director of Community Development may attach reasonable conditions and restrictions to the request, in addition to those required by this Specific Plan, which will ensure that the use:
 - Will not endanger the public health, safety or general welfare;
 - Will not injure the value of adjoining or abutting property;
 - Will not result in any significant environmental impacts; and
 - Will be in harmony with the area in which it is located.
- (8) In approving an extension of the legal nonconforming status, the Director of Community Development or Planning Commission shall consider and clearly establish the following findings of fact:

- The non-conforming use has been discontinued within the ~~90~~ **180**-day period.
 - A physical and/or economic hardship has prevented the nonconforming use from being in compliance prior to the expiration of the ~~90~~ **180**-day period; and,
 - Approving the extension will not adversely affect the health, safety or general welfare.
 - b. Change in Ownership, Tenancy or Management. A change in ownership, tenancy, or management of a nonconforming use shall not affect its legal nonconforming status, provided that the use did not discontinue pursuant to Section 3.ai entitled " Loss of legal nonconforming status," or the type of use and/or intensity of use does not change.
 - c. New Development. New development on any lot or parcel upon which a legal non conforming use exists shall require that all uses on the property conform to the provisions of this Specific Plan.
 - d. Alterations and Expansion of Use
 - i. A nonconforming use shall not be enlarged or extended in such a way as to occupy any part of any structure or property that it did not occupy prior to the creation of the nonconformity.
 - ii. A structure fully or partially occupied by any nonconforming use shall not be moved, altered or enlarged, unless required by law, or unless the moving, alteration or enlargement will result in the elimination of the nonconforming use.
 - e. Intensification of Use. A nonconforming use shall not be intensified in such a way as to increase the discrepancy between existing conditions and the standards set forth in this Specific Plan.
4. Nonconforming Structures. A structure lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of the land use district in which it is located, including setbacks, separations, height and design, is deemed a "legal nonconforming structure." A legal nonconforming structure may continue to exist, subject to the following:
- a. Damage or Destruction
 - i. A legal nonconforming structure that is damaged or partially destroyed by fire, flood, wind, earthquake or other calamity, or the public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented by reasonable care and maintenance of the structure, may be reconstructed up to the original size, placement and

density, provided that total cost of such reconstruction does not exceed more than 50 percent of the structure's current fair market value. The structure may be restored and the nonconforming use may be resumed, provided that restoration is started within 6 months, unless extended by the Director of Community Development, and diligently pursued.

- ii. In the event that the cost of repairing such damage exceeds 50 percent of the current fair market value of the structure prior to such damage occurring, the structure may be reconstructed up to the original size, placement and density, subject to all of the following:
 - The Planning Commission, at a duly noticed public hearing, must find that continuing the nonconforming structure will not result in an annoyance to and/or reduction of any surrounding property; and
 - The extent of damage or partial destruction shall be based upon a comparison of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction with its value at the time the structure was damaged or partially destroyed. Estimates for such purpose shall be made by or reviewed by the Building Official; and
 - The restoration is commenced within six months and diligently pursued to completion;
 - An application for a Nonconforming Structure shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Planning Division to process the application. The application shall be filed prior to the expiration of the ~~90~~ 180 day period.
 - A structure or development that has been damaged or destroyed by fire, flood, wind, earthquake, or other calamity, or by public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented may be reconstructed up to the original size, placement and density, except a multiple family dwelling or development which has been abandoned for a period of ~~90~~ 180 or more days prior to being involuntarily damaged or destroyed, or a multiple family dwelling or development constituting a public nuisance prior to being involuntarily damaged or destroyed may not be reconstructed unless the structure is made to comply to all provisions of this Specific Plan.
- b. Alterations and Expansion
- i. A nonconforming structure shall not be moved, altered or enlarged so as to increase the discrepancy between existing conditions and the most current

standard as prescribed by the land use district in which the structure is located, except alteration and/or enlargement to a single family dwelling conducted pursuant to section (e) "Nonconforming Single-Family Residential Structures".

- ii. Within land use districts, reasonable repairs and alterations may be made to legal nonconforming structures, provided that no structural alterations shall be made which would prolong the life of supporting members of a structure, such as bearing walls, columns, beams or girders. Structural elements may be modified only if such modification or repair is immediately necessary to protect the public health and safety, occupants of the legal nonconforming structure, or adjacent property, as determined by the Building Official. The total cost of such repairs or alterations may not exceed 50 percent of the replacement cost of the nonconforming structure.
- c. New Structures. Any new structure constructed on a lot or parcel with an existing legal nonconforming structure shall be constructed in conformance with all applicable provisions of this Specific Plan. However, in no case may a new nonresidential structure be constructed on the same lot as an existing legal nonconforming residential structure.
- a. ~~Abatement of Nonconforming Structures~~ Posing a Threat to the Public Health, Safety, and General Welfare. A structure which is nonconforming because of a violation or deficiency that poses a threat to the public health, safety or general welfare, as determined by the Building Official, and which fails to resolve, repair or improve such, or to fully mitigate the hazard involved, shall be ~~abated~~ **removed**, condemned or demolished upon the issuance by the City of a nuisance abatement, condemnations, or demolition order.
- b. Nonconforming Single-Family Residential Structures. In addition to the requirements of subsections a and d above, a nonconforming single family residential lot and/or structure that was lawfully established and maintained before the adoption of this Specific Plan, but which under the provisions of this Specific Plan does not conform with the regulations of the land use district in which it is located with respect to use, design and/or development standards, and which is continuously used and maintained for single family residential purposes, shall be subject to the following:
 - i. Alterations and expansions to structures within nonresidential zones.
 - 1. Necessary repairs and desirable alterations, as deemed appropriate by the Director of Community Development, may be made to a legal nonconforming single family residential structure that is nonconforming as to use.
 - 2. A single family dwelling that is nonconforming as to its location within a land use district that does not permit single family dwellings, and in which the residential use was lawfully established and continuously maintained, shall be subject to

the development regulations of the Municipal Code Chapter 30 Zoning and Development Code that pertain to the R1 zoning district and off-street parking and loading regulations.

5. Nonconforming Signs. A sign lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of Section 6.7 Sign Standards, is deemed a "legal nonconforming sign." A sign that presents a hazard to public safety, as determined by the City, shall be removed upon the issuance of a notice by the City. A legal nonconforming sign may continue to exist, subject to the following:
 - a. A nonconforming sign may not be altered, enlarged, extended, or moved, except in conformity with the requirements of Section 6.7 Sign Standards, or as otherwise required by law;
 - b. Where a use or a structure associated with a nonconforming sign is abandoned or discontinued, any sign associated with a new use of the site shall be in full conformity with the requirements of Section 6.7 Sign Standards.
6. Nonconforming to Development Standards. The development that is not in compliance with the site development standards prescribed by the regulations of the zoning district in which the lot or parcel is located, including area, coverage, configuration, dimensions, parking, landscaping, screen walls, fences and enclosure trash receptacles, is deemed "legal nonconforming," provided such development was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
 - a. A development that is nonconforming as to landscaping, screen walls, fences and enclosure of trash receptacles, shall be altered to comply with the district regulations covering the following standards, or as a condition of any subsequent ~~D~~development ~~P~~plan or Conditional Use Permit approval.
7. Nonconforming Lots. A lot or parcel that is not in compliance with the site development standards prescribed by the regulations of the land use district in which the lot or parcel is located, including area and configuration is deemed a "legal nonconforming lot," provided such lot or parcel was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
 - a. A lot or parcel that is nonconforming as to minimum area or dimension shall be granted all development rights and uses of the land use district within which it is located, **when such lot or parcel complies with the following:**
 - i. The landscaping of setback areas ~~insofar as a setback exists~~ **as prescribed by the Specific Plan;**

- ii. The landscaping of parking areas, provided fulfilling the requirement does not reduce off-street parking or loading spaces to fewer than prescribed in this Specific Plan;
 - iii. The screening of storage areas **as prescribed by the Specific Plan**; and
 - iv. The enclosure of trash receptacles **as prescribed by the Specific Plan**.
- 8. Elimination of Nonconforming Adult Business Uses. Nonconforming adult business uses shall be eliminated in compliance with **Chapter 15 of** the Fontana Municipal Code ~~Chapter 30 Zoning and Development Code~~.
- 9. ~~Abatement of Nonconforming Uses, Structures, Lots and Signs. Whenever a use, structure, site or sign becomes nonconforming because of a change of land use district boundaries or a change of the regulations prescribed for the district in which the site is located, the period of time prescribed in this Specific Plan for the abatement period for the elimination of the use, the removal of the structure or sign, or the improvement of the lot or parcel shall begin on the effective date of the change of district boundaries or regulations.~~

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Chapter 14.0 – Public Facilities District



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Chapter 14.0 Public Facilities District

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14.1 Purpose

The purpose of the Public Facilities (Kaiser High School) District is to accommodate the existing Kaiser High School Facility within the SWIP Specific Plan area.

14.2 Applicability

1. This Section does not eliminate the need for obtaining permits required by the City, or any permit, approval, or entitlement required by any other applicable special district or agency, and/or the regulations of any State or Federal agency.
2. Exhibit 14-1 (Land Use Plan) indicates the location of the Public Facilities District and its relationship to the other land use districts in the Specific Plan area.

14.3 Allowed Land Uses

The only allowed land use is Kaiser High School.

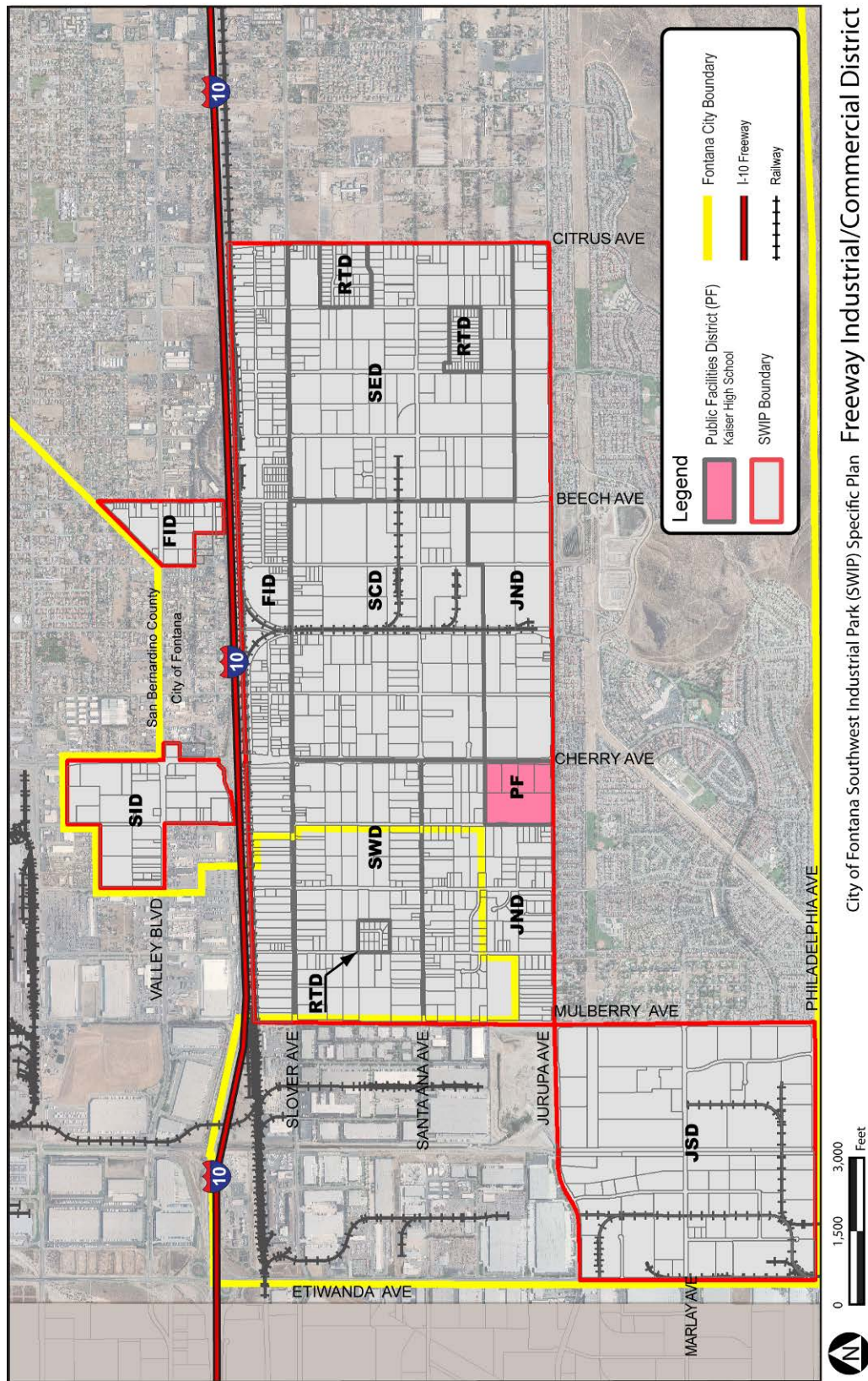


Exhibit 14-1 – Land Use Plan

E. *Nonconforming Lots, Structures, and Uses*

1. Nonconformance provisions are established to:
 - a. Bring all uses, structures, sites and signs into conformance with the developmental requirements and design guidelines in the Code;
 - b. Limit the occurrences and extent of nonconformance by prohibiting expansion, intensification, reinstatement, alteration, restoration after destruction, and reestablishment after abandonment; and
 - c. Gradually phase out nonconforming uses, structures, lots, and signs.
2. Applicability
 - a. Nonconforming uses, structures, signs and lots may be maintained, expanded, altered and/or abated only in accordance with the provisions of this Specific Plan.
 - b. Any Designated Historic Landmark, or any property listed on the California Register of Historical Resources or National Register of Historic Places, shall be exempt from the provisions of this Section with respect to the restoration and maintenance of structures, provided that any construction plans are approved through a Certificate of Appropriateness by the Historic Preservation Commission/Planning Commission.
3. Nonconforming Uses. A use that lawfully occupied a building or land at the time this Specific Plan became effective, and that does not conform to the use regulations of the land use district in which it is located, is deemed a "legal nonconforming use." A legal nonconforming use may continue, subject to the following:
 - a. Discontinuation of Use
 - i. Loss of legal nonconforming status. If a legal nonconforming use is discontinued for a period of ~~90~~ **180** or more days, regardless of the owner's intent, it shall lose its legal nonconforming status and the continued use of the property shall be required to conform to all provisions of this Specific Plan.
 - ii. Extension of legal nonconforming status. Wherein special circumstances exist, the Director of Community Development may extend the legal nonconforming status of a use, for up to an additional 90-day period. Furthermore, an additional extension may be granted by the Planning Commission, for up to an additional 90-day period. The total time period of all time extensions shall not exceed 180 days.
 - iii. Extension of legal nonconforming use.
 - (1) An application for a Minor Use Permit shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the

Director of Community Development to process the application. The application shall be filed prior to the expiration of the ~~90~~ 180-day period.

- (2) The application shall be reviewed by the Director of Community Development within 30 days following application filing. The Director of Community Development shall notify the applicant, in writing, as to whether the application is complete. If the application is not complete, the Director of Community Development shall specify those parts of the application that are not complete and shall identify the manner by which it can be made complete. If written notification is not provided to the applicant within 30 days following application filing, the application shall be deemed complete.
- (3) The Director of Community Development shall investigate the facts bearing on the application and provide the information necessary for action on the application, consistent with this Specific Plan and the General Plan. The applicant shall have made a good faith effort through the submittal of documentation and has diligently pursued compliance with this Specific Plan.
- (4) The application shall be reviewed by the Director of Community Development at a duly noticed public hearing, whom shall then approve, modify or deny such application. The decision of the Director of Community Development shall be final and conclusive in the absence of a timely filed appeal to the Planning Commission. An appeal of the Director of Community Development's decision shall be filed within 10 days from the date of the decision of the Director of Community Development. An appeal of the Director of Community Development's decision shall be reviewed by the Planning Commission. The decision of the Planning Commission shall be final and conclusive in the absence of a timely filed appeal to the City Council.
- (5) The applicant may appeal the decision of the Planning Commission to the final deciding body, the City Council. The City Council decision shall be final and conclusive. If the application to extend the legal nonconforming use is approved by the City Council, the extension shall be granted for 90 days from the date of approval.
- (6) If the Director of Community Development or appointed designee has determined that the applicant has failed to show a good faith effort towards continually processing the extension of legal nonconforming use application (i.e., revising plans, withdrawing the application, placing the project on hold, etc.), the legal nonconforming use shall cease within 60 days from the application submittal date.
- (7) In granting an extension of the legal nonconforming status, the Director of Community Development may attach reasonable conditions and restrictions to the request, in addition to those required by this Specific Plan, which will ensure that the use:
 - Will not endanger the public health, safety or general welfare;
 - Will not injure the value of adjoining or abutting property;
 - Will not result in any significant environmental impacts; and
 - Will be in harmony with the area in which it is located.

- (8) In approving an extension of the legal nonconforming status, the Director of Community Development or Planning Commission shall consider and clearly establish the following findings of fact:
- The non-conforming use has been discontinued within the ~~90~~180-day period.
 - A physical and/or economic hardship has prevented the nonconforming use from being in compliance prior to the expiration of the ~~90~~180-day period; and,
 - Approving the extension will not adversely affect the health, safety or general welfare.
- b. Change in Ownership, Tenancy or Management. A change in ownership, tenancy or management of a nonconforming use shall not affect its legal nonconforming status, provided that the use did not discontinue pursuant to the section entitled "1) Loss of legal nonconforming status" or the type of use and/or intensity of use do not change.
- c. New Development. New development on any lot or parcel upon which a legal nonconforming use exists shall require that all uses on the property conform to the provisions of this Specific Plan.
- d. Alteration and Expansion of Use
- i. A nonconforming use shall not be enlarged or extended in such a way as to occupy any part of any structure or property that it did not occupy prior to the creation of the nonconformity.
 - ii. A structure fully or partially occupied by any nonconforming use shall not be moved, altered or enlarged, unless required by law, or unless the moving, alteration or enlargement will result in the elimination of the nonconforming use.
- e. Intensification of Use. A nonconforming use shall not be intensified in such a way as to increase the discrepancy between existing conditions and the standards set forth in this Specific Plan.
4. Nonconforming Structures. A structure lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of the land use district in which it is located, including setbacks, separations, height and design, is deemed a "legal nonconforming structure." A legal nonconforming structure may continue to exist, subject to the following:
- a. Damage or Destruction
- i. A legal nonconforming structure that is damaged or partially destroyed by fire, flood, wind, earthquake or other calamity, or the public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented by reasonable care and maintenance of the structure, may be reconstructed up to the original size, placement and density, provided that total cost of such reconstruction does not exceed more than 50 percent of the structure's current fair market value. The

structure may be restored and the nonconforming use may be resumed, provided that restoration is started within six months, unless extended by the Director of Community Development, and diligently pursued.

- ii. In the event that the cost of repairing such damage exceeds 50 percent of the current fair market value of the structure prior to such damage occurring, the structure may be reconstructed up to the original size, placement and density, subject to all of the following:
 - The Planning Commission, at a duly noticed public hearing, must find that continuing the nonconforming structure will not result in an annoyance to and/or reduction of any surrounding property; and
 - The extent of damage or partial destruction shall be based upon a comparison of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction with its value at the time the structure was damaged or partially destroyed. Estimates for such purpose shall be made by or reviewed by the Building Official; and
 - The restoration is commenced within six months and diligently pursued to completion.
 - An application for a Nonconforming Structure shall be filed with the Community Development Department on a City application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the Director of Community Development to process the application. The application shall be filed prior to the expiration of the ~~90~~ 180-day period.
 - A structure or development that has been damaged or destroyed by fire, flood, wind, earthquake, or other calamity, or by public enemy, or other cause which is beyond the control of the property owner, and which could not otherwise have been prevented may be reconstructed up to the original size, placement and density, except a multiple family dwelling or development which has been abandoned for a period of ~~90~~ 180 or more days prior to being involuntarily damaged or destroyed, or a multiple family dwelling or development constituting a public nuisance prior to being involuntarily damaged or destroyed may not be reconstructed unless the structure is made to comply to all provisions of this Specific Plan.
- b. Alterations and Expansion
- i. A nonconforming structure shall not be moved, altered or enlarged so as to increase the discrepancy between existing conditions and the most current standard as prescribed by the land use district in which the structure is located, except alteration and/or enlargement to a single family dwelling conducted pursuant to section "e) Nonconforming Single-Family Residential Structures".
 - ii. Within land use districts, reasonable repairs and alterations may be made to legal nonconforming structures, provided that no structural alterations shall be made which

would prolong the life of supporting members of a structure, such as bearing walls, columns, beams or girders. Structural elements may be modified only if such modification or repair is immediately necessary to protect the public health and safety, occupants of the legal nonconforming structure, or adjacent property, as determined by the Building Official. The total cost of such repairs or alterations may not exceed 50 percent of the replacement cost of the nonconforming structure.

- c. **New Structures.** Any new structure constructed on a lot or parcel with an existing legal nonconforming structure shall be constructed in conformance with all applicable provisions of this Specific Plan. However, in no case may a new nonresidential structure be constructed on the same lot as an existing legal nonconforming residential structure.
 - d. **Abatement of Nonconforming Structures Posing a Threat to the Public Health, Safety and General Welfare.** A structure which is nonconforming because of a violation or deficiency that poses a threat to the public health, safety or general welfare, as determined by the Building Official, and which fails to resolve, repair or improve such, or to fully mitigate the hazard involved, shall be abated, condemned or demolished upon the issuance by the City of a nuisance abatement, condemnations or demolition order.
 - e. **Nonconforming Single-Family Residential Structures.** In addition to the requirements of subsections a and d above, a nonconforming single family residential lot and/or structure that was lawfully established and maintained before the adoption of this Specific Plan, but which under the provisions of this Specific Plan does not conform with the regulations of the land use district in which it is located with respect to use, design and/or development standards, and which is continuously used and maintained for single family residential purposes, shall be subject to the following:
 - i. **Alterations and expansions to structures within nonresidential zones.**
 - Necessary repairs and desirable alterations, as deemed appropriate by the Director of Community Development, may be made to a legal nonconforming single family residential structure that is nonconforming as to use.
 - A single family dwelling that is nonconforming as to its location within a land use district that does not permit single family dwellings, and in which the residential use was lawfully established and continuously maintained, shall be subject to the development regulations of the Municipal Code Chapter 30 Zoning and Development Code that pertain to the R1 zoning district and off-street parking and loading regulations.
5. **Nonconforming Signs.** A sign lawfully existing at the time this Specific Plan became effective, any portion of which does not comply with the requirements of Section 11.7 Sign Standards, is deemed a "legal nonconforming sign." A sign that presents a hazard to public safety, as determined by the City, shall be removed upon the issuance of a notice by the City. A legal nonconforming sign may continue to exist, subject to the following:
- a. A nonconforming sign may not be altered, enlarged, extended, or moved, except in conformity with the requirements of Section 11.7 Sign Standards, or as otherwise required by law;

- b. Where a use or a structure associated with a nonconforming sign is abandoned or discontinued, any sign associated with a new use of the site shall be in full conformity with the requirements of Section 11.7 Sign Standards.
- 6. Nonconforming to Development Standards. The development that is not in compliance with the site development standards prescribed by the regulations of the land use district in which the lot or parcel is located, including area, coverage, configuration, dimensions, parking, landscaping, screen walls, fences and enclosure trash receptacles, is deemed "legal nonconforming," provided such development was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
 - a. A development that is nonconforming as to landscaping, screen walls, fences and enclosure of trash receptacles, shall be altered to comply with the district regulations covering the following standards, or as a condition of any subsequent Development Plan or Conditional Use Permit approval.
- 7. Nonconforming Lots. A lot or parcel that is not in compliance with the site development standards prescribed by the regulations of the land use district in which the lot or parcel is located, including area and configuration is deemed a "legal nonconforming lot," provided such lot or parcel was lawfully created and existing at the time this Specific Plan, which created the nonconformity, became effective.
 - a. A lot or parcel that is nonconforming as to minimum area or dimension shall be granted all development rights and uses of the land use district within which it is located.
 - i. The landscaping of setback areas insofar as a setback exists;
 - ii. The landscaping of parking areas, provided fulfilling the requirement does not reduce off-street parking or loading spaces to fewer than prescribed in this Specific Plan;
 - iii. The screening of storage areas; and
 - iv. The enclosure of trash receptacles.
- 8. Elimination of Nonconforming Adult Business Uses. Nonconforming adult business uses shall be eliminated in compliance with Municipal Code Chapter 30 Zoning and Development Code.
- 9. Abatement of Nonconforming Uses, Structures, Lots and Signs. Whenever a use, structure, site or sign becomes nonconforming because of a change of land use district boundaries or a change of the regulations prescribed for the district in which the site is located, the period of time prescribed in Municipal Code Chapter 30 Zoning and Development Code for the abatement period for the elimination of the use, the removal of the structure or sign, or the improvement of the lot or parcel shall begin on the effective date of the change of district boundaries or regulations.

Southwest Industrial Park Specific Plan

Appendix A – Definitions



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This Appendix provides definitions of terms and phrases used in this Specific Plan that are technical or specialized or that may not reflect common usage. If any of the definitions in this Appendix conflict with definitions in other provisions of the Municipal Code, these definitions shall control for the purposes of administering this SWIP Specific Plan. If a word is not defined in this Appendix or in the Municipal Code, the Director of Community Development shall determine the most appropriate definition in compliance with this Specific Plan.

- **Abutting.** Having lot lines or zone boundaries in common.
- **Accessory Building.** See Municipal Code Section 30-11 (List of Definitions). A building detached from the main building or structure on the same lot, the use of which is incidental and subordinate to the main building or structure.
- **Adjacent.** The condition of being near to, or close to, but not having a common boundary or dividing line. Properties that are separated by a public access easement, alley, public or private right-of-way, street (other than arterial highways or commuter roadways identified in the Circulation Element), or by a creek, river, stream, or other natural or artificial waterway shall be considered as adjacent to one another.
- **Adult Business.** See Municipal Code Section 30-11 (List of Definitions) and Municipal Code Chapter 15, Article XVIII (Adult-Oriented Business Regulations).
- **Alcohol Sales.**
 1. **Off-Site.** An establishment that sells, serves, or gives away alcoholic beverages for consumption off the premises and that is applying for or has obtained any ABC License for off-site consumption.
 2. **On-Site.** An establishment that sells, serves, or gives away alcoholic beverages for consumption on the premises and that is applying for or has obtained any ABC License for on-site consumption.
- **Ancillary Parking Facilities.** A place for the parking of operational and street legal motor vehicles on a temporary basis within an off-street parking area, including institutional, private, and public parking structures that accommodate temporary or transitional parking. Includes parking areas that serve uses with limited turnover during a normal working weekday (e.g., parking for mass transit systems, employee-type parking, etc.).
- **Animal Kennel Services.** An establishments in which four or more animals that are at least four months of age are kept, boarded, bred, trained, or sold.
- **Antenna.** Any system of wires, poles, rods, towers, whips, reflecting discs, or similar devices used for transmission or reception of electromagnetic waves. Includes all satellite dish antennae, as well as any and all antenna structures used for the reception of television, radio waves, and microwaves. See Municipal Code Chapter 32 (Wireless Telecommunications Towers and Antennas).

- **ATM (Automated Teller Machine).** An automated device used by the public to conduct banking and financial transactions electronically (i.e., withdrawing cash from, or depositing cash or checks into, a bank, savings, credit union, credit card or similar account). Does not apply to retail point-of-sale transactions within a fully enclosed structure.
- **Auction.** See "Vehicle Auction."
- **Bar, Lounge, or Nightclub.** An establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premise license from the California State Department of Alcoholic Beverage Control (ABC) (i.e., ABC License Type 42 [On Sale Beer & Wine-Public Premises], ABC License Type 48 [On Sale General-Public Premises], and ABC License Type 61 [On Sale Beer-Public Premises]). Persons under 21 years of age are not allowed to enter and remain on the premises. The establishment shall include any immediately adjacent area that is owned, leased, rented, or controlled by the licensee.
- **Broadcasting Office or Studio.** Commercial and public communications facilities, including radio and television broadcasting and receiving stations and studios, with facilities entirely enclosed within buildings.
- **Bulkhead.** A horizontal or inclined outside door over a stairway leading to a cellar.
- **Business Support Services.** Establishments that primarily render services rather than selling goods. Services may include copy shops, printing services, engraving, package and postal services, photo processing, janitorial services, and similar operations.
- **Caretaker Housing.** A permanent residence on the site of a nonresidential use. The residence is secondary or accessory to the principal nonresidential use of the site and houses a caretaker employed for security purposes or to provide 24-hour care or monitoring of people, plants, animals, equipment, or other conditions on the site.
- **Car Wash/Detailing.** An establishment engaged in the washing, waxing, or cleaning of automobiles or similar light-duty vehicles. Includes either of the following:
 1. **Full Service.** A car wash establishment where operating functions are performed entirely by an operator/owner with the use of washing, waxing, and drying equipment supplemented with manual detailing by the operator/owner.
 2. **Self Service or Accessory.** An establishment where washing, drying, polishing, or vacuuming of an automobile is done by the car driver or occupant.
- **Catering Service.** An establishment that prepares and delivers food and beverages for off-site consumption.
- **Commercial Use.** Activity involving the sale of goods or services carried out for profit.

- **Consumer Recycling Facility.** A facility where recyclable and other discarded materials are sorted, cleaned, treated or reconstituted for the purpose of using the altered form. Includes, aluminum collection centers, and paper, bottle, can, newspaper, and glass recycling centers. Consumer Recycling Facilities does not include the following:
 - auto wreckers primarily engaged in dismantling motor vehicles for the purpose of wholesaling scrap as identified in Section 423930 of the North American Industry Classification System (NAICS).
 - Solid Waste Collection or any similar activities as described in Section 562111 of the NAICS.
 - Other waste collection or any similar activities as described in Section 562119 of the NAICS.
 - Materials Recovery Facilities or any similar activities as described in Section 562920 of the NAICS.
 - Waste Treatment and Disposal or any similar activities as defined in Section 56221 of the NAICS; and
 - Hazardous Waste Collection or any similar activities as defined in Section 562112 of the NAICS.
- **Drive-Through Facility.** An establishment that provides goods or services accessible to persons who remain in their motor vehicles.
- **Dwelling, Single-Family Attached.** A building or portion thereof used and/or designed as one dwelling unit, located on a single lot, and constructed with one or two common walls with a single-family unit on another lot.
- **Dwelling, Single-Family Detached.** A building used for one dwelling unit, located on a single lot, and separated from any other dwelling unit.
- **Dwelling Unit, Second.** See "Second Dwelling Unit."
- **Factory/Warehouse Outlet Store.** A retail establishment in which a manufacturer sells its stock directly to the public through its own brand-name store.
- **Financial Facility.** An establishment that provides for the custody, loan, or exchange of money and for the extension of credit.
- **Flex-Tech Multi-Use Facility.** A type of development designed and intended to allow a combination of office, research and development, retail sales, and/or industrial, warehouse, and distribution uses with flexibility to shift between different uses. Flex-tech multi-use development typically provides office or sales space on the front side of a building and "flex areas" on the back side with tall interior clear ceiling heights that typically range from 16 to 26 feet. Flex areas are used for additional offices and sales space and/or research and development, warehousing, distribution, light manufacturing, and high-tech operations. A facility will house tenants in separate suites and will provide a wide variety of features (e.g., storage space of a warehouse; utilities infrastructure for call centers or data centers; superior exterior finish and environmental controls for a

retail store; etc.). See Exhibit A-1 Sectional View of Two-Story Flex-Tech Multi-Use Facility.

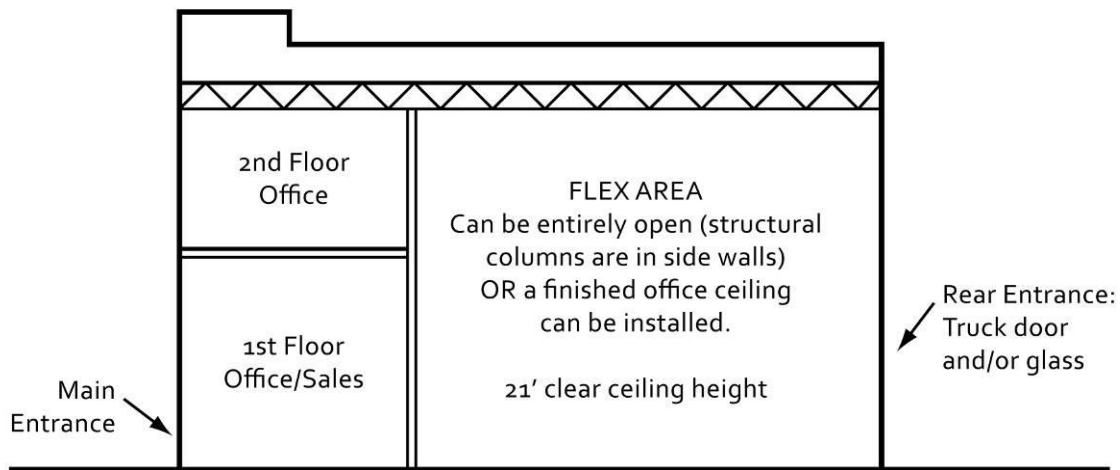


Exhibit A-1 – Sectional View of Two-Story Flex-Tech Multi-Use Facility

- **Food Service.**
 1. **Outdoor Dining.** An outdoor dining area contiguous and accessory to a restaurant.
 2. **Restaurant.** A commercial establishment where food and beverages are prepared, and may be served and consumed on or off the premises. Includes fast food restaurants, take-out restaurants, and full-service restaurants.
- **Granny Housing.** See Municipal Code Section 30-11 (List of Definitions). A dwelling unit to be constructed, or which is attached or detached from, a primary residence on a parcel zoned for a single-family residence, if the dwelling unit is intended for the sole occupancy of one adult or two adult persons who are 55 years of age or over, and the area of floor space of the attached dwelling unit does not exceed 30 percent of the existing living area or the area of the floor space of the detached dwelling unit does not exceed 1,200 square feet.
- **Handcraft Industries, Small-Scale Manufacturing.** Establishments that manufacture and/or assemble small products primarily by hand, including jewelry, pottery, and other ceramics, as well as small glass and metal art and craft products. Also includes manufacturing establishments not classified in another major manufacturing group, including: brooms and brushes; buttons, costume novelties; jewelry; musical instruments; pens, pencils, and other office and artists materials; sporting and athletic goods; toys; professional, controlling, and scientific instruments; monuments and headstones; and other miscellaneous manufacturing industries.
- **High Cube Warehousing/Distribution Center.** See “Warehousing/Distribution Center, High Cube.”

- **Home Occupations.** Any accessory activity carried out for gain which is conducted within a dwelling unit incidental to the residential use of the dwelling unit and does not adversely affect the uses permitted in the district of which it is a part, and which is not a medical marijuana dispensary. No products may be sold nor signs displayed other than those permitted, no persons are employed other than occupants of the residence, and no mechanical equipment may be used other than that necessary or convenient for domestic purposes.
- **Hotel.** A building in which there are six or more guest rooms where lodging with or without meals is provided for compensation, and where no provision is made for cooking in any individual room or suite. Access to the guest facilities shall be through a main lobby so as to monitor and control the actual use of the facility by patrons.
- **Industrial Equipment, Materials.** Any land or buildings used for the storage of equipment, vehicles, trucks, truck trailers, containers and tanks, machinery (new or used), and raw or finished building materials used by the owner or occupant of the premises in the conduct of any building trade, industrial, manufacturing, or distribution activities.
- **Industrial Repair.** A service facility where various types of electrical, electronic, and **mechanical** equipment, and appliances and machines are repaired and/or maintained away from the site of the equipment owner. Includes motor vehicle services such as heavy and light repair, part replacement, maintenance, custom repair, painting, and body work.
- **Industrial Use.** Those fields of economic activity including construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.
- **Logistics and Distribution Facility.** Warehouse/distribution facilities used for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) before their distribution to retail locations or other warehouses. Warehouse/distribution centers are generally greater than 100,000 square feet in size, with a land coverage ratio of approximately 50 to 80 percent, and a dock-high loading door ratio of approximately 1:5,000 – 10,000 square feet. They are characterized by a small employment count due to a high level of automation; significant movement and storage of products, materials, or equipment; truck activities frequently outside of the peak hour of the adjacent street system; and good freeway access, including:
 - Freight Yards/Forwarding Terminals
 - High Cube Distribution Centers
 - Moving Agencies
 - Parcel Delivery Terminals
 - Railroad Freight Stations
 - Shipping/Receiving Yards
 - Truck Terminals
- **Lot Consolidation.** A legal action in which a lot line is abandoned, a lot line is adjusted, lots are merged, or other equivalent action is taken, for the purpose of allowing a

structure or development to be built so that it extends over what were previously two or more separate lots.

- **Manufacturing.** Establishments that convert substances, components, or raw materials to a product through mechanical, physical, or chemical processes.
- **Light Manufacturing.** Establishments that assemble, fabricate, and convert already processed raw materials into products and whose operation may create limited impacts on surrounding land uses. Includes:
 1. **Appliance Manufacturing.** Establishments that manufacture small portable appliances, devices, or instruments used for domestic functions (e.g., vacuum cleaners, televisions, toasters, hairdryers, mixers, fans, radios, food processors, sewing machines, etc.) and large non-portable appliances used for domestic functions (e.g., washers, dryers, refrigerators, freezers, stoves, etc.).
 2. **Electronics and Equipment Manufacturing.** Establishments that manufacture machinery, apparatus, and supplies for the generation, storage, transmission, transformation, and use of electrical energy. May include the assembly of manufactured parts.
 3. **Furniture and Fixture Manufacturing.** Establishments that produce wood and metal products: household furniture; bedsprings and mattresses; all types of office furniture, partitions, shelving, lockers, and store furniture; and miscellaneous drapery hardware, window blinds, and shades. Includes wood and cabinet shops and sign shops.
 4. **Glass Product Fabrication.** Establishments that make glass products from purchased glass.
 5. **Machinery Manufacturing.** Establishments that make or process raw materials into finished machines or parts for machines.
 6. **Paper Product Manufacturing.** Establishments that convert paper or paperboard without manufacturing the paper, pulp, or paperboard. Includes envelope manufacturing, converted paper products, paper coating and glazing, paper bags, assembly of paperboard boxes, wallpaper, etc.
 7. **Product Assembly and Distribution.** Establishments that assemble small products and electronic equipment from parts manufactured elsewhere. Includes computers, telephones, and automobiles; office and store machines and devices; service industry and household machines.
- **General Manufacturing.** Establishments that convert raw materials into a product and whose intensive nature and scale of operation that may have an impact on surrounding land uses. Includes:

1. **Chemical Product Manufacturing.** Establishments that manufacture basic organic and inorganic chemical products (e.g., synthetic dyes and pigments; soaps and cleaning compounds; fertilizer materials; insecticidal, herbicidal, fungicidal and pesticidal preparations; photographic chemicals, etc.).
2. **Concrete, Gypsum, and Plaster Product Manufacturing.** Establishments that produce bulk concrete, concrete building block, brick, and all types of pre-cast and pre-fab concrete products. Also includes the manufacture of gypsum products, including plasterboard.
3. **Food Products Manufacturing.** Establishments that can, cure, and process raw agricultural and seafood products, and convert raw agricultural and seafood products to finished food products. Includes: meat, poultry, and seafood canning, curing, byproduct processing; fish canning and curing, meat products, sauerkraut, vinegar, yeast, rendering or refining of fats and oils, and sugar processing; and miscellaneous food items prepared from raw products.
4. **Glass Product Manufacturing.** Establishments that manufacture glass and/or glass products by melting silica sand or cullet, including the production of flat glass and other glass products that are pressed, blown, or shaped from glass produced in the same establishment.
5. **Plastics, Synthetics, and Rubber Product Manufacturing.** Establishments that manufacture rubber products including: rubber footwear, mechanical rubber goods, heels and soles, flooring, and other rubber products from natural, synthetic, or reclaimed rubber. Also includes establishments that make products from recycled or reclaimed plastics or styrofoam; mold primary plastics for other manufacturers; manufacture miscellaneous finished plastics products, fiberglass, and fiberglass application services.
6. **Pulp and Pulp Product Industries.** Establishments that manufacture pulp, paper, or paperboard. Includes pulp, paper, and paperboard mills.
7. **Stone and Cut Stone Product Manufacturing.** Establishments that cut, shape, and finish marble, granite, slate, and other stone for construction and miscellaneous uses.
8. **Structural Clay and Pottery Product Manufacturing.** Establishments that produce brick and structural clay products, including pipe, china plumbing fixtures, and vitreous china articles, fine earthenware, and porcelain products.
9. **Textile and Leather Product Manufacturing.** Establishments that transform basic fibers (natural or synthetic) into a product, including yarn or fabric, that can be further manufactured into usable items (apparel, lace, carpets, curtains, upholstery, thread, twine, cordage, etc.) and industries that transform hides into leather by tanning or curing.

10. **Transportation Product Assembly.** Establishments that manufacture or assemble complete equipment for transporting people and goods. Includes: passenger automobiles, trucks, commercial motor vehicles and buses, and special-purpose motor vehicles; chassis or passenger car bodies; boat building and repairing; aircraft manufacturing; motorcycles, bicycles, and parts.
- **Mini-Storage Facility.** A structure or group of structures where individual storage spaces are leased to individuals, organizations, or businesses for self-service storage of personal property, goods, and wares.
 - **Motel.** An establishment providing temporary accommodations containing six or more rooms some of which have direct access to the parking areas without the necessity of passing through the main lobby of the building.
 - **Motor Vehicle Rentals, Sales, and Leases.** Establishments that sell, rent, or lease new and used passenger automobiles, panel trucks or vans, trailers, and recreational vehicles (RVs). Minor maintenance may be an allowed accessory use. Does not include truck sales ("Truck Sales").
 - **Nightclubs, taverns, bars.** a use providing preparation and retail sale for on-site consumption of alcoholic beverages, as licensed by the Alcoholic Beverage Control, and may offer facilities for dancing or performing floor shows.
 - **Non-Consumer Recycling Facility.** A facility where recyclable and other discarded materials are sorted, cleaned, treated or reconstituted for the purpose of using the altered form. Includes all activities as defined in "Consumer Recycling Facility", and the following:
 - auto wreckers primarily engaged in dismantling motor vehicles for the purpose of wholesaling scrap as identified in Section 423930 of the North American Industry Classification System (NAICS).
 - Solid Waste Collection or any similar activities as described in Section 562111 of the NAICS.
 - Other waste collection or any similar activities as described in Section 562119 of the NAICS.
 - Materials Recovery Facilities or any similar activities as described in Section 562920 of the NAICS.
 - **Offices.** A building with a group of rooms used by a business, corporate headquarters, professional, organization, service industry, or government to provide executive, management, administrative, financial services, or medical services.
 - **Open Space/Park.** A designated area for passive, active, recreational, or leisure uses.
 - **Outdoor Dining.** See "Food Services."
 - **Outdoor Display and Sales.** The temporary or permanent outdoor display of merchandise incidental to an adjacent primary use. Does not include the sale of motor

vehicles, mobile homes, boats, and recreational vehicles, or building or landscaping materials. Outdoor displays shall comply with the standards in the Fontana Municipal Code Section 30.88 et seq. (Temporary Uses) for temporary sales and displays.

- **Parking Structure.** A structure with one or more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in an underground parking garage) or either partially or totally above grade with those levels being either open or enclosed. See also "Ancillary Parking Facility."
- **Personal Services.** An establishment that offers specialized goods and services purchased frequently by the consumer, including:
 - Acupuncture
 - Carpet Cleaning
 - Chiropractic clinics
 - Cosmetic Procedures (e.g., laser hair removal, tattoo removal, botox injections, etc.)
 - Dry Cleaning
 - Key Making
 - Health Clubs
 - Laundromats
 - Laundry cleaning, pressing, and dyeing
 - Shoe repair
 - Steam Cleaning
 - Tailors and Seamstresses
 - Tanning Salons
 - Tattoo Services and Body Piercing
 - Studios
- **Petroleum/Hazardous Materials Storage.** Any land or buildings used for the storage of fuel, flammable liquids, or other hazardous materials and chemicals used by the owner or occupant of the premises in the conduct of any building trade, industrial, manufacturing, or distribution activities.
- **Public Assembly Facility.** A facility designed to accommodate groups of people for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-site consumption. May include cultural facilities (e.g., libraries, museums, art galleries, etc.) and places of worship.
- **Public Facility.** A facility that provides a needed service that contributes to the general public welfare, including:
 - Cogeneration Facilities
 - Drainage Ways/Structures
 - Electric Substations
 - Equipment
 - Power Stations
 - Pumping Stations
 - Transmission Lines
 - Water Reservoirs
 - Police, Fire and Emergency Service Stations
 - Transportation and Dispatch Facility
 - Library
 - School
- **Recreational Facility.** A commercial establishment where tickets are sold or fees are collected for the sole purpose of providing the general public with an indoor and/or outdoor area for participating in amusing or entertaining activities, including:

- Arcade
 - Batting Cage
 - BMX Facility
 - Bowling Alley
 - Bungee Jumping
 - Go-Carting
 - Miniature Golf
 - Motorized Rides (i.e., rollercoasters or ferris wheels)
 - Movie Theater
 - Paintball
 - Rock Climbing
 - Skate Park
 - Skating Rink
 - Tracks, water areas, flight areas for radio-controlled cars, trucks, planes, boats, helicopters
 - Water Rides and Slides
- **Recreation Vehicle (RV).** A moveable vehicular structure without permanent foundation, which can be towed, hauled or driven and primarily designed as temporary living accommodation for recreational, camping and travel use. Recreational vehicles include but are not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.
 - **Recycling Facility.** See Consumer Recycling Facility and Non-Consumer Recycling Facility.
 - **Registered Vehicle Storage.** Registered Vehicle Storage means an off-street, ground level open area that allows parking for the purpose of storage of vehicles, including but not limited to, truck, truck-trailer, buses, boats, construction equipment, recreational vehicles, and automobile storage. These vehicles are to be stored and are not for sale, rental, or leasing. Maintenance or vehicle repair is not permitted at the premises unless otherwise separately allowed and approved under a separate conditional use permit.
 - **Research and Development.** Establishments engaged in industrial or scientific research, including product testing. Includes electronic research firms or pharmaceutical research laboratories. Excludes manufacturing, except of prototypes, and medical testing and analysis.
 - **Restaurant.** See "Food Services."
 - **Retail Sales, General.** Any retail establishment that specializes in the on-site indoor sales of newly finished, dated, or restored goods to consumers, including:
 - Appliances
 - Automotive Supply Stores
 - Bakeries (retail only)
 - Carpeting and Floor Covering
 - Clothing and Accessories
 - Convenience Stores
 - Delicatessens
 - Drug and Discount Stores
 - Electrical Supplies
 - Electronic Equipment
 - Floor Covering Stores
 - Florists and Houseplant Stores
 - Furniture Stores
 - Garden Furniture and Supply Stores
 - Glass or Mirror Stores
 - Grocery Stores
 - Hardware Stores
 - Home Furnishings
 - Jewelry Stores
 - Leather Goods
 - Locksmith Establishments
 - Luggage and Leather Goods

- Medical Supplies and Equipment
 - Mini Warehouses
 - Motor Vehicle Parts Stores
 - Office Supplies
 - Paint and Wallpaper
 - Pharmacies
 - Plumbing Supplies
 - Sporting Goods and Equipment
 - Travel Services
- **School, Commercial.** A business, secretarial, or vocational school offering specialized trade and commercial courses. May include facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., arts, communications, environmental awareness, fitness, and management, etc.) and the following specialized schools:
 - Art Schools
 - Business Schools
 - Computers Schools
 - Dance Schools
 - Drama Schools
 - Driver Education Schools
 - Electronics Schools
 - Establishments Providing Courses by Mail or Internet
 - Gymnastics Training Facilities
 - Language Schools
 - Music Schools
 - Photography Schools
 - Religious Ministry Training Facilities
 - Secretarial Schools
 - Seminaries
 - Tutoring Centers
 - Vocational Schools
- **School, Trucking.** A trade school that provides an education in the operation of a tractor-trailer, 18-wheeler, semi, big rig, or similar truck. May include classroom instruction and on-the-job training and sleeping quarters. Truck driving schools may be operated by trucking companies.
- **Second Dwelling Unit.** An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. Includes permanent areas for living, sleeping, eating, cooking, and sanitation on the same parcel on which the single-family dwelling is situated.
- **Service.** An act, or any results of useful labor, which does not in itself produce a tangible commodity.
- **Service Establishment.** An establishment whose primary activity is the provision of assistance, as opposed to products, to individuals, business, industry, government, and other enterprises.
- **Service Station.** An establishment engaged in the retail sale of gasoline, diesel, and alternative fuel, lubricants, parts, and accessories. May include incidental "minor" maintenance and repair of automobiles, light trucks, vans, or similar size vehicles.
- **Shopping Center.** A group of multi-tenant architecturally unified commercial retail establishments built on a parcel that is planned, developed, and managed as a single operating unit.

- **Sign.** Any card, cloth, plastic, paper, metal or other material or painted character visible from outside of a structure for advertising purposes, mounted to the ground or any tree, building, wall, bush, rock, fence or structure, whether privately or publicly owned. Sign means any graphic announcement, declaration, demonstration, display, illustration, insignia or object used to advertise or promote the interest of any person or business when the sign is placed out-of-doors in view of the general public. Each chapter for each land use district in this Specific Plan has a section entitled "Sign Standards" that provides definitions and illustrations of specific sign types. Related definitions are as follows:
 1. Animation. More than one change in a sign's message or lighting within a single 24-hour period.
 2. Exposed Incandescent Bulb Illumination. The illumination of a sign by incandescent bulbs that are mounted directly to the face of a sign.
 3. Exposed Neon Tube Illumination. The illumination of a sign by neon tubes that are mounted directly to the face of a sign.
 4. External Illumination. The illumination of a sign by projecting light on to the face of the sign from a light source located outside of the sign, such as "gooseneck" lamps.
 5. Frontage. The length of a lot along a street or other principal public thoroughfare, but not including such length along an alley, railroad or freeway.
 6. Halo Illumination. The illumination of a sign by projecting light behind an opaque letter or emblem that results in the appearance of a ring of light around the unilluminated letter or emblem.
 7. Internal Illumination. The illumination of a sign by projecting light on a translucent panel from a light source located inside of an enclosed sign cabinet.
 8. Linear Frontage Ratio. The ratio of sign area to linear foot of building frontage. The Linear Frontage Ratio is one and one-half (1.5) square feet of total sign area is allowed for each linear foot of building frontage ("Building Frontage").
 9. Transom. A crosspiece that separates a door from a window or fanlight (known as transom window or transom light) above it.
- **Sign Area.** The entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of writing, representation, emblem, or any figure of similar character, with any frame, background area of sign, structural trim, or other material or color forming an integral part of the display or used to differentiate such signs from the background against which it is placed. If a sign is designed with more than one exterior surface, the area shall be computed as including only the maximum single display surface that is visible from any ground position at one time. The supports or uprights on which any such sign is supported shall not be included in determining the sign area unless such supports or uprights are designed in such a manner as to form an integral background of the display.

- **Specialty/Antique Automotive Sales.** An establishment that sells rare cars, exotic cars, collector cars, muscle cars, antique cars, vintage cars, classic cars, or similar specialty cars. May also include a vehicle restoration facility intended to restore a car to its original condition.
- **Street Frontage.** The lineal length of that portion of a lot abutting a street.
- **Temporary Uses.** A use established for a fixed period of time with the intent to discontinue the use upon the expiration of the time period. See Division 14 (Temporary Use) in Municipal Code Chapter 30 (Zoning and Development Code).
- **Truck.** Any heavy duty vehicle exceeding a gross vehicle weight rating of 18,500 pounds or any truck-tractor or semi-trailer.

Trailer. A trailer used in conjunction with a truck-tractor and designed so that a considerable part of its own weight or that of its load rests upon and is carried or drawn by the truck tractor.

Truck-Tractor. A motor vehicle designed and used primarily for drawing other vehicles and not constructed to carry a load other than a part of the weight of the vehicle and load drawn.

- **Truck Sales, Rentals, and/or Leasing.** Establishments that sell, rent, or lease new and used heavy-duty trucks. Minor maintenance is an allowed accessory use. Does not include car, van, and recreational vehicle (RV) sales ("Motor Vehicle Rentals, Sales, and Leases").
- **Truck Stop.** A facility located in close proximity to a freeway or other limited access highway that provides specialized services to the trucking industry, which may include fueling stations, restrooms, parking areas, convenience stores, showers, internet services, maintenance facilities, vehicle wash services, and on-site or adjacent motels.
- **Truck/Trailer Storage.** The short-term or long-term parking or storage, outside an enclosed building, of trucks and truck trailers that are in usable condition, that are not specifically displayed as merchandise or offered for sale, and that are subordinate and ancillary to a permitted or conditionally permitted use on the same site.
- **Truck Uses.** Oversize vehicles, including recreational vehicles, commercial vehicles exceeding a manufacturer's gross vehicle weight rating of 10,000 pounds, and tractor trailer trucks. See Section 13.6.D. Oversize Vehicle Parking.
- **Vehicle Auction.** A place where automobiles and/or recreational vehicles are offered for wholesale to persons/businesses bidding on the automobiles or recreational vehicles in competition with each other. In conjunction with the auction facility, ancillary uses may include: eating establishments, Department of Motor Vehicles (DMV) services, financing services, vehicle repair, painting, detailing and off-site storage for vehicles waiting to be auctioned at the facility.
- **Warehousing Facility.** The use of a building primarily for the storage of goods of any type, excluding bulk storage of materials which are flammable or explosive or which create hazardous or commonly recognized offensive conditions.

- **Warehousing/Distribution Center, High Cube.** A warehouse/distribution center greater than 200,000 square feet in size with a typical ceiling height of at least 28 feet, employing a high level of automation, and used primarily for distribution to other warehouses. A warehousing use engaged primarily in receipt and distribution of goods, products, supplies etc., with incidental storage and typically identified with a quick turnaround of goods. Excludes bulk storage of materials, which are flammable or explosive or create hazardous or commonly recognized offensive conditions.
- **Warehousing Retail.** A use primarily engaged in the selling of any type of goods directly to the ultimate consumer. Includes incidental wholesaling and storage of goods, but excludes bulk storage of materials which are flammable or explosive or which create hazardous or commonly recognized offensive conditions.
- **Warehousing, Wholesale.** Establishments or places of business primarily engaged in selling merchandise to other businesses, including retailers, industrial, commercial, institutional, or professional business users, other wholesalers, or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.